



CITY COUNCIL REGULAR MEETING

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

May 03, 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/xAllQfSsmmO/vpfQhcsApYv_5?preview=1

CALL TO ORDER

Pledge of Allegiance

Roll Call

Civility Invocation

1. Civility Invocation

CONSENT AGENDA

2. Approve Agenda

3. Approve April 19, 2022 Minutes

4. Approve Ark Valley Pride Parade Special Event

5. Approve Touch a Truck Special Event

6. Approval of Engineering Agreement – Harriet Alexander Field – Runway Pavement Maintenance and Rehabilitation Project

7. Approve entering into a contract with Stratton and Bratt Landscapes, LLC

CITIZEN COMMENT—Three (3) Minute Time Limit

PROCLAMATIONS

8. Arbor Day Proclamation

LIQUOR LICENSING AUTHORITY

9. A Hearing to review a new Hotel and Restaurant Liquor License for The Crossroads LLC dba The Crossroads, at 142 West Highway, for Eric Burns, **PUBLIC HEARING**

UNFINISHED BUSINESS / ACTION ITEMS

10. **Ordinance 2022-06** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A 0.60 ACRE PARCEL LOCATED AT 323 WEST FIRST STREET AND LEGALLY KNOWN AS PART OF LOTS 4 & 5, ALL OF LOTS 6-9, AND PART VACATED ALLEY, BLOCK 19, SALIDA, CURRENTLY ZONED C-1 AND I, WITHIN THE HWY 291 ESTABLISHED RESIDENTIAL OVERLAY, TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY, AND APPROVE THE DEVELOPMENT PLAN AND 16-LOT MAJOR

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.

SUBDIVISION FOR RESIDENCES AT SALIDA BOTTLING COMPANY, **FINAL READING AND PUBLIC HEARING**

NEW BUSINESS / ACTION ITEMS

11. **City of Salida Personnel Manual Update**
12. **Resolution 2022-16** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE RV RENTAL PROGRAM ADDENDUM TO THE "OPEN DOORS" LONG-TERM RENTAL PROGRAM MEMORANDUM OF UNDERSTANDING (MOU) WITH THE CHAFFEE HOUSING AUTHORITY
13. **Resolution 2022-17** A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO TO ALLOW OVERNIGHT CAMPING IN MARVIN PARK FROM JULY 30 THROUGH AUGUST 1, FOR THE 2022 GONE TO THE DOGS INC. DOG AGILITY EVENT
14. **Resolution 2022-18** A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING A CITIZEN APPOINTMENT TO THE HARRIET ALEXANDER FIELD - SALIDA AIRPORT ADVISORY BOARD
15. **Ordinance 2022-08** AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE GREEN HEART LLC MAJOR IMPACT REVIEW FOR A PLANNED DEVELOPMENT OVERLAY AND MINOR SUBDIVISION OF THE 1.23 ACRE PARCEL LOCATED AT 535 WEST SEVENTH STREET, **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

Attorney Report

EXECUTIVE SESSION

16. For the purpose of determining positions relative to matters that may be subject to negotiations, developing strategies for negotiations, and/or instructing negotiators, under C.R.S. Section 24-6402(4)e, and for the purpose of discussing the purchase, acquisition, lease, transfer, or sale of any real, personal, or other property interest in accordance with C.R.S. Section 24-6-402(4)(a), with the following additional information for identification purposes – **Potential Real Estate Acquisitions**

ADJOURN



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City Clerk | Deputy City Clerk

Mayor Dan Shore

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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

April 19, 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 Kasper moved to remove the following Consent Agenda items and have them placed under New Business, Seconded by Council Member Pollock.

-ADA Transition Plan, Skatepark Landscaping and SHSAC Boiler Replacement projects

-Salida School District and Salida Tennis Club regarding Middle School Tennis Court Use Agreement

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

THE MOTION PASSED.

Council Member Pappenfort moved to combine and approve the remaining items on the Consent Agenda, 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.

Approve Agenda

Approve April 5, 2022 Minutes

Approve Ride the Rockies Special Event

Approve Foodshed Alliance Farmers' Market

Approve Waiver for 3rd Street and M Street Building Permits and other Fees

Approve Asbestos Abatement Contract for 611 Oak Street

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.

CITIZEN COMMENT—Three (3) Minute Time Limit

Donna Rhoads, Lyndsey Sutton Stevens, Mary Ann Katte, Adriane Kuhn, Austin Ramsey, Tim Brown, Jenna Janisch, Hannah Michaels, Brandon Becker, Cory Riggs, Chris Tracy, and Francie Bomer spoke during Public Comment.

UNFINISHED BUSINESS / ACTION ITEMS

Ordinance 2022-07 AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO AMENDING CHAPTERS 1, 2, AND 13 OF THE SALIDA MUNICIPAL CODE, TO INCREASE THE MAXIMUM ALLOWABLE PENALTY AND REMOVE THE POSSIBLE PENALTY OF IMPRISONMENT FOR CERTAIN OFFENSES IN LIGHT OF RECENT STATE LEGISLATION, **FINAL READING AND PUBLIC HEARING**

Mayor Shore opened the Public Hearing, hearing no comment, he closed the Public Hearing.

Council Member Templeton 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.

NEW BUSINESS / ACTION ITEMS

Resolution 2022-14 A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA REAUTHORIZING THE TEMPORARY CLOSURE OF A PORTION OF F STREET AND PROVIDING FOR A REVISED PROCEDURE FOR LIQUOR LICENSEES TO OBTAIN PROPER AUTHORIZATION FOR OUTDOOR EXPANSION

City Administrator Drew Nelson presented the Resolution. Council discussed additionally closing F Street for half a block from 2nd to 3rd Street.

Council Member Kasper moved to approve the Resolution and amending it to include closing off F Street, for half a block, between 2nd and 3rd Street. Seconded by Council Member Pappenfort.

Council Member Pollock moved to reopen the half block for the FIBArk parade, Seconded by Council Member Kasper.

Voting Yea: Council Member Kasper, Council Member Pollock

Voting Nay: Council Member Critelli, Council Member Naccarato, Council Member Pappenfort, Council Member Templeton

THE MOTION FAILED.

Returning to the original motion, to approve the Resolution and amending it to include closing off F Street, for half a block, between 2nd and 3rd Street,

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

THE MOTION PASSED.

Approve ADA Transition Plan, Skatepark Landscaping and SHSAC Boiler Replacement Projects

Council Member Templeton moved to approve the agreements, 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.

Approve Agreements with the Salida School District and the Salida Tennis Club regarding Middle School Tennis Court Use

Council Member Templeton moved to approve the agreements, 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 2022-15 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, APPROVING CITIZEN APPOINTMENTS TO THE TREE BOARD PURSUANT TO SECTION 2-12-10 OF THE SALIDA MUNICIPAL CODE

Council Member Kasper moved to reappoint Marilyn Moore and Tom Jacobson and to appoint Cullen Weisbrod, Wendy Weiner, and Kristen Cheskaty as regular members of the Tree Board, term to expire on April 19, 2024, 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.

COUNCILORS, MAYOR AND CITY TREASURER REPORTS

Reports were given.

EXECUTIVE SESSION

For a conference with the City Attorney for the purpose of receiving legal advice on specific legal questions under C.R.S. Section 24-6-402(4)(b) and for the purpose of a discussion of a personnel matter under C.R.S. Section 24-6-402(4)(f), and the following additional details are provided for identification purposes: **City Administrator Annual Performance Evaluation**

Council Member Pappenfort moved to enter into Executive Session, 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.

Council entered Executive Session at 8:20 p.m. and returned to the Regular Meeting at 9:35 p.m.

ADJOURN

Adjourned at 9:39 p.m.



City Clerk | Deputy City Clerk

Mayor Dan Shore

Special Event application

* Required

1. Event contact name *

JIMMY SELLARS + MARK MONROE

2. Event contact email address *

mark@gopfca.com

3. Event contact phone number *

719 221 9893

The following questions are similar to the questions that were answered in the online "Park rental and Special event request form". Please provide more detail in this application.

4. Event location

RIVERSIDE PARK

5. Event start date

JUNE 3, 2022

Example: January 7, 2019

6. Event start time

5 pm - 10 pm

Example: 8:30 AM

7. Event end date

JUNE 5 2022

Example: January 7, 2019

8. Event end time

3 PM

Example: 8:30 AM

9. Estimated number of people in attendance

500 - 1000

10. Please provide a short description of the event

Ark Valley Pride is a gathering of the LGBTQIA+ community, their families, and their allies to celebrate our awesomeness and support the community.

11. Will food or merchandise be available from any vendor? Mark

only one oval.

☐ Yes

☒ No

☐ Maybe

If YES, FOOD AND SALES TAX LICENSES MUST BE OBTAINED AND POSSIBLY A MULTI VENDOR PERMIT . Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

Item 4.

Multi Vendor license:

<https://drive.google.com/file/d/1VHVSD9PEo0x-dNvllrrkWRlXr1JaL8o9/view?usp=sharing>

County Permit:

<https://www.chaffeecounty.org/EndUserFiles/57096.pdf>

12. Will Alcohol be sold or distributed at your event?

Mark only one oval.

☐ Yes

☒ No

☐ Maybe

If yes, please fill out the Application for Special Events Liquor License (available at the link below) and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.

<https://drive.google.com/file/d/1VGNG7tcBM4NP0KCIJ9hZqgrcvuyypjPvu/view?usp=sharing>

13. Will there be amplified sound at your event?

Mark only one oval.

☒ Yes

☐ No

☐ Maybe

If yes, complete the Amplified Sound Permit available below.

<https://drive.google.com/file/d/1V70HXRoEElrRqCV4S9hTqXj-1Pwfdss1/view?usp=sharing>

14. Are any streets, sidewalks or other right of way closures required for your event?

Mark only one oval.

☐ Yes

☒ No

☐ Maybe

If yes, it is your responsibility to circulate and submit a petition signed by abutting residents/merchants as to their support or non-support of the closure.

<https://drive.google.com/file/d/1V3xAFRIMqozcGrAQsk9QC3BoClme09V/view?usp=sharing>

15. If yes, please describe the request.

16. Will you require any security or law enforcement services specific for your event?

Mark only one oval.

☐ Yes

☒ No

☐ Maybe

17. If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.?).

If additional City of Salida Police Officers are requested, they must be requested through the Salida Police Department (719-539-6880).

18. Where will people park for your event?

street or free municipal lots

19. How many additional trash cans are needed for your event?

4

20. Is a quote from a trash service included in your application packet?

Mark only one oval.

☐ Yes

☒ No

21. Is the Emergency Action Plan included in your application packet?

Mark only one oval.

- ☒ Yes
☐ No

22. Have you obtained insurance for your event that lists City of Salida as additionally insured?

Mark only one oval.

- ☒ Yes
☐ No

23. Please check that you understand and will adhere to the following requirements:

Check all that apply.

- ☐ Any violation of the City of Salida Municipal Code or agreements made in the application process are grounds for denial of the Special Events permit in the future.
- ☐ You will be required to have insurance and name the City as an additionally insured party. Because this is often a lengthy process, the City will accept and approve applications pending receipt of proof of insurance.
- ☐ Applicants are also responsible for meeting any other agency requirements. For example, if you are serving food you must meet all Health Department requirements
- ☐ Chaffee County Department of Health requires at least one restroom for every fifty people attending the event.
- ☐ 1 trash can per 50 people is required
- ☐ The event is responsible for emptying ALL trash within the event, including pre-existing city trash cans.
- ☐ All clean up must be completed within 24 hours after the event concludes. If the City has to clean up after the event, a fee will be billed to the organizer.

24. Digital signature:

Ark Valley Pride Picnic **Emergency Information**

All personnel should stay attentive to hazards, guests who may need assistance and unsafe actions. Report anything unusual or suspicious to proper personnel. If someone appears suspicious, try to take note of clothes, body description, and any identifying marks. Remember that Riverside Park is a Pet Free Park!

BE SURE TO NOTIFY OTHERS IF YOU ARE ALERTED TO AN EMERGENCY

IN CASE OF AN EMERGENCY, CONTACT
SALIDA POLICE DEPARTMENT (SPD) AT (719) 539-6880 or 911

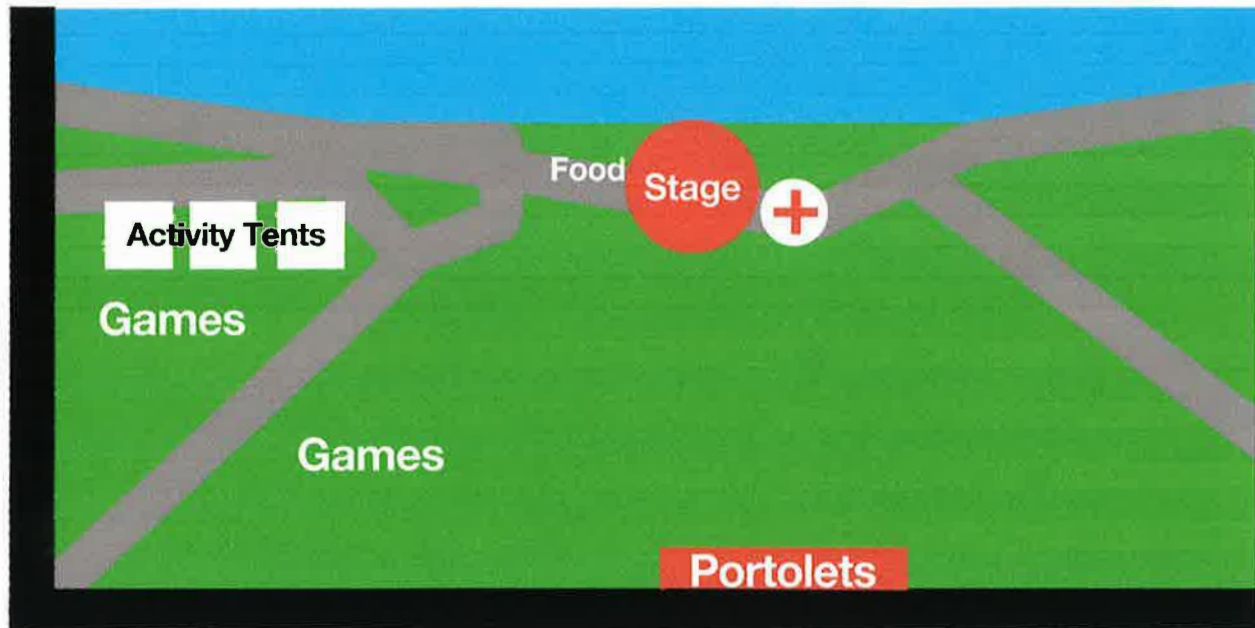
General Emergencies:

If ever in doubt call 911 and notify your supervisor

- **Medical Emergency** - Notify Salida Police Department (SPD) and your supervisor. A first aid station will be next to the stage and clearly marked.
- **Missing Person** - Notify SPD and your supervisor.
- **Suspicious Package** - Do not touch! - Call SPD and your supervisor - DO NOT USE WORDS WHICH COULD CAUSE PANIC (i.e., "A BOMB") - keep people away and follow SPD instructions.
- **Suspicious Person/Violent Act** - DO NOT physically confront the person and do not block the person's access to exit - Call SPD and provide as much information as possible - Alert others to danger and if possible notify your supervisor - Follow SPD instructions - If told to seek safe shelter, get inside immediately and lock doors (shelters listed below).
- **Severe Weather** - pay attention to weather conditions - if instructed, direct visitors to indoor shelter locations (see below) - stay away from windows and doors - report any injuries or damage.
- **Emergency Evacuation** - know your exit locations - direct and assist visitors to exit in a calm and orderly fashion - visitors should use nearest exit - alert supervisor to people who may need assistance.
- **If Told to Take Shelter** - Take shelter immediately - Shut and lock any doors and windows and stay away from them - Stay inside until informed it is safe to go outside - Follow instructions of emergency personnel.

Emergency Contacts

Picnic at Riverside Park



- **Activity Tents** - There will be a variety of community art-making projects taking place in the activity tents.
- **Food** - A caterer will be serving from next to the stage where we will have a hand-washing station setup for both catering and picnickers.
- **Stage** - A variety of speakers and a band will play music from 12 - 4 p.m.
- **First Aid** - A first aid station will be setup next to the stage
- **Games** - The two games areas will be a variety of lawn type games
- **Portolets** - Currently we are looking at 5 - 6 portolets for the event with a handwashing station

A minimum of 10 volunteers will focus primarily on the pet-free ordinance, open containers/alcohol, managing trash removal and cleanup, and offering minor security. One of the activity tents serves as headquarters for volunteers and supervisors during the event.

Salida Special Event Emergency Action Plan

I, the undersigned, agree to compile with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants

Emergency Manager (1 lead, 2 alternates)	Contact Info 1	Contact Info 2	Signature
1. JIMMY SELLARS	719 239 0254		
2. MARK MONROE	221 - 9893		
3. CLOEY SELLARS	720 485 8307		
4. STORM DOLENTE	207 465 5134		

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

Communications

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manager will communicate to the event participants in an emergency with a
 - ☒ Bull Horn
 - ☒ PA system
 - ☒ Emergency level voice

Please enter your evacuation destination into the box in each of the follow scenarios

Fire

- Call 911
- Assist injured or disabled personnel.
- Evacuate the building. Activate emergency shut offs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

FST & SACKETT

Medical Emergency

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to

(DO NOT MOVE) CALL 911

Violent Incident

- Call 911.
- Attempt to avoid the situation – move participants away
- Try to deny contact-evacuate to
- If necessary defend - distract, attack, subdue.

exit park

lock/block doors, turn off lights, silence phones.

Severe Weather/Natural Incident

- Move participants away from threat if possible.
- Evacuate to
- Call 911

exit park

Urgent Situation (suspicious person, package, activity or bomb threat)

- Call 911.



CITY OF SALIDA

NOISE PERMIT APPLICATION

Please fill out the form completely, including by signing and dating the application. Submitting an incomplete application is a basis for denial of a noise permit. Listing a particular type of audio amplification equipment, hours of operation, or any other information below does not guarantee the applicant's right to use such equipment or have an event at a particular time. Whether such application requests have been granted will be indicated in the issued permit.

Applicants may apply for events which are recurring (i.e., live music every Thursday). Any such events should be clearly described as recurring in the event description and should identify all dates on which the event will occur.

Completed applications can be submitted in-person to the City Clerk at 448 E. First Street, Suite 112, or via email to clerk@cityofsalida.com. Applications must be submitted at least five (5) working days prior to the date for which the permit is sought.

I. Applicant Information.

Applicant Name:

Jimmy SELLARS

Applicant Business/Organization:

PFCA - Ark Valley Pride

Applicant Phone:

719 221 9893

Applicant Email:

jimmy@gopfca.com

Applicant Address:

129 W. Sackett Unit A
Salida, CO 81201Sound Supervisor¹:

Jimmy SELLARS

Sound Supervisor Phone:

719 239 0284

II. Event Information.

Description of Event:

LIP SYNC w/ Performers &
speeches w/ community members
(speeches 4-6) (performances/music 7-9) sat,
11-1 on Sunday

Estimated Attendance:

4000 throughout day

Date(s):

June 3-5

Hours of Event:

multiple (above)

Location of Event:

Riverside Stage

¹ The sound supervisor will be responsible for responding to and immediately addressing noise or other complaints in the absence of the applicant/permittee.

**III. Noise Information.**

Type of Noise (e.g., live music, parade):

public speaking & (recorded) music

Type of Sound Amplification Equipment:

installed or small portable speaker**IV. Agreement.**

As the applicant for this noise permit, I, Jimmy Sellers, hereby agree and understand that it is my responsibility to ensure compliance with the conditions and limitations set forth in the permit and all laws, rules, and regulations of the City of Salida, the state, and the federal government. I further agree and understand that any violations of the permit or applicable laws may result in the immediate revocation of the permit. Violations of the conditions and limitations set forth in the permit or applicable laws shall also be grounds for denial of future permit applications. I further understand and agree that the permit and application fee are non-refundable and non-transferrable.

Signature:

Date:

Jimmy D. Sellers
4-27-22**For use by the City Clerk only:**Application fee received: ☐ Yes ☐ No ☐ N/A

Signature: _____

Date: _____



CITY OF SALIDA NOISE PERMIT

Signature by the City Administrator on this noise permit indicates that the noise permit has been deemed granted to the applicant and the requested noise has been so authorized, subject to the conditions and limitations set forth below. Where the conditions or limitations set forth below contradict or conflict with the information contained in the application, the conditions and limitations will control.

I. Conditions and Limitations Applicable to All Permits.

The following conditions and limitations are applicable to all noise permits:

- No noise is permitted after 10:00 PM, unless specifically authorized by the City Council following a public hearing. No noise is permitted after midnight on the Fridays and Saturdays of Memorial Day weekend, 4th of July weekend, and Labor Day weekend. No noise is permitted after midnight on the Thursday, Friday, and Saturday during the FIBArk festival.
- No noise is authorized in excess of the maximum limit of 85 dB(A), as measured from any point along the property line or within the property line of the receiving premises. Measuring devices shall be those specifically utilized by the City of Salida.
- All amplification equipment shall be arranged so as to minimize the disturbance to neighboring properties, and permittees shall take reasonable measures to baffle or reduce noise impacts to neighbors.
- No outdoor amplified sound shall be permitted between November 1 through May 1.
- A maximum of sixty (60) amplified sound permits may be granted to same location during a single calendar year, unless additional permits are specifically authorized by the City Council following a public hearing.

II. Conditions and Limitations Applicable to this Permit.

The following conditions and limitations are applicable to this noise permit:

- _____
- _____
- _____

III. Expiration.

This noise permit is issued for the following dates and expires on the following date:

Date(s): _____

Expiration: _____

For use by the City Administrator only:

Application granted: [] Yes [] No

Signature: _____

Date: _____

TO: City Council Members
THRU: Drew Nelson, City Administrator
FROM: Diesel Post, Parks and Recreation Director
Anissa Caiazza, Recreation and Aquatics Manager
DATE: April 27, 2022
RE: Special Event - **Touch a Truck '22**

The Parks and Recreation Department is hosting its **Touch a Truck '22** event on May 21, 2022 at Vandever Ranch. The one-day event is open to the public that Saturday from 10a to 2p with a no horn hour from 10a to 11a. **Touch a Truck '22** is planned to coincide with Colorado Parks and Wildlife & GARNA's Cleanup, Greenup event. Upwards of 200 people are expected to attend.

This event has been hosted by the Department in the past and will feature up to 50 trucks, vehicles, and pieces of equipment from various Salida and Chaffee County industries. This allows kids, especially, to touch, climb, sit, explore, toot, and take selfies with the displayed trucks. Equipment and vehicles from Police, Fire, Public Works, Golf, and Parks and Recreation will be exhibited, as will the REACH helicopter (provided there are no emergencies that day)! Local companies are asked to exhibit their trucks, vehicles, and equipment as well. Non-profit organizations, including a City info tent, will also be on site. Council members are invited to meet constituents at the City tent.

The intent of the event is to raise funds for the Recreation Scholarship Fund, and revenues will be derived from event sponsorships and donations. The Recreation Scholarship Fund provides financial support to Chaffee County families wanting to access our recreation and pool programming.

No liquor will be sold; the siren and vehicle horns require an amplified sound permit; no public right-of-way will be closed to the public; on-site trash will be handled by Parks; food trucks are invited but not yet confirmed. The site will be mowed by Parks staff and the dirt roads will be wet down for some dust mitigation. Adjacent homeowners and businesses will be notified of this event as a courtesy. Some equipment that will be exhibited on Saturday may be loaded in on Friday, May 20th.

We respectfully request your support and approval of this City event. Thank you.

Special Event application

Event Name *

Touch A Truck 2022

Event contact name *

Tina Scardina, Recreation Assistant

Event contact email address *

tina.scardina@cityofsalida.com

Event contact phone number *

303-330-1942 cell or 719-539-6738 ext 14

The following questions are similar to the questions that were answered in the online "Park rental and Special event request form". Please provide more detail in this application.

Event location

Vandever Ranch (off CR 104 & US Hwy 50)

Event start date

MM DD YYYY

05 / 21 / 2022

Event start time

Time

08 : 00 AM ▼

Event end date

MM DD YYYY

05 / 21 / 2022

Event end time

Time

04 : 00 PM ▼

Estimated number of people in attendance

200

Please provide a short description of the event

City-hosted event with an estimated 50 pieces of equipment and vehicles exhibited that kids can touch and sit in. Municipal, County, and private sector companies will exhibit equipment. A City tent and a CPW/GARNA tent will be set up with info for the public. Food truck invited to sell. We are partnering with CPW/GARNA's Cleanup, Greenup Volunteer event, and thus are providing adjacent space for their volunteers to deposit trash and debris from the River.

Will food or merchandise be available from any vendor?

- ☐ Yes
- ☐ No
- ☒ Maybe

If yes, food and sale tax licenses must be obtained and possibly a multi vendor permit. Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

Multiple vendor permit

<https://drive.google.com/file/d/1VHVSD9PEo0x-dNvllrrkWRlXr1JaL8o9/view?usp=sharing>

County form:

<https://www.chaffeecounty.org/EndUserFiles/57096.pdf>

Will Alcohol be sold or distributed at your event?

- ☐ Yes
- ☒ No
- ☐ Maybe

If yes, please fill out the Application for Special Events Liquor License (available at the link below) and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. **EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.**

<https://drive.google.com/file/d/1VGNG7tcBM4NP0KCIJ9hZqgrcvuypjPvu/view?usp=sharing>

Will there be amplified sound at your event?

- ☒ Yes
- ☐ No
- ☐ Maybe

If yes, complete the Amplified Sound Permit available at the City Clerk's office or at the link below.

<https://drive.google.com/file/d/1xzs0WynIEqU8bvC9owxr94VwpmhoeLTa/view?usp=sharing>

Are any streets, sidewalks or other right of way closures required for your event?

- ☐ Yes
- ☒ No
- ☐ Maybe

If yes, it is your responsibility to circulate and submit a petition signed by abutting residents/merchants as to their support or non-support of the closure.

<https://drive.google.com/file/d/1V3xAFRIMqozcGrAQsk9QC3BoCltmeO9V/view?usp=sharing>

If yes, please describe the request.

Will you require any security or law enforcement services specific for your event?

☐ Yes

☒ No

☐ Maybe

If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.? .

If additional City of Salida Police Officers are requested, they must be requested through the Salida Police Department (719-539-6880).

Where will people park for your event?

on site

How many additional trash cans are needed for your event?

4 large barrels provided by Parks Department

Is a quote from a trash service included in your application packet?

☐ Yes

☒ No

Is the Emergency Action Plan included in your application packet?

☒ Yes

☐ No

Have you obtained insurance for your event that lists City of Salida as additionally insured?

☒ Yes

☐ No

Please check that you understand and will adhere to the following requirements:

- ☒ Any violation of the City of Salida Municipal Code or agreements made in the application process are grounds for denial of the Special Events permit in the future.
- ☒ You will be required to have insurance and name the City as an additionally insured party. Because this is often a lengthy process, the City will accept and approve applications pending receipt of proof of insurance.
- ☒ Applicants are also responsible for meeting any other agency requirements. For example, if you are serving food you must meet all Health Department requirements
- ☒ Chaffee County Department of Health requires at least one restroom for every fifty people attending the event.
- ☒ 1 trash can per 50 people is required
- ☒ The event is responsible for emptying ALL trash within the event, including pre-existing city trash cans.
- ☒ All clean up must be completed within 24 hours after the event concludes. If the City has to clean up after the event, a fee will be billed to the organizer.

Digital signature:

Tina Scardina

This form was created inside of City of Salida.

Google Forms



CITY OF SALIDA

OVERVIEW OF LOCAL NOISE REGULATIONS & PERMITTING

Chapter 10, Article IX of the Salida Municipal Code (the "Code") establishes regulations and standards for noise within the City of Salida (the "City") to reduce and eliminate unnecessary and excessive noise which would otherwise be detrimental to residents and the community in the enjoyment of life, property, and the conduct of business. Of note, Section 10-9-30(c) of the Code provides that it is "unlawful for any person to emit or cause to be emitted any noise which leaves the premises on which it originates, inclusive of a public premises, crosses a property line and enters onto any other premises in excess" of the specified levels.

Pursuant to Sections 10-9-40(14) and 10-9-80 of the Code, however, the City may specifically exempt a particular noise from this prohibition through the issuance of a noise permit. Such a permit may include limitations and conditions to minimize the adverse impacts of the proposed noise may have on the community or surrounding neighborhood. Such limitations and conditions include, but are not limited to, the following: the hours of operation, maximum decibels, the type of sound amplification equipment, and the type of sound that may be amplified. No permit shall be issued for noise after 10:00 PM, with allowances to go until midnight on the Fridays and Saturdays of Memorial Day weekend, 4th of July weekend, and Labor Day weekend, and on the Thursday, Friday, and Saturday during the FIBArk Festival.

The issuance of a noise permit is at the sole discretion of the City Administrator or City Council, and the issuance of such permit does not confer any rights upon the permittee other than those expressly authorized by the permit. Violation of any of the conditions or limitations set forth in the noise permit may result in immediate revocation of the permit. Revocation of the noise permit does not preclude the City from seeking any remedies otherwise available under federal, state, or local law.

Applications for a noise permit must be submitted on the attached "Application for a Noise Permit" form and submitted at least five (5) working days prior to the date for which the permit is sought.



CITY OF SALIDA

NOISE PERMIT APPLICATION

Please fill out the form completely, including by signing and dating the application. Submitting an incomplete application is a basis for denial of a noise permit. Listing a particular type of audio amplification equipment, hours of operation, or any other information below does not guarantee the applicant's right to use such equipment or have an event at a particular time. Whether such application requests have been granted will be indicated in the issued permit.

Applicants may apply for events which are recurring (*i.e.*, live music every Thursday). Any such events should be clearly described as recurring in the event description and should identify all dates on which the event will occur.

Completed applications can be submitted in-person to the City Clerk at 448 E. First Street, Suite 112, or via email to clerk@cityofsalida.com. Applications must be submitted at least five (5) working days prior to the date for which the permit is sought.

I. Applicant Information.

Applicant Name:	<u>Touch a Truck '22 Tina Scardina, Recreation Assistant</u>
Applicant Business/Organization:	<u>City of Salida Parks and Recreation Department</u>
Applicant Phone:	<u>303-330-1942 or 719-539-6738 ext 14</u>
Applicant Email:	<u>tina.scardina@cityofsalida.com</u>
Applicant Address:	<u>410 W Rainbow Blvd</u> <u>Salida, CO</u>
Sound Supervisor ¹ :	<u>Tina Scardina</u>
Sound Supervisor Phone:	<u>303-330-1942</u>

II. Event Information.

Description of Event: Touch a Truck '22 is a municipal event that hosts and exhibits privately owned or public entity-owned vehicles, equipment and trucks for display and interaction. It allows the kids to 'touch', sit in, climb on, and honk the horns on exhibited vehicles. There is an advertised no-horn hour for 10a to 11a, horns and emergency response vehicle sirens blown intermittently thereafter from 11a to 2p.

Estimated Attendance:	<u>200</u>
Date(s):	<u>Saturday, May 21, 2022</u>
Hours of Event:	<u>set up at 8a and clean up by 4p; open to public from 10a to 2p, sound limited to 11a to 2p.</u>
Location of Event:	<u>Vandever Ranch (off CR 104 and Hwy 50) - city owned property</u>

¹ The sound supervisor will be responsible for responding to and immediately addressing noise or other complaints in the absence of the applicant/permittee.



III. Noise Information.

Type of Noise (e.g., live music, parade):

noise comes from vehicle, equipment, and truck horns and sirens

Type of Sound Amplification Equipment:

no additional after-market equipment will amplify sound, only original horn or siren on the vehicle, equipment, or trucks

IV. Agreement.

As the applicant for this noise permit, I, Tina Scardina, Recreation Assistant, Parks and Recreation, hereby agree and understand that it is my responsibility to ensure compliance with the conditions and limitations set forth in the permit and all laws, rules, and regulations of the City of Salida, the state, and the federal government. I further agree and understand that any violations of the permit or applicable laws may result in the immediate revocation of the permit. Violations of the conditions and limitations set forth in the permit or applicable laws shall also be grounds for denial of future permit applications. I further understand and agree that the permit and application fee are non-refundable and non-transferrable.

Signature:

Tina Scardina (signed)

Date:

4/21/22

For use by the City Clerk only:

Application fee received: [☐] Yes [☒] No N/A

Signature:

Evan Kelley

Date:

4/24/22



CITY OF SALIDA NOISE PERMIT

Signature by the City Administrator on this noise permit indicates that the noise permit has been deemed granted to the applicant and the requested noise has been so authorized, subject to the conditions and limitations set forth below. Where the conditions or limitations set forth below contradict or conflict with the information contained in the application, the conditions and limitations will control.

I. Conditions and Limitations Applicable to All Permits.

The following conditions and limitations are applicable to all noise permits:

- No noise is permitted after 10:00 PM, unless specifically authorized by the City Council following a public hearing. No noise is permitted after midnight on the Fridays and Saturdays of Memorial Day weekend, 4th of July weekend, and Labor Day weekend. No noise is permitted after midnight on the Thursday, Friday, and Saturday during the FIBArk festival.
- No noise is authorized in excess of the maximum limit of 85 dB(A), as measured from any point along the property line or within the property line of the receiving premises. Measuring devices shall be those specifically utilized by the City of Salida.
- All amplification equipment shall be arranged so as to minimize the disturbance to neighboring properties, and permittees shall take reasonable measures to baffle or reduce noise impacts to neighbors.
- No outdoor amplified sound shall be permitted between November 1 through May 1.
- A maximum of sixty (60) amplified sound permits may be granted to same location during a single calendar year, unless additional permits are specifically authorized by the City Council following a public hearing.

II. Conditions and Limitations Applicable to this Permit.

The following conditions and limitations are applicable to this noise permit:

- _____
- _____
- _____

III. Expiration.

This noise permit is issued for the following dates and expires on the following date:

Date(s): 05/21/2022

Expiration: 05/22/2022

For use by the City Administrator only:

Application granted: ☒ Yes ☐ No

Signature: _____

Date: 04/25/2022

Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants.

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Tina Scardina / <i>Ryan Wiegman</i>	303.330.1942	719.539.6738 ext 14	<i>[Signature]</i>
2. Anissa Caiazza	719-221-0852		<i>Anissa Caiazza</i>
3.			
4.			

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

Communications

1. The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
2. The Emergency Manger will communicate to the event participants in an emergency with a
 - ☒ Bull Horn
 - ☐ PA system
 - ☐ Emergency level voice

Fire

1. Call 911
2. Assist injured or disabled personnel.
3. Evacuate the building. Activate emergency shutoffs if available.
4. Attempt to use a fire extinguisher only if you have been trained.
5. Evacuate participant to

Medical Emergency

1. Identify the medical emergency.
2. If life threatening, call 911.
3. Administer first aid if properly trained.
4. Evacuate the injured person to

HRRMC, Salida, CO

Violent incident

1. Call 911.
2. Attempt to avoid the situation – move participants away
3. Try to deny contact-evacuate to Colo Parks and Wildlife Office – 7405 US Highway 50
lock/block doors, turn off lights, silence phones.
4. If necessary defend - distract, attack, subdue.

Severe Weather/Natural Incident

1. Move participants away from threat if possible.
2. Evacuate to US Highway 50 to leave site, or go to own cars parked on site.
3. Call 911

Urgent Situation (suspicious person, package, activity or bomb threat)

1. Call 911.
2. State who, what, where, when, why, and how situation occurred.
3. If bomb threat, turn off all electronics.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	May 3, 2022

ITEM

Approval of Engineering Agreement – Harriet Alexander Field – Runway Pavement Maintenance and Rehabilitation Project

BACKGROUND

The City of Salida, in conjunction with Chaffee County, must continue to ensure that the runway pavement remains in good condition at Harriet Alexander Field and compliant with Federal Aviation Administration (FAA) regulations through the Airport Board. The attached contract would engage the services of Dibble Engineering to provide professional engineering services related to crack-sealing and repair of the runway and approach apron, seal coating of the runway, and repainting and restriping all of the airport pavement markings.

FISCAL NOTE

Total cost of the contract is \$48,833; the City of Salida is responsible for half of the costs of said contract, or \$24,416.50. This amount can be accommodated in the Airport's budgeted allotment for 2022.

STAFF RECOMMENDATION

Staff recommends that the City Council approve the contract with Dibble Engineering for the Runway Pavement Maintenance and Rehabilitation Project at Harriet Alexander Field as recommended by the Airport Advisory Board.

SUGGESTED MOTION

A City Councilperson should state, "I move to combine and approve the Consent Agenda", followed by a second and a roll call vote.

AIRPORT ENGINEERING DESIGN AND CONSTRUCTION MANAGEMENT CONSULTING SERVICES AGREEMENT

Harriet Alexander Field – Salida Airport On-Call Contract Runway 6—24 Pavement Maintenance & Réhabilitation Project

This Agreement, entered into as of this th day of , 2022, by and between:

CITY OF SALIDA and CHAFFEE COUNTY

hereinafter also referred to as the
Sponsor

Harriet Alexander Field - Salida Airport
P.O. Box 699
104 Crestone Ave.
Salida, CO 81201

hereinafter also referred to
as the **Sponsor**

AND:

DIBBLE ENGINEERING

2696 South Colorado Blvd., Suite 330
Denver, CO 80222

hereinafter also referred to
as the **Consultant**

For the purpose of the Sponsor to retain the Consultant to provide professional airport consulting services for the development of the Harriet Alexander Field - Salida Airport, including, but not necessarily limited to: engineering/design services for the above-referenced project, including development of plans/construction drawings, specifications, special provisions, design reports, studies, and other documents as required; bid phase services, including coordination and attending pre-bid meetings and bid opening meetings, responding to contractor questions, issuing addenda to contract documents, and providing bid analysis and tabulations; and construction phase services including on-site construction inspection/observation, construction contract administration, contractor document responses, and project close-out activities, including final construction reports and Record Drawings.

The Sponsor and Consultant hereby mutually agree to the following:

ARTICLE ONE - SERVICES AND RESPONSIBILITIES

1.1 **Engagement of the Consultant.** In consideration of the mutual promises contained in this Agreement and in the *On-Call Contract Master Agreement for Airport Engineering and Construction Management Services* dated August 14, 2019 (Master Agreement), the Sponsor engages the Consultant to render professional airport consulting services in furtherance of the development, operation, and management of airports under the control of the City of Salida and Chaffee County, in accordance with all the terms and conditions contained in this Agreement and the Master Agreement.

1.2 **Scope of Services.** The Consultant shall do, perform and carry out in a satisfactory and proper manner, as determined by the Sponsor, and other Sponsoring agencies such as the Federal Aviation Administration (FAA) and Colorado Department of Transportation (CDOT) Aeronautics Division, the services generally outlined below and as fully detailed in Exhibit A: *Runway 6—24 Pavement Maintenance, Rehabilitation, Engineering Scope and Fee Proposal* attached hereto. The Consultant is authorized to utilize the services of independent contractors, subconsultants, and subcontractors, when such services are warranted and agreed upon by the Sponsor.

- (a) The Consultant shall render services as the Sponsor's professional airport Consultant, giving consultation and advice as needed. The Consultant shall provide project-related general project administration including but not necessarily limited to: Assist the Sponsor in the preparation of the pre-application, program sketch, program narrative, and engineer's estimate, required statements and notifications, the environmental documentation, and state and regional review as required;
- (b) Consult/coordinate with the airport authority, airport staff, the Federal Aviation Administration (FAA), Colorado Department of Transportation (CDOT) – Aeronautics Division, airport users, city, county, and other interested parties;
- (c) Review, and revise as necessary, the airport drawings which provide the basis for the project design;
- (d) Prepare preliminary Plans and Specifications and cost estimates for the design and construction;
- (e) Prepare and submit final Plans and Specifications and other contract documents for approval by the Sponsor for projects that may be funded by the Sponsor, FAA, and/or CDOT Aeronautics;
- (f) Prepare an Engineer's Design Report, including estimates of final quantities and opinion of probable construction costs. The draft report will be submitted with the preliminary Plans and Specifications, and the final report will be submitted with the final Plans and Specifications to the Sponsor and when applicable to the FAA and or CDOT Aeronautics;
- (g) Prepare or assist in the preparation of an application for federal funds and a property map;
- (h) Coordinate the establishment of bid proposals into schedules to allow flexibility of award to match the funds available;
- (i) Provide complete sets of approved Plan and Specifications and other contract documents for the bidding of the project;
- (j) Arrange for and conduct a pre-bid conference and job showing;
- (k) Assist with the bid opening and processing of bid documents and make recommendations to the Sponsor for award of contract schedules;
- (l) Provide Field engineering services.

1.3 **Responsibility of the Consultant.** Consultant shall faithfully perform the work in accordance with the standards of professional care, skill, training, diligence and judgment provided by highly competent contract professionals performing services of a similar nature to those described in this Contract. Consultant shall further be responsible for the timely completion, and acknowledges that a failure to comply with the Project Documents may result in Sponsor's decision to withhold payment or to terminate this Contract. Consultant shall be responsible for the technical accuracy of its services, data and documents resulting therefrom and Sponsor shall not be responsible for discovering deficiencies therein. Consultant shall correct such deficiencies without additional compensation, except to the extent that such action is directly attributable to deficiencies in Sponsor-furnished information that is not verifiable through outside sources.

Consultant shall secure at Consultant's own expense all necessary certificates, licenses and permits

required in connection with the work contemplated by this Contract or any part of this Contract, and shall give all notices required by law, ordinance or regulation.

Federal Compliance: Consultant represents and covenants to Sponsor that all services performed shall be in conformance with any and all applicable rules and regulations of the FAA.

1.4 **Responsibility of the Sponsor.** The Sponsor shall cooperate with the Consultant by making a diligent effort to provide everything reasonably necessary for the Consultant to be able to provide its services, including all previous plans, drawings, specifications and design and construction standards; assistance in obtaining necessary access to public and private lands; legal, accounting, and insurance information required for various projects and necessary permits and approval of governmental authorities or other individuals.

1.5 **Subconsultants.** At the time subconsultant services are anticipated, the Consultant shall notify the Sponsor of the nature of and need for such services and identify the proposed subconsultant firm. The Consultant must receive approval in writing from the Sponsor prior to utilization of a subconsultant. Consultant shall be responsible for the work of all subconsultants notwithstanding Sponsor's approval of the subconsultant.

1.6 **Time of Performance.** The services of the Consultant shall be available from the date of Notice to Proceed for design to the completion of Construction Phase services, as noted in Exhibit A.

1.7 **Independent Contractor.** Consultant is an independent contractor and is responsible for all taxes (including employment taxes) and insurance applicable under existing laws with respect to the fees paid under this Contract. Consultant shall not have authority to bind the Sponsor in any contract or agreement. Consultant will not participate in any retirement, bonus, welfare or benefit plans of the Sponsor. Consultant acknowledges that it is not entitled to unemployment insurance benefits or workers' compensation benefits from Sponsor, its elected officials, agents, or any program administered or funded by Chaffee County or the City of Salida. Consultant shall be entitled to unemployment insurance or workers' compensation insurance only if unemployment compensation coverage or workers' compensation coverage is provided by Consultant, or some other entity that is not a party to this Contract.

ARTICLE TWO - COMPENSATION AND METHOD OF PAYMENT

2.1 **Compensation.** All compensation for services rendered by the Consultant shall be based upon criteria established below which relate to the type of services provided and must be billed through the Consultant. The Consultant shall adhere to the hourly rate fee schedules attached as **Exhibit A** to this agreement; however, Consultant may request reasonable annual adjustment of billing rates described in **Exhibit A** subject to Consultant providing Sponsor sixty (60) day notice in writing of fee revisions and negotiation with, and agreement by the Sponsor.

- (a) Compensation for services authorized by the Sponsor for this Task shall be based on the hours and rates contained the proposal provided in **Exhibit A**, after FAA has provided concurrence. Hourly rates are based on the established Master Contract billing rate for each employee category which includes direct salary, overhead and profit and shall constitute the full and complete compensation per hour of services performed by the Consultant. Eligible expenses shall be reimbursed by the Sponsor based upon submittal of expense reports and/or receipts if requested. All eligible expenses will be outlined and generally approved by the Sponsor beforehand and will include only non-overhead items directly related to the services performed, such as, but not limited to,

transportation, subsistence, reproduction of documents, computer costs, and all purchases which become the property of the Sponsor. For reimbursable travel expenses under a federal grant, the expenses will comply with the federal travel policy rates.

2.2 Method of Payment. The Sponsor shall pay to the Consultant the appropriate rate or fixed price amount for services rendered as described in Paragraph 2.1 of this Agreement only after the Consultant has specified that the Consultant has performed the services and is entitled to the amount requisitioned under the terms of this Agreement, and after the FAA Grant for design and construction of this Pavement Maintenance & Rehabilitation Project has been received and accepted by the County.

- (a) For services, the Consultant shall submit a requisition for payment outlining actual hours and expenses incurred once the services are performed or at monthly intervals. Payments shall be subject to receipt of requisitions for payment from the Consultant specifying that he has performed the services and is entitled to the full amount requisitioned under the terms of this Agreement.

2.3 Consultant Responsibilities for Compensation. The Consultant shall prepare monthly invoices and progress reports which indicate the progress to date and the amount of compensation due by virtue of that progress. All requisitions for payment shall be for work completed unless otherwise agreed to by the Sponsor. The Consultant shall also prepare the necessary forms and Requisitions for Payment under the State of Colorado and/or Federal project grant application requirements.

2.4 Billing Address. All billings will be sent to the attention of:

Chaffee County Administrator
PO Box 699
Salida, CO 81201.

2.5 Sponsor Responsibilities for Compensation. The Sponsor agrees to pay the Consultant's invoices thirty (30) days after the FAA Grant for design and construction of this Pavement Maintenance & Rehabilitation Project has been received and accepted by the County. At no time will payment of requisitions exceed thirty (30) days from the date of Sponsor's receipt of the invoice without notification to the Consultant, however, for services eligible for federal funding, the Sponsor shall not be responsible for payment to the Consultant until Sponsor receives funding for such payment. Only at such time as the necessary funds are received by the Sponsor pursuant to federal grants shall the Sponsor tender payments to the Consultant as set forth herein. It is expressly understood that the payment process outlined above builds in provisions for the Consultant to carry Consulting costs for no more than sixty (60) days to minimize interest overheads. It is also expressly understood that the Sponsor has the right to withhold payment on any invoice if Sponsor feels that the Consultant has not performed the requisitioned work efforts in a satisfactory manner. If the Sponsor does decide to withhold payments to the Consultant for any reason, the Sponsor must provide written notifications and an explanation to the Consultant within ten (10) days of the date of the invoice. If any payments are not made when due, then the Consultant may suspend services under this Agreement until payment has been made in full or other satisfactory arrangements have been made.

ARTICLE THREE - CHANGES TO THE SCOPE OF SERVICES

The Sponsor may, at any time, and by written order, make changes in the services to be performed under this Agreement. If such changes cause an increase or decrease in the Consultant's fee or time required for performance of any services under this contract, an equitable adjustment shall be made and the contract shall be modified in writing accordingly. Any claim of the Consultant for adjustment under this clause

must be submitted in writing within thirty (30) days from the date of receipt by the Consultant of the notification of change. Consultant acknowledges that any work it performs beyond that specifically authorized by Sponsor is performed at Consultant's risk and without authorization under this Contract. Sponsor shall not be liable for the payment of taxes, late charges or penalties of any nature other than the compensation stated herein.

ARTICLE FOUR - TERMINATION OF THE AGREEMENT

The Sponsor may, at its sole discretion, by written notice to the Consultant, terminate this contract in whole or in part at any time, either for the Sponsor's convenience or because of the failure of the Consultant to fulfill his contract obligations. Upon receipt of such notice, the Consultant shall: (1) immediately discontinue all services affected (unless the notice directs otherwise), and (2) deliver to the Sponsor all data, drawings, reports, estimates, summaries, and such other information and materials as may have been accumulated by the Consultant in performing this contract, whether completed or in process.

This Agreement may be terminated in whole or in part by the Consultant in the event of substantial failure by the Sponsor to fulfill its obligations.

If the termination is for the convenience of the Sponsor, the Sponsor shall pay the Consultant for the services rendered prior thereto in accordance with percent completion at the time work is suspended minus previous payments.

If the termination is due to the failure of the Consultant to fulfill Consultant's contract obligations, the Sponsor may take over the work and prosecute the same to completion, by contract or otherwise. If Sponsor terminates this contract because Consultant has breached this Contract, Consultant may be required to refund Sponsor the compensation paid pursuant to this Contract for work (or projects) found to be insufficient or incomplete. A breach of this Contract shall include the failure by Consultant to perform the work within the applicable time frames set forth in the respective project scope of work. In addition, Sponsor shall have all rights and remedies available at law or equity.

ARTICLE 5 - ASSURANCES

5.1 Compliance with Laws. It is assumed that Consultant and Subconsultant are familiar with all applicable federal, state, and local laws, codes, ordinances, and regulations which in any manner affect those engaged or employed in the Work or the material or equipment used in or upon the site, or in any way affect the conduct of the work or construction of the project. No pleas or claims of misunderstanding or ignorance by Consultant or Subconsultant shall in any way serve to modify the provisions of the Contract. Consultant and Subconsultant shall at all times observe and comply with all applicable federal, state, county, local, and municipal laws, codes, ordinances, and regulations in any manner affecting the conduct of the Work or the project.

5.2 Affirmative Action. The Consultant has formulated, adopted, and actively maintains an affirmative action plan in compliance with Executive Order No. 11246 entitled, "Equal Employment Opportunity."

The Consultant shall, in all hiring or employment made possible by or resulting from this Contract, take affirmative action to ensure that there shall be no unlawful discrimination against any employee or applicant for employment because of sex, race, age, color, creed, national origin, marital status or the presence of any sensory, mental or physical handicap, unless based upon a bona fide occupational

qualification, and this requirement shall apply to but not be limited to the following: employment, advertising, layoff or termination, rates of pay or other forms of compensation, and selection for training, including apprenticeship.

No person shall be denied or subjected to discrimination in the receipt of the benefit of any services or activities made possible by or resulting from this Contract on the grounds of sex, race, color, creed, national origin, age (except minimum age and retirement provisions), marital status, or the presence of any sensory, mental or physical handicap.

5.3 Solicitations for Subconsultants. In all solicitations by the Consultant for work to be performed under a subcontract, each potential subconsultant shall be notified by the Consultant of the Consultant's obligations under this contract and the regulations relative to nondiscrimination on the grounds of race, color, or national origin. Subconsultants used in AIP related projects are required to follow the bid solicitation requirements.

5.4 Sanctions for Noncompliance. In the event of the Consultant's noncompliance with the nondiscrimination provisions of this contract, the Sponsor shall impose such contract sanctions as it, the FAA, or CDOT may determine to be appropriate, including, but not limited to:

- (a) withholding of payments to the Consultant under the contract until the Consultant complies and/or
- (b) cancellation, termination, or suspension of the contract, in whole or in part.

5.5 Information and Reports. The Consultant shall provide information and reports as required by the AIP project, regulations and directives issued pursuant thereto and shall permit access to its books, records, accounts, other sources of information and its facilities as may be determined by the Sponsor, FAA, or CDOT to be pertinent to ascertain compliance with such regulations, orders, and instructions. Where any information required of a Consultant is in the exclusive possession of another who fails or refuses to furnish this information, the Consultant shall so certify to the Sponsor, FAA, or CDOT as appropriate, and shall set forth what efforts it has made to obtain the information.

5.6 Incorporation of Provisions. The Consultant shall include the provisions of the above paragraphs 5.1 through 5.5 in every subcontract unless exempt by the regulations or directives issued pursuant thereto. The Consultant shall take such action with respect to any subcontract as the Sponsor, the FAA, or CDOT may direct as a means of enforcing such provisions including sanctions for noncompliance.

5.7 Breach of Contract Terms. Any violation or breach of the terms of this contract on the part of the Consultant or subconsultant(s) may result in the suspension or termination of this contract or such other action which may be necessary to enforce the rights of the parties of this agreement.

5.8 Suspension and Debarment. The Consultant confirms by acceptance of this contract, that neither it nor its principals is presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participation in this transaction by any Federal or State department or agency. It further agrees that it will include this clause without modification in all lower tier transactions, solicitations, proposals, contracts, and subcontracts. Where the Consultant or any lower tier participant is unable to confirm to this statement, it shall attach an explanation to this solicitation/proposal.

5.9 Inspection of Records. The Consultant shall maintain an acceptable cost accounting system. The Sponsor, FAA and CDOT shall have access to any books, documents, paper, and records of the

Consultant which are directly pertinent to the specific contract for the purposes of making an audit, examination, excerpts, and transcriptions. The Consultant shall maintain all required records for five (5) years after the Sponsor makes final payment and all other pending matters are closed.

5.10 Ownership of Documents and Other Data. In accordance with FAA guidelines, all documents, including but not limited to, field notes, design notes, tracings, data compilations, studies and reports in any format, including but not limited to, written or electronic media, which are prepared/partially prepared under this contract are to be and remain the sole property of the Sponsor and are to be delivered to the Sponsor before final payment is made to the Consultant. The Sponsor agrees to hold harmless and release the Consultant from any liability arising out of, or resulting from, the Sponsor's use of such documents for other projects, or use in completing documents furnished by the Consultant, related to the preparation of final construction plans by others.

5.11 Disadvantaged Business Enterprise (DBE) Assurances. The Consultant agrees to ensure that disadvantaged business enterprises have the opportunity to participate in the performance of contracts and subcontracts financed in whole or in part with any Federal funds provided under this Agreement. The Consultant shall not discriminate on the basis of race, color, national origin, or sex in the award and performance of contracts.

5.12 Lobbying and Influencing Federal Employees. No Federal appropriated funds shall be paid, by or on behalf of the Consultant, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the making of any Federal grant and the amendment or modification of any Federal grant.

ARTICLE SIX - SUSPENSION OF WORK

The Sponsor may order the Consultant, in writing, to suspend all or any part of the work for such period of time as it may determine to be appropriate for the convenience of the Sponsor.

If the performance of all or any part of the work is, for any unreasonable period of time, suspended or delayed by an act of the Sponsor in the administration of this contract, or by its failure to act within the time specified in this contract (or if no time is specified, within a reasonable time), an adjustment shall be made for any increase in cost of performance of this contract necessarily caused by such unreasonable suspension or delay, and the contract modified in writing accordingly. However, no adjustment shall be made under this clause for any suspension or delay to the extent (1) that performance would have been suspended or delayed by any other cause, including the fault or negligence of the Consultant, or (2) for which an equitable adjustment is provided for or excluded under any other provision of this contract.

ARTICLE SEVEN - INSURANCE

The Consultant or any subconsultant shall maintain during the life of this Contract, the following minimum public liability and property damage insurance which shall protect the Consultant from claims for injuries including accidental death, as well as from claims for property damages which may arise from the performance of work under this Contract and the limit of liability for such insurance shall be as follows:

- (a) Comprehensive general liability, including personal injury liability, blanket contractual liability, and broad form property damage liability. The combined single limit for bodily injury and property damage shall be not less than \$1,000,000.

- (b) Automobile bodily injury and property damage liability insurance covering owned, non-owned, rented, and hired cars. The combined single limit for bodily injury and property damage shall not be less than \$1,000,000.
- (c) Statutory workers compensation and employer's liability insurance for the State of Colorado

The Consultant shall submit to the Sponsor certificates of insurance with assurances that the Sponsor will be notified at least 30 days prior to cancellation or any policy changes. The certificate or insurance shall name the Sponsor as additionally insured.

ARTICLE EIGHT – STANDARD OF CARE AND INDEMNIFICATION

The Consultant shall perform its services using that degree of care and skill ordinarily exercised under the same conditions by design professional practicing in the same field at the same time in the same or similar locality.

Consultant shall be liable and responsible for damages to persons or property caused by or arising out of the negligent actions, obligations, or omissions of Consultant, its employees, agents, representatives or other persons acting under Consultant's direction or control in performing or failing to perform the work under this Contract. Consultant will defend, indemnify and hold harmless Sponsor, its elected and appointed officials, employees, agents and representatives (the "indemnified parties"), from liability, claims, demands, actions, damages, losses, judgments, costs or expenses, including but not limited to attorneys' fees, which may be made or brought or which may result against any of the indemnified parties as a result or on account of the actions or omissions of Consultant, its employees, agents or representatives, or other persons acting under Consultant's direction or control. In addition, the parties reserve the right to bring tort claims in the event of the discovery of an intentional fraud committed during contract performance. Nothing in this indemnification agreement shall be construed in any way to be a waiver of Sponsors' immunity protection under the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, *et seq.*, as amended and as may be amended from time to time.

ARTICLE NINE - INTERESTS AND BENEFITS

9.1 **Interest of Consultant.** The Consultant covenants that it presently has no interest and shall not acquire any interest, direct or indirect, which would conflict in any manner or degree with the performance of services required to be performed under this Agreement. The Consultant further covenants that in the performance of this Agreement, no person having any such interests shall be employed.

9.2 **Interest of Sponsor Members and Others.** No officer, member, or employee of the Sponsor and no member of its governing body, who exercise any functions or responsibilities in the review or approval of the undertaking or carrying out of the services to be performed under this Contract, shall participate in any decision relating to this Contract which affects his personal interest or have any personal or pecuniary interests, direct or indirect, in this Contract or the proceeds thereof.

ARTICLE TEN - ASSIGNMENT

The Consultant shall not assign any interest in this Contract, and shall not transfer any interest in the same without the prior written consent of the Sponsor thereto: provided, however, that claims for money due or to become due to the Consultant from the Sponsor under this Contract may be assigned to a bank, trust company, or other financial institution without such approval. Notice of any such assignment or transfer

shall be furnished promptly to the Sponsor.

ARTICLE ELEVEN - MISCELLANEOUS

11.1 Governing Law and Jurisdiction. The interpretation and performance of this Contract shall be construed under the laws of Colorado, without regard to choice of law principles. In the event of litigation, jurisdiction and venue shall be in the Chaffee County District Court.

11.2 Amendment. This Contract shall not be amended, except by subsequent written Contract of the parties.

11.3 Work By Worker Without Authorization Prohibited.

- a. Consultant shall not knowingly employ or contract with a worker without authorization to perform work under the Contract; or enter into a contract with a subcontractor who fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with an worker without authorization to perform work under the Contract.
- b. Consultant has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under the Contract through participation in either the E-Verify Program or Department Program.
- c. Consultant shall not use either the E-Verify Program or Department Program to undertake pre-employment screening of job applicants while the Contract is in effect.
- d. If Consultant obtains actual knowledge that a Subcontractor performing work under the public contract for services knowingly employs or contracts with a worker without authorization, the Contractor shall be required to:
 - i. notify the subcontractor and Sponsor within three days that Consultant has actual knowledge that the subcontractor is employing or contracting with a worker without authorization (“Notice”); and
 - ii. terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to this subparagraph the subcontractor does not stop employing or contracting with the worker without authorization; except that Consultant shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.
- e. Consultant shall comply with any reasonable request by the Colorado Department of Labor and Employment (“Department”) made in the course of an investigation that the Department is undertaking pursuant to the authority established in subsection 8-17.5-102(5), C.R.S.
- f. If Consultant violates this Paragraph, Sponsor may terminate this Contract for breach of contract. If this Contract is so terminated, Consultant shall be liable for actual and consequential damages to County arising out of said violation.

- 11.4 **Certification Regarding Employing or Contracting with a Worker Without Authorization.** Consultant has any employees or subcontractors, Consultant shall comply with §8-17.5-101 C.R.S., *et seq.*, regarding Worker Without Authorization - Public Contracts for Services, and this Contract. By execution of this Contract, Consultant certifies that it does not knowingly employ or contract with a worker without authorization who will perform work under the Contract and that Consultant will participate in either the E-Verify Program or Department Program in order to confirm the eligibility of all employees who are newly hired for employment to perform work under the Contract.
- 11.5 **Prohibition on Acceptance of Gifts.** Pursuant to Section 3 of Art. XXIX of the Constitution of the State of Colorado, County Employees or contractors cannot accept any gifts, meals, theatre or sporting event tickets unless:
- a. the aggregate value of things received from a single source does not exceed \$59/calendar year; or
 - b. the County employee/elected official gave the donor consideration of equal or greater value; or
 - c. an enumerated exception applies.
- 11.6 **Statutory and Regulatory Requirements.** This Contract is subject to all statutory and regulatory requirements that are or may become applicable to counties or political subdivisions of the State of Colorado generally. Without limiting the scope of this provision, the Contract is specifically subject to the following:
- a. Contract payments may be withheld pursuant to C.R.S. § 38-26-107 if the County receives a verified statement that Contractor has not paid amounts due to any person who has supplied labor or materials for the Project.
 - b. Consultant shall comply with all requirement of 23 CFR Part 172 and 23 CFR 172.5 and with any procedures implementing those requirements as provided by the State of Colorado (the "State")
 - c. Contractor shall comply with all applicable standards, orders and regulations issued pursuant to the Clean Air Act (42 U.S.C. 7401-7671q) and the Federal Water Pollution Control Act as amended (33 U.S.C. 1251-1387).
- 11.7 **Priority of Provisions.** In the event that any terms of this Contract and any Exhibit, attachment, or other referenced document are inconsistent, the following order of priority shall control:
- 1st: This Contract unless otherwise provided for in a subsequent agreement
 - 2nd: Request for Proposal (if applicable)
 - 3rd: Insurance Requirements
 - 4th: Exhibit A - Scope of Services and details of Consultant's Fees
 - 5th: Response to Request for Proposal
- 11.8 **Binding Effect.** This Contract shall be binding upon and inure to the benefit of the parties and their respective heirs, successors, and assigns.
- 11.9 **Survival.** All express representations, indemnifications or limitations of liability included in this Contract will survive its completion or termination for any reason.
- 11.10 **Waiver.** Any waiver of a breach of this Contract shall not be held to be a waiver of any other or subsequent breach of this Contract. All remedies afforded in this Contract shall be taken and construed as cumulative, that is, in addition to every other remedy provided herein or by law.

- 11.11 **Third Party Beneficiary.** The enforcement of the terms and conditions of this Contract and all rights of action relating to such enforcement shall be strictly reserved to Sponsor and Contractor, and nothing contained in this Contract shall give or allow any claim or right of action whatsoever by any other or third person, except the State of Colorado, the FAA and any other applicable state or federal regulatory agency. It is the express intent of the parties to this Contract that any person receiving services or benefits under this Contract shall be deemed an incidental beneficiary only.
- 11.12 **Authority.** Each person signing this Contract represents and warrants that he is fully authorized to enter into and execute this Contract, and to bind the party it represents to the its terms and conditions.
- 11.13 **Counterparts.** This Contract may be executed in counterparts, each of which shall be deemed an original, and all of which, when taken together, shall be deemed one and the same instrument.

IN WITNESS WHEREOF, the Sponsor and the Consultant have executed this Contract as of the date first written.

FOR THE Consultant

Dibble Engineering

By: _____
Jared Bass, PE
Vice President

Date: _____

FOR THE Sponsor

City of Salida

By: _____
Name

Title

Date: _____

Notice Address:

CHAFFEE COUNTY

Board of Commissioners of Chaffee County

By: _____
_____, Acting Chairman

Date: _____

Notice Address:

Attention: County Attorney

P.O. Box 699 _____

Salida, Colorado 81201 _____

Fax: 719.539.7442 _____

EXHIBIT A

Dibble Task 01: Taxiway A & Apron Rehabilitation Engineering Services Proposal

P 303.872.5726 | 2696 S Colo Blvd, Suite 330
Denver, CO 80222

dibblecorp.com

March 8, 2022

Harriet Alexander Field – Salida Airport
9255 County Rd. 140
Salida, CO 81201

Attention: Mr. Zechariah Papp
Airport Manager

RE: ENGINEERING SERVICES PROPOSAL
CDOT Project Number: TBD
City Project Number: TBD
Runway 6-24 Pavement Maintenance

We appreciate the opportunity to provide Engineering Design, Bidding, and Construction Phase Services to City of Salida and Chaffee County for the Runway 6-24 Pavement Maintenance Project at the Harriet Alexander Field – Salida Airport as depicted on **Figure 1** (attached). This **updated** proposal has been prepared in accordance with our understanding of the proposed project based on conversations with you and a site visit.

We have prepared a scope of work describing our proposed services along with a fee proposal for your review and approval. Dibble's total lump sum fee per the attached scope of work is:

Engineering Design, Bidding, and Construction Phase Services:

1. Dibble Design Phase fee= \$32,976
2. Dibble Bidding Phase fee = \$5,539
3. Dibble Const Phase fee = \$10,319

Total Lump Sum Fee = \$48,833

Transmitted herewith is our proposed Scope of Work, Fee Summaries, Derivation of Fee Proposals, Estimated Manhours matrices, Estimated Allowance for Direct Costs (expenses), and Estimated Construction Cost.

We look forward to working with you on this important project. If you need additional information or have questions, please do not hesitate to call us at 303-872-5726.

Sincerely,
Dibble Engineering

Rick Zabel P.E.
Sr Project Manager
Airport Development

Jared Bass, P.E.
Vice President
Airport Development

Harriet Alexander Field (Salida Airport)
Runway 6-24 Pavement Maintenance
CDOT Project No. TBD
City Project No. TBD

Introduction

Dibble has been requested by the City of Salida and Chaffee County (Sponsor) to provide design, bid and construction phase services for the *Runway 6-24 Rehabilitation* project at the Harriet Alexander Field Airport (ANK or Airport).

The Dibble team performed a site visit on Feb 8, 2022 to determine the existing condition of Runway 6-24 pavement. The existing Runway 6-24 pavement is experiencing minor cracks and weathering. The quantity of cracking was estimated via CDOT pavement evaluation quantities in 2021 and verified from the field visit. The existing surface needs crack sealing followed by an asphaltic rejuvenation seal coat. This project will include the repair of cracks within the range, (0-3/4 inches). This project will also include an FAA P-608 Seal Coat that includes gilsonite. The crack seal and seal coat will cover Runway 6-24. Painting refresh and repainting of all airport pavement markings is also included in this scope of work and will consist of a single coat.

It is anticipated that this project will be funded by a CDOT Aeronautics grant in Fiscal Year 2022 and shall include Design, Bid, and Construction Phase Services.

This proposal is based on the following: receiving a CDOT Aeronautics grant by March 2022, under contract with the Town of Salida by April 2022, an estimated 2-month design phase (Apr-May 2022); 1-month bid phase (May/June 2022); and construction occurring around July 2022. The construction timeframe can change as needed for favorable temperatures for the crack seal and seal coat material.

Design Phase Services (Lump Sum)

1) General Project Management and Pre-Design Tasks:

- a) Project Management and Administration: Dibble will provide and direct all project management and coordination of the design team and will provide coordination between design team members, the Sponsor, and other interested stakeholders as necessary. Administration tasks such as file coordination and miscellaneous project communications throughout the course of the design phase, and project printing and packaging at each submittal level will also be included under this task.

Monthly invoicing shall be submitted to the Sponsor in a format acceptable to the Sponsor.

- b) CDOT Aeronautics Grant Application Coordination: Dibble will assist the Sponsor with receiving, processing, and closure of the CDOT Grant. Dibble will also assist with the preparation and submittal of payment requests and drawdowns on the grant.

2) Design Start-Up and Data Collection:

- a) Existing Document Research and Coordination: Dibble will gather and review all available as-builts or record drawings, utility maps, surveys, design plans, studies, reports and miscellaneous projects at the airport, relevant to this project. This item shall also consist of reviewing the existing data available for the current pavement and subsoil conditions. All of this information will be coordinated with the design team so that any specific data important to the design of this project can be identified and obtained during the field activities.

- b) Base Map Development and Coordination: Dibble will develop multiple basemaps (topographic, utility, and civil) from the topographic, pavement and utility infrastructure features collected from prior topographic field survey, existing design files, field investigations (pictures and notes), quarter-section maps (if available), and record drawings. Also included in this item is the setup of all construction plan sheets including: site layout plans, horizontal control, details, notes, demolition, pavement markings, etc.
- c) Project Kick-Off Meeting: Dibble will hold a Project Kick-Off meeting with the Sponsor and any airport stakeholder as determined by the Sponsor, and the key team members at the very beginning of the project. Discussion items may include: design team, control of correspondence, design standards, design schedule, project submittals/deliverables, and coordination of anticipated impacts to airport operations and/or tenants during design (i.e. additional survey, etc.). Meeting anticipated to be virtual.

3) 75% Project Development:

- a) 75% Design Plans: Dibble will develop 75% plans that provides the Sponsor with the full layout of the project for review and approval before providing full design for the budgeted amount.

75% plans shall include the following, (please note that additional sheets may be provided at later submittals):

- Cover Sheet
- Design Legend, Abbreviations and Sheet Index
- General Construction Notes and Quantities
- Project Site Plan, Contractor Staging and Storage Area and contractor's haul route
- Construction Phasing and Barricade Plan (2 Sheets)
- Crack Seal and Seal Coat Plans (4 Sheets)
- Crack Seal and Seal Coat Details
- Pavement Marking Plans (4 Sheets)
- Pavement Marking Details (2 Sheets)

Estimated Total Sheet Count = 16 Total sheets

- b) Draft Engineer's Design Memo: Dibble will prepare a draft engineer's memo similar to the latest FAA – Northwest Mountain Region suggested outline. The draft memo shall provide design criteria and standards anticipated to be used in developing the construction documents (i.e. plans and technical specifications). The draft memo shall document the upfront investigative results such as pavement condition. The report shall cover the following (at a minimum):
- Project Scope of Work
 - Photographs of the Project Site
 - List of anticipated and applicable Design Standard (FAA AC 150/5300-13)
 - Pavement Condition
 - Material Availability
 - Pavement Markings (FAA AC 150/5340)
 - Engineer's Opinion of Probable Construction Cost (i.e. Total Project and Construction Cost)
 - Construction Safety and Phasing
 - Miscellaneous Work Items
 - Pre-Design Meeting Minutes
- c) 75% Quantities and Engineer's Opinion of Probable Construction Cost (OPCC): Dibble will prepare a 75% OPCC based on the preliminary construction plans on a unit price basis. The unit pricing for each line item will be based on recent bid tabulations from comparative projects, locations, materials, and quantities available at that time.
- d) 75% Review Meeting: Dibble will hold a meeting shortly after the 75% Submittal with the Sponsor to discuss the preliminary submittal. We will discuss the plans, engineer's memo, anticipated funding, and

the remaining steps to finalize the project based on the approved scope of work and anticipated budget. is anticipated that this meeting will be held virtually.

Item 6.

Design elements will be reviewed and/or confirmed such as pavement markings, project limits, drainage conditions, etc. Inconsistencies found during the field investigations (if any) will be corrected on the construction documents.

- e) Internal QA/QC Project Review: In addition to the continual quality assurance reviews performed by senior practice staff, Dibble will also perform additional Quality Control (QC) reviews prior to each submittal utilizing standardized checking processes by a Senior QC Manager.
- f) Draft Contract Documents and Technical Specification: Dibble will prepare the draft contract documents and technical specifications.

4) 100% Final (Bid) Documents:

- a) 100% Final Plans: Dibble will prepare final, sealed, 100% plans that will address all internal and external review comments by the Sponsor. The plans will be prepared for the bidding phase.
- b) Final Contract Documents and Technical Specification: Dibble will prepare the final bid contract documents and technical specifications including all internal and external review comments by the Sponsor.
- c) Final Quantities and Engineer's OPCC: Based on the final construction plans and technical specifications, Dibble shall provide a final bidding schedule in the contract documents and an OPCC based on a unit price basis, reflecting recent bid tabulations from comparative projects, locations, materials, and quantities available at that time.
- d) Final Engineer's Design Memo: The final engineer's design memo shall provide all the design criteria and standards used in developing the construction documents (i.e. plans and technical specifications) and document the work and results of investigative efforts. The final report shall also address any review comments received from all internal and external reviews, including the Sponsor.
- e) Construction Staging and Storage Area Site Plan Submittal to OE/AAA: Dibble will prepare a final exhibit that illustrates the Contractor's Staging and Storage Area, Haul Route, anticipated construction equipment heights, location of construction equipment, and survey data meeting the Level 1A survey criteria.

Bid Phase Services (Lump Sum)

5) Bid Phase Services:

- a) Project Management and Administration: Dibble will provide all project management and coordination of the design team and Sponsor during the bidding phase. Dibble will host, monitor, disseminate, and control the distribution of the bidding documents. Dibble will maintain and regularly update the Bidder/Planholder List.
- b) Pre-Bid Meeting and Site Visit: Dibble will attend the pre-bid meeting and assist the Airport in conducting the meeting. Dibble, upon the direction of the Airport, will provide a brief overview of the project and contract components, identifying important elements within the documents that the Contractors should be particularly familiar with prior to submitting a bid. Dibble shall also assist the Airport in developing and submitting the pre-bid meeting minutes to all plan holders.

Dibble will also assist the Airport with the airfield site visit for all interested parties.

- c) Bid Addendum: Pending contractors' reviews, comments, and questions, Dibble will assist the Airport in developing, issuing any necessary addenda, and notifying all planholders/bidders. Addenda may include

revision to construction documents (i.e. plans and technical specifications). It is anticipated that one addendum will be issued for this project.

Item 6.

- d) Contractor Questions: Dibble will coordinate, address, and appropriately respond to all contractor communications and questions during the bidding process. Responses will be submitted through addenda as needed. All communication will be in compliance with the Town of Salida regulations and requirements.
- e) Bid Opening Meeting: Dibble will attend the bid opening meeting to assist the Airport and Sponsor in reviewing and organizing the bidding documents from each contractor.
- f) Bid Tabulation and Recommendation: Dibble will evaluate each bid submitted for mathematical/calculative errors and for comparative purposes against the Engineer's OPCC and other bids submitted. Dibble will provide a bid summary letter stating all inconsistencies and results and a recommendation for the lowest responsible, responsive bidder.

Dibble will further assist the Sponsor with review of the bidder's compliance with the other required contract documents included in the bidding documents.

Construction Phase Services

6) Construction Phase Services:

- a) Construction Management and Administration: Dibble will provide as-needed project management, coordination, support, and administration necessary to monitor the Contractor's operations and deliverables. Dibble will provide the Sponsor and Contractor with hard copies and electronic files of the final construction documents, (i.e. plans and specifications with all addendum issued during the bidding phase).
- b) Preconstruction Conference: Dibble will conduct the Preconstruction Conference and provide support and/or coordination of the construction documents as needed. Dibble will prepare and provide the meeting agenda and sign-in sheet, facilitate the meeting, and issue meeting minutes. The Preconstruction Conference will be held at the Airport.
- c) Preconstruction Conference Submittal Reviews and Coordination: Dibble will review project submittals required at the Preconstruction Conference as identified within the contract documents but shall include at a minimum:
 - Contractor's Emergency Contact Information
 - List of Proposed Construction Equipment
 - Barricade Plan
- d) Site Visits and Observations: The Project Manager will provide site visits (estimated at 2 days) for overall conformance of the construction project with the standards identified within the design, including compliance with safety and construction traffic control.

The inspector will provide construction inspections and observations to observe, monitor, and track the progress of the work and conformance thereof with the contract documents.

- e) Quantity Calculations: Dibble will continuously monitor and track the construction material quantities throughout the course of the construction phase and provide review summaries to the Sponsor. The Construction Inspector will assist with the tracking of quantities during the on-site inspection services.

- f) Change Order Review and Coordination: Dibble will coordinate and review Contractor Change Order Requests (COR), including verification of project quantities as needed, (estimated at 2 COR's). A complete cost analysis will be prepared (as needed) for each change order that may occur.
- g) Material Shop Drawing Review and Coordination: Dibble will review and provide a response to construction material and general project submittals as requested, estimated at approximately 5 original submittals. It will also be estimated that the Contractor will need to resubmit approximately 2 of the original submittals for a total amount of 7 submittal reviews during the course of the project.
- h) RFI Review and Coordination: Dibble will coordinate, review and provide a response to construction and general project Requests for Information (RFI), (estimated at 1 RFI).
- i) Punchlist(s) and Coordination(s): Dibble will prepare, submit, and re-evaluate punchlists at each substantial completion and final walk, (estimated at approximately 1 punchlist or verification).
- j) Final Construction Report Memo: Dibble will coordinate, prepare, and submit the Final Construction Report Memo. The report shall include, at a minimum:
- Summary of Project
 - Summary of Change Orders
 - Summary of Testing Reports (QA and QC)
 - Record Drawings
 - Contractor closeout documentation
 - Before and After Construction Photos
- k) Record Drawings: Dibble will develop and submit Final Record Drawings based on Contractor redlines and field changes issued during construction, including RFI's/ESI's.
- l) Final Payment Application: Dibble will coordinate the final inspected quantities with the contractor prior to the submittal of final payment applications. We will assist the airport in the draw-down of the grant for payment on the construction services.

Miscellaneous Scope of Work Items

7) Project Deliverables (electronic submittal only):

- a) 75% Submittal: The 75% Submittal shall include 75% plans, Draft Engineer's Design Memo, Draft Contract Documents and Technical Specification, and 75% quantities and OPCC.
- b) 100% Final (Bid) Submittal: the 100% Submittal shall include 100% Final plans, Final Engineer's Design Memo, Final Contract Documents and Technical Specifications, and 100% quantities and OPCC and Final Construction Report & Final Record Drawings.

Each submittal will be posted on the Dibble Webshare database electronically (i.e. PDF documents) for the client's convenience.

At the completion of the project (i.e. after construction), the Sponsor will be given a thumb drive or CD containing all electronic final deliverables including the Record Drawings and Final Construction Report.

8) Miscellaneous and Assumptions:

- a) All plans are to be prepared in AutoCAD Civil 3D 2019.
- b) The design, bid and construction phases are to be state and locally funded.
- c) It is anticipated that this project will be designed with a single Bid Schedule.
- d) The following number of trips are anticipated by the Project Manager for the Design Phase to cover all the meetings identified in this scope:

1. Design Phase – 1 Trip:
 - i. Site visit for verifying linear feet of each type of crack
- e) The following number of trips are anticipated by the Project Manager for the Bid Phase to cover all the meetings identified in this scope:
 1. Bid Phase – 1 Trip
 - i. Pre-Bid Meeting
- f) The following number of trips are anticipated by the Project Manager and Construction Inspector for the Construction Phase:
 1. Construction Coordination and Inspection Phase – 1 roundtrip (2 days w/1 overnight stay)
 2. Construction Inspector will be on site while the contractor is working (currently estimated at 2 working days to Substantial Completion).

9) Exclusions To This Scope of Work:

- a) Landscape, Irrigation, and Environmental Design Services.
- b) Bidding services for advertising in local media
- c) Full time CA services
- d) Geotechnical Engineering services
- e) Structural Engineering, Mechanical, or Architectural Design Services.
- f) Environmental Evaluation or assessments including a federal CATEX, EIS, and EA.
- g) Topographic surveying.

Summary	Dibble	Subs
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A. Design Phase Services

	Fee	Type		
1 Dibble.....	\$32,976	Lump Sum	\$32,976	
Design Phase Subtotal.....	\$32,976		\$32,976	\$0.00

B. Bid Phase Services

	Fee	Type		
1 Dibble.....	\$5,539	Lump Sum	\$5,539	
Bid Phase Subtotal.....	\$5,539		\$5,539	\$0.00

C. Construction Phase Services

	Fee	Type		
1 Dibble.....	\$10,319	Lump Sum	\$10,319	
Construction Phase Subtotal.....	\$10,319		\$10,319	\$0.00

	TOTAL	Dibble	Subconsultants
Total.....	\$48,833	\$48,833	\$0.00

Firm:	Dibble	Contract Number:	TBD
	On-Call Engineering	Project Number:	TBD
Project:	Runway 6-24 Pavement Maintenance	Task Number:	4
	Design, Bid, and Construction Services	Amendment Number:	NA
	Harriet Alexander Field (Salida Airport)	FAA Number:	TBD
Date:	3/8/2022	CDOT Number:	TBD

DESIGN PHASE SERVICES SUMMARY			
Classification	Total Hours	Billing Rates	Total Costs
1 Principal	0	\$287.00	\$0.00
2 Senior Project Manager	40	\$226.00	\$9,040.00
3 Project Manager	0	\$193.00	\$0.00
4 Senior Engineer	0	\$184.00	\$0.00
5 QA/QC Manager	15	\$187.00	\$2,805.00
6 Project Engineer	82	\$165.00	\$13,530.00
7 Senior Designer	50	\$139.00	\$6,950.00
8 Admin Assistant	4	\$82.00	\$328.00

Totals:	191		\$32,653.00
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DESIGN PHASE SERVICES DIRECT COSTS

Item	Cost	Type of Compensation
1 Submittal Printing (Dibble).....	\$0.00	Direct Cost
2 Submittal Printing (Dibble).....	\$0.00	Direct Cost
3 Travel (Dibble).....	\$164.72	Direct Cost
4 Meals (Dibble).....	\$158.00	Direct Cost

Sub-Total for Direct Costs..... **\$322.72**

DESIGN PHASE SERVICES SUBCONSULTANTS

Firm	Cost	Type of Compensation
1	\$0.00	Lump Sum
2	\$0.00	Lump Sum

Sub-Total for Subconsultants: **\$0.00**

DESIGN PHASE SERVICES TOTAL FEE

TOTAL FEE (rounded)..... \$32,976.00

Firm:	Dibble On-Call Engineering	Contract Number: TBD
Project:	Runway 6-24 Pavement Maintenance Design, Bid, and Construction Services Harriet Alexander Field (Salida Airport)	Project Number: TBD Task Number: 4 Amendment Number: NA
Date:	3/8/2022	FAA Number: TBD CDOT Number: TBD

DESIGN PHASE SERVICES - ESTIMATED MANHOURS									
TASK	PRINCIPAL	SENIOR PROJECT MANAGER	PROJECT MANAGER	SENIOR ENGINEER	QA/QA MANAGER	PROJECT ENGINEER	SENIOR DESIGNER	ADMIN ASSISTANT	TOTAL HOURS BY TASK
1 General Project Management and Pre-Design Tasks									
1a Project Management & Administration		8				2		4	14
2 Design Start-Up and Data Collection									
2a Existing Document Research and Coordination		1				4			5
2b Base Map Development and Coordination		1				4			5
2c Project Kick-Off Meeting		1			1	1			3
3 75% Progress Submittal									
3a 75% Design Plans		8				10	30		48
3b Draft Engineer's Design Memo		2				16			18
3c 75% Quantities and Engineer's OPCC		2				6			8
3d 75% Review Meeting		2				2			4
3e Internal QA/QC Project Review		3			8				11
3f Draft Documents and Technical Specifications		3				14			17
4									
4a 100% Final Plans		2				4	20		26
4b Final Contract Documents and Technical Specifications		1				10			11
4c Internal QA/QC Project Review		3			6				9
4d Final Quantities and Engineer's OPCC		1				4			5
4e Final Engineer's Design Memo		1				3			4
4f Construction Staging & Storage Area Site Plan (OE/AAA)		1				2			3
TOTAL HOURS BY CLASSIFICATION	0	40	0	0	15	82	50	4	191

Firm:	Dibble On-Call Engineering	Contract Number: TBD
Project:	Runway 6-24 Pavement Maintenance Design, Bid, and Construction Services Harriet Alexander Field (Salida Airport)	Project Number: TBD Task Number: 4 Amendment Number: NA
Date:	3/8/2022	FAA Number: TBD CDOT Number: TBD

DESIGN PHASE SERVICES DIRECT COSTS

1. PRINTING (75% and 100% (Bid Set) Submittals)

a.	0	Submittals of (2 Copies Full-Size Bond Plans)	16 sheets =	16 Sheets @	\$3.00 /sheet	\$0.00
b.	0	Submittals (4 Copies Scaled 1/2-Size Plans)	16 sheets =	16 Sheets @	\$0.50 /sheet	\$0.00
c.	0	Plotting	16 sheets =	16 Sheets @	\$3.00 /sheet	\$0.00
d.	0	Submittals for Spec Book (2 copies @ 350 pages each)	@	350 Sheets @ (double-sided)	\$0.10 /sheet	\$0.00
e.	0	Submittals for Eng. Report (2 copies @ 150 pages each)	@	150 Sheets @ (single-sided)	\$0.60 /sheet	\$0.00

2. Lodging

a.	0	Day	0 Staff	\$119.00 /Day (2022 Federal Per Diem)	\$0
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3. Travel

a.	1	Trips	284 miles	\$0.580 /mile (2022 Federal Per Diem)	\$165
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4. Meals

Firm: Dibble	Contract Number: TBD
On-Call Engineering	Project Number: TBD
Project: Runway 6-24 Pavement Maintenance	Task Number: 4
Design, Bid, and Construction Services	Amendment Number: NA
Harriet Alexander Field (Salida Airport)	FAA Number: TBD
Date: 3/8/2022	CDOT Number: TBD

BID PHASE SERVICES SUMMARY

Classification	Total Hours	Billing Rates	Total Costs
1 Principal	0	\$287.00	\$0.00
2 Senior Project Manager	15	\$226.00	\$3,390.00
3 Project Manager	0	\$193.00	\$0.00
4 Senior Engineer	0	\$184.00	\$0.00
5 QA/QC Manager	0	\$187.00	\$0.00
6 Project Engineer	11	\$165.00	\$1,815.00
7 Senior Designer	0	\$139.00	\$0.00
8 Admin Assistant	0	\$82.00	\$0.00

Totals:	26		\$5,205.00
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BID PHASE SERVICES DIRECT COSTS

Item	Cost	Type of Compensation
1 Lodging (Dibble).....	\$0.00	Direct Cost
2 Travel (Dibble).....	\$175.50	Direct Cost
3 Meals (Dibble).....	\$158.00	Direct Cost

Sub-Total for Direct Costs..... **\$333.50**

BID PHASE SERVICES SUBCONSULTANTS

Firm	Cost	Type of Compensation
1	\$0.00	Lump Sum

Sub-Total for Subconsultants: **\$0.00**

BID PHASE SERVICES TOTAL FEE

TOTAL FEE (rounded)..... \$5,539.00

Firm:	Dibble On-Call Engineering	Contract Number: TBD
Project:	Runway 6-24 Pavement Maintenance Design, Bid, and Construction Services Harriet Alexander Field (Salida Airport)	Project Number: TBD Task Number: 4 Amendment Number: NA
Date:	3/8/2022	FAA Number: TBD CDOT Number: TBD

BID PHASE SERVICES - ESTIMATED MANHOURS									
TASK	PRINCIPAL	SENIOR PROJECT MANAGER	PROJECT MANAGER	SENIOR ENGINEER	QA/QA MANAGER	PROJECT ENGINEER	SENIOR DESIGNER	ADMIN ASSISTANT	TOTAL HOURS BY TASK
5 Bid Phase Services									
5a Project Management and Administration		2				2			4
5b Pre-Bid Meeting and Site Visit		10							10
5c Bid Addendum						2			2
5d Contractor Questions		1				2			3
5e Bid Opening Meeting		1				1			2
5f Bid Tabulation and Recommendation		1				4			5
TOTAL HOURS BY CLASSIFICATION	0	15	0	0	0	11	0	0	26

Firm:	Dibble	Contract Number:	TBD
	On-Call Engineering	Project Number:	TBD
Project:	Runway 6-24 Pavement Maintenance	Task Number:	4
	Design, Bid, and Construction Services	Amendment Number:	NA
	Harriet Alexander Field (Salida Airport)	FAA Number:	TBD
Date:	3/8/2022	CDOT Number:	TBD

BID PHASE SERVICES DIRECT COSTS

1. Lodging

a.	0 days	1 Staff	\$119.00 /Day (2022 Federal Per Diem)	\$0
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2. Travel

a.	1 Trips	300 miles	\$0.585 /mile (2022 Federal Per Diem)	\$176
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3. Meals

a.	1 Days	2 Staff	\$79.00 /Day (2022 Federal Per Diem)	\$158.00
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BID PHASE TOTAL	\$334
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Firm:	Dibble	Contract Number:	TBD
	On-Call Engineering	Project Number:	TBD
Project:	Runway 6-24 Pavement Maintenance	Task Number:	4
	Design, Bid, and Construction Services	Amendment Number:	NA
	Harriet Alexander Field (Salida Airport)	FAA Number:	TBD
Date:	3/8/2022	CDOT Number:	TBD

CONSTRUCTION PHASE SERVICES SUMMARY			
Classification	Total Hours	Billing Rates	Total Costs
1 Principal	0	\$287.00	\$0.00
2 Senior Project Manager	12	\$226.00	\$2,712.00
3 Construction Res. Eng.	0	\$165.00	\$0.00
4 Project Manager	0	\$193.00	\$0.00
5 Senior Engineer	0	\$184.00	\$0.00
6 QA/QC Manager	0	\$187.00	\$0.00
7 Project Engineer	40	\$165.00	\$6,600.00
8 Senior Designer	4	\$139.00	\$556.00
9 Admin Assistant	0	\$82.00	\$0.00
Totals:	56		\$9,868.00

PRECONSTRUCTION PHASE SERVICES DIRECT COSTS		
Item	Cost	Type of Compensation
1 Badging (Dibble).....	\$0.00	Direct Cost
2 Lodging (Dibble).....	\$119.00	Direct Cost
3 Travel (Dibble).....	\$174.00	Direct Cost
4 Meals (Dibble).....	\$158.00	Direct Cost
Sub-Total for Direct Costs.....		\$451.00

PRECONSTRUCTION PHASE SERVICES SUBCONSULTANTS		
Firm	Cost	Type of Compensation
1	\$0.00	Lump Sum
Sub-Total for Subconsultants:		\$0.00

PRECONSTRUCTION PHASE SERVICES TOTAL FEE	
TOTAL FEE (rounded).....	\$10,319.00

Firm:	Dibble On-Call Engineering	Contract Number: TBD
Project:	Runway 6-24 Pavement Maintenance Design, Bid, and Construction Services	Project Number: TBD
	Harriet Alexander Field (Salida Airport)	Task Number: 4
Date:	3/8/2022	Amendment Number: NA
		FAA Number: TBD
		CDOT Number: TBD

CONSTRUCTION PHASE SERVICES SUMMARY										
TASK	PRINCIPAL	SENIOR PROJECT MANAGER	CONSTRUCTION RESIDENT ENGINEER	PROJECT MANAGER	SENIOR ENGINEER	QA/QA MANAGER	PROJECT ENGINEER	SENIOR DESIGNER	ADMIN ASSISTANT	TOTAL HOURS BY TASK
6 Preconstruction Phase Services										
6a Construction Management & Administration		4					4			8
6b Preconstuction Conference		4					4			8
6c Precon Conference Submittal Reviews and Coordination							2			2
6d Site Visits and Observations							16			16
6e Quantity Calculations							3			3
6f Change Order Review and Coordination		1					2			3
6g Material Shop Drawing Review and Coordination		1					2			3
6h RFI Review and Coordination							2			2
6i Punchlist and Coordination							2			2
6j Final Construction Report Memo		1					2			3
6k Record Drawings		1						4		5
6l Final Payment Application							1			1
TOTAL HOURS BY CLASSIFICATION	0	12	0	0	0	0	40	4	0	56

Firm:	Dibble	Contract Number:	TBD
	On-Call Engineering	Project Number:	TBD
Project:	Runway 6-24 Pavement Maintenance	Task Number:	4
	Design, Bid, and Construction Services	Amendment Number:	NA
	Harriet Alexander Field (Salida Airport)	FAA Number:	TBD
Date:	3/8/2022	CDOT Number:	TBD

CONSTRUCTION PHASE SERVICES DIRECT COSTS

1. BADGING

a.	0 Airport Badges and Applications	3 Staff	\$35.00 /Badge	\$0.00
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2. Lodging

a.	1 days	1 Staff	\$119.00 /Day (2022 Federal Per Diem)	\$119
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3. Travel

a.	1 Trips	300 miles	\$0.580 /mile (2022 Federal Per Diem)	\$174
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4. Meals

a.	2 Days	1 Staff	\$79.00 /Day (2022 Federal Per Diem)	\$158.00
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PRECONSTRUCTION PHASE TOTAL	\$451
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ANK RUNWAY 6-24 PAVEMENT MAINTENANCE PRELIMINARY COST ESTIMATE BASE BID - SCHEDULE I						
LINE No.	ITEM No.	DESCRIPTION	APPROX. QTY.	UNIT	UNIT PRICE	AMOUNT
CIVIL						
#REF!	C-105-6.1	Mobilization	1	LS	\$15,000.00	\$15,000.00
#REF!	SP-70.01.1	Crack Seal (0-inch to 3/4-inch)	14,897	LF	\$2.00	\$29,794.60
#REF!	P-608-8.1	Seal Coat	68,336	SY	\$2.00	\$136,672.80
#REF!	P-620-5.2	Permanent Pavement Markings (Entire Airfield)	29,449	SF	\$2.00	\$58,898.40
			CONSTRUCTION SUBTOTAL			\$240,365.80
			Design-Bid-Construction Services			\$48,833.00
			PROJECT TOTAL (Base Bid)			\$289,198.80





LEGEND

 Runway 6-24 Pavement Maintenance (Crack Seal & Seal Coat)

 Re-Stripe All Airfield Markings



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Parks and Recreation	Diesel Post - Parks and Recreation Director	5/3/22

ITEM

Consent Agenda

Council Action - Approve entering into a contract with Stratton and Bratt Landscapes, LLC upon legal team review.

BACKGROUND

The Department of Parks and Recreation enters into many agreements with other organizations and contractors to hold events, complete work, or offer services. Based on community and council input, the Department included a splashpad in the 2022 budget. Council approved \$350,000 for the project in the 32-32-54-6077-3 line. The Department of P&R worked with a designer and created a concept for the splashpad that was used to create a request for proposals (RFP) to build the splashpad. Below are the results of the recent Centennial Park Splash pad RFP.

- Centennial Park Splash pad
 - 2 bids
 - Rocky Mountain Recreation, Inc. = \$534,417.06
 - Stratton and Bratt Landscapes, LLC = \$350,325.57

STAFF RECOMMENDATION

To approve entering into contracts with the Stratton and Bratt Landscapes, LLC for construction services after the contract are reviewed by the City attorney.

SUGGESTED MOTION

A Councilperson should move to “combine and approve the items on the consent agenda.”



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.



All 3D renders shown are for illustration purposes only. Actual colors, textures and finishes may differ from renders.



Salida CO Splashpad, Centennial Park, CO
Version B - 34600



SALIDA SPLASHPAD BID DOCUMENTS [COST SHEET]

SCHEDULE 1: BASE BID

Bidders shall provide pricing for the eight (8) categorized lump sum base bid items below for the professional services described in the Request for Proposal and in accordance with the Drawings and Specifications. The categorized lump sum amounts and the total schedule one base bid price must reconcile with the associated categories and totals in the Schedule of Values (SOV).

- | | |
|---|-------------------------------------|
| 1. Mobilization | Lump Sum Price \$ <u>34,892.65</u> |
| 2. Earthwork & Clear and Grub | Lump Sum Price \$ <u>7,228.34</u> |
| 3. Plumbing materials and installation | Lump Sum Price \$ <u>26,010.12</u> |
| 4. Splashpad equipment | Lump Sum Price \$ <u>95,073.69</u> |
| 5. Splashpad site construction | Lump Sum Price \$ <u>165,278.75</u> |
| 6. Equipment installation | Lump Sum Price \$ <u>11,234.67</u> |
| 7. Landscaping - backfill, seeding, various plantings | Lump Sum Price \$ <u>4,411.76</u> |
| 8. Additional work: _____ | Lump Sum Price \$ <u>0</u> |
| 9. Finishing | Lump Sum Price \$ <u>6,195.59</u> |

SCHEDULE 1: BASE BID TOTAL LUMP SUM AMOUNT (Bid Items 1 thru 8): \$ 350,325.57

SCHEDULE 1: BASE BID LUMP SUM AMOUNT (in words):

THREE HUNDRED FIFTY THOUSAND, THREE HUNDRED TWENTY FIVE DOLLARS AND FIFTY SEVEN CENTS

SCHEDULE 2: ADD ALTERNATES

Bidders shall provide pricing for the four (4) add alternate below for the professional services described in the Request for Proposal and in accordance with the Drawings and Specifications. The lump sum amounts must reconcile with the associated categories in the Schedule of Values (SOV).

- | | |
|--------------------------|----------------------------|
| 1. Add Alternate #1 – NA | Lump Sum Price \$ <u>0</u> |
|--------------------------|----------------------------|



**STRATTON
& BRÄTT**

STATEMENT OF QUALIFICATION

Pleasant Grove | Utah 801.785.8011 | 801.785.8012

Zack Stratton CEO

Zach Stratton: 801.669.6515

TABLE OF CONTENT:

General Company

Introduction

Key Employee Sketches

Projects Completed

i. Introduction of contractor

STRATTON & BRÄTT | GENERAL COMPANY INFORMATION

ESTABLISHED:	July 2011
CONTRACTOR'S LICENSE:	8831565-5501 S330 Landscape B100 General Contractor E100 Engineer
FEDERAL ID NUMBER:	46-3218964
TYPE OF WORK:	Commercial and Residential; Parks, Golf Courses, Schools, Condominiums, Hotels, Industrial Parks, LDS Temples, Churches, Botanical Gardens, Wetland and Re-vegetation Water Features, Splash Pads, Design, Timber Structures, Rock Retaining Walls, Block Walls, Landscaping, Irrigation, Paving and Concrete, Excavation
BANKS:	Bank of Utah 1000 West 800 North, Orem, UT 84057 801.623.5159
LIABILITY & BOND INSURANCE	Leavitt Group 199 N Main St PO Box 757 Spanish Fork, UT 84660 Mike Vowles 801.361.35

ii. Narrative and Approach

Stratton and Bratt is a Commercial and Residential contractor specializing in such areas and facilities as Parks, Golf Courses, Schools, Condominiums, Hotels, Industrial Parks, LDS Temples, Churches, Botanical Gardens, Wetlands and Re-vegetation.

Stratton and Bratt is well known for our ability to design, build, and maintain water features, splash pads, rock retaining walls, block walls, landscaping, irrigation, paving and concrete. Originally being founded in 1976 Stratton and Bratt has extensive experience in all these areas. Stratton and Bratt has the manpower as well as the equipment needed currently available and fully intends to self-perform this project in its entirety. Those that will be at the head of this project have a combined 130+ years of experience each bringing to the table a high level of expertise in their own unique skill set.

iii. References and Experience

Herriman Town Center Park and Water Feature, splash pad, concrete walls and play area
\$1,553,697. City of Herriman

Smith Fields Splash Pad- Restroom, Pumphouse, Site Amenities, Splash Pad, Play Equipment,
Asphalt Paving, Storm Drain Tie In \$1,600,000 Draper City

Soleil Lofts- Landscaping, Astro Turf, Planters, Irrigation, Hardscape areas, Drainage Pond, Wasatch
Commercial Builders-\$1,548,866

Sandy City Ampitheater, Splash Pad, Water Feature, concrete walls, Play Structures, Sandy City-
\$850,000

Hale Center Theater, Rock Features, Water Features, Landscaping, Irrigation, Hale Theater Sandy,
UT-\$1,595,650

UVU Practice Soccer Fields, Demolition, Grading, Irrigation, sodding, Utah Valley University
\$335,000

Reinhart Splash Pad, Splash Pad, Water Features, Mechanical Room , City of Idaho Falls, ID
\$299,674

NAC Campus Improvements, Wilderness area restoration, ADA accessible pathways, Irrigation,
Landscaping, National Ability Center, \$286,083

University of UT Rice Eccles Stadium, Irrigation, Landscaping, Large Planters, installed in very tight
spaces. U of U \$133,683

High Star Ranch, Dredge Ponds, install new pumps, trails, landscape, and irrigation \$2,425,000

Glendale Park Phase II, Demolish and Regrade, Install Storm Drain system, Install Irrigation,
Landscaping Play Structures, Salt Lake City \$319,752

Silverlake Park, Grading, Storm Drain System, Irrigation, Concrete, Landscaping, Play Structures City
of Eagle Mountain \$719,580

v. References

BHI Inc Brandon Wilkins 435-781-7382 bwilkins@bhico.com

Okland Construction Chase Madrigal 801-486-0144
Chase.madrigal@okland.com

Layton Construction Johnny Hollingshead
801-803-2025 jhollingshead@laytonconstruction.com

Wasatch Commercial Builders Paul Prestwich 801-381-0584 pprestwich@wasatchcb.com

Draper City Brad Jensen 801-576-6570 brad@draper.ut.us

Sandy City Dan Medina 801-568-2911 parksandrec@sandy.utah.gov

Sandy City



Herriman City Splash Pad



Draper City Splash Pad



iv. Project Organization



PERRY BRÄTT

Vice President (Estimating Department)

PROFESSIONAL CERTIFICATIONS

BS Degree, BYU (University Studies: Philosophy, English, Latin & Greek)

MS Degree work, BYU (Not finished--Education)

Licensed as General Contractor (B-100), General Engineer (E-100) and Landscape Construction (S330)

Various training seminars and certificates in our profession over the years

PROFESSIONAL AFFILIATIONS

Served two years as a BYU Alumni Board Member

President for 17 years of A Child's Hope Foundation (Construction work building orphanages in Haiti, Africa, Bulgaria, China and Mexico)

Association of Landscape Construction Association

Boy Scouts of America

Student Body President of Brigham Young University

TEAM BUILDING STATEMENT

Love your work and love those who help with that work. That means integrity is very important—doing what you say you are going to do.

AWARDS

- iv. Several National Merit Awards of Landscape Construction Projects
- v. Twice awarded the ACLC Safety Award of the Year (Significant National Award)
- vi. Boy Scouts of America National Merit Award

CLIENT RELATIONSHIP PHILOSOPHY

We believe by inspiring our employees, sub-contractors, and suppliers to be excellent providers of service, our customers will receive excellent quality and service.

SELECTED PROJECT EXPERIENCE**Haiti LDS Temple | 2017-2019**

Head Estimator and Project Manager

Evermore Park | 2017-2018

Head Estimator and Project Superintendent

Herriman Towne Center | 2016-2017

Project Manager and Head Estimator

Tijuana Mexico LDS Temple | 2014-16

Project Manager and Estimator

Sullivan Soccer Complex, St. George, UT | 2014-16

Head Estimator

Riverton City Main City Park, Riverton, UT | 2015

Head Estimator

Real Salt Lake Training Complex, Herriman, UT | 2014

Head Estimator

Mountain Pointe Medical Facility, Lehi, UT | 2014

Head Estimator

Weber State Central Plaza Water Feature | 2014

Project Manager and Estimator

Bingham Junction Park, Midvale, UT | 2014

Head Estimator

Sandy City Splash Pad, Sandy City, UT | 2014

Project Manager and Estimator

I-15 Davis County Extension, Davis County, UT | 2013

Head Estimator

Talons Golf Course, Lehi, UT | 2001-2

Senior Project Manager and Head Estimator

Haiti Orphanage and School Complex, Haiti / 2003-04**Provo Canyon Beautification, State of Utah | 2008**

Project Manager, On-Site Supervisor and Estimator (10 miles, 168,000 plants)

Utah Water Conservation, Orem, UT | 2007

Project Manager and Estimator

Timpanogos Temple, American Fork, UT / 1998

Project Manager and Estimator

Uinta Mountain Revegetation | 1998

Project Manager, On-Site Supervisor and Estimator (115 acres of tree planting)

Thanksgiving Point, Lehi, UT | 20??

Project Manager and Estimator (19,000+ trees, three water features, etc.)

IPP Ball fields, Delta, UT | 1997

Project Manager and Estimator (Four ballfields, parking lots, etc.)

Red Butte Gardens, SLC, UT | 1997-2003

Project Manager and Estimator, Several Phases

Traverse Mountain Development, Lehi, UT | 2003-2016

Project Manager and Estimator (Several parks, streetscapes, several buildings),

USA Olympic Development, Park City | 2001

Project Manager and Estimator (Several Projects)

Numerous Forest Service Projects | 1996-2005

(Cherry Campground, Timpanogos Campground, Payson Reservoir, Mutual Dell Campground and Development, etc.) Utah, Project Manager and Estimator

- **51 years' experience as a Landscape and General Contractor responsible for estimation and design department**
- **Landscape superintendent over many projects**
- **Irrigation specialist and trainer**
- **Estimated over \$900 million in landscape/construction projects.**

LEADING IN MY ROLE

In acquiring 51 years of experience, Perry Brätt fulfilled roles as CEO, President and Vice President. Along with his brother Jon, they have been with the company full time since they started the company in 1976.

Some of his favorite projects over the years include revegetation of the Uinta Mountains and various Forest Service projects (The revegetation effort created a significant improvement of the mountain environment and received the highest rating of all revegetation companies ever given by the USA Forest Service); Talons Golf Course; Weber State Central Plaza Water Feature (some of the boulders exceeded 17 feet in length); Timpanogos and Tijuana Temples (landscaping and water features); Provo Canyon Revegetation (I really enjoyed the challenge of planting 168,000 trees and shrubs and the beauty that effort has resulted in).

Another favorite project included working on Haiti and Mexico projects because of the impact they had on some very poor communities. Volunteer work on various projects such as the Adventure Land Learning Park in Pleasant Grove also rank high in favored projects. Even now, 25 years later, the park is still busy with 20-70 children actively playing.

Work in the mountains and natural environments also provided a great opportunity to help develop the stream and boardwalk work for Strawberry River development. "I love to walk these areas and see the natural beauty we have preserved and made available for the public to enjoy," said Brätt.





Zach White

Project Manager

PROFESSIONAL CERTIFICATIONS

OSHA 300

CDL Class A License

Counterbalance Forklift Class 1-2-3-4-5 and 7 Certifications

Union of Operating Engineers Heavy Equipment Certifications

PROFESSIONAL AFFILIATIONS

TEAM BUILDING STATEMENT

"A mountain is built from the ground up."

AWARDS

2016 Michael C. Pishnick Safety Award for excellence in safety.

CLIENT RELATIONSHIP PHILOSOPHY

Transparency and honesty are always the best philosophy.

SELECTED PROJECT EXPERIENCE

Founders Pointe, Founders Blvd and Old Farm Rd Saratoga Springs, UT 2019-2020- \$1.2M
Project Manager

Highland Park Phase 2, Kitty Hawk Ln South Jordan, UT 2020- \$429K
Project Manager

Dugway Proving Grounds, Dugway Military Base, UT 2020- \$250K
Project Manager

- 15+ years of experience in construction
- 15+ years of experience as a heavy equipment operator
- 3+ years as a safety coordinator
- 13+ years of concrete experience

LEADING IN MY ROLE

In Zach's many years of experience he has had the opportunity to fill a variety of roles, working his way from a laborer to his current position as a project manager. Zach has spent many years working on and building projects such as, sewer plants, water treatment facilities, large parks, and even large monuments. Zach is a driven and dedicated professional with a keen ability to work with diverse personality types. Zach is a proven leader with an exemplary record from years of physically and intellectually demanding jobs in construction management. Zach is excellent at communicating with an uncanny ability to relate and connect with persons of all backgrounds and professional levels to establish and maintain productive working relationships. Zach is recognized and valued by his managers and peers for professionalism and commitment to exceed expectations.



Kory Parker

Aquatics Division Manager

PROFESSIONAL CERTIFICATIONS

National Recreation and Parks Association, AFO Instructor, PublicUse Pool Operations

GENERAL INFORMATION

35 years of experience in chemical treatment systems and aquatics systems. Specializing mainly in commercial and public facilities in construction and servicing.

Intermountain and International Project Supervisor/Contractor

PROFESSIONAL CAREER

Kory entered the aquatics industry as an equipment salesman to the municipal market in 1987. In 1990 Kory received his certification to teach the Certified Pool Operator course. Then he was invited to be in the first class of instructors for The Aquatic Facilities Operator course for the National Recreation and Parks Association 1992.

After moving to Utah in 1995, Kory was responsible for the service territory of Utah, Wyoming and Idaho for a municipal pool equipment supplier. In 2011, Kory was invited to lead the staff for Seven Peaks Waterparks. During his time with Seven Peaks the company also acquired parks in Salt Lake City, Missouri and Indiana. Kory was responsible for all supervision of water quality, landscape and building maintenance for all of these properties.

Today, Kory is the Stratton and Bratt Aquatics Division Manager providing technical service, repair, installation and operator training for public use pools throughout the Western States. He and his team install and maintain commercial splashpads, pools, and water features of all kinds. Kory and his team have the expertise and innovative technology to enhance and extend the life of aquatic features while helping clients to meet compliance requirements of the State Health Code.

Kory brings a high level of experience and professionalism, setting the standard for, and training others as a National AFO Instructor. His experience allows us to build aquatic systems in a way that facilitates easy maintenance, proper operation, and longevity.



TIM MAYNES

Sr. Project Manager (Over Construction Operations)

EDUCATION

Salt Lake Community College – General Studies

Southern Utah University – Business Finance

University of Utah - Spanish

Various training seminars and certificates in our profession over the years

TEAM BUILDING STATEMENT

Train employees well enough that they can leave, treat them well enough that they don't want to.

AWARDS

2016 ALSA Honor Award - Sugar House Monument Plaza project

CLIENT RELATIONSHIP PHILOSOPHY

"A rising tide lifts all ships" Success is a mutualistic symbiotic relationship. We want to succeed, and we cannot succeed alone. The level of success we are able to rise to is wholly dependent upon how high those around us are able to rise with us. We want our employees, subcontractors and suppliers to succeed in their endeavors while we succeed in ours. We treat others how we want to be treated by performing quality work with fair pricing and doing what we have promised to do.

SELECTED PROJECT EXPERIENCE

Soleil Lofts – Water Features and Landscape, Herriman, UT | 2019 – 2021 - \$800K

Sr. Project Manager

Highland Park Phases 1 & 2 – Landscape, South Jordan, UT | 2018 – 2020 - \$1M

Sr. Project Manager

Hale Center Theater – Water Features and Landscape, Sandy, UT | 2018 - \$1M

Project Manager

Haiti LDS Temple – Landscape, Port-a-Prince, Haiti | 2017 – 2019 - \$600K

Project Manager

Marina Pump Station – Saratoga Springs, UT | 2015 – 2016 - \$5.1M

Project Manager

UDOT Tabiona Bridges – Tabiona, UT | 2015 – 2016 - \$1.9M

Project Manager

Sugar House Monument Plaza – Salt Lake City, UT | 2014 – 2015 - \$2.5M

Project Manager

Mountain View Waste Water Treatment Plant – Mountain View, WY | 2013 – 2014 - \$3M

Project Manager

South Valley Water Reclamation Facility 4D – West Jordan, UT | 2011 – 2013 - \$23M

On site Project Manager

Jerome Waste Water Treatment Plant – Jerome, ID | 2009 – 2010 - \$7M

Superintendent

Quarry Bend Park – Sandy, UT | 2007 – 2008 - \$2M

Superintendent

Central Utah Water Conservancy – Education Gardens, Orem, UT | 2006 - \$1M

Superintendent

Provo Temple Grounds Upgrades – Provo, UT | 2005 – 2006 - \$2M

Superintendent

Thanksgiving Point, Lehi, UT | 1998

Superintendent/Electrician

- **32 years' experience as a Landscape Contractor, General Contractor, and Electrical Contractor responsible for Operations department**
- **Sr. Project Manager responsible for the management of eight Project Managers**
- **Fluent in English and Spanish**
- **Constructed over \$300 million in projects**

LEADING IN MY ROLE

In acquiring 32 years of experience, Tim Maynes fulfilled roles as Sr. Project Manager, Project Manager, Estimator, Safety Director, Superintendent, and Electrical Contractor.

When asked what were your favorite projects and why: Tim responded “This is kind of like asking someone to pick their favorite child. I have enjoyed each project for a myriad of reasons ranging from their challenges to how they have improved the setting where they were constructed. My favorite projects are those where I have developed lasting relationships and partnered with the owner and designer to provide a vast improvement in a challenging situation.”

iv. Insurance

- We will maintain the insurance required for this RFP throughout the duration of the project.

Proclamation

DECLARING MAY 12TH AS ARBOR DAY

Whereas, in 1872, the Nebraska Board of Agriculture established a special day to be set aside for the planting of trees; and

Whereas, this holiday, called Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and

Whereas, Arbor Day is now observed throughout the nation and the world; and

Whereas, trees can be a solution to combating climate change by reducing the erosion of our precious topsoil by wind and water, cutting heating and cooling costs, moderating the temperature, cleaning the air, producing life-saving oxygen, and providing habitat for wildlife; and

Whereas, trees are a renewable resource giving us paper, wood for our homes, fuel for our fires, and countless other wood products; and

Whereas, trees in our city increase property values, enhance the economic vitality of business areas, and beautify our community; and

Whereas, trees – wherever they are planted – are a source of joy and spiritual renewal.

Now, therefore, the City of Salida does hereby proclaim May 12, 2022, as ARBOR DAY in the City of Salida, and we urge all citizens to celebrate Arbor Day and to support efforts to protect our trees and woodlands, and

Further, we urge all citizens to plant trees to gladden the heart and promote the well-being of this and future generations.

Dan Shore, Mayor

Date



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Clerk	Erin Kelley - City Clerk	May 3, 2022

ITEM

New Hotel and Restaurant Liquor License for The Crossroads LLC dba The Crossroads at 142 W Highway 50 for Eric Burns.

BACKGROUND

A new Colorado Hotel and Restaurant application was filed with the City Clerk on March 23, 2022. The Notice of Public Hearing was published on April 1, 2022 in the Mountain Mail and the premises was posted on April 13, 2022.

All proper fees have been remitted to the City and State of Colorado. The individual history record and the Colorado Bureau of Investigation background checks have been reviewed by staff with no issues.

The establishment passed both Fire and Police Department inspections.

STAFF RECOMMENDATION

Staff recommends that the Liquor Licensing Authority approve a new Hotel and Restaurant Liquor License for The Crossroads LLC dba The Crossroads.

SUGGESTED MOTION

Following a public hearing on the matter, a Liquor Authority member should “move to approve a new Hotel and Restaurant Liquor License for Eric Burns, the Crossroads LLC dba The Crossroads” followed by a second and roll call vote.

Colorado Liquor Retail License Application

☐ New License ☒ New-Concurrent ☐ Transfer of Ownership ☐ State Property Only			
• All answers must be printed in black ink or typewritten • Applicant must check the appropriate box(es) • Applicant should obtain a copy of the Colorado Liquor and Beer Code: www.colorado.gov/enforcement/liquor			
1. Applicant is applying as a/an ☐ Individual ☒ Limited Liability Company ☐ Association or Other ☐ Corporation ☐ Partnership (includes Limited Liability and Husband and Wife Partnerships)			
2. Applicant If an LLC, name of LLC; if partnership, at least 2 partner's names; if corporation, name of corporation <u>The Crossroads LLC</u>			FEIN Number <u>86-291793</u>
2a. Trade Name of Establishment (DBA) <u>The Crossroads LLC</u>		State Sales Tax Number <u>[REDACTED]</u>	Business Telephone <u>719.232.039</u>
3. Address of Premises (specify exact location of premises; include suite/unit numbers) <u>142 W. Rainbow Blvd</u>			
City <u>Salida</u>		County <u>Chaffee</u>	State <u>CO</u>
4. Mailing Address (Number and Street) <u>P.O. Box 96</u>		City or Town <u>Salida</u>	State <u>CO</u>
5. Email Address <u>the crossroads 2020@hotmail.com</u>			
6. If the premises currently has a liquor or beer license, you must answer the following questions			
Present Trade Name of Establishment (DBA)		Present State License Number	Present Expiration Date
Present Class of License			

Section A Nonrefundable Application Fees	Section B (Cont.) Liquor License Fees
☐ Application Fee for New License\$1550.00 ☒ Application Fee for New License w/Concurrent Review\$1750.00 ☐ Application Fee for Transfer\$1550.00	☐ Lodging & Entertainment - L&E (County)\$500.00 ☐ Manager Registration - H & R\$75.00 ☐ Manager Registration - Tavern\$75.00 ☐ Manager Registration - Lodging & Entertainment\$75.00 ☐ Manager Registration - Campus Liquor Complex\$75.00
Section B Liquor License Fees	
☐ Add Optional Premises to H & R\$200.00 X Total _____ ☐ Add Related Facility to Resort Complex \$75.00 X Total _____ ☐ Arts License (City)\$308.75 ☐ Arts License (County)\$308.75 ☐ Beer and Wine License (City)\$351.25 ☐ Beer and Wine License (County)\$436.25 ☐ Brew Pub License (City)\$750.00 ☐ Brew Pub License (County)\$750.00 ☐ Campus Liquor Complex (City)\$500.00 ☐ Campus Liquor Complex (County)\$500.00 ☐ Campus Liquor Complex (State)\$500.00 ☐ Club License (City)\$308.75 ☐ Club License (County)\$308.75 ☐ Distillery Pub License (City)\$750.00 ☐ Distillery Pub License (County)\$750.00 ☒ Hotel and Restaurant License (City)\$500.00 ☐ Hotel and Restaurant License (County)\$500.00 ☐ Hotel and Restaurant License w/one opt premises (City)\$700.00 ☐ Hotel and Restaurant License w/one opt premises (County)\$700.00 ☐ Liquor-Licensed Drugstore (City)\$227.50 ☐ Liquor-Licensed Drugstore (County)\$312.50 ☐ Lodging & Entertainment - L&E (City)\$500.00	☐ Master File Location Fee\$50.00 X Total _____ ☐ Master File Background\$500.00 X Total _____ ☐ Optional Premises License (City)\$500.00 ☐ Optional Premises License (County)\$500.00 ☐ Racetrack License (City)\$500.00 ☐ Racetrack License (County)\$500.00 ☐ Resort Complex License (City)\$500.00 ☐ Resort Complex License (County)\$500.00 ☐ Related Facility - Campus Liquor Complex (City)\$160.00 ☐ Related Facility - Campus Liquor Complex (County)\$160.00 ☐ Related Facility - Campus Liquor Complex (State)\$160.00 ☐ Retail Gaming Tavern License (City)\$500.00 ☐ Retail Gaming Tavern License (County)\$500.00 ☐ Retail Liquor Store License-Additional (City)\$227.50 ☐ Retail Liquor Store License-Additional (County)\$312.50 ☐ Retail Liquor Store (City)\$227.50 ☐ Retail Liquor Store (County)\$312.50 ☐ Tavern License (City)\$500.00 ☐ Tavern License (County)\$500.00 ☐ Vintners Restaurant License (City)\$750.00 ☐ Vintners Restaurant License (County)\$750.00

Questions? Visit: www.colorado.gov/enforcement/liquor for more information

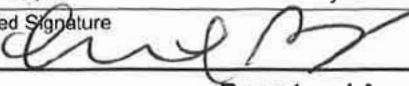
Do not write in this space - For Department of Revenue use only

Liability Information			
License Account Number	Liability Date	License Issued Through (Expiration Date)	Total
			\$

Name The Crossroads LLC	Type of License Hotel & Rest.	Account Number
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7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?	Yes	No		
	☐	☒		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
(a) Been denied an alcohol beverage license?	☐	☒		
(b) Had an alcohol beverage license suspended or revoked?	☐	☒		
(c) Had interest in another entity that had an alcohol beverage license suspended or revoked?	☐	☒		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.	☐	☒		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?	☐	☒		
or Waiver by local ordinance? ☐ ☐ Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.	☐	☐		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.	☐	☐		
13a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?	☐	☐		
13b. Are you a Colorado resident?	☒	☐		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee.	☐	☒		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?	☐	☒		
☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____ a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:				
Landlord Dick Leavitt	Tenant Eric Burns/The Crossroads LLC	Expires 3/23		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16. ☐ ☒				
c. Attach a diagram designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
N/A				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises: Has a local ordinance or resolution authorizing optional premises been adopted?	☐	☒		
Number of additional Optional Premise areas requested. (See license fee chart) _____				
18. Liquor Licensed Drugstore (LLDS) applicants, answer the following:				
(a) Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise?	☐	☐		
If "yes" a copy of license must be attached.				
19. Club Liquor License applicants answer the following: Attach a copy of applicable documentation				
(a) Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain?	☐	☐		
(b) Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain?	☐	☐		
(c) How long has the club been incorporated?	☐	☐		
(d) Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above?	☐	☐		
20. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following:				
(a) Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached)	☐	☐		

Name <u>The Crossroads LLC</u>	Type of License <u>Hotel & Rest.</u>	Account Number
21. Campus Liquor Complex applicants answer the following: (a) Is the applicant an institution of higher education? N/A ☐ Yes ☐ No (b) Is the applicant a person who contracts with the institution of higher education to provide food services? If "yes" please provide a copy of the contract with the institution of higher education to provide food services. N/A ☐ Yes ☐ No		
22. For all on-premises applicants. a. Hotel and Restaurant, Lodging and Entertainment, Tavern License and Campus Liquor Complex, the Registered Manager must also submit an Individual History Record - DR 8404-I and fingerprints. b. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.		
Last Name of Manager <u>Burns</u>	First Name of Manager <u>Eric</u>	
23. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. ☐ Yes ☒ No		
24. Related Facility - Campus Liquor Complex applicants answer the following: a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. N/A ☐ Yes ☐ No b. Designated Manager for Related Facility- Campus Liquor Complex		
Last Name of Manager <u>N/A</u>	First Name of Manager <u>N/A</u>	
25. Tax Distraint Information. Does the applicant or any other person listed on this application including its partners, officers, directors, stockholders, members (LLC) or managing members (LLC) and any other persons with a 10% or greater financial interest in the applicant currently have an outstanding tax distraint issued to them by the Colorado Department of Revenue? If yes, provide an explanation and include copies of any payment agreements. ☐ Yes ☒ No		
26. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and submit fingerprint cards to the local licensing authority.		
Name <u>Eric Burns</u>		Position <u>owner</u> %Owned <u>100</u>
Name	Home Address, City & State	DOB Position %Owned
Name	Home Address, City & State	DOB Position %Owned
Name	Home Address, City & State	DOB Position %Owned
Name	Home Address, City & State	DOB Position %Owned
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Title 47 or 48, C.R.S.		

Name <u>The Crossroads LLC</u>		Type of License <u>Hotel & Rest</u>	Account Number	
Oath Of Applicant				
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.				
Authorized Signature 		Printed Name and Title <u>Eric L Burns</u>		Date <u>3/22/22</u>
Report and Approval of Local Licensing Authority (City/County)				
Date application filed with local authority <u>3/23/22</u>		Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)		
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been:				
☒ Fingerprinted ☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants				
That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license				
(Check One)				
☒ Date of inspection or anticipated date <u>before or after Liquor Hearing</u> ☐ Will conduct inspection upon approval of state licensing authority				
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?				Yes No ☐ ☒
☐ Is the Liquor Licensed Drugstore(LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?				☐ ☒
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.				
☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?				☐ ☒
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 12, Article 46 or 47, C.R.S., and Liquor Rules. Therefore, this application is approved.				
Local Licensing Authority for		Telephone Number	☐ Town, City ☐ County	
Signature	Print	Title	Date	
Signature	Print	Title	Date	

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

The Crossroads L.L.C.

is a

Limited Liability Company

formed or registered on 03/29/2021 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20211312833 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 02/07/2022 that have been posted, and by documents delivered to this office electronically through 02/08/2022 @ 14:30:37 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 02/08/2022 @ 14:30:37 in accordance with applicable law. This certificate is assigned Confirmation Number 13779805 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's Web site is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's Web site, <http://www.sos.state.co.us/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our Web site, <http://www.sos.state.co.us/> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

Articles of Organization for a Limited Liability Company

filed pursuant to § 7-90-301 and § 7-80-204 of the Colorado Revised Statutes (C.R.S.)

The domestic entity name of the limited liability company is The Crossroads L.L.C.

The principal office street address is 142 W Rainbow Blvd
Salida CO CO 81201
US

The principal office mailing address is PO Box 96
Salida CO 81201
US

The name of the registered agent is Eric Burns

The registered agent's street address is 

The registered agent's mailing address is PO Box 96
Salida CO 81201
US

The person above has agreed to be appointed as the registered agent for this limited liability company.

The management of the limited liability company is vested in Members

There is at least one member of the limited liability company.

Person(s) forming the limited liability company

Eric L Burns
PO Box 96
Salida CO 81201
US

Causing this document to be delivered to the Secretary of State for filing shall constitute the affirmation or acknowledgment of each individual causing such delivery, under penalties of perjury, that the document is the individual's act and deed, or that the individual in good faith believes the document is the act and deed of the person on whose behalf the individual is causing the document to be delivered for filing, taken in conformity with the requirements of part 3 of article 90 of title 7, C.R.S., and, if

applicable, the constituent documents, and the organic statutes, and that the individual in good faith believes the facts stated in the document are true and the document complies with the requirements of that Part, the constituent documents, and the organic statutes.

This perjury notice applies to each individual who causes this document to be delivered to the secretary of state, whether or not such individual is named in the document as one who has caused it to be delivered.

Name(s) and address(es) of the individual(s) causing the document to be delivered for filing

Eric L Burns
PO Box 96
Salida CO 81201
US

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL COUNSEL BEFORE SIGNING

BUSINESS LEASE

This lease, dated February 1, 2022, is between Richard D Leavitt
and Helen A Leavitt as Landlord,
and Eric Burns / The crossroads as Tenant.

In consideration of the payment of the rent and the performance of the covenants and agreements by the Tenant set forth herein,
the Landlord does hereby lease to the Tenant the following described premises situate in Chaffee
County, in the State of Colorado; the address of which is 142 West Highway 50
Suite 2 Property Address

Legal Description

Said premises, with all the appurtenances, are leased to the Tenant from the date of February 1, 2022
until the date of January 31, 2023 at and for a rental for the full term of \$ [REDACTED]
payable in monthly installments of \$ [REDACTED]

in advance, on the 1st day of each calendar month during the term of this lease, payable at 1111 I Street
Salida, Colorado 81201 Address, without notice.

THE TENANT, IN CONSIDERATION OF THE LEASING OF THE PREMISES AGREES AS FOLLOWS:

1. The Tenant shall pay the rent for the premises above-described.
2. The Tenant shall, at the expiration of this lease, surrender the premises in as good a condition as when the Tenant entered the premises, ordinary wear and tear excepted. The Tenant shall keep all sidewalks on and around the premises free and clear of ice and snow; keep the entire exterior premises free from all litter, dirt, debris and obstructions; and keep the premises in a clean and sanitary condition as required by the ordinances of the city and county in which the property is situate.
3. The Tenant shall not sublet any part of the premises, nor assign the lease, or any interest therein, without the written consent of the Landlord.
4. The Tenant shall use the premises only as A Retail food restaurant and shall not use the premises for any purposes prohibited by the laws of the United States or the State of Colorado, or of the ordinances of the city or town in which said premises are located, and shall neither permit nor suffer any disorderly conduct, noise or nuisance having a tendency to annoy or disturb any persons occupying adjacent premises.
5. The Tenant shall neither hold, nor attempt to hold, the Landlord, its agents, contractors and employees, liable for any injury, damage, claims or loss to person or property occasioned by any accident, condition or casualty to, upon, or about the premises including, but not limited to, defective wiring, the breaking or stopping of the plumbing or sewage upon the premises, unless such accident, condition or casualty is directly caused by intentional or reckless acts or omission of the Landlord. Notwithstanding any duty the Landlord may have hereunder to repair or maintain the premises, in the event that the improvements upon the premises are damaged by the negligent, reckless or intentional act or omission of the Tenant or any employees, agents, invitees, licensees or contractors, the Tenant shall bear the full cost of such repair or replacement. The Tenant shall hold Landlord, Landlord's agents and their respective successors and assigns, harmless and indemnified from all injury, loss, claims or damage to any person or property while on the demised premises or any other part of Landlord's property, or arising in any way out of Tenant's business, which is occasioned by an act or omission of Tenant, its employees, agents, invitees, licensees or contractors. The Landlord is not responsible for any damage or destruction to the Tenant's personal property.
6. The Tenant shall neither permit nor suffer said premises, or the walls or floors thereof, to be endangered by overloading, nor said premises to be used for any purpose which would render the insurance thereon void or the insurance risk more hazardous, nor make any alterations in or changes in, upon, or about said premises without first obtaining the written consent of the Landlord.
7. The Tenant shall obtain and keep in full force, at Tenant's expense, fire and liability insurance as may be reasonably required by the Landlord. Tenant shall provide copies of such insurance policies upon the Landlord's request.
8. The Tenant shall permit the Landlord to place a "For Rent" sign upon the leased premises at any time after sixty (60) days before the end of this lease.
9. The Tenant shall allow the Landlord to enter upon the premises at any reasonable hour.

IT IS EXPRESSLY UNDERSTOOD AND AGREED BETWEEN LANDLORD AND TENANT AS FOLLOWS:

10. The Tenant shall be responsible for paying the following:

☐ Janitorial Services ☒ Other Snow Removal ☒ Electric ☐ Gas ☐ Water ☐ Sewer ☒ Phone ☒ Refuse Disposal

The ☐ Landlord ☐ Tenant agrees to keep all the improvements upon the premises, including but not limited to, structural components, interior and exterior walls, floors, ceiling, roofs, sewer connections, plumbing, wiring and glass in good maintenance and repair at their expense. In the event the Landlord is responsible for repair of the premises, the Tenant shall be obliged to notify the Landlord of any condition upon the premises requiring repair and the Landlord shall be provided a reasonable time to accomplish said repair.

11. No assent, express or implied, to any breach or default of any one or more of the agreements hereof shall be deemed or taken to be a waiver of any succeeding or other breach or default.

12. If, after the expiration of this lease, the Tenant shall remain in possession of the premises and continue to pay rent without a written agreement as to such possession, then such tenancy shall be regarded as a month-to-month tenancy, at a monthly rental, payable in advance, equivalent to the last month's rent paid under this lease, and subject to all the terms and conditions of this lease.

13. If the premises are left vacant and any part of the rent reserved hereunder is not paid, then the Landlord may, without being obligated to do so, and without terminating this lease, retake possession of the said premises and rent the same for such rent, and upon such conditions as the Landlord may think best, making such changes and repairs as may be required, giving credit for the amount of rent so received less all expenses of such changes and repairs, and the Tenant shall be liable for the balance of the rent herein reserved until the expiration of the term of this lease.

14. The Landlord acknowledges receipt of a deposit in the amount of \$ [redacted] to be held by the Landlord for the faithful performance of all of the terms, conditions and covenants of this lease. The Landlord may apply the deposit to cure any default under the terms of this lease and shall account to the Tenant for the balance. The Tenant may not apply the deposit hereunder to the payment of the rent reserved hereunder or the performance of other obligations.

15. If the Tenant shall be in arrears in payment of any installment of rent, or any portion thereof, or in default of any other covenants or agreements set forth in this lease, and the default remains uncorrected for a period of three (3) days after the Landlord has given written notice thereof pursuant to applicable law, then the Landlord may, at the Landlord's option, undertake any of the following remedies without limitation: (a) declare the term of the lease ended; (b) terminate the Tenant's right to possession of the premises and reenter and repossess the premises pursuant to applicable provisions of the Colorado Forcible Entry and Detainer Statute; (c) recover all present and future damages, costs and other relief to which the Landlord is entitled; (d) pursue breach of contract remedies; and/or (e) pursue any and all available remedies in law or equity. In the event possession is terminated by a reason of default prior to expiration of the term, the Tenant shall be responsible for the rent occurring for the remainder of the term, subject to the Landlord's duty to mitigate such damages. Pursuant to applicable law (13-40-104(d.5), (e.5) and 13-40-107.5, C.R.S.) which is incorporated by this reference, in the event repeated or substantial default(s) under the lease occur, the Landlord may terminate the Tenant's possession upon a written Notice to Quit, without a right to cure. Upon such termination, the Landlord shall have available any and all of the above-listed remedies.

16. If the property or the premises shall be destroyed in whole or in part by fire, the elements, or other casualty and if, in the sole opinion of the Landlord, they cannot be repaired within ninety (90) days from said injury and the Landlord informs the Tenant of said decision; or if the premises are damaged in any degree and the Landlord informs the Tenant it does not desire to repair same and desires to terminate this lease; then this lease shall terminate on the date of such injury. In the event of such termination, the Tenant shall immediately surrender the possession of the premises and all rights therein to the Landlord; shall be granted a license to enter the premises at reasonable times to remove the Tenant's property; and shall not be liable for rent accruing subsequent to said event. The Landlord shall have the right to immediately enter and take possession of the premises and shall not be liable for any loss, damage or injury to the property or person of the Tenant or occupancy of, in or upon the premises.

If the Landlord repairs the premises within ninety (90) days, this lease shall continue in full force and effect and the Tenant shall not be required to pay rent for any portion of said ninety (90) days during which the premises were wholly unfit for occupancy.

17. In the event any dispute arises concerning the terms of this lease or the non-payment of any sums under this lease, and the matter is turned over to an attorney, the party prevailing in such dispute shall be entitled, in addition to other damages or costs, to receive reasonable attorneys' fees from the other party.

18. In the event any payment required hereunder is not made within ten (10) days after the payment is due, a late charge in the amount of 10 % of the payment will be paid by the Tenant.

19. In the event of a condemnation or other taking by any governmental agency, all proceeds shall be paid to the Landlord hereunder, the Tenant waiving all right to any such payments.

20. This lease is made with the express understanding and agreement that in the event the Tenant becomes insolvent, the Landlord may declare this lease ended, and all rights of the Tenant hereunder shall terminate and cease.

21. The Tenant and the Landlord further agree:

* The restaurant equipment is in excellent condition and must be maintained by the Tenant at his expense

This lease shall be subordinate to all existing and future security interests on the premises. All notices shall be in writing and be personally delivered or sent by first class mail, unless otherwise provided by law, to the respective parties. If any term or provision of this lease shall be invalid or unenforceable, the remainder of this lease shall not be affected thereby and shall be valid and enforceable to the full extent permitted by law. This lease shall only be modified by amendment signed by both parties. This lease shall be binding on the parties, their personal representatives, successors and assigns. When used herein, the singular shall include the plural.

Attest:

Richard [Signature] 2/1/22
Helen A. Leavitt 2/1/22

GUARANTEE

For value received, I guarantee the payment of the rent and the performance of the covenants and agreements by the Tenant in the within lease.

Signature

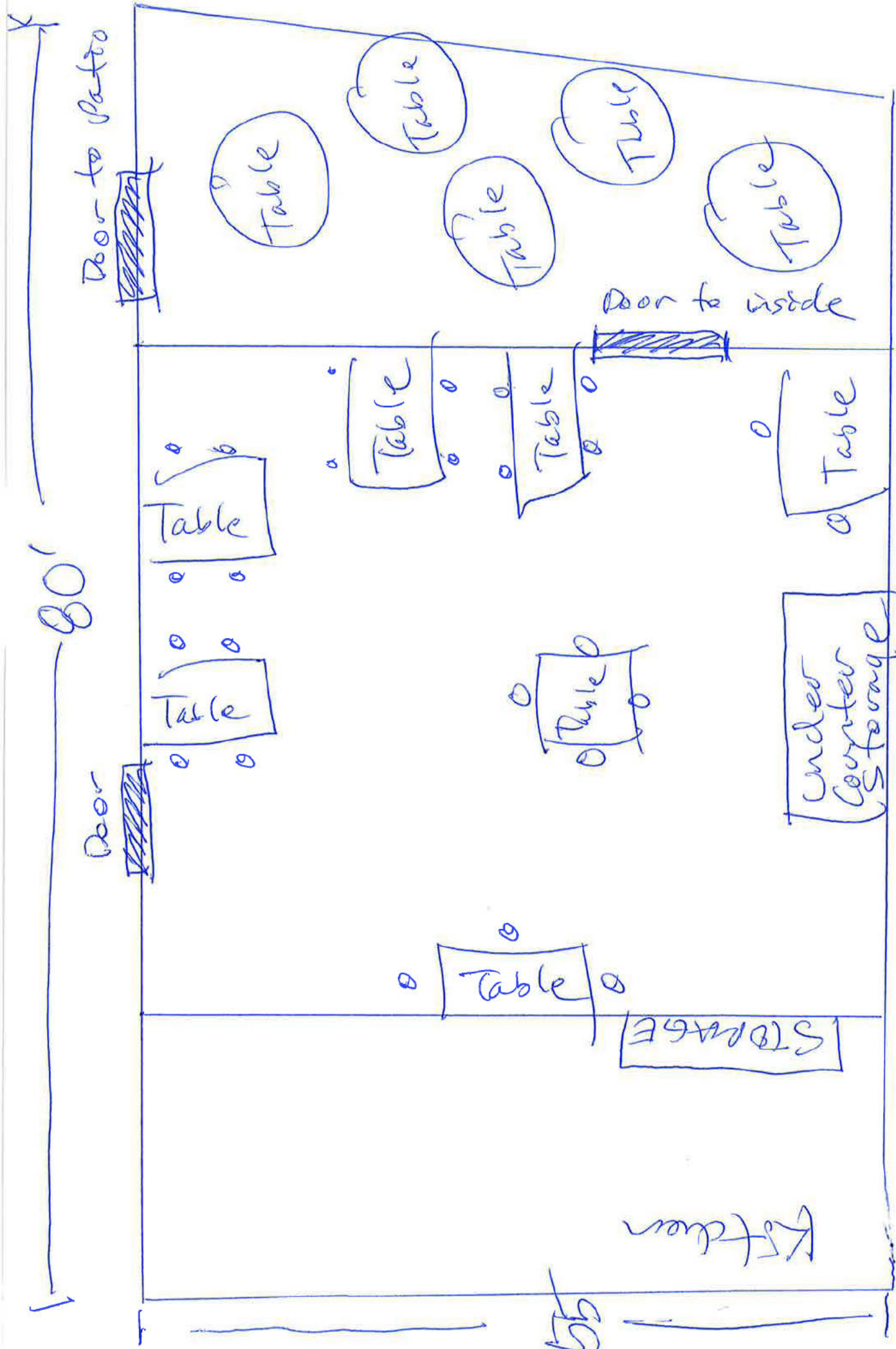
Date

* See the complete equipment list on page 3 of this lease

- 1 Fume Hood and fire supressant system
- 2 Vent system
- 3 Make up air unit
- 4 Water heater
- 5 3 Compartment Sink
- 6 Vegetable Sink
- 7 Hand Sink
- 8 Dry storage cabinet
- 9 Mop sink in floor
- 10 Hand sink and stainless steel counter in dining room

All of this equipment is in full functional and must be maintained at the tenants expense.

None of this equipment may be lent out, subleased, or sold to another individual without full knowledge and permission of the landlord.





448 East 1st Street, Suite 112
SALIDA, CO 81201

PHONE 719-539-4555
FAX 719-539-5271

**PUBLIC NOTICE
PURSUANT TO THE LIQUOR LAWS
OF COLORADO**

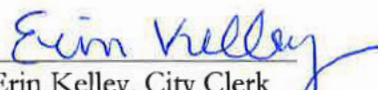
Pursuant to the Liquor Laws of the State of Colorado, the The Crossroads LLC dba The Crossroads LLC, has requested the Local Licensing Authority of the City of Salida, Colorado to grant a Hotel and Restaurant (City) liquor license to sell malt, vinous, and spirituous liquors for consumption on premises at 142 W Highway 50, Salida, CO 81201.

A hearing on the application received March 23, 2022 will be held before the Local Licensing Authority of the City of Salida, Colorado at the hour of 6:00 p.m., or as soon thereafter as may be heard, on Tuesday, May 3rd, 2022, at 448 E 1st Street Room 190 or remotely through the GoToWebinar application via the following direct link:

<https://attendee.gotowebinar.com/register/6382995264411204366>

At said time and place, any interested persons may appear to be heard for or against the granting of said license.

LOCAL LICENSING AUTHORITY


Erin Kelley, City Clerk

Premises Posted by: April 22, 2022
Publish in Mountain Mail: April 1, 2022



3/24/22

Liquor Enforcement Division
PO Box 17087
Denver, Colorado 80217

LED:

Enclosed please find a completed application for a new Hotel and Restaurant CITY Liquor License for the The Crossroads LLC dba The Crossroads LLC with a check payable to the Colorado Department of Revenue for all applicable fees. They have applied for a concurrent review. Once the City has its hearing I will reach out to let you know if it was approved or denied.

Please let me know if you have any questions.

Respectfully Submitted,

Erin Kelley
City Clerk
City of Salida
clerk@cityofsalida.com
719.530.2630

**PUBLIC NOTICE
PURSUANT TO THE LIQUOR
OF COLORADO**

Item 9.

Pursuant to the Liquor Laws of the State of Colorado, the The Crossroads LLC dba The Crossroads LLC, has requested the Local Licensing Authority of the City of Salida, Colorado to grant a Hotel and Restaurant (City) liquor license to sell malt, vinous, and spirituous liquors for consumption on premises at 142 W Highway 50, Salida, CO 81201.

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At said time and place, any interested persons may appear to be heard for or against the granting of said license.

LOCAL LICENSING AUTHORITY

Erin Kelley, Clerk

- 102 -

Premises Posted by: April 22, 2022
Published in The Mountain Mail April 1, 2022

NOTICE

PURSUANT TO THE LIQUOR LAWS OF COLORADO

The Crossroads LLC dba The Crossroads
142 W Hwy 50
Salida, CO 81201
Eric Burns

HAS REQUESTED THE LICENSING
OFFICIALS OF City of Salida
TO approve a Hotel & Restaurant Liquor License
LICENSE AT: 142 W Hwy 50 Salida, CO

HEARING ON APPLICATION TO BE HELD AT:

May 3; 448 E 1st Street Room 190
Council Chambers

TIME AND DATE: May 3, 2022 6p.m.

DATE OF APPLICATION: March 23, 2022

BY ORDER OF: City of Salida

OFFICERS: City Council
Liquor License Authority

ADDRESS OF THE PLACE AT WHICH PETITIONS OR DEMONSTRANCES MAY BE FILED

MAVOS BUSINESS INC

1
4
2



OPEN

No Solicitors

CROSSROADS

Item 9.



NOTICE

PURSUANT TO THE LIQUOR LAWS
OF COLORADO

The Crossroads LLC dba The Crossroads
142 W Hwy 50
Salida, CO 81201
Eric Burns

HAS REQUESTED THE LICENSING
OFFICIALS OF City of Salida
TO approve a Hotel & Restaurant Liquor License
LICENSE AT: 142 W Hwy 50 Salida, CO.

HEARING ON APPLICATION TO BE HELD AT:

May 3, 449 E 1st Street Room 140
Council Chambers

TIME AND DATE: May 3, 2023 6 p.m.

DATE OF APPLICATION: March 23, 2023

BY ORDER OF: City of Salida

OFFICERS: City Council
Liquor License Authority

SMALL
BUSINESS
STRONG

OPEN

No Solicitors



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

ITEM

Public Hearing and Second Reading for **Ordinance 2022-06**: An Ordinance of the City Council of the City of Salida Approving a Major Impact Review for a 0.60 Acre Parcel Located at 323 West First Street Currently Zoned Commercial (C-1) and Industrial (I) and Within the Hwy 291 Established Residential Overlay, to Place a Planned Development Overlay on the Property and Approve the Development Plan and 16-Lot Major Subdivision for Residences at Salida Bottling Company.

UPDATE: City Council directed staff to discuss additional comprises with the applicant in the area of height and/or inclusionary housing units. Staff met with the applicant to discuss these options. The applicant is requesting to keep the height deviations as they had originally requested. They have provided additional view studies of the impact of the request. Those studies are provided in this report on page 13 and in the packet. Regarding inclusionary housing units, the applicant has agreed to provide a fourth deed-restricted unit at 160% AMI. Details regarding this, and the subsequent recommendation, are provided on pages 21 and 22 of this report.

Updated items in this report are identified by a green text box.

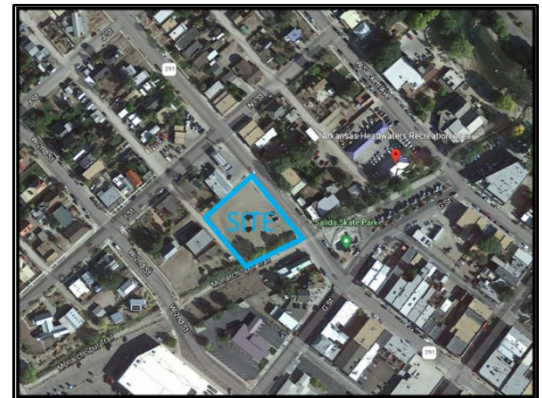
BACKGROUND

The applicant is requesting a Major Impact Review to approve a Planned Development overlay and a 16-lot subdivision on the 0.60 ac. parcel at 323 West First Street, located at the west corner of Hwy 291 and the Monarch Spur Trail (see vicinity map below). The property is currently split-zoned C-1 and I and within the Hwy 291 Established Residential Overlay. The property owner is Salida Bottling Company, LLC represented by Eric Warner.

City Council and Planning Commission held a Conceptual Review meeting for this plan on June 1, 2021. Planning Commission held a public hearing on December 14, at which time Staff recommended continuation because the Civil Plans review was not yet complete. At the continuation on January 24, Planning Commission identified the need for further clarification on the utilities as well as the impact of the building height measurement deviation. At the continuation hearing on February 8, Planning Commission approved (5 - 0) both requests with conditions. City Council heard the first reading of the ordinance on March 15, 2022 and set the date for the public hearing for today, April 5, 2022.

There are a few brief additions that have been added to this report and to the Conditions of Approval since the First Reading, and those have been highlighted in blue.

- A. A Planned Development Request for a PD overlay which allows flexibility in the underlying zoning district standards to "permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts." The applicants are requesting flexibility in design of the development in the following ways.
- increased density





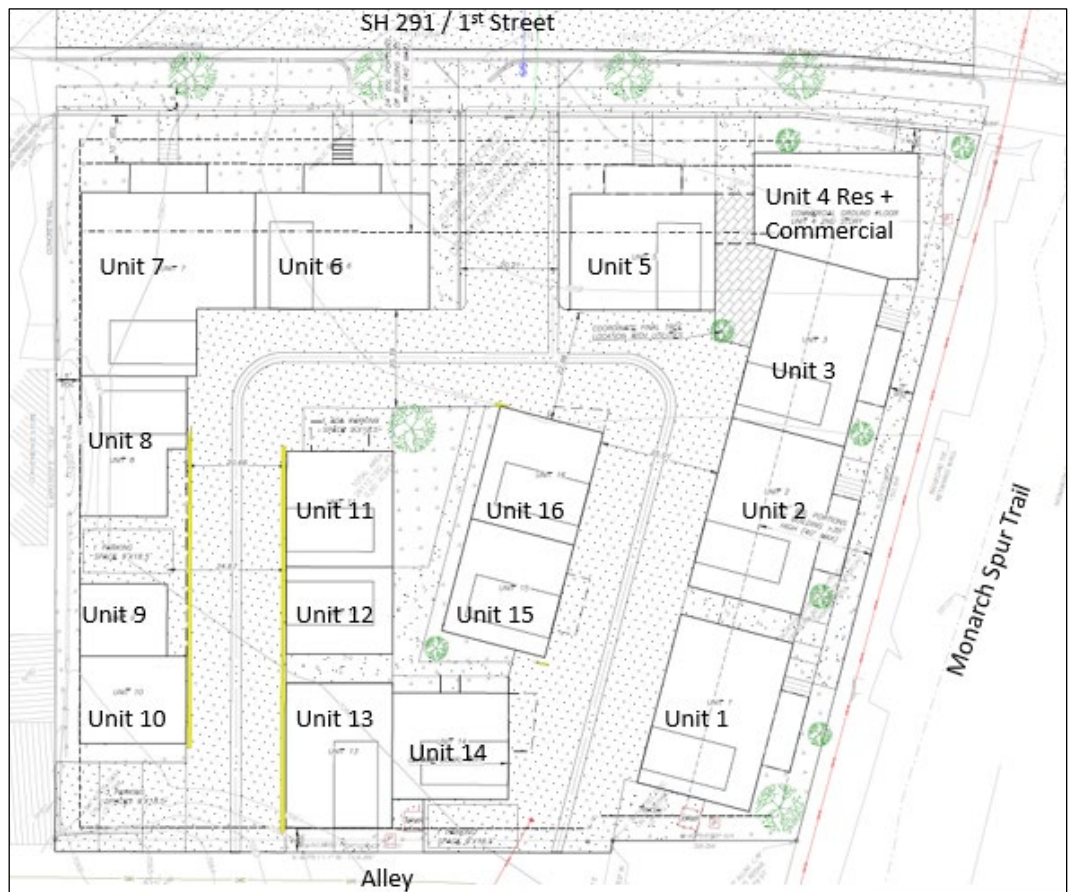
CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

- increased building height
- modification to how building height is measured
- increased number of building stories (over that allowed in the overlay zone)
- decreased front setback
- modified Schedule of Uses
- decreased required parking for the proposed commercial use (deviation only necessary for an eating or drinking establishment tenant)
- deviation from requirement to provide municipal water and sewer facilities within the PD
- deviation from requirement to pave the alley

The applicant is also requesting to create for-sale townhome lots (i.e. units with shared common walls where the owner owns the building and land underneath) plus an HOA outlot for the common area and private drive, resulting in deviation requests that apply specifically to the individual townhome lots:

- lot frontage off of a private drive instead of public street
- decreased minimum lot size
- decreased minimum lot frontage
- decreased minimum landscape area/increased coverage on individual lots (but not the overall site)
- decreased setbacks





CITY COUNCIL ACTION FORM

DEPARTMENT

Planning

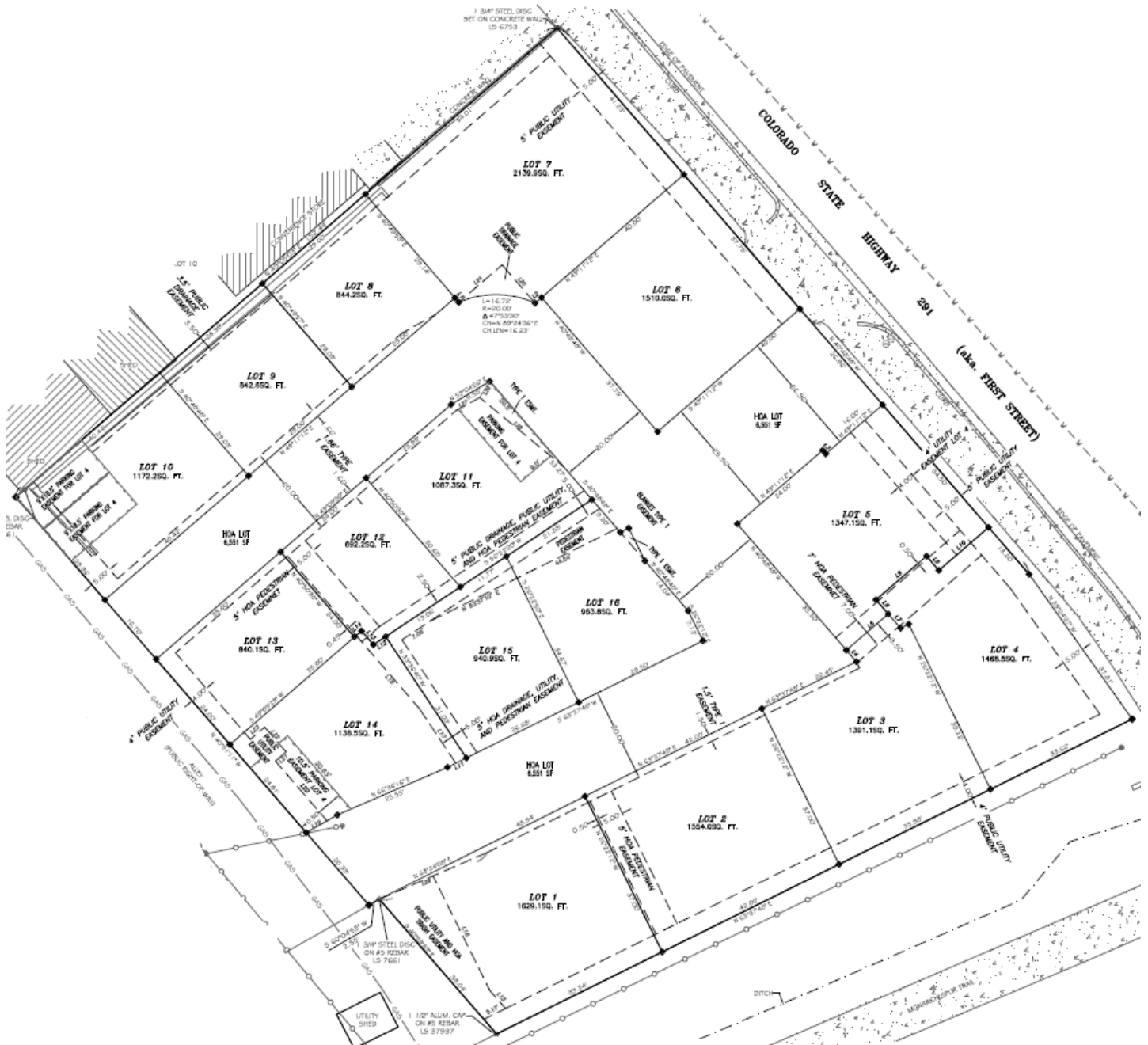
PRESENTED BY

Kathryn Dunleavy - Planner

DATE

May 3, 2022

- B. A Major Subdivision Request to split the 0.60 acre parcel into 16 townhome lots and 1 outlot, with the intention of 1 townhome lot to be split into 1 residential condominium and 1 ground floor commercial condominium. This will result in a total of 16 residential units, 1 commercial unit, and an HOA owned and managed outlot for the shared access drive. Utility, drainage, access and parking easements are provided where necessary.





CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE May 3, 2022
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THE CITY OF SALIDA COMPREHENSIVE PLAN:

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

LAND USE & GROWTH:

Policy LU&G-I. 1: New development in the city shall make the most appropriate use of the land using design standards that enhance and complement the historic built environment of the city.

The proposed architectural design is complementary to the historic architecture of the Salida Bottling Works, formerly located on this site.

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



323 West 1st Street is a vacant lot surrounded by existing development and infrastructure.

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

The proposed project is requesting changes to the underlying dimensional standards in order to increase the residential density allowed on the site—16 units instead of the 9 townhomes or 10 multi-family units that would be allowed without a planned development.

HOUSING:

Policy H-I.2: The character of existing neighborhoods should be protected.

This is a transitional area between historic downtown, industrial, Highway 291 Commercial, and residential uses. The character of the development is in line with the character of the existing neighborhood by providing historically relevant and complementary architecture, enhancing the streetscape and pedestrian experience of the area, and providing a commercial space along with residential density appropriate to its location adjacent to downtown.

Action H-1.2.a: Design and construction standards should be reviewed so that infill development in existing neighborhoods is compatible with the valued character features.

The applicant is not requesting any deviations from design and construction standards. The City of Salida does not have architectural design standards that apply to this location, however the proposed architecture is intended to complement



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DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

the existing, historic downtown in its building form, materials, and details. The siting of the building frontages as well as the architecture are meant to relate to the Salida Bottling Works building that was formerly on this site.

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

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

PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” An analysis of the requested deviations is below. The deviations have been separated into 2 categories: those requested as part of the overall development of the lot (deviations that would be necessary even if the lot were not subdivided into individual townhome lots), and the deviations that are requested in order to accommodate subdividing the buildings into separate townhome lots.

- 1. Minimum dimensional standards:** Staff supports the increased density to accommodate the urban, clustered housing development style as well as the request to decrease the front setback of Unit 4, the corner unit which will have ground for commercial and second floor residential, to enhance the urban, pedestrian-oriented nature of that corner and more closely match the setback of the buildings across 1st Street. The Overlay recommends that front setbacks should be within 5 feet of historic setbacks along Hwy 291. The deviations for the Individual Townhome Lots are necessary to accommodate this development style.

Dimensional Standards	C-1	I	PD/Site as whole	Individual Townhome Lots	Notes
Min. lot size (sq. ft.)	5,625 5,063 3750	5,625	N/A	350	
Min lot size (sq. ft.)—attached units	2,800 2,520	2,800	N/A	350	
Min. lot frontage	37'-6" 25'	37'-6"	N/A	16'	Townhome lot frontage is measured on 1 st Street or interior access easement
Min. lot frontage—attached units	20'	20'	N/A	16'	28' is narrowest residential building footprint facing 1 st Street.
Max. lot coverage: structures (additive coverage for structures + uncovered parking cannot exceed 90% except C-2)	60% 66%	60%	66%	N/A	This does include covered balconies. Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE May 3, 2022
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Dimensional Standards	C-1	I	PD/Site as whole	Individual Townhome Lots	Notes
Max. lot coverage: uncovered prkg/access	60%	30%	60%	N/A	Additive coverage for structures and uncovered parking/access for the entire site will not exceed 90%
Min. landscape area	10%	10%	10%	0%	
Min. setback from side lot line for a primary bldg.	5'	5'	5'	0'	
Min. setback from rear lot line: principal bldg.	5' ²	5' ²	5'	0'	
Min. setback from front lot line	10'	10'	5'	0'	Unit 4 building only at 5'. All other buildings along 1st Street have 10' porch front setback and 15' building front setback to 1st Street.

2. Trails: A sidewalk will be provided along Hwy 291. No other trails or sidewalks are required. The site is adjacent to the Monarch Spur Trail.
3. Ownership and Maintenance: The development will have a homeowner's association to maintain the outlot, which includes the private drive, pedestrian walkways, a common area, and some parking spaces. Staff notes that HOA assessments have the potential of putting a disproportionate burden upon owners of deed-restricted affordable units within such HOAs, sometimes leading to their inability to afford mortgage payments. In order to ensure the long-term viability of deed-restricted units within the HOA, the applicant has included the following as Inclusionary Housing Note #4 on the Planned Development document: Occupants of any deed-restricted units shall not be responsible for any assessments nor dues beyond those fairly-priced specifically for utilities, trash services, and the like. Staff recommends an additional sentence be added that provides a measure of flexibility regarding dues and assessments while requiring approval by Chaffee County Housing Authority for any changes. This statement is already part of Inclusionary Housing Agreements for other projects, and staff believes it should be on the PD Plan as well to ensure congruence and clarity. Because this was not on the PD Plan previously, this statement was not reviewed by Planning Commission:
 - Should the Developer or HOA desire, they may renegotiate this condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.
4. Water and Sewer: Section 16-7-40 (b) (4) of the Land Use Code states: "The developer shall provide municipal water and sewer facilities within the PD as required by the City." The applicant is requesting a deviation from this requirement in order to provide private water and sewer facilities beyond the connection within Hwy 291:

Standard:	Request per the PD:
Public right-of-way typically reserves 32 feet for public utilities.	To provide private water and sewer facilities within the PD in a minimum 20 foot utility easement.
Developer shall provide municipal water and sewer facilities within the PD.	To provide multiple individual private water lines in a common trench with a minimum offset of 5 feet from buildings and balconies.

The deviation request to provide private water and sewer services rather than the required municipal water and sewer facilities has implications that affect the health, safety, and welfare of the future residents of this development. In lieu



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of a public street containing public utilities, the applicant is proposing a minimum 20 foot access and utility easement to accommodate private water and sewer service, as well as private gas and electric lines. See the Utility Plan on Page 10 of the Civil Drawings for details. Water service for those units not fronting First Street is proposed in a common trench containing individual water lines for each unit, up to 12 lines. Section 16-8-50, Undergrounding of Utilities, (c) requires that utility easements within a public right-of-way be at least 20 feet, and that widths of utility easements on private property shall be determined by the utility provider. The Building Department regulates the separation requirements for private water and sewer lines and has provided those requirements to the applicant. JVA Consulting has reviewed the applicant's plans and determined they are in compliance with the utility separation requirements. The Building Official also provided comments requiring that architectural elements not be allowed to encroach into a utility easement.

Modified since Planning Commission's Recommendation on February 8:

The Building Official clarified his previous comments in a meeting that was held on February 17th. He stated that it is "inadvisable" to allow an encroachment into an easement and that he would not allow it in the County, however, it is a land use issue, not a building code issue. The applicant has requested encroachments into drainage and utility easements. Staff has reviewed this request with the City Attorney, and has worked with the applicant to minimize where the encroachments are being requested. The City Attorney provided reference to language where similar encroachments have accommodated compact urban infill development. The following would be required:

- 1) Plat description of encroachments. Only the specific encroachments as described and illustrated on the Plat and PD Plan would be allowed. This includes:
 - a. the locations be limited to the areas identified on the PD Plan;
 - b. one (1) foot maximum encroachment would be allowed;
 - c. encroachment would be a minimum of twenty (20) feet above grade.
- 2) Sign-off of the owner of the utilities. Within the 20 foot utility easement, all of the utility lines will be owned by the HOA. However, it is still incumbent on the City through this review process to determine if this setup conforms to acceptable engineering and planning practices. JVA Engineering has stated that because the eaves are a minimum of 20 feet above grade, they have less objection with this encroachment. Additionally, similar encroachments have been allowed to accommodate 0-foot setbacks downtown.

Planning Commission recommended the following conditions of approval:

- Building permits are required and the plan shall meet Building Department requirements.
- An Operations and Maintenance manual shall be subject to review by the City and recorded with the Plat.
- *Plat Note 6 shall be modified to the following:*
 - o *Architectural elements shall not encroach into utility easements and shall not extend off of the individual townhome lot. (This condition has been REMOVED, and the resulting Plat note (below) ALLOWS ENCROACHMENTS per the parameters outlined in the Plat Note as well as restrictions on the location of encroachments identified on the PD Plan by yellow highlights.)*

Considering this new information, and the recommendation of the City Attorney with concurrence from engineering, the applicant has revised Plat Note # 6 to the following.

Plat Note 6 has been modified to the following:

- o **Eaves may encroach into the utility and drainage easements, no lower than 20 feet above finished grade and no further than 1 foot.**
- o **Eaves, balconies or other architectural elements may encroach into the fire apparatus access and private vehicle access easements, no lower than 13.5' above finished grade.**



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- o *Eaves, balconies or other architectural elements may encroach into the pedestrian and parking easement, no lower than 8 feet above finished grade.*
- o *Balconies shall not be within 5 feet horizontally of a parallel utility installation.*

5. Residential Density: The allowable density for this lot, based on C-1 zoning and lot size, is 10 units and would require a public hearing for a limited impact review. The PD Development Plan requests density for 16 townhome units. Each unit has designated parking and ample access to light and air. Unit 4 is planned to be further subdivided into a residential condominium on the 2nd floor and a commercial condominium on the ground floor. A small common open space area is proposed in the center. The proposed density is appropriate for the lot size and location, and provides a better utilization of this infill lot surrounded by existing infrastructure close to downtown.

Dimensional Standards	C-1	I	PD/Site as whole	Individual Townhome Lots	Notes
Density (Min. lot sq. footage per principal dwelling unit)	2,800 2,450	2,800	1,632	N/A	

6. Relationship to the Subdivision Regulations: The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City.
7. Improvement Standards: The deviations requested specifically from the Design Standards of Article VIII of the Land Use and Development Code are as follows:

Sec 16-8-20 – Road, driveway and sidewalk standards. (a) Access to Roads. All lots and developments shall have direct access to a public street: See item 4. Water and Sewer above regarding deviation from this requirement and its effect on the utilities. As for the effect on vehicular access, the townhome lots in this proposed development will have access to a public street via an HOA owned and maintained private access easement, which will provide a single access to Hwy 291, and two access points to a public alley.

Sec 16-8-80 – Off-street parking standards: The required amount of parking will be provided for all 16 residential units, plus 3 parking spaces will be dedicated to the Unit 4 commercial condo, planned to be 700-740 sf. For the commercial uses allowed, 3 parking spaces meets the requirement for office (1/400sf) and retail sales (1/250sf), and is one short of the requirement for an eating and drinking establishment (1/200sf). The applicant is requesting a deviation for a possible eating or drinking establishment tenant. Staff supports this request. There is street parking along Hwy 291 adjacent to the commercial space and this is a pedestrian-friendly location adjacent to the Spur Trail. Any additional residential business uses or commercial uses allowed on site must go through Administrative Review to determine if parking requirements can be met; this is a deviation that is stricter than the underlying zone district of C-1. The applicant's request per the PD Development Plan:

Standard:	C-1	I	PD/Site as whole	Individual Townhome Lots	Notes
Parking spaces, min.	19 or 20	19 or 20	19	1 / 3	1 per residential unit meets requirement for a site meeting the inclusionary housing requirement. 3 spaces for 700-740 s.f. commercial.

All other improvements shall meet design standards required in Article VIII.

DEPARTMENT Planning	PRESENTED BY Kathryn Dunleavy - Planner	DATE May 3, 2022
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- ILLUSTRATION OF THE PLANNING COMMISSION CONDITIONS OF APPROVAL FOR BUILDING HEIGHT & STORIES**
DEVIATIONS: (Agreed to by the applicant and incorporated into the PD Plan.)





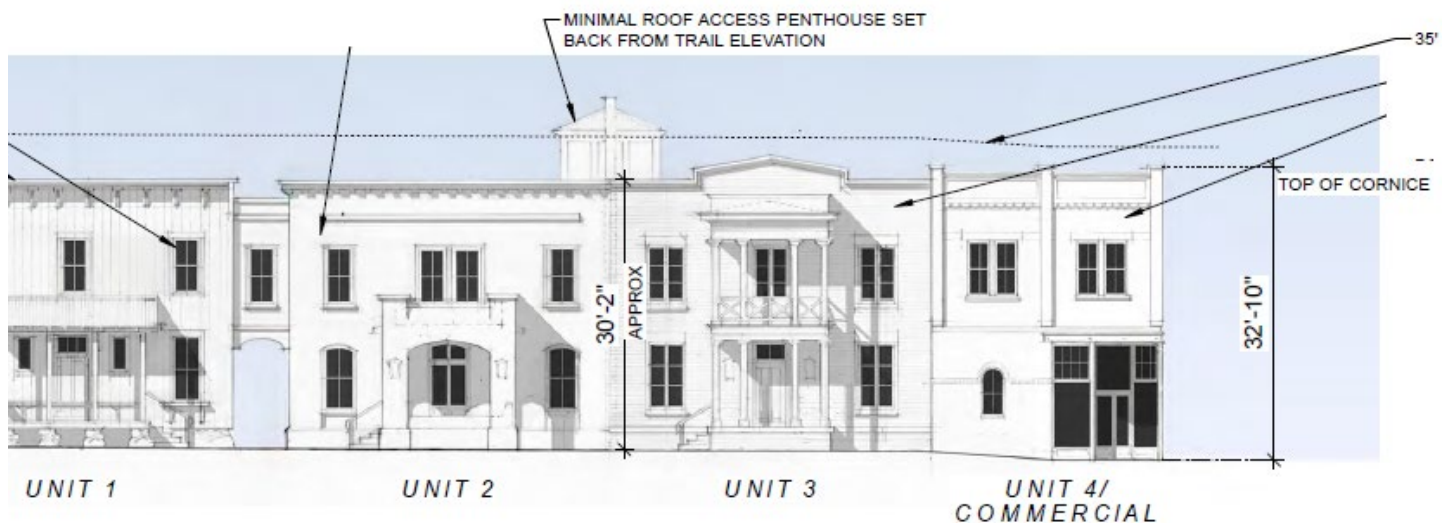
CITY COUNCIL ACTION FORM

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The Overlay District states: "New infill development shall be similar to the size and scale of buildings adjacent to the development. The design of buildings shall look appropriate to and compatible with their surroundings and shall not exceed 2 stories." The size of the building footprints is compatible with surrounding buildings. The design of the buildings, as previously noted, is intended to be complementary to Salida's nearby historic buildings, including buildings formerly on this site. The applicant has proposed a minimum 24 foot setback along Hwy 291 and the Monarch Spur Trail for any part of a building that exceeds 35 feet in height. This is shown by the red dashed line on the illustration above.

Units 1-4 Units 1-4 are proposed at the allowed 2 stories for the majority of the structures. A deviation was requested for Units 1-4 to locate a rooftop access structure on each, limited to 100 sf per unit, with a maximum height of 40 feet to the highest point of the structure.

Staff recommended that the request be limited to the minimum necessary to allow rooftop access and only where it will not potentially obstruct prominent view corridors from downtown. Therefore the following limitations were recommended: rooftop access on Units 2 & 3 be allowed only as one combined structure at a total of 150 sf and that no rooftop access structure be allowed on Unit 4 due to the higher visibility of that location from downtown and the potential obstruction of prominent viewsheds.



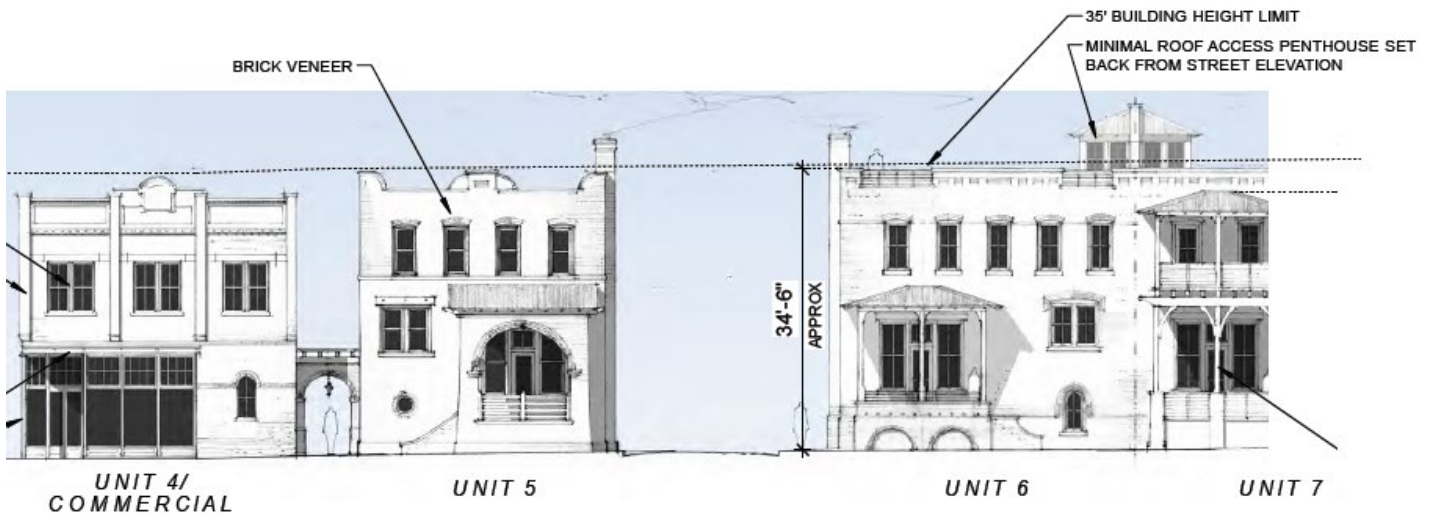
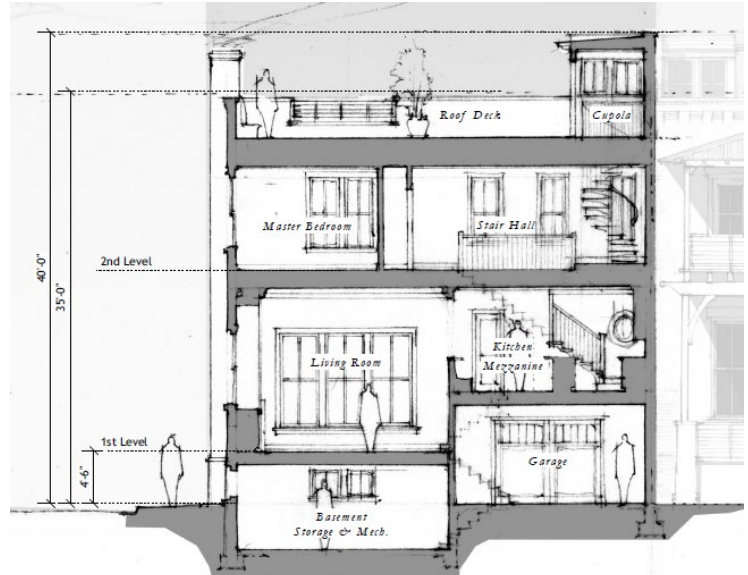


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Units 5- 7 (in blue on the site plan). The applicant is requesting a deviation to allow Units 5-7 to be 3 story buildings. The proposed maximum height of the 3 stories is 35 feet, which does not require a deviation. However, a deviation is requested to allow a rooftop access structure, limited to 100 sf per unit, to be a maximum of 40 feet at its highest point. Additionally, the applicant has requested an allowance for chimneys up to 40 feet.

(see building cross-section to right illustrating proposed rooftop access structure and chimney height)

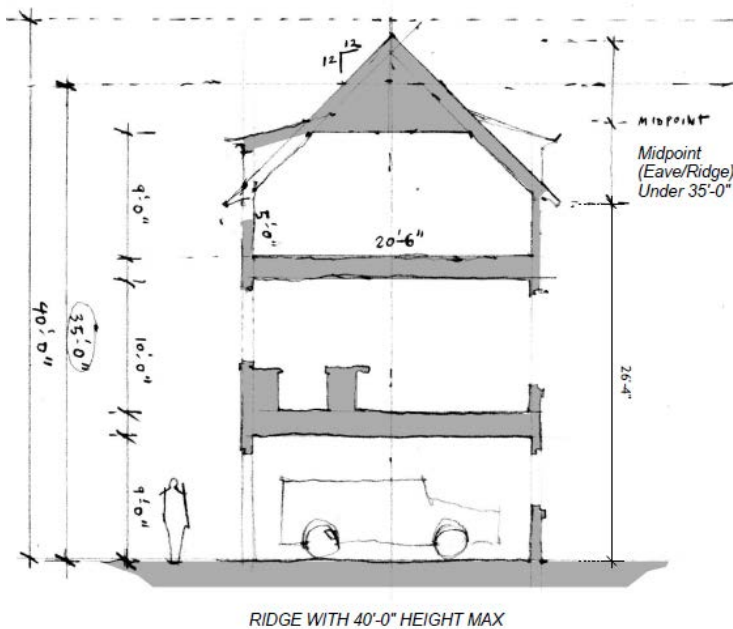


The request for 3 stories along 1st Street will accommodate the proposed historically-referenced architectural design that is unique for new construction. It is a design that, when viewing from 1st & F Street, reads as an extension of the historic downtown. The primary structure will be a maximum of 35 feet in height, which is allowed in the Overlay District. Therefore staff supports the request for 3 stories. Staff recommends that the rooftop access request be limited to the minimum necessary and only where it will not potentially obstruct prominent view corridors from downtown. For this reason, staff recommended that no rooftop access structure be allowed on Unit 5 and that rooftop access on Units 6 & 7 be allowed only as one combined structure at a total of 150 sf. This was a condition of approval from Planning Commission and the applicant has agreed and incorporated it into the PD Plan.



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Units 8 -16 (shown in green on page 8, and in cross-section to the left). The applicant has requested a deviation to allow Units 8-16 to be 3 stories, and a deviation to allow 40 feet in height. As shown in the illustration below, the allowance for 40 feet would be to accommodate the peak of the gabled roof. These units do not front Hwy 291, are separated from the property to the south by an alley, and are adjacent to a gas station to the west. Staff supports the request for 3 stories off of Hwy 291. Staff recommended that the deviation for 40 feet in height only accommodate the peak of a gabled roof and not a flat roof.

The conceptual rendering below shows potential rooftop decks on buildings 8-16. Specific details were not provided for these decks. Staff recommends that no portion of the deck (inc. railings, shade structures, etc) shall exceed 35 feet in height to ensure that a person standing on the deck will not be visible above a 40-foot peaked roof. This was a condition of approval from Planning Commission and the applicant has incorporated it on the PD Plan Notes.

The Code states that increases in maximum height are allowed through a PD, but shall not result in:

- Adverse visual impacts on adjacent sites or other areas in the vicinity, including extreme contrast, interruption of vistas or scale that is disproportionate to surrounding development or natural features.
- Potential problems for adjacent sites caused by shadows, loss of air circulation or loss of view.
- Inability to provide adequate fire protection using equipment currently in use by the Fire Dept.



To determine the impact of the request on views of the Sawatch Range from the intersection of 1st and F Street, the applicant has provided a view corridor study. The corridor study illustrates that the development, and the requested height deviations, will be visible. However, being visible alone does not make the visual impacts "adverse". From this vantage point, it does not interrupt the mountain vista. It provides visual continuity of the downtown architecture and urban density as it transitions to a more residential use.

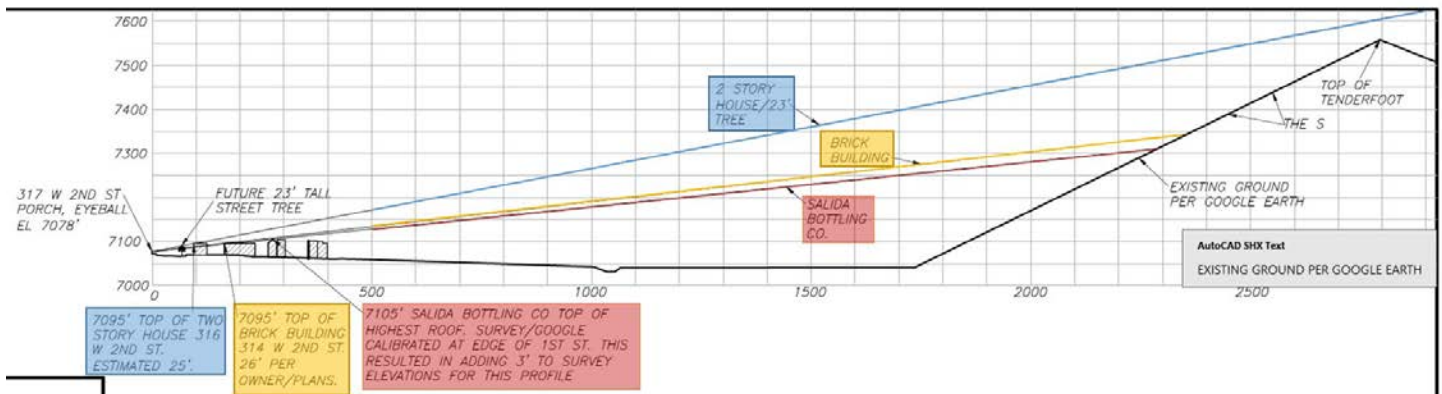


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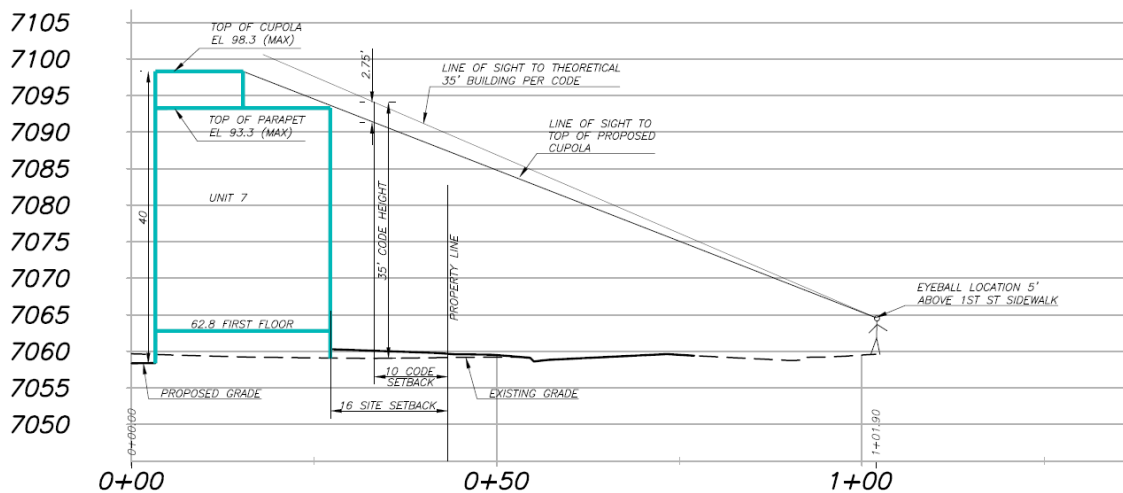
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UPDATE: The applicant has provided view analyses from 1st and 2nd Street, a photo view study from 2nd Street, and a shade analysis of 1st Street. I've included two snips of the view analyses below – however please refer to the pages of the packet immediately following this CAF where you will find several additional view study and solar analysis illustrations. The applicant will be prepared to discuss these documents at the hearing.

View Study from 2nd Street to Tenderfoot Mountain:



View Study from across 1st Street, looking at site.





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VIEW CORRIDOR STUDY: View from 1st Street, just west of F Street

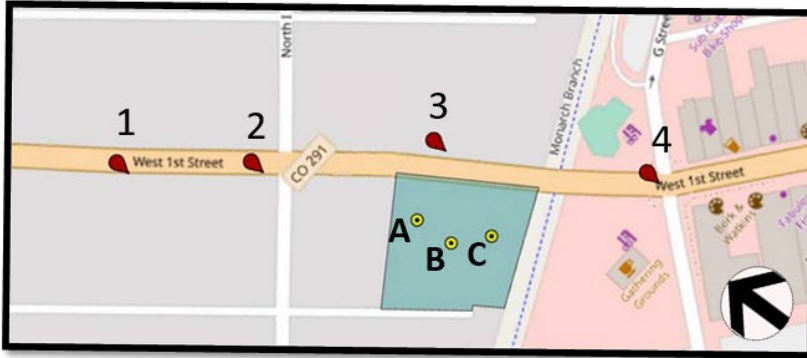




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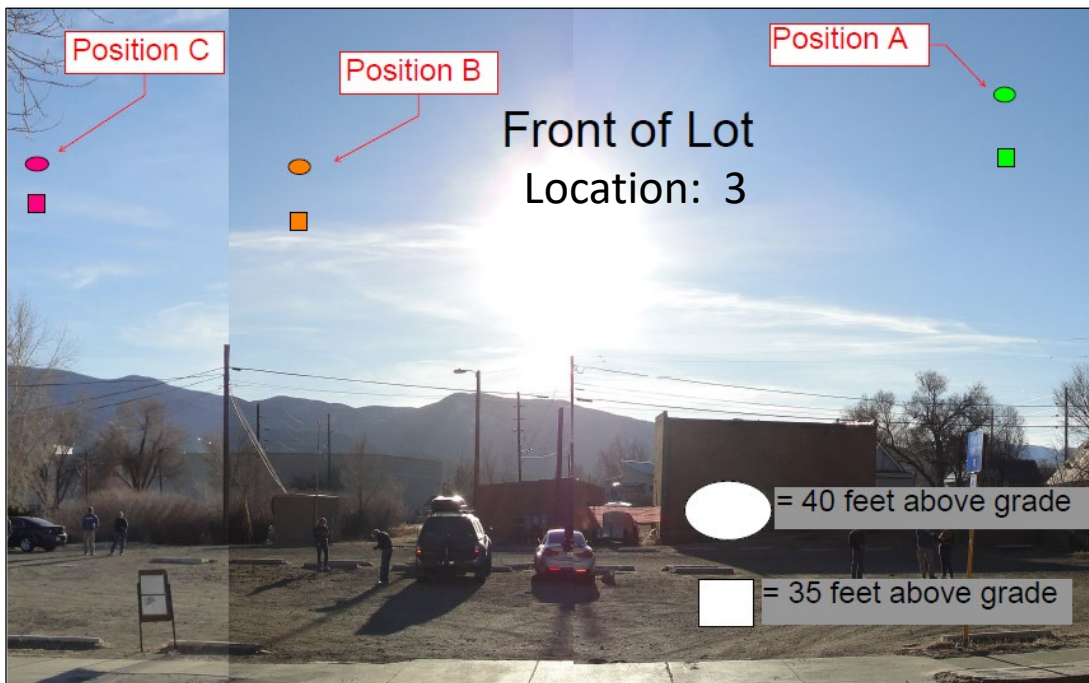
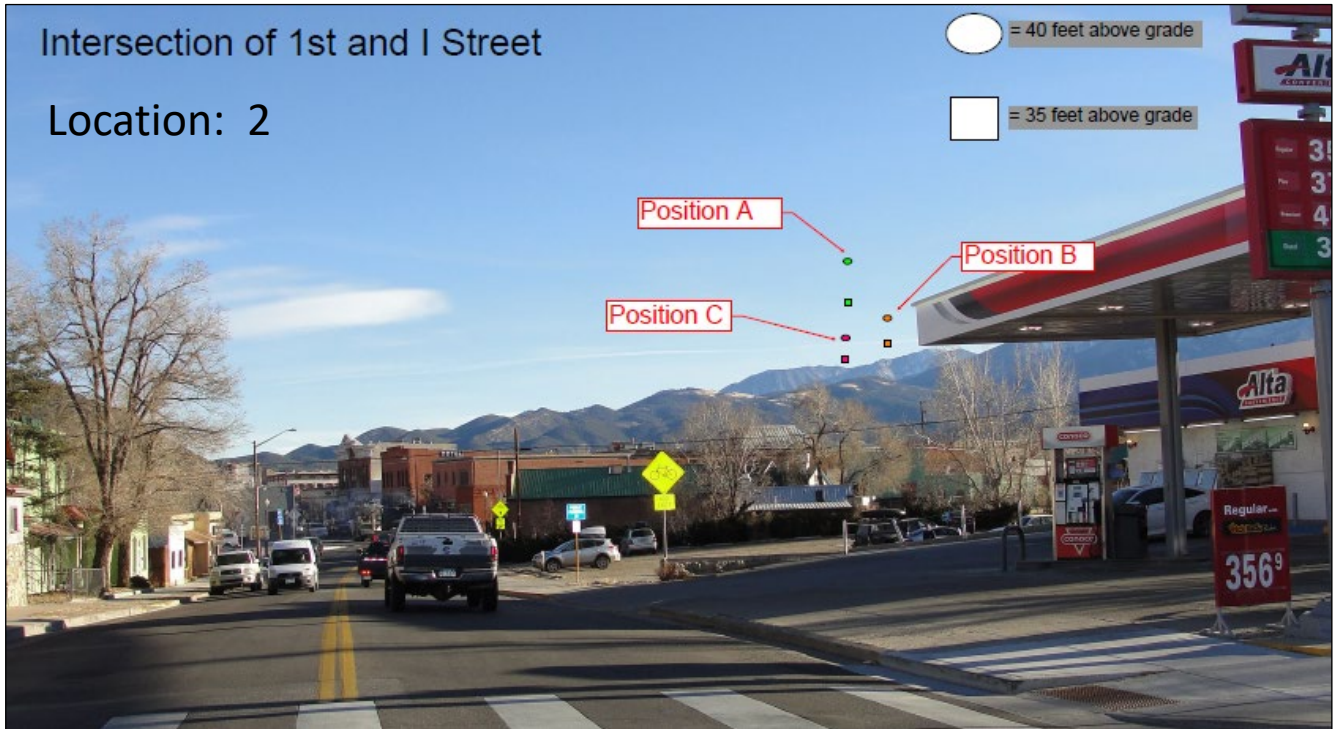
PHOTO STUDY: 35 feet and 40 feet at three different positions on the site and four different locations along on First Street.





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The following dimensional standards table summarizes the applicant's deviation requests for # of building stories, and height.

Standards	C-1	I	PD/Site as whole	Notes
Max. building height for a primary bldg.	35'	35'	40'	Portions of buildings over 35' shall be setback 24' minimum from 1 st St & Spur Trail property lines. Height measured from finished floor or avg. post-construction grade around building perimeter, whichever is lower.
Maximum number of stories per Hwy 291 Established Residential	2	2	3	See PD Plan Notes 2, 3, & 4.

Article I of the Land Use Code defines the measurement of building height as follows: "the distance measured on a vertical plane from the average pre-construction or post-construction grade around the perimeter foundation of a building or structure, whichever is lower, to the highest point on the roof surface of the building or structure." The applicant is requesting the measurement of building height to use the lower base elevation of either the finished floor or the average post construction grade around building perimeter.



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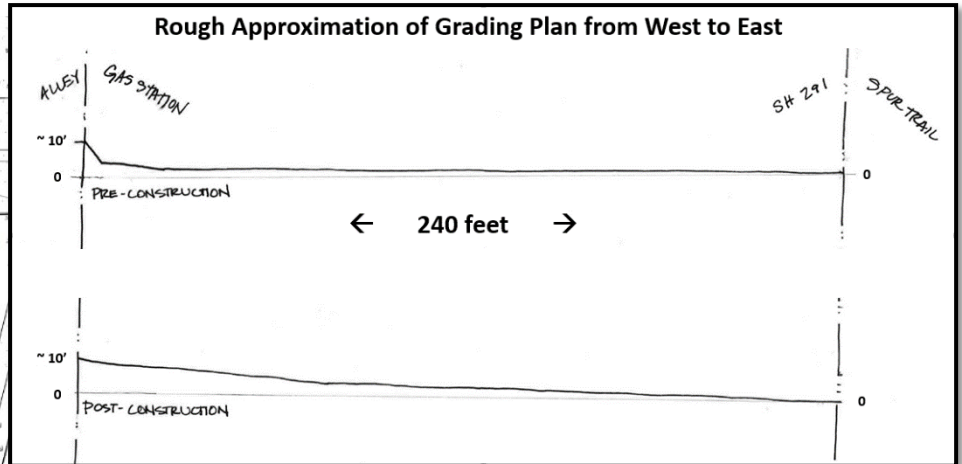
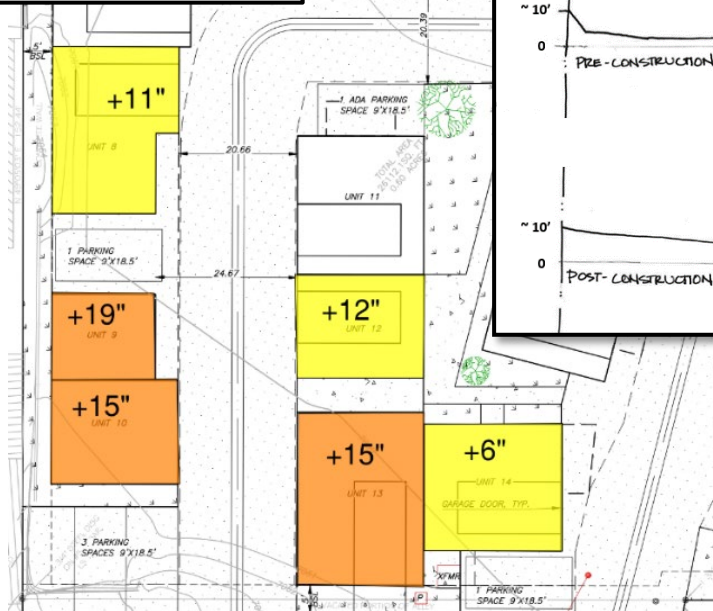
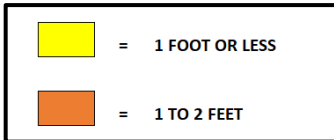
Planning

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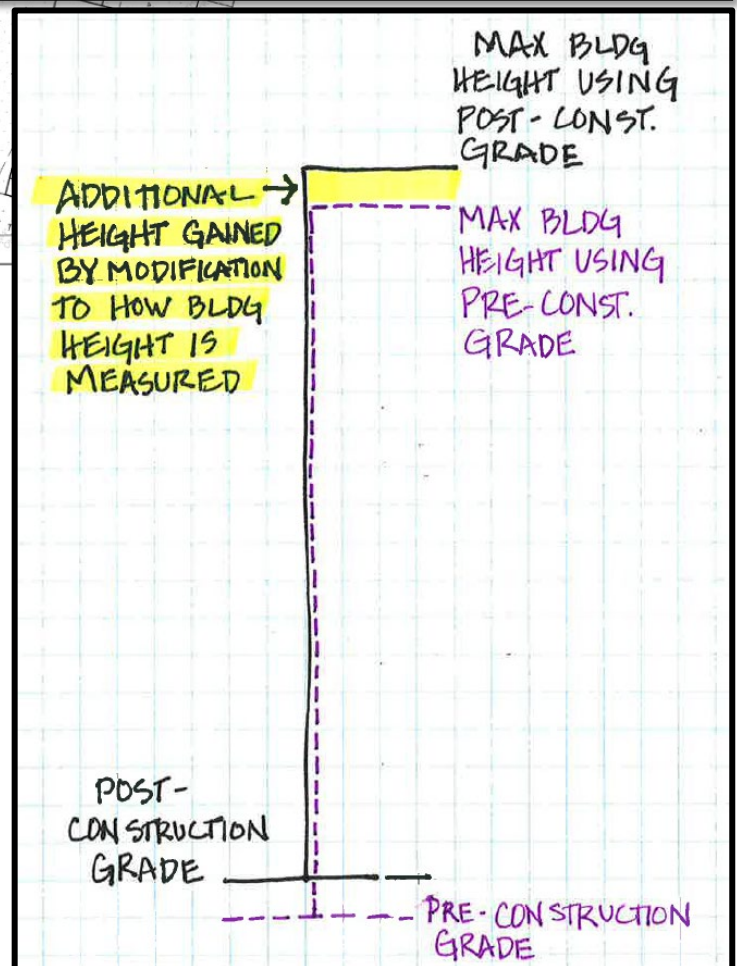
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Additional height that would be granted with the deviation allowing measurement from the lower of post-construction grade or finished floor elevation: (only instances where the height exceeds 35' or 40', based on prior request, are illustrated)

The portion of the site affected by this change is the back corner adjacent to the gas station and alley; the area least visible from First Street and the Monarch Spur Trail. The site will be graded in conformance to the civil plans reviewed and approved by the City. Staff is supportive of the request to modify how building height is measured because the plans identify the post-construction grades and finished floor elevations; the impact of this modification is limited to the corner least visible from downtown and First Street; and the affected corner is currently artificially low and will be raised for stormwater drainage purposes.

UPDATE: The graphic to the right further illustrates this deviation request:





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This was a condition of approval from Planning Commission. The applicant has since incorporated the following notes into the PD Plan:

- 1. On Units 1-7, no portion of the building nor architectural appurtenances can exceed 35 feet in height if within 24 feet of the property line along Hwy 291 or the Monarch Spur Trail.**
 - 2. Units 1-3 are allowed a rooftop access structure that cannot exceed 40 feet in height at its highest point. It may be up to 100 square feet on Unit 1. Units 2 & 3 are allowed a shared rooftop access structure up to 150 square feet (in total, not per unit). Shared structure can be greater than 150 square feet only if required by the Building Official, and shall be limited to the minimum required square footage. No rooftop access structure is allowed on Unit 4; this does not prohibit access to the roof.**
 - 3. Units 5-7 can be a maximum of 3 stories and 35 feet in height with the exception of chimneys and a rooftop access structure on Units 6 & 7. Units 6 & 7 are allowed a shared rooftop access structure that cannot exceed 40 feet in height at its highest point, and can be up to 150 square feet (in total, not per unit). Shared structure can be greater than 150 square feet only if required by the Building Official, and shall be limited to the minimum required square footage. No rooftop access structure is allowed on Unit 5; this does not prohibit access to the roof. Chimneys shall not exceed 40 feet.**
 - 4. Units 8-16 can be a maximum of 3 stories. They can be a maximum of 40 feet in height only to accommodate the peak of a gabled roof. If a flat roof with parapet is proposed, building height, including parapets, cannot exceed 35 feet. No part of a rooftop deck, including railings or covers, can exceed 35 feet.**
 - 5. The measurement of building height shall use the lower base elevation of either the finished floor or the average post construction grade.**
- 9) Gross Floor Area: Currently one 700-725 sf commercial unit is proposed. Staff recommends that potential additional commercial uses not be restricted, leaving open the possibility of future commercial uses on the site. The parking requirements, which will be evaluated during the administrative review of any commercial use, will limit the potential type and square footage of commercial that can be accommodated.
- 10) Permitted Uses: The PD Development Plan Proposed Schedule of Uses is below. Two deviations are to allow the proposed 16 residential units and the inclusion of a commercial use with an Administrative Review. The applicant has added notes to remove incompatible C-1 uses per Planning Commission's condition of approval and to require Administrative Review of any uses requiring off-street parking.

Residential Uses	C-1	I	PD	Standards ¹
Accessory buildings and structures	P	P	P	Sec. 16-4-190(c)
Multiple principal residential structures	P	P	P	Sec. 16-4-190(b)
Accessory dwelling units	AR	AR	AR	Sec. 16-4-190(c)
Duplex dwelling units	P ³	LR ³	P	
Residential (3—4 units)*	AR ³	AR ³	AR	
Residential (5—19 units)	LR ³	LR ³	AR	
Residential (20 or more units)	MR ³	MR ³	MR	
Single-family dwelling units	AR ³	AR ³	AR	
One or more dwelling units on the same site as a commercial or industrial use	LR	LR	AR	



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Residential Business Uses	C-1	I	PD	Standards¹
Day care, home	P	P	P	Sec. 16-4-190(f)
Home Occupations	P	P	P	Sec. 16-4-190(g)
Home Businesses	P	P	AR	Sec. 16-4-190(g) AR to allow for review of required parking.
Bed and Breakfast Inns	P	AR	AR	AR to allow for review of required parking.
Short-term rental units	AR	AR	AR	Sec. 16-4-190(q) Subject to STR regulations in effect at time of STR license application.
Commercial, Personal Service and Office Uses	C-1	I	PD	Standards¹
Eating and drinking establishments	P	LR	AR	AR to allow for review of required parking.
Professional offices	P	LR	AR	AR to allow for review of required parking.
Retail sales and rental establishments	P	LR	AR	Sec. 16-4-190(m) AR to allow for review of required parking.

Schedule of Uses Notes – These were conditions of approval at the Planning Commission and have now been added to the PD Plan Schedule of Uses Notes:

Uses not specified in the Use Table shall default to the underlying C-1 Zone requirements, with the following exceptions:

- 1) All Permitted uses that require parking shall undergo Administrative Review (AR).**
- 2) The following Permitted & AR uses in C-1 are not consistent with the intent of the Planned Development and would require a PD Amendment in order to be permitted: a) Commercial Lodging; b) Clubs Operated by and for Members; c) Mobile Home and Recreational Vehicle Sales and Services; d) Automobile Sales Service and Repairs.**

Transportation Design: The development provides direct access to State Highway 291, which is designed to support the anticipated additional traffic generated by the proposed number of units. Secondary access will be provided via the rear public alley. Public Works requires an access permit from CDOT for access onto Hwy 291, which has been obtained. A Utility Permit will need to be obtained from CDOT as well. Required sight triangles per Public Works Design and Construction Standards have been illustrated on Sheet 5 of the Civil Plans and show no encroachment of structures. Per Planning Commission's recommended condition of approval, the applicant has added the following note to the PD Plan:

The City shall review and approve landscaping within the sight triangles prior to installation.

The applicant is requesting a deviation to Land Use Code Section 16-8-80 (e)(1) which requires that parking areas and access drives for 5 or more required parking spaces be paved. Staff does not support this deviation request and is recommending the alley be paved with drainage improvements. The applicant has demonstrated compliance with Fire Code Section 503.2.1. regarding Fire Apparatus Access Roads. The development provides safe and adequate pedestrian access within the site and to nearby amenities. Staff recommends the following conditions of approval:

- Applicant shall obtain necessary CDOT utility permits.
- Applicant is required to pave and provide drainage improvements to alley, after construction, from I Street to the southeastern-most access drive.

11) **Development Standards:** See Item 7 above.



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- 12) Energy Efficient Design: The construction of new buildings will have to meet the energy reducing standards of the building codes. The compact design of the townhomes should also contribute to energy efficiency.
- 13) Variety in Housing Types: Fifteen townhomes and one residential condominium are proposed, all for-sale units. They range in size from approximately 800 -1400 square feet and from 1-3 bedrooms. Given the small size of the planned development and the architectural character proposed, staff feels this is sufficient variation that still allows for a cohesive character.

Some of the deviations to the dimensional standards requested by this PD are to allow:

- A 60% increase in the density allowed on this site,
- An increase in the number of stories allowed, effectively increasing the square footage of 67% of the units.
- A 14% increase in the maximum height allowed on more than half of the buildings.
- The creation of for-sale townhomes, which require code deviations that would not be necessary for condominium units.

These deviations directly result in added value to the applicant in the form of:

- more units to sell,
- larger units to sell,
- units with unique amenities, such as the rooftop access,
- and fee-simple lots to sell, rather than condominiums.

The Code requires 12.5% of units be deed-restricted at 80% AMI; this equates to 2 units for this development. Given the deviations requested, staff recommends that at least one additional deed-restricted unit is justified. One additional unit is one additional unit for perpetuity; it is important and significant over time to the workforce of Salida.

The applicant initially proposed providing 2, 80% AMI deed-restricted affordable housing units as part of the 16-unit development. This is equal to the percentage required by the Inclusionary Housing standards of Article 13 of the Land Use Code. Planning Commission recommended that the applicant provide 3 deed-restricted units and that they utilize the proposed revisions to the IH Ordinance regarding the % AMI distribution. Those revisions recommend adjusting AMI targets to provide housing to a wider variety of income levels that are not currently provided in market-rate housing, and differentiates AMI levels based on whether the unit is for sale or for rent. The revised ordinance also proposes raising the required percentage of IH units to 1 out of 6 units, or 16.67%, which brings the required IH units on this site to 2.67, or 3 built units. The draft revised ordinance is meant to provide affordable housing for those who:

- earn too much to qualify for traditional deed-restricted housing,
- earn enough to potentially own and maintain a home, and have some down-payment savings,
- and for whom there is nothing available at for-sale market rates.

The applicant agreed to provide the deed-restricted units recommended by Planning Commission and the following note was added to the PD Plan and the Subdivision Plat:

A minimum of 3 deed-restricted units shall be provided, if these units are for sale, they shall span the AMI requirements of 100%, 120%, 140% (excluding studios), and 160% (excluding studios and 1 bedrooms) with the average never going above 140% AMI. No AMI level shall be repeated. If these units are for rent, a minimum of one-half (rounded up) of the units shall be at 80% AMI, and no unit shall exceed 100% AMI. If a for-rent unit converts to for-sale, its' AMI shall adjust accordingly.

UPDATE: After meeting with the applicant per Council's direction, the applicant has agreed, to provide a 4th inclusionary housing unit at 160% AMI. As a point of reference, I have included a chart with the 'Maximum Allowable Sales Price' based on AMI and # of Bedrooms. This is based off of the very recent 2022 Chaffee County AMI numbers that were published since the previous hearing.



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Chaffee County 2022 maximum sales Price for deed-restricted units. Effective 4/22/2022. These figures are subject to change without notice:

	120%	140%	160%
1 bed	\$ 295,034.71	\$ 355,673.09	\$416,311.47 (N. A.)
2 bed	\$ 367,564.89	\$ 440,291.64	\$ 513,018.38
3 bed	\$ 435,377.67	\$ 519,406.54	\$ 603,435.42

To incorporate the change to 4 inclusionary units, modifications to the Planning Commission's recommendation (which has since been incorporated into the PD Plan and Plat) and additional PD Plan and Plat notes that are affected by this changes are outlined below, with recommendations for deletions and additions:

This note was previously added to the PD Plan and Plat to incorporate Planning Commission's recommended Condition of Approval:

IH Note #1 & Plat Note #9:

A minimum of ~~three (3)~~ **four (4)** deed-restricted units shall be provided, if these units are for sale, ~~they shall span the AMI requirements of 100%, one shall be no greater than 120% AMI, one no greater than 140% AMI (excluding studios), and two no greater than 160% AMI (excluding studios and 1 bedrooms) with the average never going above 140% AMI. No AMI level shall be repeated. (Note: the Average AMI is addressed below in IH Note #2)~~

If these units are for rent, a minimum of one-half (~~rounded up~~) of the units shall be at 80% AMI, and no unit shall exceed 100% AMI. If a for-rent unit converts to for-sale, its AMI shall adjust accordingly.

These notes were on the PD Plan and Plat prior to Planning Commission's recommendation:

IH Note #2 & Plat Note #10:

Two (2) of the deed-restricted units shall be built and receive certificate of occupancy (CO) prior to the eighth (8th) market rate unit on the site receiving a CO; the average AMI of the first two units shall not exceed 140%, and the remaining affordable units shall be built and receive CO prior to the tenth (10th) market rate unit on the site receiving a CO.

IH Note #3 & Plat Note #11: (no change)

For any affordable unit(s) required to be built, the developer shall pay at the time of certificate of occupancy (CO) the applicable inclusionary housing fee-in-lieu for each non-inclusionary unit built prior to receiving CO for the affordable unit(s). Once the required affordable units have received CO, those fees-in-lieu shall be returned to the developer.

IH Note #4:

Occupants of any Inclusionary Housing Units shall not be responsible for homeowner's association assessments or dues beyond those fairly-priced specifically for utilities, trash services, and the like. Should the developer or HOA desire, they may renegotiate this condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues. (Note: this was already a recommended condition of approval at the City Council hearing on April 5, 2022)

IH Note #5 & Plat Note #12: (new note)

Inclusionary housing units shall meet all other applicable inclusionary housing code requirements.



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- 14) **Fiscal Impacts:** The private drive, utility easements, and common areas are to be owned and maintained by the homeowners association. The City will provide the police and fire protection and serve the project with water and sewer through public mains. Water and sewer tap fees will help offset long term costs of expanding those systems. The Fair Contributions for Public School Sites fees will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.
- 15) **Higher Levels of Amenities:** The project provides a common open space area. This would not be a requirement of the underlying zone district. The project also provides a higher quality architectural design than required by Code as the underlying zone district has no architectural design standards, and a design that creates a cohesive neighborhood that complements the historic architecture of Salida. The applicant has provided a note on the PD Plan, based on the Planning Commission condition of approval, which states

The final architectural plans shall substantially conform to the architectural character and design as submitted as part of the PD application. If any of the buildings 8-16 are modified to flat roofs, they shall be similar to the roofs of Units 1-7. Brick facades are encouraged to be provided on the units facing 1st Street to provide visual continuity with the several brick historical buildings along 1st Street in the historic district.

- 16) **Physical Conditions or Objective of Development:** The development provides a design that creates a cohesive neighborhood that complements the historic architecture of Salida.
- 17) **Effect on Adjacent or Nearby Development:** Immediately adjacent uses consist of a gas station, an industrial warehouse site, a duplex, a single family home, and a ditch and public trail corridor. These uses are all zoned either C-1 Commercial or Industrial. Nearby uses within the block and across the highway are residential uses: single-family, duplex and multi-family properties, as well as commercial uses and a skate park.

This project provides appropriate continuity of downtown architecture and urban density, transitioning to residential use. The residential on this site and the inclusion of a commercial unit would blend with the existing adjacent and nearby development. The development will utilize the alley as one of its vehicular access points, and the applicant will be responsible for improving the alley. Given the wide variety of existing uses in the area, the proximity to downtown, and the primarily residential nature of the proposal, there is no reason to believe that nearby or adjacent properties will be detrimentally affected.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

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

1. **Staging of Development:** There shall be no staging of development in a minor PD. There shall be no staging (also called 'Phasing' in the Code) of infrastructure or public improvements. Staff recommends the following condition of approval, and to address a concern raised below in Atmos Energy's comments, additional language is recommended to this condition as follows:

- There shall be no staging (i.e. phasing) of the infrastructure and public improvements. [Add:] This includes that all private gas lines must be installed in a common trench at the same time, and no additional private gas lines can be installed after the initial installation.

An Operations and Maintenance guide will be reviewed and recorded that shall ensure compliance with all relevant State Statutes, including but not limited to, Statutes regarding the obligations and procedures for owners of underground facilities to locate and excavate those facilities.



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If the applicant does not agree to these conditions, then there shall be no private gas lines on site.

2. Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses. Less than 5% of the floor area is planned for non-residential uses. Having additional ground floor commercial along Hwy 291 would be fiscally beneficial and provide a greater mix of uses and activity to the site. However, given the parking requirements that come with commercial uses, removing buildings to accommodate cars would be detrimental to the character of this proposed development and detract from the urban, pedestrian, and historically-referential design. Staff finds the current proposal is an acceptable balance of commercial and residential.
3. Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement. There are no public gathering places proposed in the development, and given the size it would not be practical. The site is across the street from a public skate park and adjacent to a community trail. There is a small common open space proposed within the development, which would promote social interaction and engagement in a private gathering space for residents of the development, and a patio/courtyard area as part of the commercial space.
4. Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City. Townhomes are challenging to construct within most of Salida's zone districts because of the standards for minimum lot size, street frontage, and other requirements. This PD will allow the applicant to create numerous residential units on a site that, given the depth of the site and likely access restrictions along Hwy 291, would likely not develop as residential without the ability to increase the density and an allowance for frontage on a private road. Housing in this location will offer easy access to downtown businesses as well as potential housing for downtown workforce.
5. Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution. No open space is dedicated through this development. The applicant acknowledges that required open space fees-in-lieu will be paid at time of building permit for each unit and has already noted this on the PD Development Plan.

B. MAJOR SUBDIVISION PLAT REVIEW

The applicant is requesting approval of a 16-lot residential subdivision, along with an outlot to be commonly-owned by the homeowners' association. The applicant plans to construct multiple residential buildings containing a total of 16 units, with the shared common wall on the platted property lines. After foundations are poured, the applicant will do slight lot line adjustments where necessary to align the lot lines with the shared common walls. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan as detailed on pages 3 and 4 of this report. Staff finds that the development's use and design is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The proposed subdivision and ultimate development of the lots will comply with the planned development standards outlined in this report, and where no deviation is requested, it will comply with the Land Use Code and the underlying C-1 zoning.
3. Improvements. The applicant will be required to comply with Code Section 16-2-60, Subdivision improvements agreements and development improvements agreements.

Public Works has noted the following which staff recommends as conditions of approval:

- Applicant shall upsize the 4-inch water main in 1st St. anticipated to meet fireflow requirements.



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- Applicant shall pave south half of 1st Street where new water services are proposed.

The following condition has been added since the Planning Commission. JVA Consulting Engineers have outstanding comments from the civil plans review. The Public Works Director has stated that the plans can proceed to City Council review of the Plat and Planned Development and that the outstanding items can continue to be addressed, with the requirement that the SIA will not be approved until these items are deemed complete by JVA and Public Works.

- Outstanding engineering comments must be addressed prior to approval of the SIA.

A landscape plan has been provided with sufficient details and notes to ensure compliance with Section 16-8-90. No new public streets are proposed. Atmos Energy, Xcel Energy, and Salida Utilities have provided comments; please refer to the Referral Agency Comments section for those specific comments.

- Natural Features. The site is relatively flat and void of any trees. Staff is unaware of any extraordinary natural features on the site.
- Floodplains. This property does not reside in the floodplain. This standard does not apply.
- Noise Reduction. This property borders State Highway 291. In this location, it is known as First Street and is a single lane in each direction with on-street parking on each side. As such, the speed and noise level are not equivalent to typical highway noise and additional setbacks or landscaping are not being requested by staff, nor would they be practical in this location next to the downtown business district.
- Future Streets. As addressed above in Paragraph 3. Improvements; there are no new streets.
- Parks, Trails and Open Space. No public open space dedication is proposed nor desired within this development due to its small size. A fee-in-lieu for open space for each unit constructed on the property must be paid at time of building permit. This is already noted on the Plat.
- Common Recreation Facilities. The private open space identified on the site plan will be easily and safely accessed by residents of the development. It is located internal to the development and will not impact any adjoining properties.
- Lots and Blocks. This is a clustered townhome development with an internal private access drive for vehicular access. This is the type of development encouraged by the Land Use Code in a Planned Development, but as such, typical lot and block requirements are not applicable nor practical to this type of development.
- Architecture. The architectural concept proposed for this site is intended to complement the historic architecture of downtown and the previous historic structure on this site. It meets or exceeds the architectural requirements of the Code.
- Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.
- Inclusionary Housing. An Inclusionary Housing Agreement is required as part of the Subdivision Improvement Agreement and Development Improvement Agreement. See Item 14. Housing Variety, Under Planned Development Evaluation Criteria. Planning Commission's condition of approval regarding inclusionary housing has been incorporated into the latest PD Plan and Plat submittal by the applicant.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Salida Fire Department: An emergency vehicle access plan (exhibit N of the application) was provided and Kathy Rohrich, Assistant Fire Chief, responded: "This is great and it all looks good to me." The previous comment remains: "We will follow up with fire sprinkler plans for commercial occupancy and include Colorado Division of Fire Prevention and Control."

Salida Public Works Department: Public Works Director, David Lady, submitted the following comments:

- Applicant shall upsize the 4 inch 1st Street water main to 8 inches to meet anticipated fireflow requirements.
- Applicant shall pave the south half of 1st Street where new water services are proposed.
- CDOT Utility Permit will be required.
- Paving and Drainage Improvements will be required in the alley.
- Clear sight triangles per Public Works Design and Construction Standards are required.
- The SIA will not be approved until outstanding engineering items are deemed complete by JVA and Public Works
- Refer to JVA's engineering review for additional requirements pertaining to plan.
 - o See the attachments to the staff report for JVA's most recent comment letter.

Salida Police Department: Russ Johnson, Police Chief responded "No issues from PD at this time."

Salida Utilities: Renee Thonhoff, Senior Accountant, stated "The property located at 323 West First Street is currently a commercial property with one 3/4" commercial tap (water \$8,512 & sewer \$7,808). Upon development, system development fees will be required for each unit (15)."

Chaffee County Building Department: Dan Swallow, Building Official

The Building Official clarified his previous comments in a meeting that was held on February 17th. He stated that it is "inadvisable" to allow an encroachment into an easement and that he would not allow it in the County, however, it is a land use issue, not a building code issue.

Building Official's previous comments:

Confirmation should be sought that the outlot incorporates the entirety of the larger parcel outside of what appears to be the platted townhouse lots and that this entire outlet is a private blanket drainage and utility easement upon which no building construction will be permitted. This is important to determine proper fire separation distances to all units. If this is the case, then no projections should be permitted to encroach into the easement. Two-hour fire resistance rated walls are required between attached townhouses and exterior walls of adjacent buildings that are within 10' of each other must be constructed of 1-hour fire resistance rated construction and openings must be protected per IRC Table R302.1(1) such as occurs between lots 1 & 2, 4 & 5, 12 & 13, and 14 & 15.

The only thing I would allow in an easement, private or public, is concrete flat work such as sidewalks and driveways and fences. The easement owner has the right to remove any encroachment if needed to perform whatever maintenance may be required and is not obligated to restore what they remove. In my opinion, it would be a mistake to allow any encroachments over or into an easement. So, allowing encroachments into the easement will cause building code compliance issues and I recommend that Salida never allow encroachments into easements and particularly utility easements. [Note: from the February 17th meeting we clarified that an easement encroachment will not cause building code compliance issues in this particular situation.]



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

I have no further comments regarding the private utilities beyond what I provided to Bill Hussey with Crabtree Group previously. Permits will be required for the private water and sewer lines unless they will be inspected by Salida Public Works. David Lady has previously indicated that he does not want to provide installation oversight on private lines.

Salida School District: David Blackburn, Superintendent responded "We will accept fees in lieu of land."

Atmos Energy: In a conversation with Dan Higgins of Atmos Energy on 2/1/22, staff discussed his concerns outlined in the bullet points below. Dan reiterated that Atmos energy is "willing to serve" the site, however they have concerns about potential impacts to future residents. Those concerns were two-fold:

- 1) The danger of going in to install additional private lines after an initial install is complete.
- 2) The difficulty being placed on future residents to locate and maintain the private lines.

In response to these concerns, these conditions (also noted under item 1, Staging of Improvements, above) are recommended

- There shall be no staging (i.e. phasing) of the infrastructure and public improvements. This includes that all private gas lines must be installed in a common trench at the same time, and no additional private gas lines can be installed after the initial installation.
- An Operations and Maintenance guide will be reviewed and recorded that shall ensure compliance with all relevant State Statutes, including but not limited to, Statutes regarding the obligations and procedures for owners of underground facilities to locate and excavate those facilities.

If the applicant does not agree to these conditions, then there shall be no private gas lines on site.

Dan Higgins & Mark Cristelli met with the developers and notified them that the initially requested design for a gas main would not work. Rather, Atmos will install a meter manifold on the Southern side of building 1 and they will pipe to that manifold with privately owned lines to the units they desire to serve. It will be the responsibility of the private owner to locate and maintain the private gas lines.

Atmos also provided the following general comments for subdivisions with reduced width utility easements:

"Streets/ROWs being too small to adequately accommodate buried facilities safely leads to design options that include utility providers not being willing to install underground utilities in them. Subsequently the only way they will serve these subdivisions is by providing service to the edge of the property and builders have to install private utilities to each unit within.

There are several reasons I believe this is unwise.

- Private utilities are not located by the utility providers and private locate firms don't exist that I'm aware of in Chaffee County which leaves other buried facilities at great risk of third party damage.
- The design and layout of the privately owned utilities could easily become a hodgepodge free-for all and therefore excavation and maintenance will be extremely difficult and the addition of each individual unit will make the problem continually worse.
- Several other less than desirable scenarios can easily be imagined if subdivisions proceed with privately owned utilities serving them like this one."

Xcel Energy: Sterling Waugh responded "The customer will need at least a 2 hr firewall on all walls 10' or closer to the transformer locations. There cannot be any doors within 20' of the transformer locations. Operating windows should be 10' away from the transformer."

In a conversation with Sterling Waugh on 2/2/2022, Sterling explained that his previous comment below, specifically regarding 'this type of development makes it almost impossible to do any future undergrounding of existing utilities without stacking electric on other utilities which is bad practice and dangerous' is referencing that the City is creating a situation



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

where they will likely be unable to underground the off-site electric service currently in the alley because it would be too dangerous due to the lack of space for an easement. These comments are meant as advisory to the City but do not affect Xcel's ability to serve this specific property.

Previous Comments: "For this project, Xcel has the very bare minimum needed to serve them power. It does not have the normal easements that Xcel would prefer. This would also make it very difficult to create a loop or install any power needs to HWY 291, ie a street light or stop light. If every lot had this bare minimum set up we would have to put more pad mount equipment in the ROW, so this should not be a trend. Also this type of development makes it almost impossible to do any future undergrounding of existing utilities without stacking electric on other utilities which is bad practice and dangerous."

RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.
2. This application meets the requirements of a Major Impact Review and, with the conditions herein, meets the subdivision review standards of Section 16-6-120.

STAFF RECOMMENDATION:

Based upon the criteria for a Planned Development and Major Subdivision, consistency with the Salida Comprehensive Plan, and the findings outlined above, staff recommends approval of the Planned Development and Major Subdivision requests with the following conditions:

1. The Inclusionary Housing (IH) Notes on the PD Plan and applicable Plat notes shall be modified as follows:

IH Note #1 & Plat Note #9:

A minimum of ~~three (3)~~ **four (4)** deed-restricted units shall be provided, if these units are for sale, ~~they shall span the AMI requirements of 100%, one shall be no greater than 120% AMI, one no greater than 140% AMI (excluding studios), and two no greater than 160% AMI (excluding studios and 1 bedrooms) with the average never going above 140% AMI. No AMI level shall be repeated.~~

If these units are for rent, a minimum of one-half (~~rounded up~~) of the units shall be at 80% AMI, and no unit shall exceed 100% AMI. If a for-rent unit converts to for-sale, its AMI shall adjust accordingly.

IH Note #2 & Plat Note #10:

Two (2) ~~of the~~ deed-restricted units shall be built and receive certificate of occupancy (CO) prior to the eighth (8th) market rate unit on the site receiving a CO; ~~the average AMI of the first two units shall not exceed 140%, and the remaining affordable units shall be built and receive CO prior to the tenth (10th) market rate unit on the site receiving a CO.~~

IH Note #3 & Plat Note #11:

For any affordable unit(s) required to be built, the developer shall pay at the time of certificate of occupancy (CO) the applicable inclusionary housing fee-in-lieu for each non-inclusionary unit built prior to receiving CO for the affordable unit(s). Once the required affordable units have received CO, those fees-in-lieu shall be returned to the developer.

IH Note #4:



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kathryn Dunleavy - Planner	May 3, 2022

Occupants of any Inclusionary Housing Units shall not be responsible for homeowner's association assessments or dues beyond those fairly-priced specifically for utilities, trash services, and the like.

Should the developer or HOA desire, they may renegotiate this condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.

IH Note #5 & Plat Note #12:

Inclusionary housing units shall meet all other applicable inclusionary housing code requirements.

2. Building permits are required and the plan shall meet Building Department requirements.
3. An Operations and Maintenance manual shall be subject to review by the City and recorded with the Plat.
4. Applicant shall obtain necessary CDOT utility permits.
5. Applicant is required to pave and provide drainage improvements to alley, after construction, from I Street to the southeastern-most access drive.
6. There shall be no staging (i.e. phasing) of the infrastructure and public improvements. This includes that all private gas lines must be installed in a common trench at the same time, and no additional private gas lines can be installed after the initial installation. The Operations and Maintenance guide shall ensure compliance with all relevant State Statutes, including but not limited to, Statutes regarding the obligations and procedures for owners of underground facilities to locate and excavate those facilities. If the applicant does not agree to these conditions, then there shall be no private gas lines on site.
7. Applicant shall upsize the 4 inch 1st Street water main to 8 inches to meet anticipated fireflow requirements.
8. Applicant shall pave the south half of 1st Street where new water services are proposed.
9. Outstanding engineering comments must be addressed prior to approval of the SIA.

PLANNING COMMISSION RECOMMENDATION:

On February 8, 2022, Planning Commission voted 5-0 to recommend to City Council approval of the planned development and major subdivision applications with conditions. As noted in the staff report, the Planning Commission recommendation included a condition that did not allow any encroachment into easements. The condition that prohibited eaves from encroaching into easements has been removed and replaced with Plat notes that allow some encroachment.

SUGGESTED MOTION:

"I make a motion to recommend the City Council approve Ordinance 2022-06 regarding the Residences at Salida Bottling Company on second reading."

ATTACHMENTS:

Ordinance 2022-06

Update: View Studies and Solar Analysis

Planning Commission Minutes from 12/14/21, 1/24/22, and 2/8/22

Proof of Notice

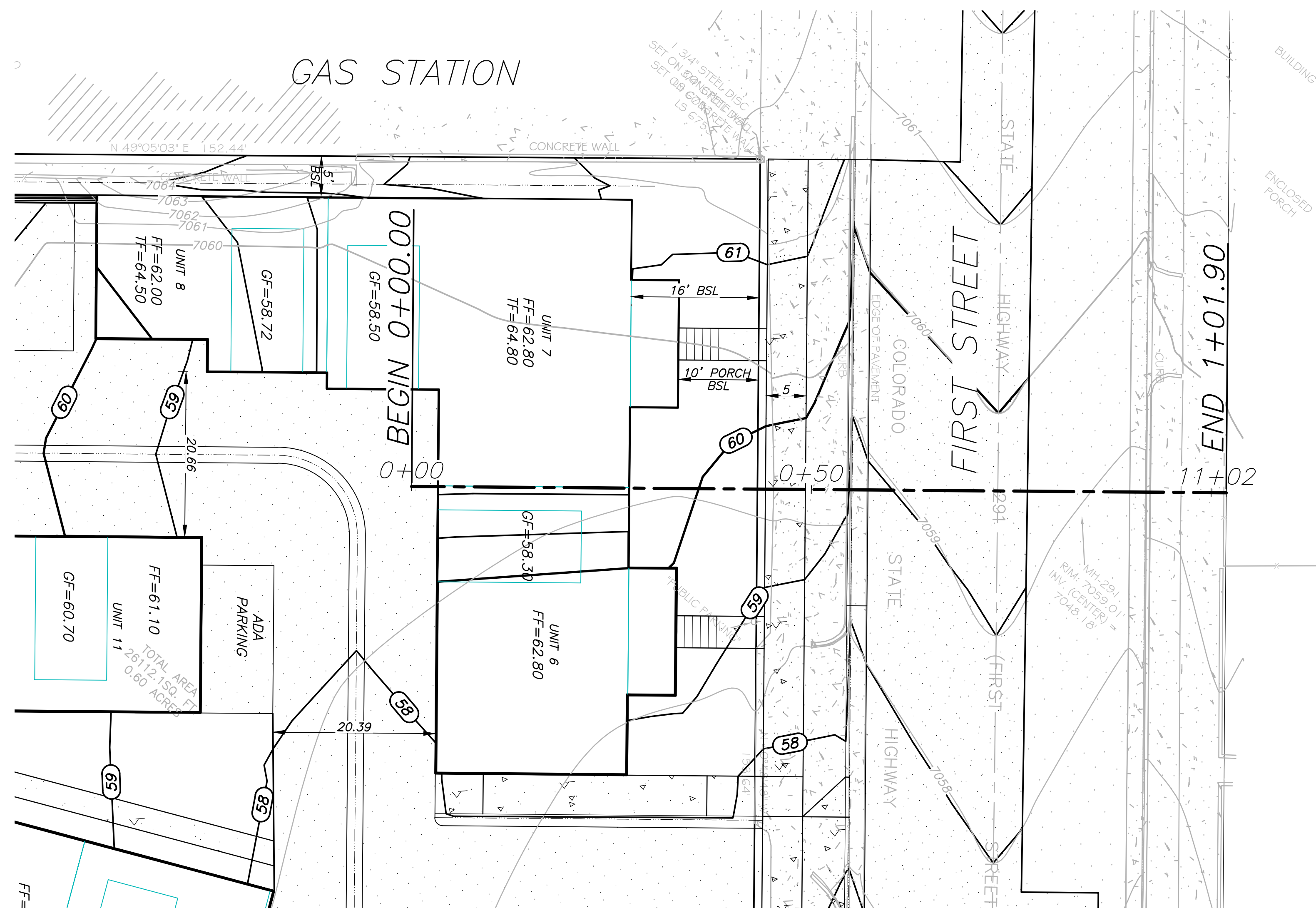
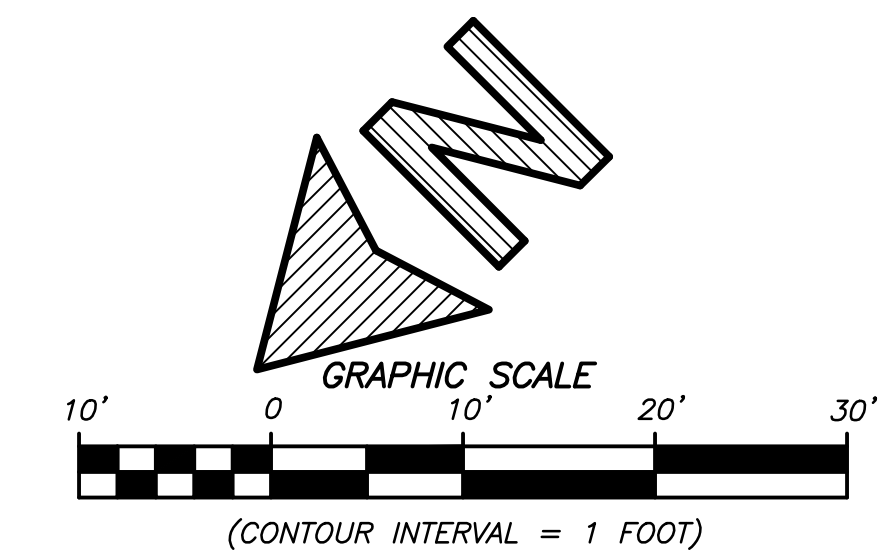
Application Materials

JVA Comment Letter

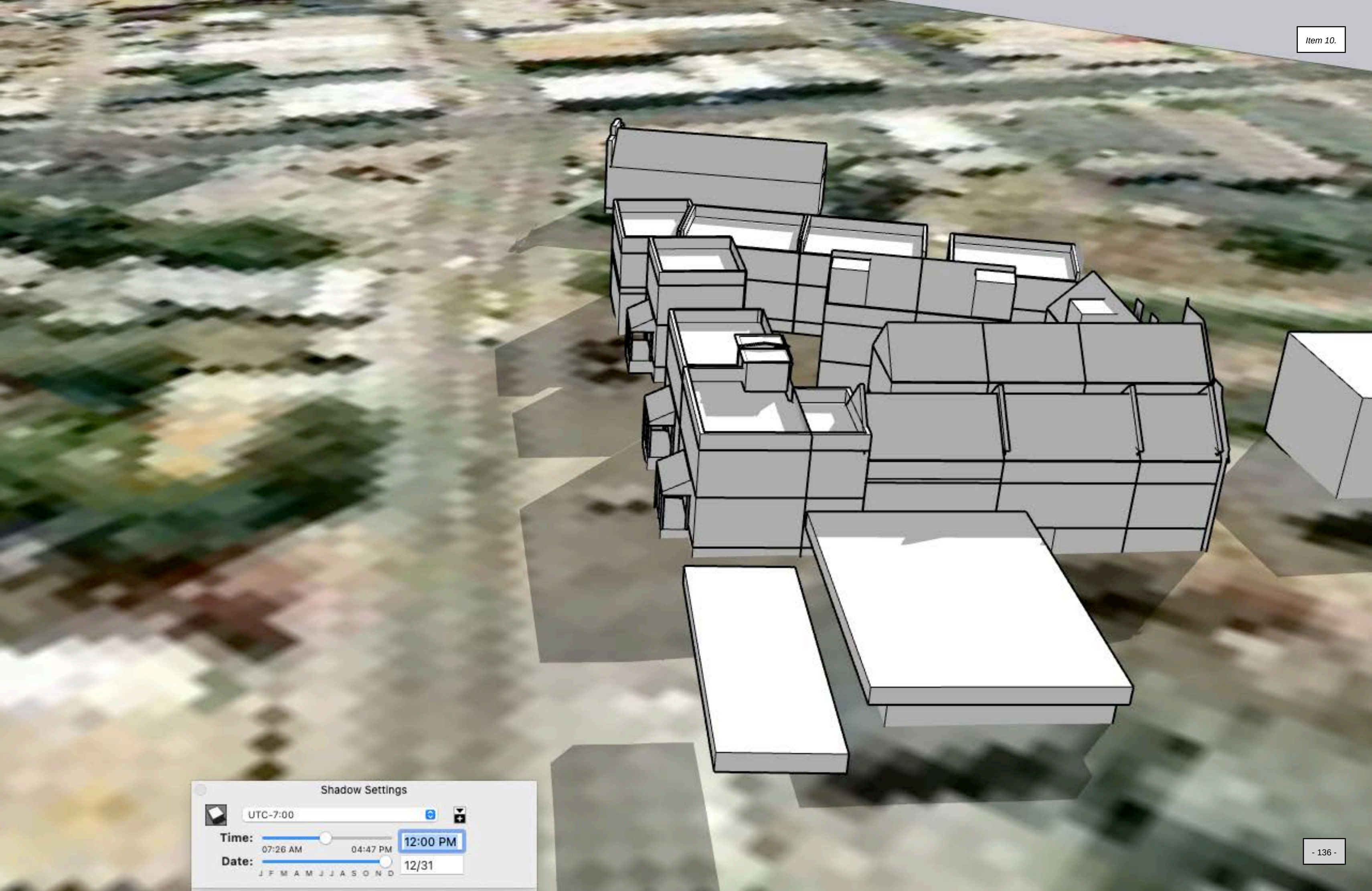
Public Comment Letters: Two



4/27/22



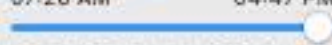
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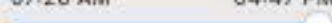
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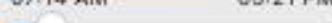
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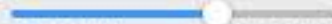
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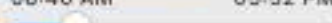
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**ORDINANCE NO. 2022-06
(Series 2022)**

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A 0.60 ACRE PARCEL LOCATED AT 323 WEST FIRST STREET AND LEGALLY KNOWN AS PART OF LOTS 4 & 5, ALL OF LOTS 6-9, AND PART VACATED ALLEY, BLOCK 19, SALIDA, CURRENTLY ZONED C-1 AND I, WITHIN THE HWY 291 ESTABLISHED RESIDENTIAL OVERLAY, TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY, AND APPROVE THE DEVELOPMENT PLAN AND 16-LOT MAJOR SUBDIVISION FOR RESIDENCES AT SALIDA BOTTLING COMPANY.

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the planned development and major subdivision application for the subject property on February 8, 2022 and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a planned development overlay pursuant to the attached Residences at Salida Bottling Company development plan included as Exhibit A; and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, of a sixteen-lot subdivision (Residences at Salida Bottling Company) within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposals for the subject property are 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

WHEREAS, the City Council held a public hearing on the proposals on April 5, 2022; 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 property comprising Part of Lots 4 & 5, All of Lots 6-9, And Part Vacated Alley, Block 19, Salida to wit, the 0.60 acres, be and is hereby approved as a Planned Development Overlay with the attached development plan and a sixteen-lot subdivision (Residences at Salida Bottling Company) with the attached subdivision plat and conditions of approval, which is attached to this ordinance as Exhibit C.

Section Two

Upon approval by the City Council of the Final Development Plan for the Residences at Salida Bottling Company Planned Development 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 Exhibits A and B; and incorporating the conditions of approval attached as Exhibit C 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.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

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.

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 March 15, 2022 and set for second reading and public hearing on the 5th day of April, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 5th day of April, 2022.

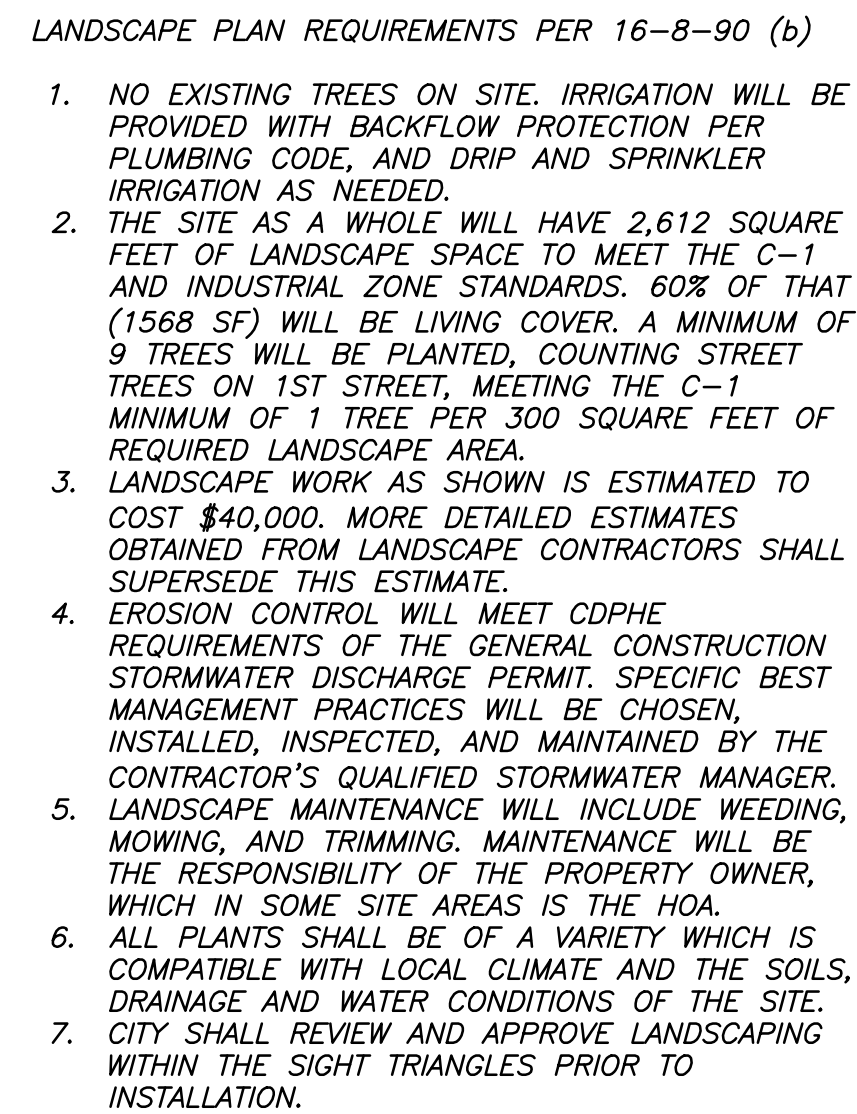
CITY OF SALIDA

By: _____
Dan Shore, 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



Unit	Square Footage
1	1400
2	1400
3	1400
4	850
5	1000
6	1400
7	1400
8	1000
9	1000
10	800
11	800
12	800
13	1000
14	800
15	800
16	800
Commercial	725

NOTE: UNIT SIZES ARE APPROXIMATE AND SHALL NOT BE CONSTRUED AS MINIMUM OR MAXIMUM FOR THE FINAL ARCHITECTURAL PLANS.

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTENCE OF ANY UTILITIES SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONNEL AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND AGAINST ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

PREPARED FOR:
SALIDA BOTTLING CO.
 9707 CR 163
 SALIDA, CO 81201
 PHONE: -----

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

WILLIAM B. HUSSEY	CRABTREE GROUP, INC.
L.C.E. NO. 56989	EXP. DATE 10/31/2023

PREPARED BY:

 **CRABTREE
GROUP INC.**
ENGINEERING SMART GROWTH™

**325 D STREET
SALIDA, CO 81201
PH: 719-639-1675**

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

SEAL			
	DATE	BY	MARK
	ENGINEER		

REVISIONS

APPR.	DATE
REVISION	AGENCY

CITY OF SALIDA

DESIGNED BY	WBH	APPROVED BY:	
DRAWN BY	WBH		
CHECKED BY	WBH	AGENCY HEAD	DATE
SCALE	1"=10'	BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'	
DATE	MAR. 2022		

RESIDENCES AT SBC

SALIDA, CO

SITE PLAN

PD PLAN

GROUND COVER, LAYOUT, LANDSCAPING

SHEET NO.
2
OF **2** SHTS
PROJECT NO.
20037

EXHIBIT B

RESIDENCES AT SALIDA BOTTLING COMPANY

LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SALIDA BOTTLING COMPANY, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOTS NO. 6, 7, 8 AND 9
BLOCK NO. 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
AND
FRACTIONAL LOTS FOUR (4) AND FIVE (5) IN BLOCK 19 OF THE CITY OF SALIDA AND A STRIP OF LAND BETWEEN SAID BLOCK 19 AND THE RIGHT-OF-WAY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD (MONARCH BRANCH) ALL OF WHICH IS MORE PARTICULARLY DESCRIBED AS A TRACT OF LAND LOCATED WITHIN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO AND BEING PART OF FRACTIONAL BLOCK NO. 19 OF ORIGINAL SALIDA AND PART OF THE ADJOINING RAILROAD RESERVATION LAND BEING DESCRIBED AS FOLLOWS:
BEGINNING AT THE COMMON CORNER OF LOTS 5 AND 6 OF SAID BLOCK NO. 19 LOCATED ON FIRST STREET;
THENCE SOUTH 48°48'24" WEST ALONG THE COMMON LOT LINE OF SAID LOTS 5 AND 6 FOR A DISTANCE OF 150.00 FEET TO THE NORTHEASTERLY ALLEY BOUNDARY OF SAID BLOCK NO. 19;
THENCE SOUTH 41°11'36" EAST ALONG SAID NORTHEASTERLY ALLEY BOUNDARY 53.76 FEET TO THE NORTHERLY BOUNDARY OF THE DENVER AND RIO GRANDE WESTERN RAILROAD-MONARCH BRANCH;
THENCE NORTH 63°13'57" EAST ALONG SAID RAILROAD BOUNDARY 154.88 FEET TO THE SOUTHWESTERLY BOUNDARY OF SAID FIRST STREET;
THENCE NORTH 41°11'36" WEST ALONG SAID STREET BOUNDARY 92.34 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH
THAT PORTION OF THE FOLLOWING DESCRIBED ALLEY LOCATED WITHIN BLOCK 19, IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, THAT ABUTS LOTS 5,6,7, 8 AND 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ALLEY IN BLOCK 19 AND THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 19, FROM WHENCE THE INTERSECTION OF SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SECOND STREET BEARS SOUTH 60°24'50" WEST, A DISTANCE OF 178.58 FEET;
THENCE SOUTH 60°24'50" WEST ALONG SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19, A DISTANCE OF 2.69 FEET;
THENCE NORTH 40°46'31" WEST, A DISTANCE OF 215.34 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF 1 STREET;
THENCE NORTH 49°13'29" EAST ALONG SAID RIGHT-OF-WAY OF 1 STREET, A DISTANCE OF 2.42 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF THE ALLEY WITHIN BLOCK 19;
THENCE SOUTH 40°49'58" EAST ALONG SAID NORTHEASTERLY ALLEY RIGHT-OF-WAY, A DISTANCE OF 215.86 FEET TO THE POINT OF BEGINNING.

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

RESIDENCES AT SALIDA BOTTLING COMPANY

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

BY: ERIC WARNER
MANAGER, SALIDA BOTTLING COMPANY, LLC

COUNTY OF _____)
) SS.
STATE OF _____)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____DAY OF _____, 2022, BY ERIC WARNER.
WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CERTIFICATION OF TITLE

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

DATED THIS ____DAY OF _____, 2022.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

_____, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE DATE

COUNTY OF _____)
) SS.
STATE OF _____)

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

CLERK AND RECORDER'S CERTIFICATE

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

CHAFFEE COUNTY CLERK AND RECORDER

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

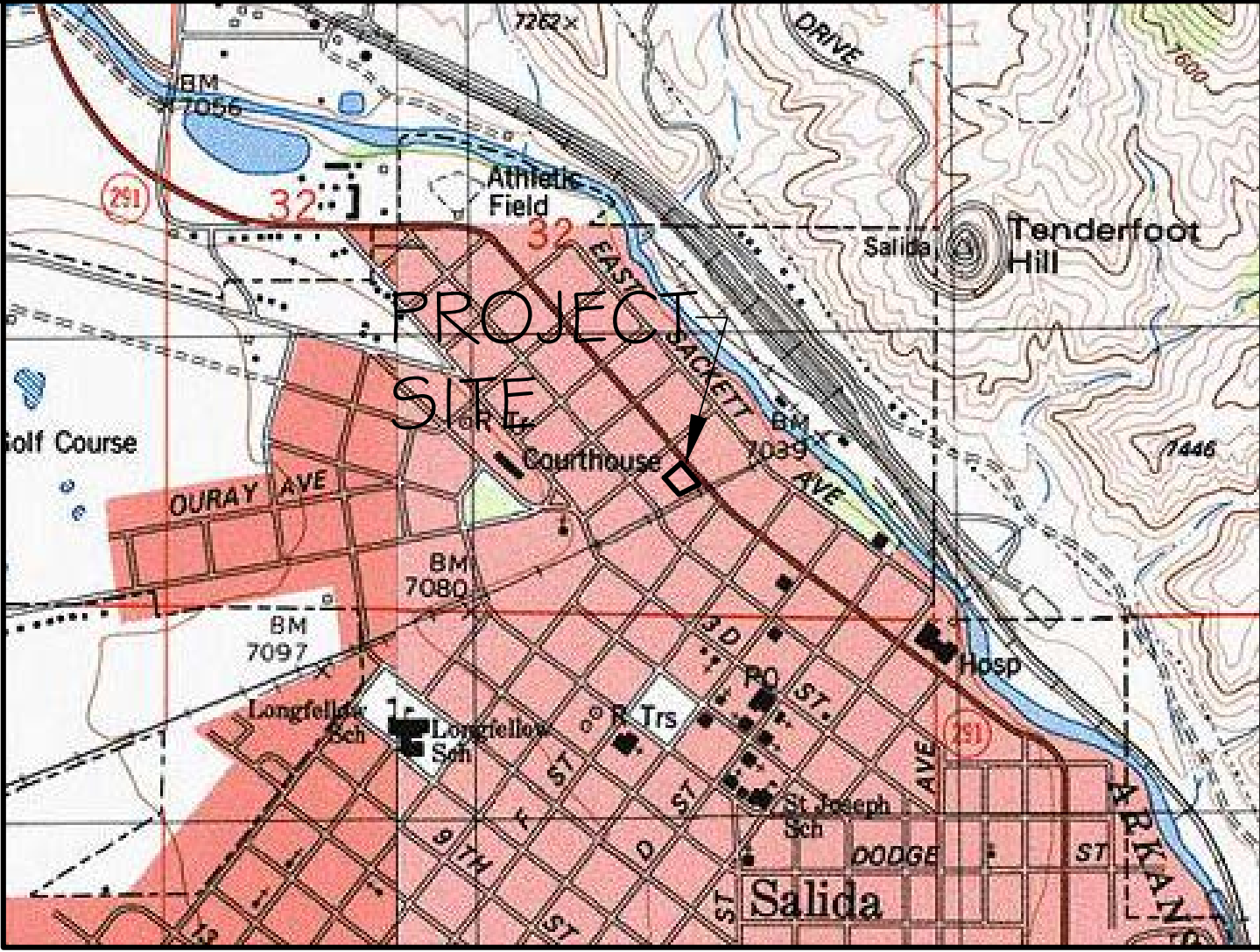
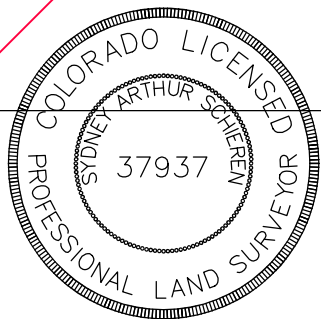
SIGNED THIS ____DAY OF _____, 2022.
CITY OF SALIDA

BY: _____
MAYOR

LAND SURVEYOR'S CERTIFICATE

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

SYDNEY A. SCHIEREN
COLORADO F.S. 37937



VICINITY MAP
NOT TO SCALE

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTH EASTERLY ALLEY RIGHT-OF-WAY IN BLOCK 19, HAVING A BEARING OF NORTH 40°51'11" WEST.
- 2) LOTS WITHIN "RESIDENCES AT SALIDA BOTTLING COMPANY" SUBJECT TO "RESIDENCES AT SALIDA BOTTLING COMPANY PLANNED DEVELOPMENT" RECORDED AT RECEPTION NO. _____
- 3) FEES-IN-LIEU FOR OPEN SPACE SHALL BE REQUIRED PRIOR TO ISSUANCE OF BUILDING PERMITS FOR EACH UNIT.
- 4) AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT.
- 5) THE SUBDIVISION HAS COMPLIED WITH CHAPTER 16 OF THE SALIDA MUNICIPAL CODE AND IS SUBJECT TO THE TERMS OF THE EXECUTED SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT, AS RECORDED AT RECEPTION NO. _____
- 6) EAVES MAY ENCR OACH INTO THE UTILITY AND DRAINAGE EASEMENTS, AT THE GENERAL LOCATIONS SHOWN ON THE PLANNED DEVELOPMENT PLAN, NO LOWER THAN 20 FEET ABOVE FINISHED GRADE AND NO FURTHER THAN 1 FOOT. EAVES, BALCONIES OR OTHER ARCHITECTURAL ELEMENTS MAY ENCR OACH INTO THE FIRE APPARATUS ACCESS AND PRIVATE VEHICLE ACCESS EASEMENTS, NO LOWER THAN 13.5' ABOVE FINISHED GRADE. EAVES, BALCONIES OR OTHER ARCHITECTURAL ELEMENTS MAY ENCR OACH INTO THE PEDESTRIAN AND PARKING EASEMENT, NO LOWER THAN 8 FEET ABOVE FINISHED GRADE. BALCONIES SHALL NOT BE WITHIN 5 FEET HORIZONTALLY OF A PARALLEL UTILITY INSTALLATION.
- 7) A COMMON WALL MAINTENANCE AGREEMENT SHALL BE ESTABLISHED AND RECORDED TO RUN WITH THE LAND COMPRISING THE PROPOSED TOWNHOME LOTS.
- 8) THE PROPERTY H.O.A. SHALL OWN AND MAINTAIN ALL IMPROVEMENTS ON THE OUTLOT, INCLUDING PRIVATE UTILITIES.
- 9) A MINIMUM OF 3 DEED-RESTRICTED UNITS SHALL BE PROVIDED, IF THESE UNITS ARE FOR SALE, THEY SHALL SPAN THE AMI REQUIREMENTS OF 100%, 120%, 140% (EXCLUDING STUDIOS), AND 160% (EXCLUDING STUDIOS AND 1 BEDROOMS) WITH THE AVERAGE NEVER GOING ABOVE 140% AMI. NO AMI LEVEL SHALL BE REPEATED. IF THESE UNITS ARE FOR RENT, A MINIMUM OF ONE-HALF (ROUNDED UP) OF THE UNITS SHALL BE AT 80% AMI, AND NO UNIT SHALL EXCEED 100% AMI. IF A FOR-RENT UNIT CONVERTS TO FOR-SALE, ITS AMI SHALL ADJUST ACCORDINGLY.
- 10) TWO (2) AFFORDABLE UNITS SHALL BE BUILT AND RECEIVE CERTIFICATE OF OCCUPANCY (CO) PRIOR TO THE EIGHTH (8TH) MARKET RATE UNIT ON THE SITE RECEIVING CO, AND THE REMAINING AFFORDABLE UNITS SHALL BE BUILT AND RECEIVE CO PRIOR TO THE TENTH (10TH) MARKET RATE UNIT ON THE SITE RECEIVING CO.
- 11) FOR ANY AFFORDABLE UNIT(S) REQUIRED TO BE BUILT, THE DEVELOPER SHALL PAY AT THE TIME OF CERTIFICATE OF OCCUPANCY, THE APPLICABLE INCLUSIONARY HOUSING FEE-IN-LIEU FOR EACH NON-INCLUSIONARY UNIT BUILT PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY FOR THE AFFORDABLE UNITS. ONCE THE REQUIRED AFFORDABLE UNIT(S) HAS RECEIVED CERTIFICATE OF OCCUPANCY, THOSE FEES-IN-LIEU SHALL BE RETURNED TO THE DEVELOPER.

REVISED-DECEMBER 7, 2021
DECEMBER 8, 2021
DECEMBER 20, 2021
JANUARY 31, 2022
MARCH 7, 2022
MARCH 10, 2022

JOB # 20219
DATE: NOVEMBER 11, 2021
SHEET 1 OF 2

RESIDENCES AT SALIDA
BOTTLING COMPANY

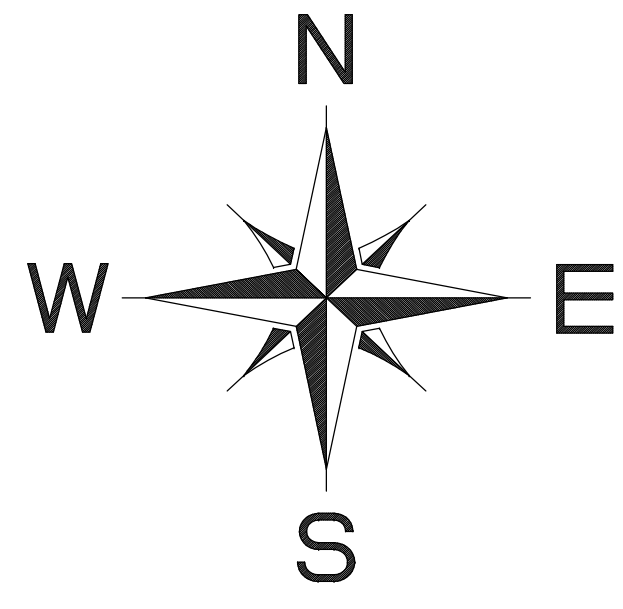
LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



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

RESIDENCES AT SALIDA BOTTLING COMPANY

LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



SCALE
1" = 10'

LEGEND

- SET 1 1/2" ALUMINUM CAP LS 37937
- FOUND MONUMENT AS NOTED
- WATER VALVE
- WATER METER
- POWER POLE
- FENCE
- OVERHEAD UTILITY
- CONCRETE

AREA TABLE		
LOTS	13,898.9 SQ. FT.	0.32 AC
H.O.A. LOT	6,551.0 SQ. FT.	0.15 AC
TOTAL	20,449.9 SQ. FT.	0.47 AC

LINE	BEARING	DISTANCE
L1	S 40°48'48" E	1.20'
L2	N 49°11'12" E	1.82'
L3	S 40°48'48" E	1.00'
L4	S 40°48'48" E	3.26'
L5	N 49°11'18" E	11.78'
L6	N 40°49'58" W	4.00'
L7	N 40°49'58" W	4.00'
L8	N 49°11'12" E	14.22'
L9	S 40°48'48" E	4.00'
L10	N 49°11'12" E	14.00'
L11	N 63°37'48" E	4.47'
L12	S 56°22'20" W	3.12'
L13	N 40°50'30" W	3.88'
L14	S 49°09'30" W	1.99'
L15	N 40°59'59" W	5.99'
L16	N 26°22'12" W	27.23'
L17	N 33°36'40" W	13.95'
L18	S 40°50'30" E	42.93'
L19	N 60°16'56" E	5.10'
L20	N 40°51'11" W	16.79'
L21	N 49°09'28" E	3.00'
L22	N 40°50'30" W	7.00'
L23	S 49°09'28" W	4.00'
L24	N 49°11'12" E	12.18'
L25	S 40°48'48" E	10.74'
L26	S 31°47'56" W	4.07'
L27	S 61°11'12" W	5.64'
L28	S 50°30'09" E	23.11'
L29	N 66°36'16" E	24.99'

LAND SURVEYOR'S CERTIFICATE

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

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



REVISED: DECEMBER 7, 2021
DECEMBER 20, 2021
JANUARY 31, 2022
MARCH 7, 2022
MARCH 10, 2022

JOB # 20219
DATE: NOVEMBER 11, 2021
SHEET 2 OF 2

RESIDENCES AT SALIDA BOTTLING COMPANY

LOCATED IN BLOCK 19
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



- NOTES:
- 1) TYPE 1 EASEMENT IS FOR PRIVATE ACCESS, PUBLIC UTILITY, PUBLIC DRAINAGE AND FIRE APPARATUS ACCESS
 - 2) HOA LOT IS A BLANKET TYPE 1 EASEMENT

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

EXHIBIT C:**Conditions of Approval for Residences at Salida Bottling Company Planned Development and Major Subdivision**

1. The Inclusionary Housing (IH) Notes on the PD Plan and applicable Plat notes shall be modified as follows:

IH Note #1 & Plat Note #9:

A minimum of four (4) deed-restricted units shall be provided, if these units are for sale, one shall be no greater than 120% AMI, one no greater than 140% AMI (excluding studios), and two no greater than 160% AMI (excluding studios and 1 bedrooms)

If these units are for rent, a minimum of one-half of the units shall be at 80% AMI, and no unit shall exceed 100% AMI. If a for-rent unit converts to for-sale, its AMI shall adjust accordingly.

IH Note #2 & Plat Note #10:

Two (2) of the deed-restricted units shall be built and receive certificate of occupancy (CO) prior to the eighth (8th) market rate unit on the site receiving a CO; the average AMI of the first two units shall not exceed 140%.

IH Note #3 & Plat Note #11:

For any affordable unit(s) required to be built, the developer shall pay at the time of certificate of occupancy (CO) the applicable inclusionary housing fee-in-lieu for each non-inclusionary unit built prior to receiving CO for the affordable unit(s). Once the required affordable units have received CO, those fees-in-lieu shall be returned to the developer.

IH Note #4:

Occupants of any Inclusionary Housing Units shall not be responsible for homeowner's association assessments or dues beyond those fairly-priced specifically for utilities, trash services, and the like. Should the developer or HOA desire, they may renegotiate this condition with the Chaffee Housing Authority based upon the Authority's guidelines for such dues.

IH Note #5 & Plat Note #12:

Inclusionary housing units shall meet all other applicable inclusionary housing code requirements.

2. Building permits are required and the plan shall meet Building Department requirements.
3. An Operations and Maintenance manual shall be subject to review by the City and recorded with the Plat.
4. Applicant shall obtain necessary CDOT utility permits.

5. Applicant is required to pave and provide drainage improvements to alley, after construction, from I Street to the southeastern-most access drive.
6. There shall be no staging (i.e. phasing) of the infrastructure and public improvements. This includes that all private gas lines must be installed in a common trench at the same time, and no additional private gas lines can be installed after the initial installation. The Operations and Maintenance guide shall ensure compliance with all relevant State Statutes, including but not limited to, Statutes regarding the obligations and procedures for owners of underground facilities to locate and excavate those facilities. If the applicant does not agree to these conditions, then there shall be no private gas lines on site.
7. Applicant shall upsize the 4 inch 1st Street water main to 8 inches to meet anticipated fireflow requirements.
8. Applicant shall pave the south half of 1st Street where new water services are proposed.
9. Outstanding engineering comments must be addressed prior to approval of the SIA.

January 4, 2022

Mr. Bill Almquist
Salida Community Development Director
The Touber Building
448 E 1st Street, Suite 112
Salida, CO 81201

Dear Mr. Almquist,

The purpose of this letter is to share with you our concerns and make suggestions regarding the planned development of the 323 West 1st Street property.

We have made our home for twenty years at 211 West 1st Street in the historic Adolph Coors, Golden Beer Depot, Salida Bottling Company Agents Building, which is a contributing structure within the Salida Downtown Historic District. The building was purchased by our family from the City of Salida in 1989. For your information, we have included photos of our building from the 1890s, 1980s (when the City sold it to our family) and today. We have always strived to be responsible property owners and good citizens of historic Salida and Chaffee County.

We love living in downtown Salida and have learned over the years that we need to be flexible to enjoy it. Traffic, people, bars, noise, crowds, etc., are all part of the downtown lifestyle. If either of us complains about a minor downtown annoyance, we remind ourselves that we chose "to live in the hood, so suck it up buttercup."

In 2004, the City sold us a second parcel of land on which we constructed an addition to the back of our building. At the same time the City also sold us a parking easement to park three vehicles in the small public lot directly behind our building, and the access easements we needed to access our building and property.

We watched the Planning & Zoning Commission hearing held on December 14, 2021 about the plans for the development of 323 West 1st Street. After watching that meeting, it occurred to us that we are likely to see some changes if the development is approved with height increases and with such limited parking, as your staff recommended. We have identified several concerns to share with you and the P & Z Commission.

Our concerns are as follows:

1. The new construction will effectively swamp the view of our historic building from the east (i.e., 1st Street in downtown) as well as from the west, rising high over our roof line and historic Western false front.

2. The new construction will eliminate any views we have of the mountains to the west of our historic building, and our views will likely be replaced with people on rooftop decks, as well as the buildings.

3. The new construction, when occupied, will put a substantial strain on the already very limited public parking in the neighborhood. The small lot behind our home, being the closest to the development, most likely will be impacted first.

We appreciate that time marches on and that the views of and from our actually historic home may not be of concern to you. But we wanted to mention it because we have always enjoyed seeing the mountains from our west-facing windows and property and we think our building adds character to the historic downtown.

Parking in the lot directly behind our building is of greater concern to us. We believe that by approving this development with such limited parking, the City will effectively devalue the parking easement that was sold to us by the City in 2004. In addition, parking along the west side of our building, at least partly on our private property, is already a problem during busy times (Thanksgiving, Brewfest, FIBArk, Artwalk, July 4th, etc.). People park on our property; often parking and walking on top of our landscaping and flowers.

The lot behind our home holds about 8 to 10 vehicles, depending on the vehicle size and care taken when parking. We suspect that the fourteen new 2+ bedroom units across the trail will likely require 2+ parking places per unit. Because the lot directly behind our building is the closest parking to the new development, we suspect that as regards to parking, every day will be FIBArk at our house.

We would like to propose a solution that would satisfy us by eliminating the effective devaluation of the parking easement sold to us by the City in 2005 and eliminating, as well, our issues with people parking on our private property, landscaping and plants.

If you agree, we would like to propose that we work with Public Works Director David Lady to install signage designating our three parking spots as reserved for our building, and to get his advice on how best to sign our private property as unavailable for public parking. We would be willing to work with Mr. Lady to cover the cost of any sign purchases that are found to be necessary.

Thank you in advance for considering our input. We look forward to hearing from you.

Sincerely,

The image shows two overlapping handwritten signatures in dark ink. The signature on the left is 'Earle' and the one on the right is 'Judith'. Both are written in a cursive, flowing style.

Earle & Judith Kittleman

Photos of 211 West 1st Street

Item 10.

1890s



1989



2022



March 29, 2022

Kathryn Dunleavy
Planner, City of Salida
448 E. 1st St. #112
Salida, CO 81201

Dear Kathryn,

Page 1, Section A, of the City Council Action Form, as it relates to the Residences at Salida Bottling Company, lists 14 deviation requests. We recognize that some of these requests have been addressed by staff.

Please accept this letter in opposition to the **height deviations** as requested for the proposed development at 323 West 1st Street, Salida, CO 81201 (aka, Residences at Salida Bottling Company).

In our opinion, forty feet (40') is too high. Please see the attached photo taken from the east side yard at 317 W. 2nd St. The red line is approximately 40' from grade at the base of the utility pole on the right side of the photo. A digital range finder was used for this measurement.

A height of 35', as measured using existing methods from Article I of the Land Use Code, appears to be a suitable height that would allow for successful completion of the project. And it would adhere to present code. The View Corridor study that was submitted only considered points of view from the east and west along Highway 291. Would it be possible for the applicant to add the north and south perspectives to better understand the project's impact to these view corridors? There will be impacts. An effort to fully understand them before it is too late would be wise.

Also, of concern is the request to ***"change how building height is measured to use the lower of either average post-construction grade or finished floor, rather than the Code requirement to use the lower of either pre-construction grade or postconstruction grade."*** We object to this request as well. This will result in a final height above where 40' would exist if built on present grade. Can the project be excavated/lowered to drop the grade to levels below where they presently exist and still accommodate storm water runoff?

And then there are the rooftop structures and chimneys. Again, we object to anything over 35', including these.

We strongly urge Town Council to vote "No" on all three items in section 8, "Maximum Height", of the City Council Action Form. The request for an additional 5' simply does not fit, nor is it required for the successful completion of the project.

Also, we fear that an approval of these deviations will set a precedent for future projects.

Is this a glimpse at our future downtown?

Please limit this structure to the present height limitation of 35'.

Finally, the applicant is asking for a 67% increase in density. We feel this, combined with the height

deviation, would result in a project that is simply out-of-scale. Intended or not, this project will be a “statement piece” for those approaching the historic districtal from the west on Highway 291. Let’s be sure it is something we can all live with and appreciate.

Thank you for your consideration.

Sincerely,

Jeff Westcott and Courtney Kenady-owners 217/219 I Street

Patricia Perschbacher-owner 317 W. 2nd St.

Jon Roberts-owner 331 W. 2nd St.





This Photo was submitted as an attachment to a public comment letter after the April 5th Packet Deadline.



PLANNING COMMISSION REGULAR MEETING

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

February 08, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
 Vice-Chair Francie Bomer
 Commissioner Judith Dockery
 Commissioner Giff Kriebel
 Commissioner Michelle Walker
 Commissioner Dave Haynes

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

1. **Salida Bottling Company Planned Development and Major Subdivision (Continued from the January 24, 2022 meeting) -**

The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:

- A. Major Impact Review to approve a Planned Development Overlay.
- B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

A. **Open Public hearing – 6:01pm**

B. **Proof of Publication -Yes**

C. **Staff Review of Application –**

Planner Dunleavy discussed that the Civil Plan had been completed, reviewed the utility plans and the deviation of height measurement.

Commissioners asked about:

- Finished floors
- Parapet Height
- The definition of a SIA
- Comments from Excel, Atmos and the Kittlemans

Planner Dunleavy and Jefferson answered the questions and JVA was on the line to comment.

D. Applicant's Presentation – Applicant Warner was in person and answered Commissioners questions.

E. Public Input – NA

F. Close Public Hearing – 6:31pm

G. Commissioner Discussion –

Commissioners spoke on the easements and the property line. The Commissioners agreed that paving the road after construction was the way to move forward and did not feel like there would be encroachments onto the easements.

H. Commission Recommendation -

A. Major Impact Review to approve a Planned Development Overlay.

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

THE MOTION PASSED.

B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

THE MOTION PASSED.

NEW BUSINESS

COMMISSIONERS' COMMENTS

Commissioner Bomer encouraged staff to reach out to Council to help the Kittlemans with the easement.

ADJOURN- With no further business to come before the Board, the meeting adjourned at 7:05 p.m



PLANNING COMMISSION REGULAR MEETING

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

January 24, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
 Vice-Chair Francie Bomer
 Commissioner Judith Dockery
 Commissioner Giff Kriebel
 Commissioner Doug Mendelson
 Commissioner Dave Haynes

ABSENT

Commissioner Michelle Walker

APPROVAL OF THE MINUTES

1. December 14, 2021 - Draft Minutes

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Haynes

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

COMMISSIONER MENDELSON REMOVED HIMSELF FROM THE MEETING.

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Salida Bottling Company Planned Development and Major Subdivision (Continued from the December 14, 2021 Planning Commission meeting) -**

The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:

- A. Major Impact Review to approve a Planned Development Overlay.
- B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

A. Open Public hearing – 6:14pm**B. Proof of Publication -Yes****C. Staff Review of Application –**

Commissioners asked about the progress on the civil plans.

Planner Dunleavy explained that while they worked together on civil plans, a few more deviations came up which is why there are additional plans in this meeting.

Commissioners commented about:

- o The Excel and Atmos comments that were introduced
- o The size of the easement
- o Whether the building would have access to City Water and Sewer

Public Works Director, David Lady, clarified that the building would have access to City Water and Sewer and what was in the discretion of the Public Works Department to comment on.

JVA Representative, Mark Russell, spoke to why the proposed utility plan was feasible in the code.

Commission asked about:

- The changes to the shared square footage on the rooftop structure and what it would look like.
- Whether on condition seven, it should be clarified that it should be deed restricted
- About the size of the unit and how it should be classified under the AMI
- The building façade and whether it would be contiguous with the Downtown area

D. Applicant's Presentation –

Applicant, Warner, presented on the application and reviewed the conversations they had been having with the Planning and Public Works Department.

Engineer, Bill Hussey, spoke on the project, utility concerns and building height.

Applicant Warner reviewed Short Term Rentals, Inclusionary Housing and the external façade of the building.

E. Public Input – Salty spoke on whether there were additional affordable units and asked that they do not allow Short Term Rentals.

Planner Dunleavy and Director Almquist responded to the questions.

F. Close Public Hearing – 7:31pm**G. Commissioner Discussion –**

Commissioners discussed the following:

- Extra height measurement change
- Procedural change on continuing a meeting to February 8th, 2022 or sending it to Council and making a decision tonight

Applicant asks Commission to make a decision tonight instead of continuing it to another Planning Commission meeting.

Commissioners asked that the following be completed prior to the next meeting:

- Completed and confirmed civil plans
- Impact of changing the height measurements of the balconies
- Review the changes to conditions Engineer Hussey provided

Public Works Director, David Lady, did not plan to have additional comments.

JVA Representative, Mark Russell, will have reviewed the revised submittal and provided comments by Feb 1, 2022.

Commission discussed changing the language from foundation to footing on Condition #2.

H. Commission Recommendation -

A. Major Impact Review to approve a Planned Development Overlay

Motion to **continue** the hearing to the February 8, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

Voting Nay: Chairman Follet

THE MOTION PASSED.

B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

Motion to **continue** the hearing to the February 8, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

Voting Nay: Chairman Follet

THE MOTION PASSED.

3. Amendments to Chapters 6 & 16 of the Salida Municipal Code (Continued from the December 14, 2021 Planning Commission meeting)-

The purposed of the request is for amendments to Chapters 6 and 16 of the Salida Municipal Code regarding sexually-oriented businesses.

A. Open Public hearing – **8:15pm**

B. Proof of Publication -Yes

C. Staff Review of Application –

Director Almquist reviewed the amendments to Chapter 6 & 16 with the Commission.

The Commissioners asked:

- Whether the amendment should include churches/house of worship and/or daycares
- The hours of operation

D. Applicant's Presentation – **NA**

E. Public Input – **NA**

F. Close Public Hearing – **8:32pm**

G. Commissioner Discussion –

H. Commission Recommendation –

Motion to recommend City Council approve the amendments to Chapters 6 & 16 was made by Commissioner Dockery, Seconded by Vice-Chair Bomer.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Haynes

THE MOTION PASSED.

UPDATES

Director Almquist talked about the summer housing crisis. Additionally, there are new applications for Planning Commission and Historic Preservation Committee.

COMMISSIONERS' COMMENTS- NA

ADJOURN With no further business to come before the Commission, the meeting adjourned at **8:40 p.m.**



PLANNING COMMISSION REGULAR MEETING

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

December 14, 2021 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

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

CALL TO ORDER BY CHAIRMAN – 6:01 PM

PRESENT

Chairman Greg Follet
 Vice-Chair Francie Bomer
 Commissioner Judith Dockery
 Commissioner Giff Kriebel
 Commissioner Michelle Walker
 Commissioner Dave Haynes

ABSENT

Commissioner Doug Mendelson

ROLL CALL

APPROVAL OF THE MINUTES

1. November 22, 2021 - Draft Minutes

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

Commissioner Kriebel recused himself from the 141 Annex Annexation and 141 Annex Zoning hearings

2. **141 Annex Annexation** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, are requesting approval to annex each of their lots into the City of Salida. The properties proposed for annexation are located at 7543 C.R. 141, 7547 C.R. 141 and 7551 C.R. 141, between County Roads 140 and 141 (1.358 acres in total).

- A. **Open Public hearing – 6:02pm**
- B. **Proof of Publication -Yes**
- C. **Staff Review of Application –**

Staff recommends that Planning Commission recommend the City Council approve the annexation subject to the conditions listed in the commissioner packet.

D. Applicant's Presentation –

The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger, were available to answer questions.

E. Public Input – N/A

F. Close Public Hearing – 6:05pm

G. Commissioner Discussion –

H. Commission Recommendation –

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

3. **141 Annex Zoning** - The applicants, Jeff Kriebel, Thomas Clegg and Wendell Winger are requesting a zoning designation of Medium Density Residential (R-2), should the property be annexed.

A. Open Public hearing – 6:08pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Staff recommends that Planning Commission recommend City Council approve the proposed zoning of the site as Medium-Density Residential (R-2).

D. Applicant's Presentation –

The applicants Jeff Kriebel, Thomas Clegg and Wendell Winger were available to answer questions.

E. Public Input – N/A

F. Close Public Hearing – 6:09pm

G. Commissioner Discussion –

H. Commission Recommendation –

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

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

4. **Amendment to Chapters 16 and 6, Land Use Code** - The proposed request is for amendments to Land Use Code Sections 16-1-80, 16-4-190 and Table 16-D Schedule of Uses. The amendment is regarding adult oriented businesses.

A. Open Public hearing – 6:12pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Planning Director, Almquist, amended the staff recommendation to have adult entertainment and adult retail shops as two different entities in the code. He recommended that adult retail and like should be conditional uses in C1, C2 and Industrial. Adult Entertainment establishments would be a conditional use only in the Industrial zone. Staff recommends approval with the amendments discussed.

The Commissioners asked staff the following:

- The business hours of adult retail establishments
- Why the distinction between retail and entertainment was made
- Why there are distant limits between adult entertainment and adult retail shops
- Would a one-time per year adult entertainment show that is renting a space fall under this language change?

D. Applicant's Presentation – N/A

E. Public Input – N/A

F. Close Public Hearing – 6:22pm

G. Commissioner Discussion –

The Commissioners discussed the zoning of potential adult retail establishments and the hours

H. Commission Recommendation –

Motion made by Commissioner Haynes, Seconded by Commissioner Dockery.

The Commissioners discussed the following:

- Portrayals of nudity at a bookstore
- Hours of retail businesses in the C-2
- Whether there were federal, state or local age restrictions for adult retail establishments
- Receiving more clarification from Planning staff on where adult retail shops could be located and where adult entertainment could be located

Voting Yea: Chairman Follet

Voting Nay: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes

THE MOTION FAILED.

Motion to continue the hearing to the January 24, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

5. Salida Bottling Company Planned Development and Major Subdivision -

The applicant (Salida Bottling Company, LLC) is requesting two actions related to a 0.60 ac. (26,112 SF) parcel at 323 West First Street, at the west corner of Hwy 291 and the Monarch Spur Trail. The property is split zoned, Commercial (C-1) and Industrial (I). The entire site is located within the Hwy 291 Established Residential Overlay. The requests are:

A. Major Impact Review to approve a Planned Development Overlay

B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

A. Open Public hearing – 6:54pm

B. Proof of Publication -Yes**C. Staff Review of Application –**

Planner, Dunleavy, recommended to review the development in the current meeting but set a continuance of the Public Hearing to January 24th, 2022 to allow time to finalize Utility plans.

Commissioners asked the following questions to staff:

- Are there trees on the lot?
- How many stories the structure can have in code?
- What would the street parking look like?

D. Applicant's Presentation –

Co-owner, Eric Warner and Architect, Kenny Craft, presented the application.

The Commissioners asked the architect the following questions:

- What does "complimentary" building mean?

Short Recess due to internet issues

- What the roof size would be and what would the total number of structures would be?
- Will there be accesses to these structures per unit?
- Would the applicant consider more Inclusionary Housing?
- Would the applicant consider not allowing Short Term Rentals in their HOA?
- What is the estimate for the market prices of the units?

E. Public Input –

Erika Reilly asked who will own the units, whether there will be other parking spots and will other units be available in this particular location.

F. Close Public Hearing – 8:18pm**G. Commissioner Discussion –**

Commissioners discussed:

- A continuation due to utilities
- Commission would like the applicant to consider more inclusionary housing
- Architectural continuity
- Traffic line of sight
- Parking for commercial spaces
- Shared roof space and rooftop access
- Consider asking the HOA to not include Short Term Rentals
- Have the planning staff negotiate the AMI's with the developers and bring back options to commission

H. Commission Recommendation -

A. Major Impact Review to approve a Planned Development Overlay

Motion to continue the hearing to the January 24, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

B. A Major Impact Review to approve a Major Subdivision to split the 0.6 acre parcel into 16 townhome lots and 1 out-lot.

Motion to continue the hearing to the January 24, 2022 Planning Commission regular meeting was made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes

THE MOTION PASSED.

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 9:00 p.m.

MOTORCYCLES

2005 Harley Davidson
Road King ~ Silver
Rinehart Exhaust
Mileage ~ 37,001
\$8200 OBO
Call 719-221-4026

CARS & TRUCKS

2006 Toyota Scion, 5 speed manual,
49,000 miles,
excellent mechanical condition,
\$7200
Call Marilyn 970-640-7031

UTILITY TRAILERS

Wells Cargo
Enclosed Trailers
Many sizes...
Low Prices...
Hitchin' Post Trailers
www.hitchinposttrailers.com
719-748-8333
Lake George

PUBLIC NOTICE ADVERTISEMENT FOR BIDS

Separate sealed BIDS for the Construction of the **Westcliffe Safe Routes To School Project – Main Street (State Highway 96) Improvements**, (SAR C520-002 (23072) including: Removal of curb & gutter, asphalt and sidewalk; Installation of concrete sidewalk, curb ramps, hot mix asphalt, curb & gutter, and pavement markings and signage, and miscellaneous items as indicated in the Bid Documents will be received by the Town of Westcliffe (Owner) at the office of the Owner, 1000 Main Street, Westcliffe, CO 81252 until 11:00 A.M., (Local Time) Thursday April 7, 2022. Afterward, all bids will be publicly opened and read aloud at said office.

Thursday March 24, 2022, 2:00 p.m. at the Owner's office. Attendance at this Pre-Bid Conference is **Mandatory**.

The Contract Documents may be examined at the following location:
Town of Westcliffe
1000 Main Street
Westcliffe, CO 81252
(719) 783-2282

Bidders are responsible for all printing costs. It is the Bidder's responsibility to verify whether any addenda were issued.

This project will be financed in part by a grant from the Colorado Department of Transportation and shall be referred to as **Westcliffe Safe Routes To School Project – Main Street (State Highway 96) Improvements**. Bidders shall comply with all applicable standards, orders, or regulations issued pursuant to the Clean Water Act of 1970, Federal Water Pollution Control Act, and Contract Work Hours Standards Act and shall sign the Certification of Non-Segregated Facilities in "Mandatory Submittals". Bidders must comply with Title VI of the Civil Rights Act of 1964, the Davis-Bacon Act, the anti-Kickback, and the Contract Work Hours and Safety Standards Act. It is the Bidder's responsibility to determine and/or confirm the applicable prevailing wages pursuant to the Davis-Bacon Act.

Minority/Female Utilization Goal for the Project is: 19.0%
DBE Participation goal for the Project is: 0.0%
Date of Initial Advertisement for Bids: Thursday, March 3, 2022

Published in The Mountain Mail March 4, 8, 11, 15, 18 and 22, 2022

PUBLIC NOTICE

Notice is hereby given that the Chaffee County Planning Commission will hold Public Hearing to consider the following application:

Name of Project: Applejack RV Park/ Campground Limited Impact Review

Applicants: Ryly Farney and Brenda Kelso
Location: 8509 County Road 250, Salida
Zone: Rural

Request: To create a Recreational Vehicle (RV) Park on Lot 2 of the Farney Heritage Water Subdivision Exemption under Section 7.8.6 of the Land Use Code. Twenty nine (29) spaces in two phases are proposed. A commercial well and two on-site wastewater treatment systems (OWTS) will serve the property. The use will be for RVs only (no tents) with connections for OWTS and potable water supply.

Planning Commission Hearing: Tuesday, April 5, 2022 to be held in the Commissioners Meeting Room, 104 Crestone Ave., Salida. The meeting starts at 6:00 pm. Connect to the Zoom Meeting: <https://zoom.us/j/4328290633>.

Additional information regarding the specifics of this application is available for public inspection in the Development Services Office, 104 Crestone Ave. Salida or at the Buena Vista Annex, 112 Linderman Ave and on the Chaffee County web page at www.chaffeecounty.org on the Planning & Zoning home page. If you have any comments, you may write a comment via www.Chaffeespeaks.org, or present your concerns at the public meeting via Zoom so your comments can be made part of the record. Comments need to arrive the Friday before the hearing by 12:00 noon to allow sufficient time for the Board or Commissions to read your letter.

Please note that it is inappropriate to personally contact individual County Commissioners or Planning Commission members 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. Approval of the subject application or development may result in the establishment of a vested property right.

Published in The Mountain Mail March 18, 2022

PUBLIC NOTICE

The following business has applied for a Hotel & Restaurant Liquor License, Poncha Pub and Grub LLC, 10238 US Hwy 50, Poncha Springs, CO 81242.

Pursuant to the Liquor Laws of the State of Colorado, Poncha Pub and Grub LLC, 10238 US Hwy 50, Poncha Springs, CO 81242 has requested the Liquor Authority of the Town of Poncha Springs, Colorado to grant a Hotel & Restaurant Liquor License to sell Malt, Vinous, and Spirituous Liquors for consumption on the premises, at 10238 US Hwy 50, Poncha Springs, CO 81242. Public Hearing on the application will be held before the Board of Trustees of the Town of Poncha Springs, Colorado at the hour of 6:30 p.m., or as soon thereafter as may be heard, on Monday, March 28, 2022 at the Poncha Springs Town Hall, 333 Burnett Avenue, Poncha Springs, CO 81242.

At said time and place, any interested persons may appear to be heard for or against the granting of said license.

Written comments can be mailed to PO Box 190 or delivered to the Town Hall, 333 Burnett Avenue, Poncha Springs, CO 81242, by March 24, 2022, in order to be considered by the Board of Trustees.

If you have any questions regarding this application, please contact our office at 719.539.6882.

~Janine M Bertram
Deputy Clerk
Town of Poncha Springs
Published in The Mountain Mail March 18, 2022

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING A MAJOR IMPACT REVIEW APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on April 5, 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 and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>. The hearing concerns Major Impact Review applications for the property described as "Part of Lots 4 & 5, All of Lots 6-9, Block 19, City of Salida", also known as 323 West First Street. The applications have been submitted by Salida Bottling Company, LLC represented by Eric Warner.

The applicant is requesting:

A. Approval of a Planned Development overlay zone for the above described 0.6 acres currently split-zoned Commercial (C-1) and Industrial (I) and in the Hwy 291 Established Residential Overlay. The purpose is to create a subdivision with townhome lots fronting off of a private drive, to increase allowed density, to increase allowed building heights, to modify how building height is measured, to increase allowed number of building stories, to decrease the front setback, and to deviate from the requirement to provide municipal water and sewer facilities within the PD . On the individual townhome lots, the request also includes: to increase the maximum lot coverage for structures, to decrease minimum lot size, to decrease minimum lot frontage, to decrease minimum landscape area, and to decrease

setbacks. On the HOA owned outlot, the request is to increase the maximum lot coverage for uncovered parking/access.

B. Approval of a Major Subdivision to split the above described 0.6 acre parcel into 16 townhome lots and 1 outlot, with the intention of 1 townhome lot to be further split in the future into 1 residential condominium and 1 commercial condominium. This will result in a total of 16 residential units, 1 commercial unit, and 1 HOA owned and managed outlot for the shared access easement.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

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

Published in The Mountain Mail March 18, 2022

PUBLIC NOTICE NOTICE OF PUBLIC HEARING BEFORE THE CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING PROPOSED AMENDMENTS TO CHAPTER 16 LAND USE AND DEVELOPMENT OF THE SALIDA MUNICIPAL CODE REGARDING INCLUSIONARY HOUSING TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE

NOTICE that on April 5th, 2022, at or about the hour of 6:00 p.m. a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>

The public hearing is to consider amendments to Chapter 16, Article XIII of the Salida Municipal Code regarding updates to the Inclusionary Housing requirements.

Interested persons are encouraged to attend the public hearing. Further information on the amendments may be obtained from the Community Development Department, (719) 530-2634.

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

Published in The Mountain Mail March 18, 2022



PUBLIC NOTICE ORDINANCE NO. 2022-06 (Series 2022)

AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING A MAJOR IMPACT REVIEW FOR A 0.60 ACRE PARCEL LOCATED AT 323 WEST FIRST STREET AND LEGALLY KNOWN AS PART OF LOTS 4 & 5, ALL OF LOTS 6-9, AND PART VACATED ALLEY, BLOCK 19, SALIDA, CURRENTLY ZONED C-1 AND I, WITHIN THE HWY 291 ESTABLISHED RESIDENTIAL OVERLAY, TO PLACE A PLANNED DEVELOPMENT OVERLAY ON THE PROPERTY, AND APPROVE THE DEVELOPMENT PLAN AND 16-LOT MAJOR SUBDIVISION FOR RESIDENCES AT SALIDA BOTTLING COMPANY.

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the planned development and major subdivision application for the subject property on February 8, 2022 and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a planned development overlay pursuant to the attached Residences at Salida Bottling Company development plan included as Exhibit A; and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, of a sixteen-lot subdivision (Residences at Salida Bottling Company) within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposals for the subject property are 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

WHEREAS, the City Council held a public hearing on the proposals on April 5, 2022; 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 property comprising Part of Lots 4 & 5, All of Lots 6-9, And Part Vacated Alley, Block 19, Salida to wit, the 0.60 acres, be and is hereby approved as a Planned Development Overlay with the attached development plan and a sixteen-lot subdivision (Residences at Salida Bottling Company) with the attached subdivision plat and conditions of approval, which is attached to this ordinance as Exhibit C.

Section Two

Upon approval by the City Council of the Final Development Plan for the Residences at Salida Bottling Company Planned Development 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 Exhibits A and B; and incorporating the conditions of approval attached as Exhibit C 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.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

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.

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 March 15, 2022 and set for second reading and public hearing on the 5th day of April, 2022.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on the 5th day of April, 2022.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

ATTEST: _____ (SEAL)

City Clerk

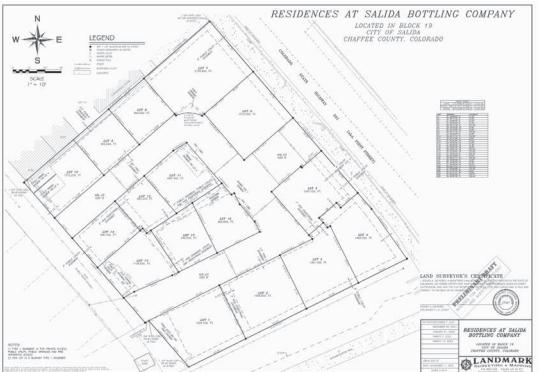
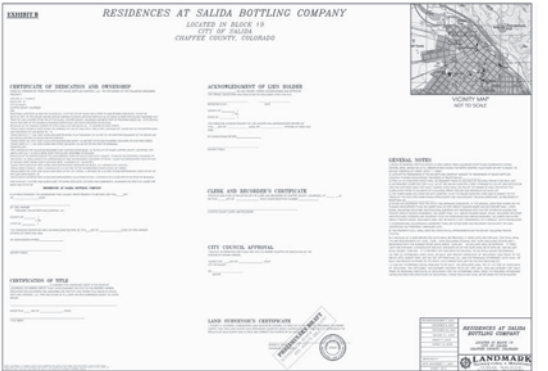
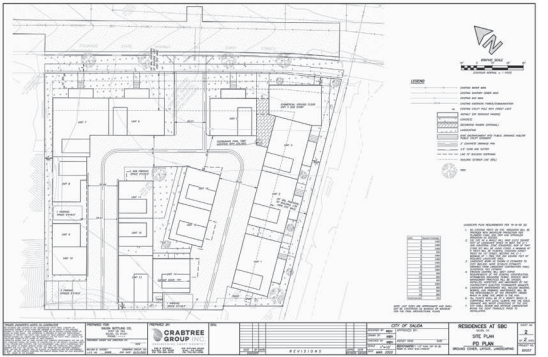
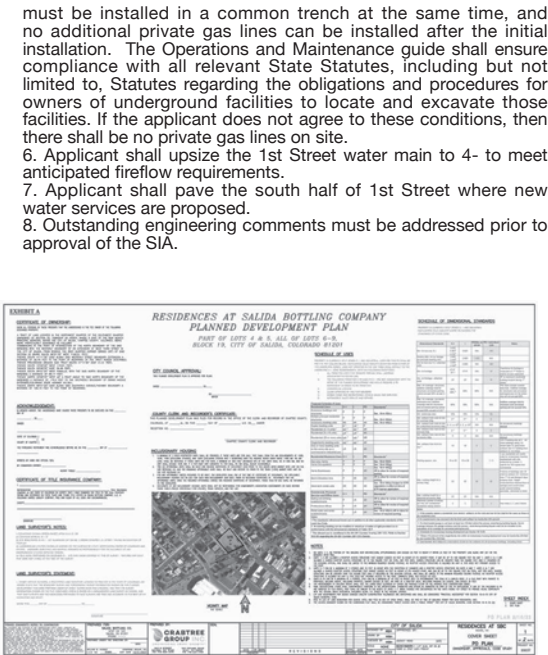
PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____, 2022 and **BY TITLE ONLY**, after Final Adoption on the _____, 2022.

By: _____
City Clerk

EXHIBIT C:

Conditions of Approval for Residences at Salida Bottling Company Planned Development and Major Subdivision

1. Building permits are required and the plan shall meet Building Department requirements.
2. An Operations and Maintenance manual shall be subject to review by the City and recorded with the Plat.
3. Applicant shall obtain necessary CDOT utility permits.
4. Applicant is required to pave and provide drainage improvements to alley, after construction, from I Street to the southeastern-most access drive.
5. There shall be no staging (i.e. phasing) of the infrastructure and public improvements. This includes that all private gas lines



Published in The Mountain Mail March 18, 2022

Legal Notice

CPAXLP

PUBLIC NOTICE FOR THE TOWN OF PONCHA SPRINGS REGULAR MUNICIPAL ELECTION APRIL 5, 2022

A Regular Municipal Election for the Town of Poncha Springs, Colorado will be held on Tuesday, April 5, 2022.

The Election will be conducted as a Mail Ballot Election and there will be three (3) Trustee positions on the ballot.

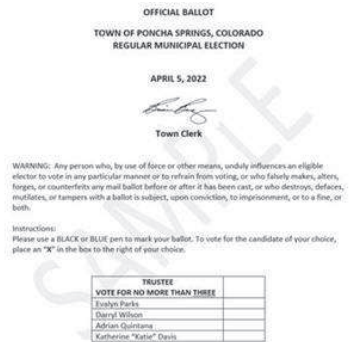
DESIGNATED MAIL BALLOT DROP-OFF LOCATION AND POLLING PLACE:

**PONCHA SPRINGS TOWN HALL
333 BURNETT AVENUE
PONCHA SPRINGS, CO 81242**

HOURS: Ballots may be issued and dropped off Monday thru Friday 8:00 AM to 12:00 PM and 1:00 PM to 5:00 PM and 7:00 AM to 7:00 PM on Election Day, April 5, 2022

REQUIRED QUALIFICATIONS OF MUNICIPAL ELECTORS:

1. Must be 18 years of age;
2. Must be a citizen of the United States;
3. Must be a resident of the Town of Poncha Springs and must have resided in the State of Colorado for twenty-two (22) days immediately preceding the election;
4. Must be registered to vote.



Questions regarding qualifications to vote in the Town of Poncha Springs Municipal Election may be directed to the Town Clerk's Office by phone at 719-539-6882, in person at Town Hall located at 333 Burnett Avenue, or by email to deputyclerk@ponchasprings.us

For the Town of Poncha Springs, Colorado
Brian Berger, Town Clerk
Janine Bertram, Designated Election Official
Published in The Mountain Mail March 18, 2022

PUBLIC NOTICE NOTICE TO CREDITORS

Estate of **Franz Eduard Wawrczyniak**, Deceased

Case Number 2022PR30005
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 August 1, 2022, or the claims may be forever barred.

George Lipscomb
c/o Jenna L. Mazzucca Esq., PC
1604 H Street
Salida, CO 81201

Jenna L. Mazzucca Esq., PC
Jenna L. Mazzucca
1604 H Street
Salida, CO 81201
719-207-4279
Fax #: 719-539-3020
Atty Reg#: 40027
Attorney for Personal Representative,
George Lipscomb
Published in The Mountain Mail March 4, 11 and 18, 2022

Residences at Salida Bottling Company Planned Development & Major Subdivision

Revised 3/7/2022



Owner

Salida Bottling Company, LLC
9707 County Road 163
Salida, CO 81201

Architecture/Planning

Craft Design Studio
204 Spooner Lane
Mount Pleasant, SC 29464

Studio Mork

Downingtown, PA

Civil Engineer/Entitlement

Crabtree Group, Inc.
325 D St
Salida, CO

Contents

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Existing Conditions	1
Planned Development Narrative	2
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Major Subdivision Plat	4
Civil Engineering	4
Submittal Requirements Checklist	4

Appendices

A: Land Survey
B: Planned Development Plan
C: Drainage Report
D: Title Policy
E: Geotechnical Report
F: Limited Phase II Subsurface Investigation
G: Projected water and sewer demand
H: Architectural Character
I: Subdivision Plat
J: Civil Engineering Plans
K: EOPC for Public Improvements
L: Construction Schedule
M: CDOT Access Permit
N: Emergency Access
O: Staff Comments with Responses
P: Height Analysis
Q: Building, Eave, Utility, and Easement Exhibit

Introduction

Residences at Salida Bottling Company is a Planned Development and concurrent major subdivision of 16 residential units and 1 commercial unit on 0.60 acres at 323 W 1st Street in Salida.

Existing Conditions

The photo below shows existing conditions at the site.

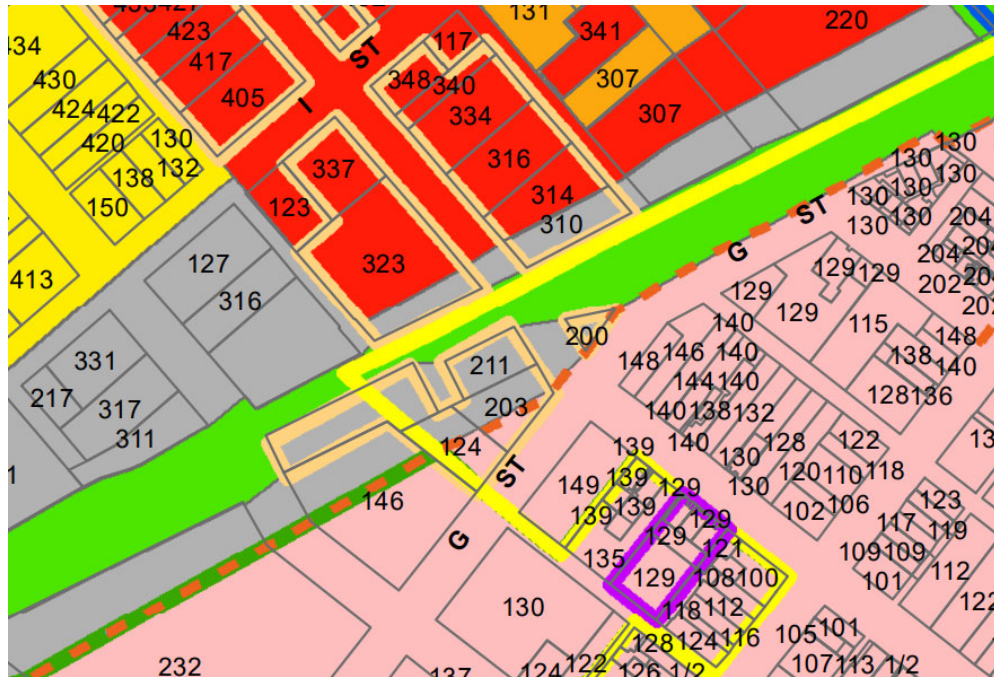


The subject parcel is currently an unpaved parking lot. As shown on the land survey in Appendix A, the subject parcel is made up of portions of lots 4 and 5 of block 19, all of lots 6 through 9 of block 19, abandoned Denver & Rio Grande Railroad right of way, and abandoned alley right of way, for a total of 8 existing lots as summarized below.

	Area (SF)	Area (Acres)
Lot 4	997	0.02
Lot 5	3497	0.08
Lot 6	3750	0.09
Lot 7	3750	0.09

Lot 8	3750	0.09
Lot 9	3750	0.09
D&RG abandoned ROW	6322	0.15
Alley abandoned ROW	296	0.01
Total	26112	0.60

The property is currently split zoned. D&RG abandoned right of way, which makes up 24% of the property, is zoned industrial (gray). The remainder is zoned C-1 Commercial (red). The entire property is within the Highway 291 Established Residential Overlay. See excerpt from zoning map below.



Current vehicle access to the site is from one driveway on 1st Street, and from the public alley behind the site.

Planned Development Narrative

A planned development plan is included in appendix B. This plan, upon approval, will be recorded with the Chaffee County Clerk to provide a record of the planned development entitlement for the property.

Sheet 1 of the planned development plan highlights changes to the use schedule and dimensional standards of the underlying zones required for the development. Sheet 1 also includes standard signature blocks for ownership, title report, survey by a professionally licensed surveyor, and city approval. Finally, this sheet includes the owner's method of meeting the inclusionary housing ordinance.

Sheet 2 of the planned development plan is the site plan, showing 1st Street sidewalk, driveway, and curb and gutter improvements, building setbacks, parking, site dimensions, and ground cover. A table of unit square footage is provided on this sheet to give a general sense of unit size, but these shall not be

construed as minimum or maximum required unit sizes. Landscaping notes address the requirements of Salida Municipal Code section 16-8-90.

Architecture

The architectural character of the project intends to complement the existing, historic downtown through use of building form, the employment of materials and details consistent with and inspired by the downtown and immediate, adjacent context. Sited adjacent to the downtown, the plan's design emphasizes the pedestrian experience through walkable connections and an emphasis on the public realm.

Sheets 1-3 of Appendix H shows urban and architectural precedent which balances both the use of the automobile and the pedestrian experience. Specifically, on Sheet 2, the historic Salida Bottling Works building formerly located on the site illustrates both the urban relationship of the historic building frontage as well as the traditional character of the architecture on the site.

Sheets 4-6 show the building footprints and landscaping on the site. The frontages along First Street are set back slightly from the road, with porches presenting a pedestrian frontage. A ground floor commercial space is located in the south east corner of the site, proximate to the downtown business district. Park-under residences are located in the center and rear of the project site.

Sheet 7 of Appendix H shows how buildings facing First Street and Monarch Spur Trail will have parapet wall roofs similar to those across First Street; buildings on the interior, towards the back of the development will have pitched roofs in character with the residential streets to the west and north of the site.

Sheets 8-10 illustrate elevation concepts for the project frontages facing Monarch Spur Trail and First Street. The elevations show distribution of various exterior materials, general architectural character and details, and opening proportions.

Sheets 8-10 are not final architectural elevations and are subject to vary throughout the design process. Elevations shown are intended to give a sense for the character, detailing and height of the proposed project.

Sheet 11-12 – Height Considerations – Two diagrams show an example of a pitched roof (3 story) house with 35'-0" Height Max. to Ridge. Proposed for Consideration, the Second diagram shows the same house with Ridge Height Max. at 40'-0". This would only be proposed for "pitched roof" residential units tucked back into the block. Sheet 12 shows the "Flat Roof" (Parapeted) Residences proposed. Parapet falls under Max. height of 35'-0". Requesting (with limitations), Rooftop Access structures to be allowed to extend above 35'-0". Proposed minimal footprint (max. 100 s.f.).

View Corridor Study

Appendix H, Sheets 14-15 In recognition of the significance of the view along First Street, viewing the Sawatch Range from the downtown, the view corridor study is intended to provide a sense for the scale of the buildings and the extent to which the project obscures the view of the Conoco gas station from downtown.

Major Subdivision Plat

See Appendix I for the major subdivision plat requested concurrently with the Planned Development. Note that the dimensional standards requested in the Planned Development are slightly more permissive than the subdivision plat. This is because lot line adjustments for design changes and/or construction tolerances are anticipated.

This subdivision plat does not include the condominium subdivision of two units on Lot 4. The condominium subdivision of two units will be platted after building construction. This is a permitted use per the Planned Development.

Civil Engineering

Public Works has indicated that to provide adequate fire flow, the existing 4" water main in 1st Street will need to be replaced with an 8" line per city standards prior to any certificates of occupancy being issued in the planned development. This water main upsize will extend from the east end of the 1st Street property frontage, to the existing 8" water main in I Street. Sewer service will require installation of a manhole in the existing 1st Street sewer main. It is anticipated that the city's standard subdivision improvement agreement will be required prior to this work.

Gas, communications, and electric will be connected to existing mains in the public alley behind the site.

The following variances to City of Salida public works standards are requested for the subdivision:

1. In subdivisions, public sewer mains are required to extend to the end of the property and provide sewer service to each individual lot. Public works has requested private HOA-owned sewer mains inside the Salida Bottling Co. development because there is no public right of way in which to run the new mains. Also, because this is an infill development, there is no opportunity for extension of the city's sewer collection system. The HOA documents will provide for maintenance of the private sewer mains inside the development.
2. Standard water services run from the public right of way directly onto the lot they will serve. In this subdivision, water service lines will first run through the HOA-owned lot, and then onto the lot they serve. This is acceptable because the lot to be served has an ownership interest in the HOA lot.

Civil engineering plans are included as Appendix J. Engineer's Opinion of Probable Cost for public improvements is included as Appendix K. Construction schedule is included as Appendix L. CDOT access permit is included as Appendix M. CDOT utility permit is required prior to utility work in Highway 291, as noted on the civil engineering plans. City of Salida will be the permittee on the utility permit.

Additional discussion of civil engineering items is provided in Appendix O, Responses to Staff Comments.

Submittal Requirements Checklist

The following items are required for planned development applications per Salida municipal code Section 16-7-90.

(1) PD Development Plan

i-ix. See Appendix B Planned Development Plan.

(2) Written Narrative

- i. See Appendix A Survey.
- ii. See Appendix D Title Policy.
- iii. The planning objective is to provide a high quality infill development which will add to the quality of Salida's downtown by providing excellent architecture, commercial space, deed restricted housing, market rate housing, and private open space.
- iv. Fee in lieu of parks, trails, and open space shall be paid at time of building permit for each unit. All private open space shall be maintained by the lot owner, which in some cases is the HOA.
- v. Phasing of private improvements shall not be restricted within the development. Safe access shall be provided to all occupied units during construction. Underground utilities for the entire site will need to be installed early in the construction process due to space constraints.
- vi. See Appendix E, Geotechnical Report, and Appendix F, Limited Phase II Subsurface Investigation.
- vii. See Architectural section above.
- viii. See Appendix C, Drainage Report.
- ix. See Appendix G, projected water and sewer demand.
- x. All utilities are available near the site, and the project is within city limits.
- xi. Trip generation from the site:

PROJECT: Residences at Salida Bottling Company - 323 W 1st St, Salida, CO



Summary of Trip Generation

Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					Rate	Total	In		Out		Rate	Total	In		Out	
							%	Trips	%	Trips			%	Trips	%	Trips
Single Family Detached Housing	210	0 DU	9.57	0	0.75	0	25%	0	75%	0	1.01	0	63%	0	37%	0
Apartments	220	0 DU	6.65	0	0.51	0	20%	0	80%	0	0.62	0	65%	0	35%	0
Condominiums/Townhouses	230	16 DU	5.81	93	0.44	7	17%	1	83%	6	0.52	8	67%	6	33%	3
Lodging (Hotel)	310	0 RM	8.17	0	0.56	0	61%	0	39%	0	0.59	0	53%	0	47%	0
Office (General)	710	0.7 GLA	11.01	8	1.55	1	88%	1	12%	0	1.49	1	17%	0	83%	1
Retail (Specialty)	814	0.7 GLA	44.32	32	6.84	5	48%	2	52%	3	2.71	2	44%	1	56%	1
Sub-Totals				133		13		5		9		11		7		5
Total				133		13		5		9		11		7		5

GLA = gross leasable area in KSF

DU = dwelling unit

RM = number of room

Source: ITE Trip Generation, 8th Edition

- xii. The city's fiscal impacts will be very minor because development of empty lots near the middle of town is the most efficient kind of development. The city will collect sales tax from the commercial unit in the development. Construction of the project will provide sales tax to the city. In addition, the development will provide two units of 80% AMI housing in downtown Salida, which will provide an opportunity for workers to live affordably, near downtown jobs.

Per staff request, an emergency vehicle access exhibit was added as Appendix N.

Per staff request, and exhibit showing eave overhangs, utilities, and easements, was added as Appendix Q.



BIRD'S EYE PERSPECTIVE
(PRINTED ON 11x17)

10.21.21



KYNDANCE MEWS



EARLS COURT - MT PLEASANT



EARLS COURT - MT PLEASANT



KYNDANCE MEWS



BROOKLYN MEWS



BATHURST MEWS



SALIDA BOTTLING WORKS SEEN FROM 1ST ST



1914 SANBORN SHOWING SALIDA BOTTLING WORKS; NTS



MASONRY DETAILING



MASONRY DETAILING



MASONRY DETAILING



COMMERCIAL FRONTAGE



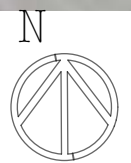
URBAN FLOOR LEVEL RELATIONSHIP



URBAN FLOOR LEVEL RELATIONSHIP



LANE FRONTAGE FENESTRATION



UNIT DESCRIPTION

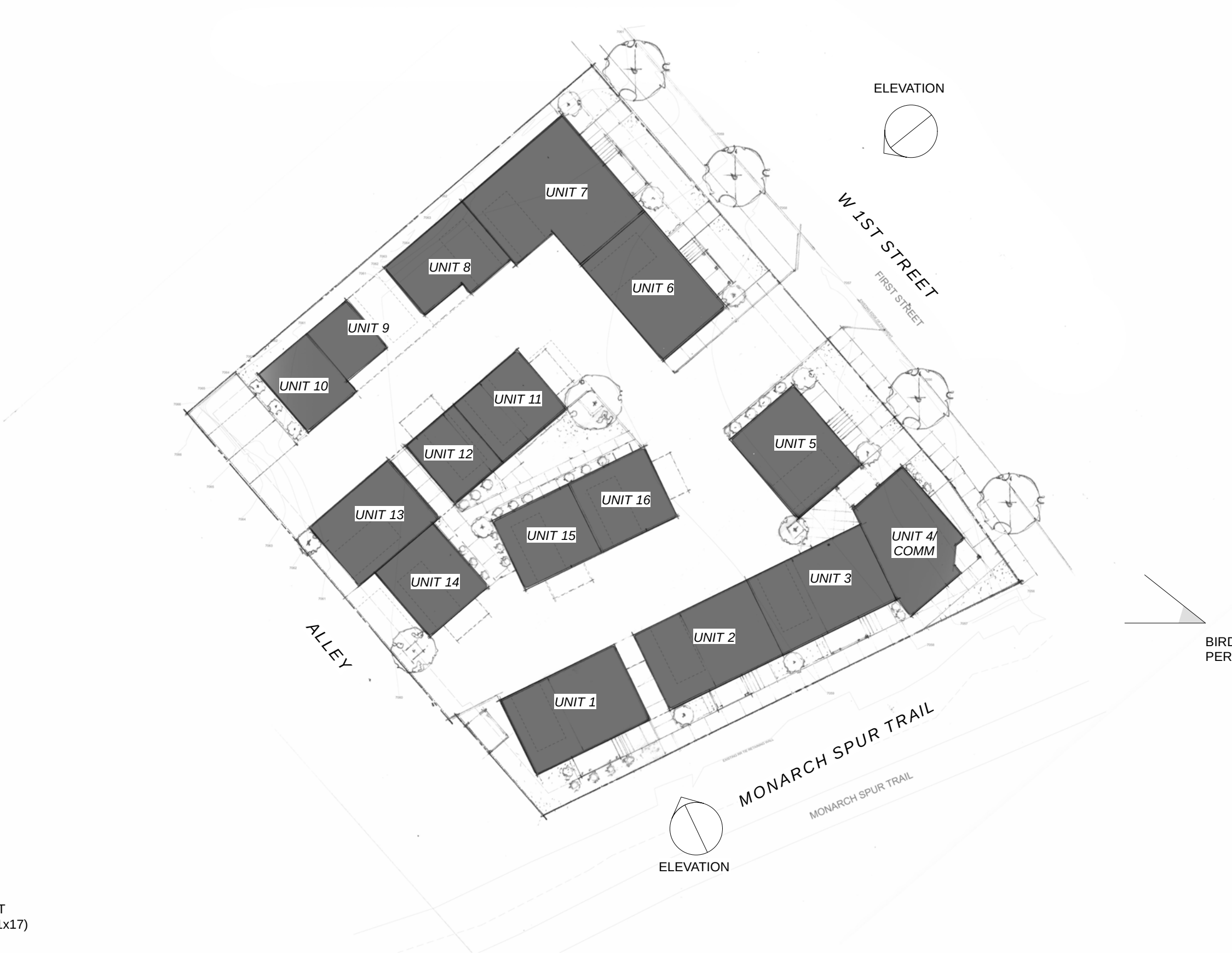
UNIT #	SQUARE FOOTAGE
1	1400
2	1400
3	1400
4*	850
5	1000
6	1400
7	1400
8	1000
9**	1000
10**	800
11	800
12	800
13	1000
14	800
15	800
16	800

COMMERICAL*
725

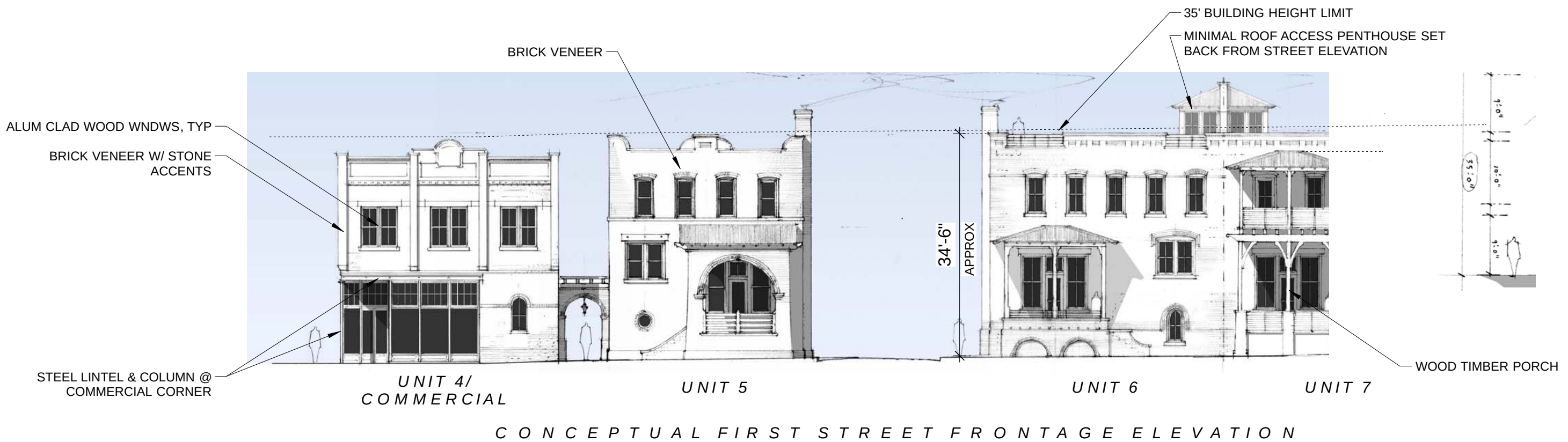
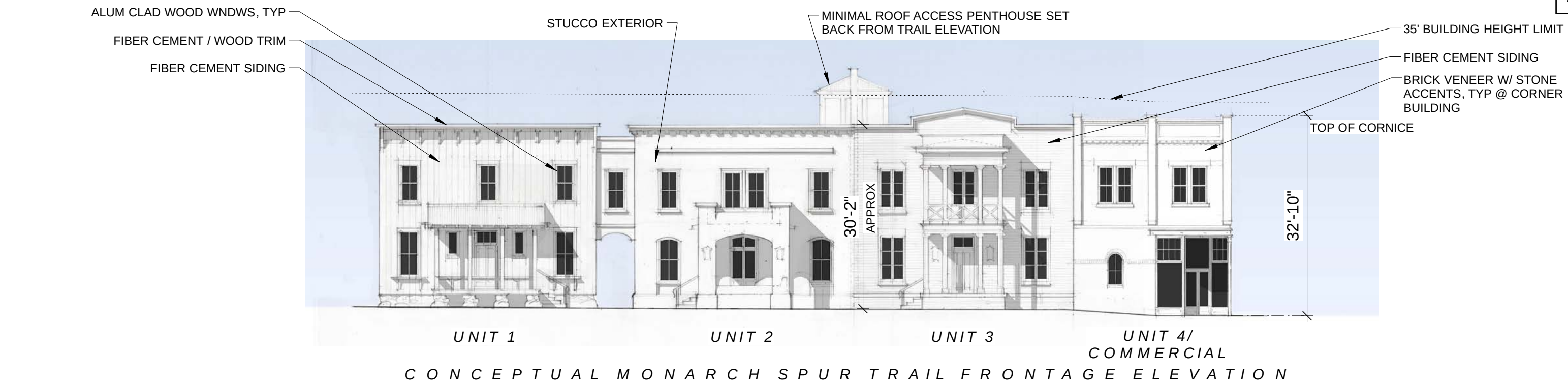
* 2 STORY MIXED-USE BLDG
**AFFORDABLE UNIT



SITE PLAN
SCALE: 1" = 30'-0" (PRINTED ON 11x17)
10.21.21



SITE PLAN - BUILDING FOOTPRINT
SCALE: 1" = 30'-0" (PRINTED ON 11x17)
10.21.21





CONCEPTUAL MONARCH SPUR TRAIL FRONTAGE ELEVATION
SCALE: 3/32" = 1'-0" (PRINTED ON 11x17)



UNIT 4/COMMERCIAL

UNIT 5

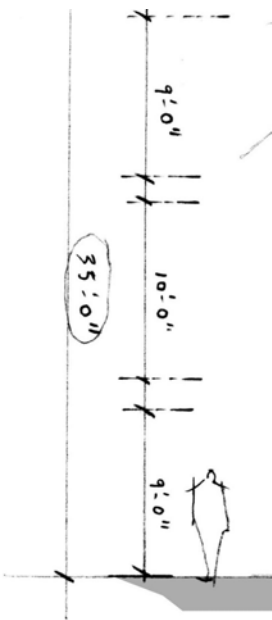
UNIT 6



UNIT 5

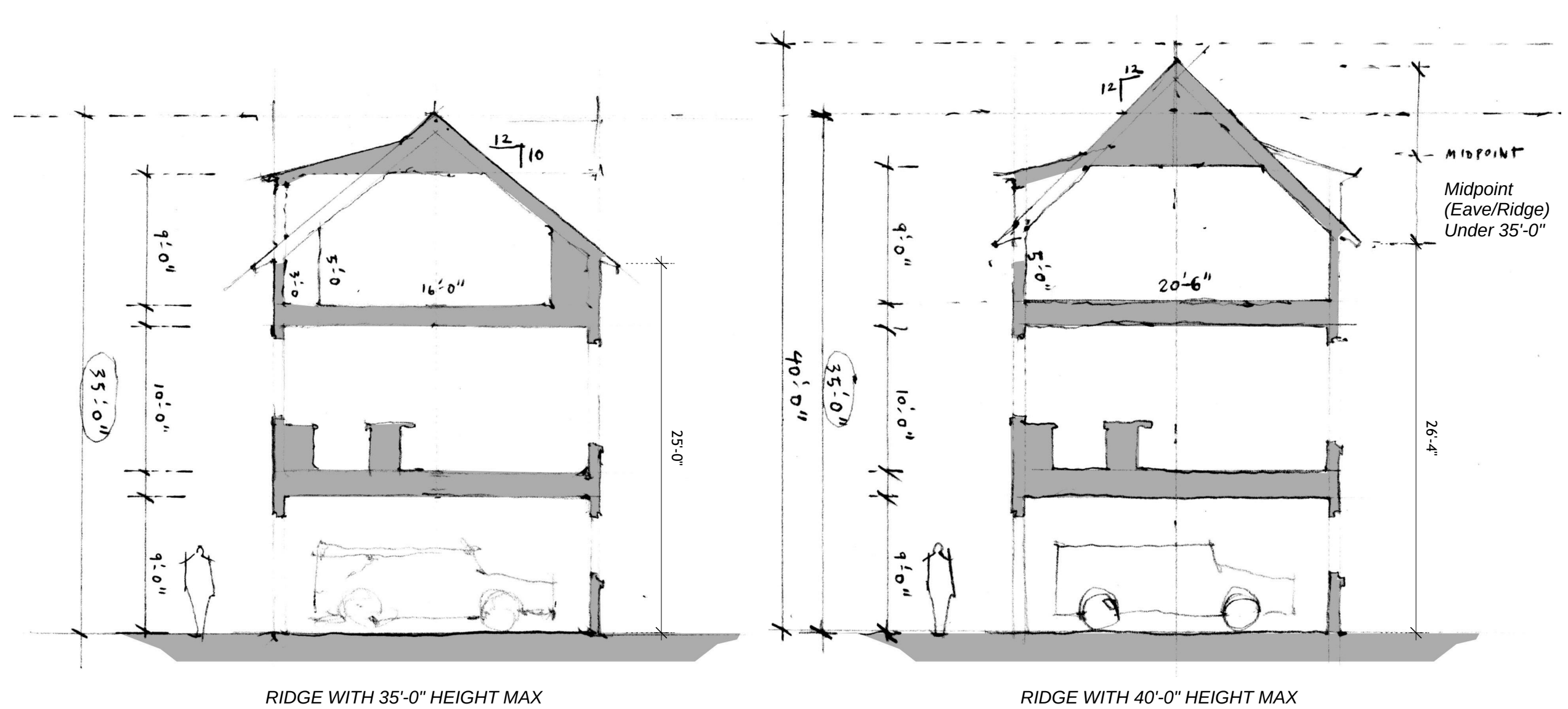
UNIT 6

UNIT 7



CONCEPTUAL FIRST STREET FRONTAGE ELEVATIONS
SCALE: 3/32" = 1'-0" (PRINTED ON 11x17)

10.21.21





Small Footprint
Rooftop Access
Penthouse Structure
(Under 100 s.f.)

Face of Rooftop
Structure 10'-0" -
12'-0" Behind Front
Face of Building -
Not Likely Visible
from Frontage

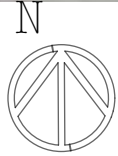
PARAPET MAX 35'-0" - Rooftop Access Structure Above (with Limited Footprint)

HEIGHT CONSIDERATION
N.T.S.

10.21.21

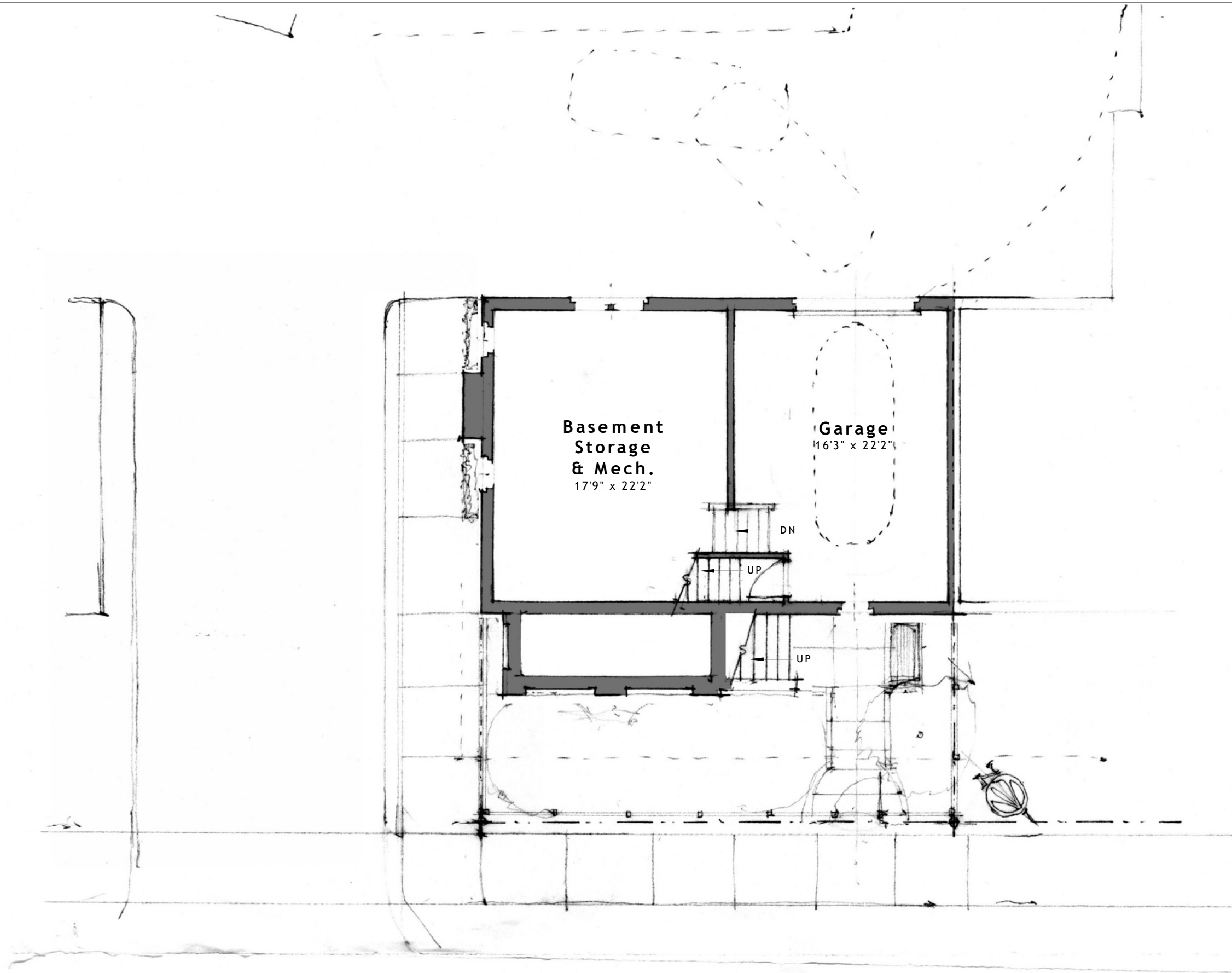


SITE PLAN - AERIAL CONTEXT
SCALE: 1" = 50'-0" (PRINTED ON 11x17)
10.21.21





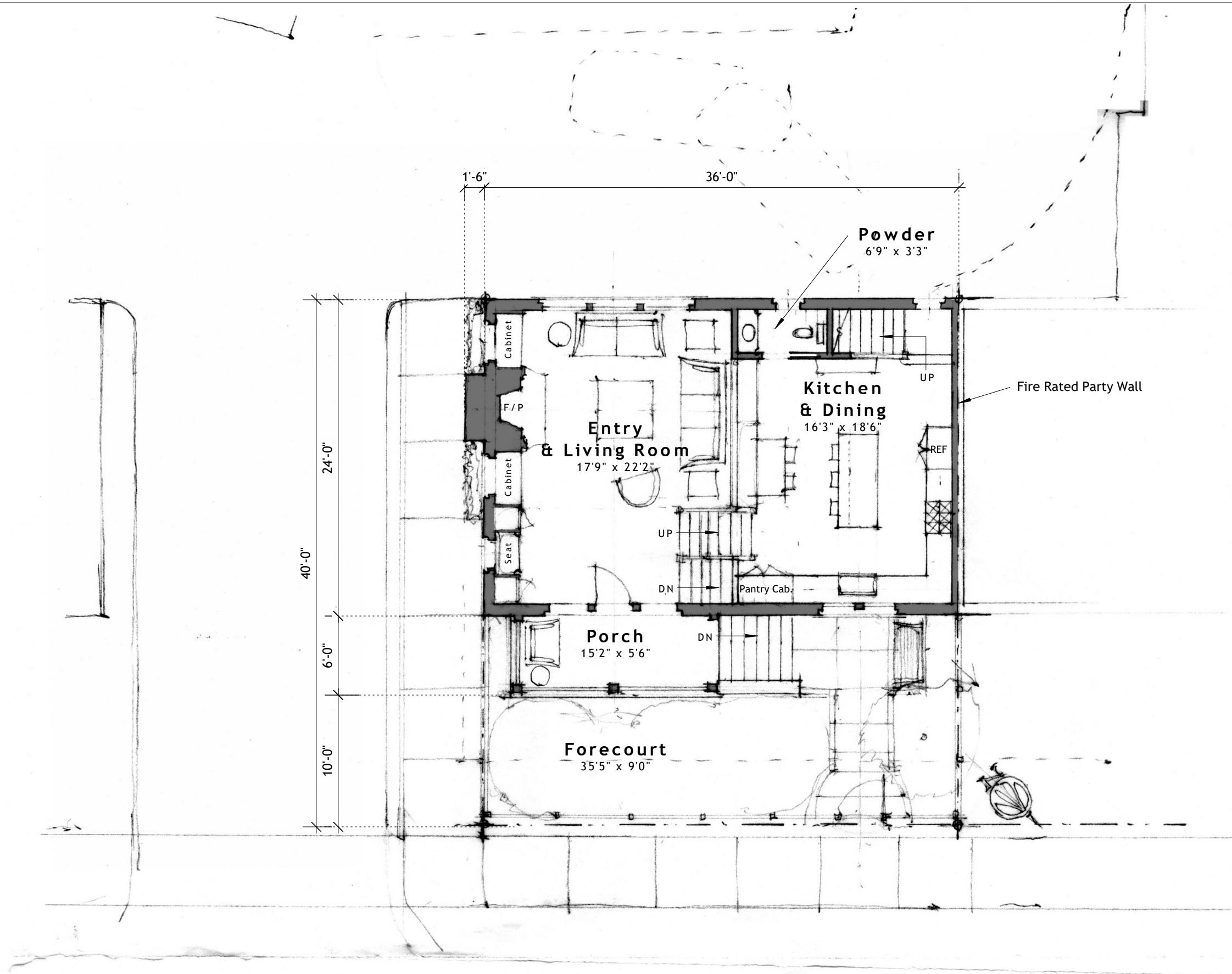


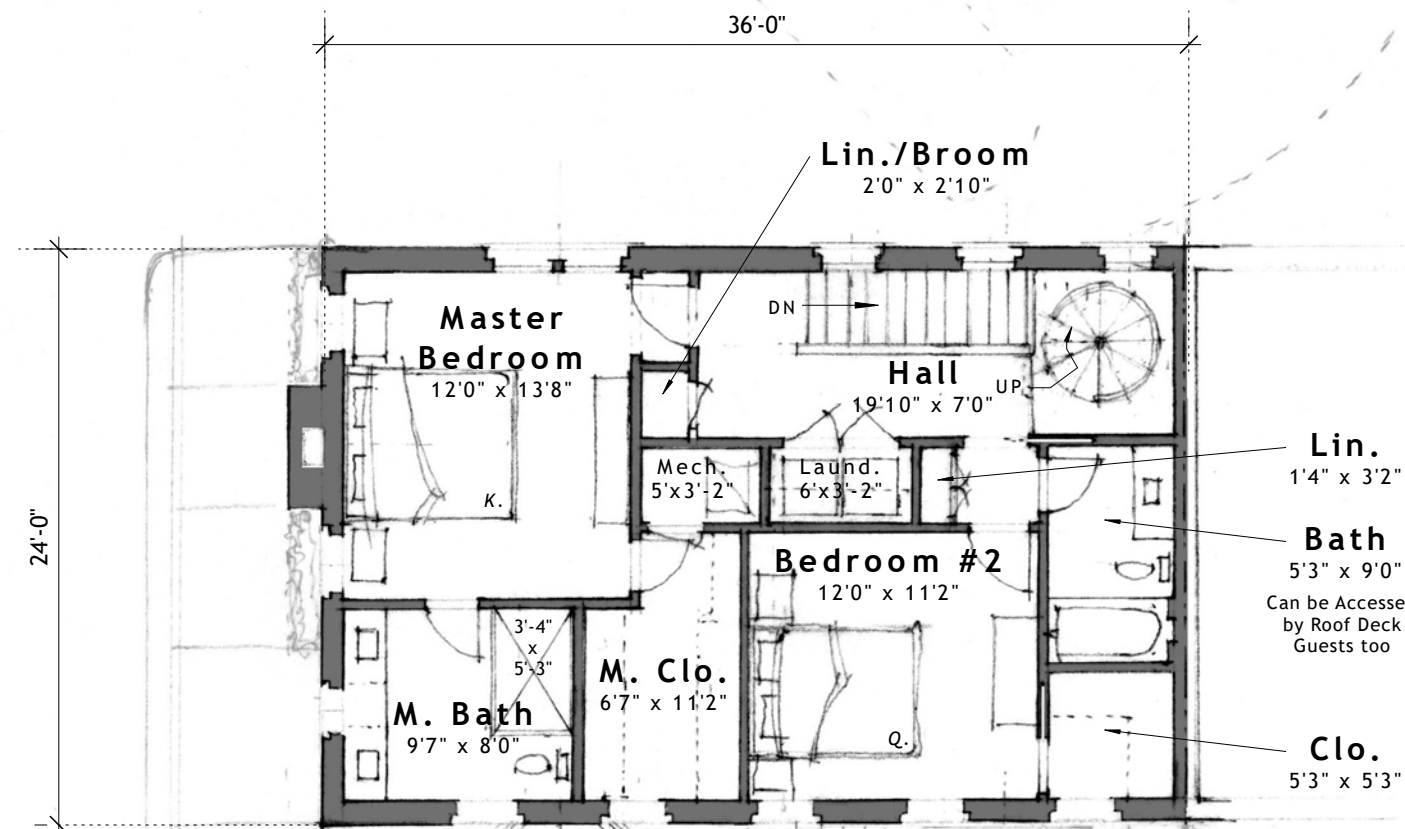


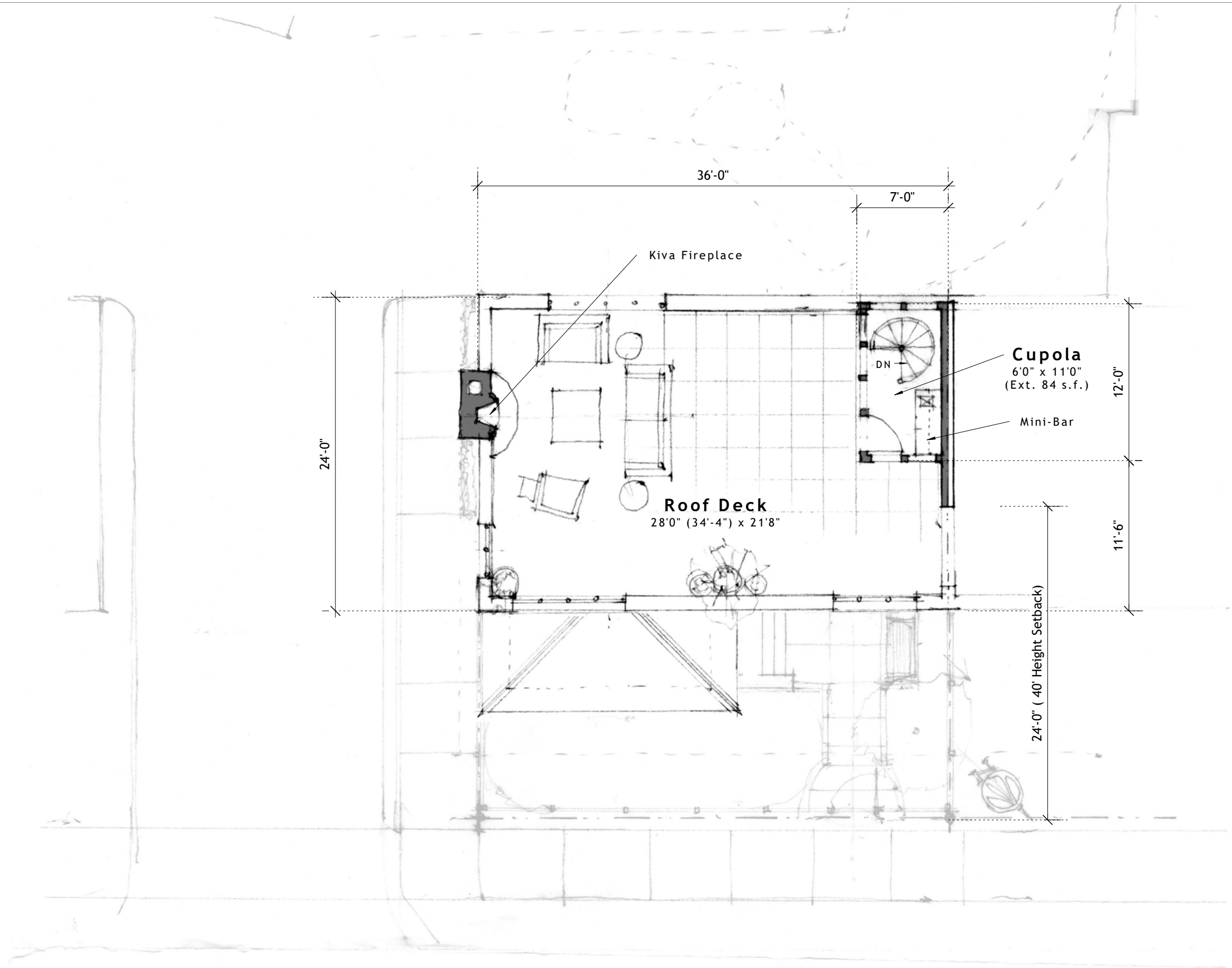
Craft Design Studio
204 SPOONER LANE
MOUNT PLEASANT, SC 29464
www.craftdesign-studio.com
704.408.5501 (C)

Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Basement Level Plan
1/8" = 1'-0"
Schematic Design
12.10.21







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Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Roof Level Plan

1/8" = 1'-0"

Schematic Design

12.10.21

- 200 -



Craft Design Studio

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704.408.5501 (C)

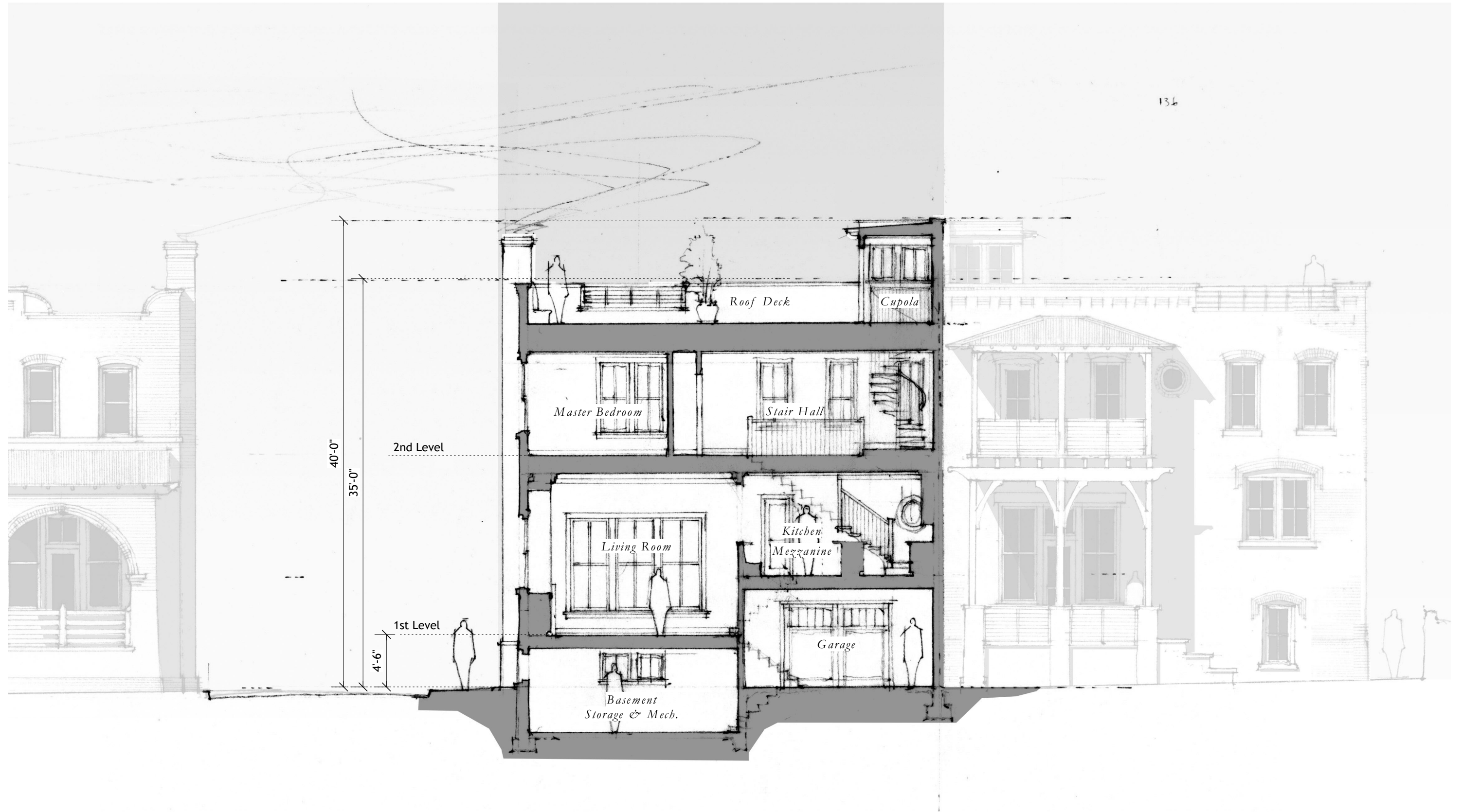
Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Front Elevation

1/8" = 1'-0"

Schematic Design

12.10.21



Craft Design Studio
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704.408.5501 (C)

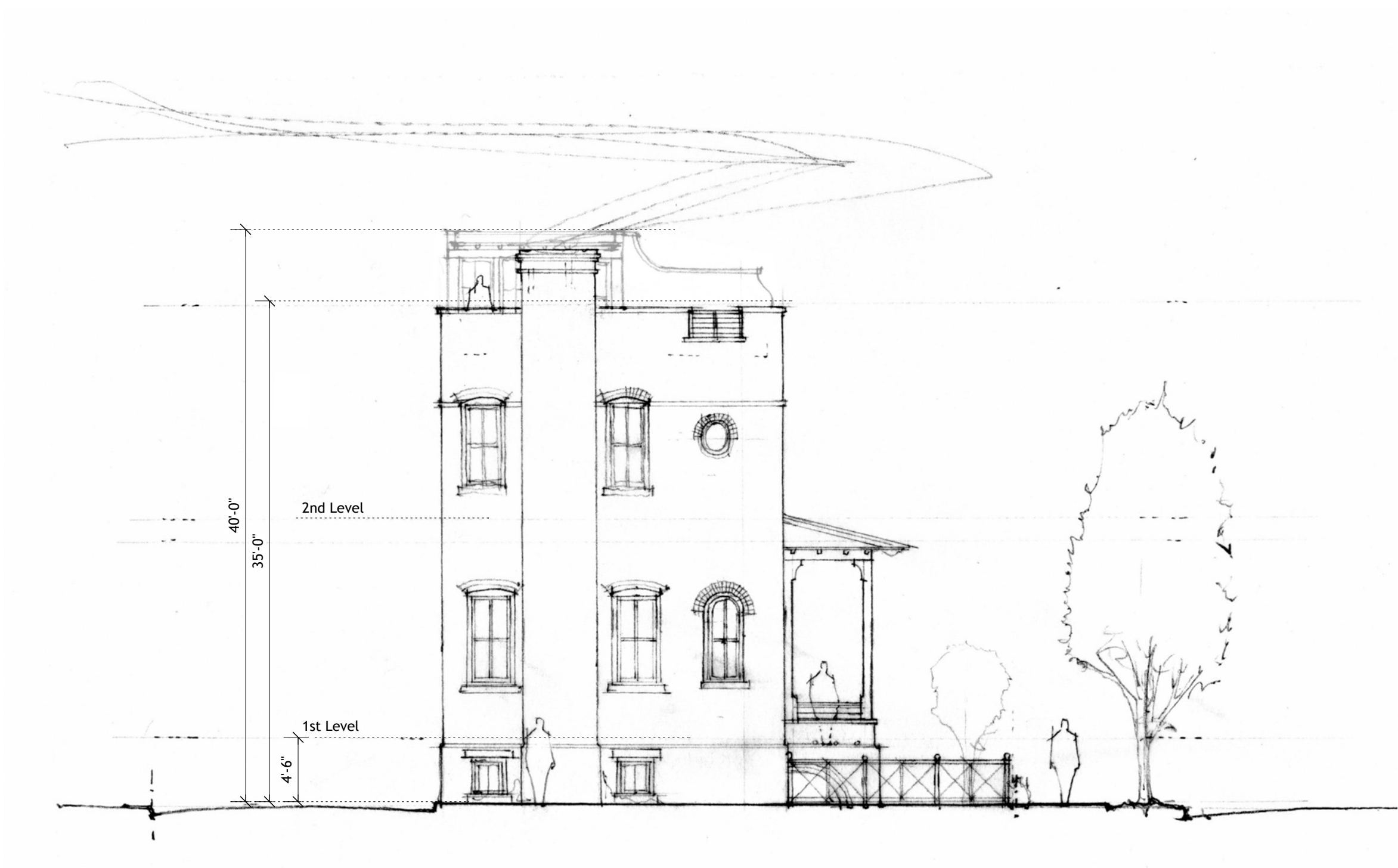
Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Building Section

1/8" = 1'-0"

Schematic Design

12.10.21



Craft Design Studio
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www.craftdesign-studio.com
704.408.5501 (C)

Lot 6 House - 1st Street
Bottling District
Salida - Colorado

Left Side Elevation
1/8" = 1'-0"

Schematic Design
12.10.21

An aerial photograph of a residential neighborhood with property lines overlaid in black. A specific parcel is highlighted with a red outline. The parcel is located between W 1st St and W 2nd St, and between 1st St and 2nd St. The parcel is rectangular and appears to be a lot with some vegetation. The surrounding area includes other residential lots, some with houses and others with commercial buildings. The streets are labeled: W 1ST ST, W 2ND ST, 1ST ST, 2ND ST, W SACKETT AVE, and NG ST. There are also some red and blue markers on the map, possibly indicating specific points of interest or survey points.

SHEET NO.	DESCRIPTION
1.	CIVIL COVER SHEET
2.	DETAILS
3.	DETAILS
4.	DETAILS
5.	SITE PLAN
6.	GRADING PLAN
7.	SEWER LINE A
8.	SEWER LINE B
9.	WATER MAIN 1ST ST
10.	UTILITY PLAN
11-21	TEMPORARY EROSION CONTROL DETAILS (CDOT STANDARD M-208-1)
22-23	MAILBOX SUPPORTS (CDOT STANDARD M-210-1)

1. ANY CHANGES FROM THE PLAN, STANDARD NOTES, STANDARD DESIGNS, OR SPECIFICATIONS SHALL BE CONSIDERED NON-CONFORMING UNLESS APPROVED IN WRITING BY THE ENGINEER OF RECORD. INSTALLATIONS NOT CONFORMING TO THE ABOVE SHALL BE REMOVED AND REPLACED AND/OR CORRECTED AT THE CONTRACTOR'S EXPENSE.
2. THE CONTRACTOR SHALL PROVIDE SUBMITTALS FOR ALL MATERIALS A MINIMUM OF 1 WEEK PRIOR TO START OF CONSTRUCTION FOR REVIEW AND APPROVAL BY THE ENGINEER. ANY MATERIALS NOT RECEIVING APPROVAL PRIOR TO INSTALLATION MAY BE DISALLOWED FOR PAYMENT AND/OR BE REQUIRED TO BE REMOVED AND REPLACED AT THE CONTRACTOR'S EXPENSE.
3. THE CONTRACTOR SHALL PROVIDE CONSTRUCTION STAKING FOR ALL ALIGNMENTS AND GRADES BY A LICENSED SURVEYOR. CONSTRUCTION SURVEYING AND FIELD STAKES SHALL UTILIZE THE SAME HORIZONTAL AND VERTICAL DATUM AND BASIS OF BEARING AS THE DESIGN.
4. ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE RESTORED TO ORIGINAL CONDITION. CONTRACTOR IS RESPONSIBLE FOR DOCUMENTING EXISTING CONDITIONS WITH DIGITAL PICTURES, TO BE STORED IN THE PROJECT ELECTRONIC FILES.
5. THE CONTRACTOR SHALL LOCATE ALL UTILITIES AND MONUMENTS OF EVERY NATURE, WHETHER SHOWN HEREON OR NOT, AND PROTECT THEM FROM DAMAGE. ALL UTILITIES AND MONUMENTS SHOULD BE FLAGGED PRIOR TO CONSTRUCTION. THE CONTRACTOR SHALL BEAR THE TOTAL EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES AND MONUMENTS DAMAGED OR DESTROYED.
6. ANY MONUMENTS DISTURBED DURING CONSTRUCTION MUST BE RESET BY A LICENSED SURVEYOR. NOTE THAT RESETTING OF SURVEY MONUMENTS BY ANYONE OTHER THAN A LICENSED SURVEYOR IS A CRIME.
7. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - A. OSHA REGULATIONS
 - B. NPDES STORMWATER REGULATIONS
 - C. LOCAL, STATE, AND FEDERAL PERMITS
 - D. CLEAN WATER ACT
 - E. CITY OF SALIDA CONSTRUCTION STANDARDS AND SPECIFICATIONS.
 - F. LOCALLY ADOPTED BUILDING CODES
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS NECESSARY FOR COMPLETION OF THE WORK, UNLESS SPECIFICALLY NOTED OTHERWISE.
8. THE CONTRACTOR SHALL WARRANTY ALL WORK FOR A PERIOD OF ONE YEAR COMMENCING FROM THE TIME OF FINAL ACCEPTANCE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPAIR AND REPLACEMENT OF ALL FAILURES DETERMINED BY THE ENGINEER TO BE CAUSED BY DEFECTS IN MATERIAL OR WORKMANSHIP DURING THE WARRANTY PERIOD.
9. THE CONTRACTOR SHALL MAINTAIN A SET OF PLANS ON THE JOB SITE AT ALL TIMES AND PROVIDE SUBCONTRACTORS WITH A SET OF PLANS. THE CONTRACTOR SHALL MAINTAIN A RED-LINED SET OF PLANS, INDICATING ALL CONSTRUCTION CHANGES, AND KEEP IT UP TO DATE AT ALL TIMES. INCOMPLETE REDLINES SHALL BE SUFFICIENT CAUSE FOR REJECTION OF PAYMENT APPLICATIONS. A COMPLETED RED LINE SET SHALL BE SUBMITTED TO THE ENGINEER PRIOR TO SUBSTANTIAL COMPLETION.
10. ALL CONSTRUCTION SHALL COMPLY WITH THE CONSTRUCTION CONTRACT, THESE PLANS AND THE APPROVAL AGENCY CONSTRUCTION STANDARDS AND SPECIFICATIONS IN FORCE AT THE TIME OF THE BID AWARD. IN CASE OF CONFLICT THE FIRST LISTED IN THE ORDER ABOVE SHALL RULE.
11. CONTRACTOR SHALL BE RESPONSIBLE FOR SCHEDULING WITH THE TESTING AGENCIES AND PROJECT ENGINEER TO ENSURE THAT ALL REQUIRED TESTING IS COMPLETED PRIOR TO PROCEEDING WITH THE WORK. RETESTING REQUIRED DUE TO FAILED MATERIAL TESTS AND/OR REQUESTS FOR TESTING OUTSIDE OF NORMAL BUSINESS HOURS SHALL BE AT THE CONTRACTOR'S EXPENSE.
12. CONTRACTOR SHALL PROVIDE BUSINESSES AND PRIVATE RESIDENCES NOTICE A MINIMUM OF 48 HOURS PRIOR TO COMMENCING WORK THAT WILL IMPACT ACCESS OR SERVICES TO THEIR PROPERTIES.
13. CONTRACTOR SHALL PROVIDE THE APPLICABLE PUBLIC WORKS DEPARTMENT NOTICE A MINIMUM OF 7 DAYS PRIOR TO COMMENCING WORK THAT WILL IMPACT PUBLIC ACCESS OF SERVICES.
14. THE CONTRACTOR SHALL AT ALL TIMES MAINTAIN PROPER BARRICADING, DUST CONTROL, TRAFFIC CONTROL, SHORING AND SAFETY MEASURES OF EVERY NATURE. ALL EXCAVATIONS LEFT OPEN OVERNIGHT MUST BE BARRICADED TO PREVENT VEHICULAR AND PEDESTRIAN ACCESS.
15. THE CONTRACTOR SHALL OBTAIN WRITTEN AGREEMENT TO UTILIZE OFF-SITE PROPERTIES FOR STAGING OR STORAGE OF MATERIALS. CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO MINIMIZE ANY NUISANCE CONDITIONS ARISING FROM THEIR STAGING AND MATERIAL STORAGE AREAS.
16. THE CONTRACTOR SHALL COORDINATE WITH THE APPLICABLE PUBLIC WORKS DEPARTMENT TO ARRANGE FOR ANY CONSTRUCTION WATER NEEDED PRIOR TO THE START OF CONSTRUCTION.
17. THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR APPROVAL BY THE GOVERNING ENTITY, WHICH MUST BE APPROVED PRIOR TO COMMENCING WITH THE WORK.
18. CONTRACTOR SHALL KEEP WEIGHT TICKETS, BATCH TICKET, INVOICES, ETC. FOR ALL MATERIAL INCORPORATED INTO THE PROJECT. COPIES MUST BE SUBMITTED TO THE ENGINEER PRIOR TO PAYMENT FOR ITEMS.
19. THE CONTRACTOR SHALL SCHEDULE THE WORK TO MINIMIZE THE DISTURBANCE OF MAIL DELIVERY TO ALL AFFECTED ADDRESS. WHEN NECESSARY, CONTRACTOR SHALL NOTIFY EXISTING RESIDENCES OF IMPENDING DISTURBANCE A MINIMUM OF ONE WEEK PRIOR TO REMOVING/OBSTRUCTING MAILBOXES.
20. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING ANY DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS AND FOR FINAL CLEAN UP AND STREET SWEEPING OF THE JOB SITE.

GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE

	PROJECT BOUNDARY/RIGHT-OF-WAY
	EXISTING/ADJACENT RIGHT-OF-WAY
	NEW PROPERTY LINE
	EXISTING LOT/PROPERTY LINE
	EDGE OF EXISTING ROADWAY
	EXISTING ROAD CENTERLINE
	EXISTING FENCE LINE
	EXISTING OVERHEAD ELECTRIC/TELEPHONE/TV
	EXISTING UNDERGROUND TELEPHONE
	EXISTING GAS LINE
	EXISTING ELECTRIC LINE
	EXISTING SEWER MAIN
	NEW 8" SEWER MAIN
	NEW SEWER SERVICE LINE
	EXISTING WATER MAIN
	NEW 8" WATER MAIN
	NEW WATER SERVICE LINE
	EXISTING MAJOR CONTOUR
	EXISTING MINOR CONTOUR
	PUBLIC UTILITY EASEMENT
	SAW-CUT LINE
	LIMITS OF REMOVAL
	NEW SEWER MANHOLE
	NEW WATER TEE
	NEW WATER BEND
	NEW WATER VALVE
	NEW FIRE HYDRANT
	NEW CURB STOP (WATER)
	NEW METER BOX (WATER)
	CONSTRUCTION NOTE CALL-OUT
1.30%	NEW GRADIENT
D	DEPTH
R	RADIUS
PP	POWER POLE
TP	TOP OF PIPE
FH	FIRE HYDRANT
INV	INVERT
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
FG	FINISHED GRADE
FL	FLOWLINE
FS	FINISHED SURFACE

LANDMARK SURVEYING & MAPPING
202 N F ST
SALIDA, CO 81201
PH: (719) 539-4021
CONTACT: SYD SCHIEREN

GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE

DESIGNED BY	WBH	APPROVED BY:	
DRAWN BY	WBH		
CHECKED BY	WBH		
SCALE	NONE	AGENCY HEAD	DATE
DATE	MAR. 2022	BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'	

LS NOTES, LEGEND, VICINITY MAP, SHEET INDEX

SHEET NO.
1
OF **10** SHTS
PROJECT NO.
20037

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS OF THE CITY OF LOS ANGELES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY STRUCTURES SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO ANY UTILITY LINES OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFE WORKING CONDITIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE SAFETY OF ALL PERSONS AND PROPERTY. THE CONTRACTOR SHALL NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM AND AGAINST ALL SUCH CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, INCURRED BY ANY PARTY, INCLUDING THE COUNTY, THE CITY OR THE OWNER, IN CONNECTION WITH THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CONTRACTOR.

PREPARED FOR:

SALIDA BOTTLING CO.
9707 CR 163
SALIDA, CO 81201

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

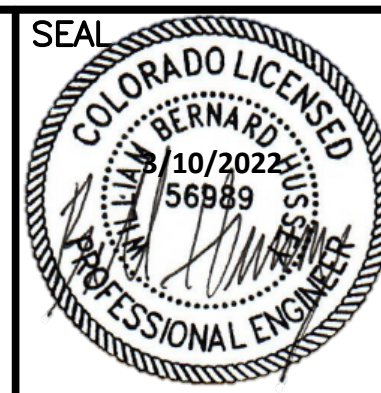
WILLIAM B. HUSSEY CRABTREE GROUP, INC.
L.C.E. NO. 56989 EXP. DATE 10/31/2023

PREPARED BY:

 **CRABTREE
GROUP INC**
ENGINEERING SMART GROWTH™

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

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

[illegible]

* SANITARY OR STORM SEWER



40 SEWER MANHOLE (CITY OF SALIDA STANDARD S-1)
(NO SCALE)



55 FIRE HYDRANT ASSEMBLY
(NO SCALE)



41 SEWER MANHOLE
(NO SCALE)



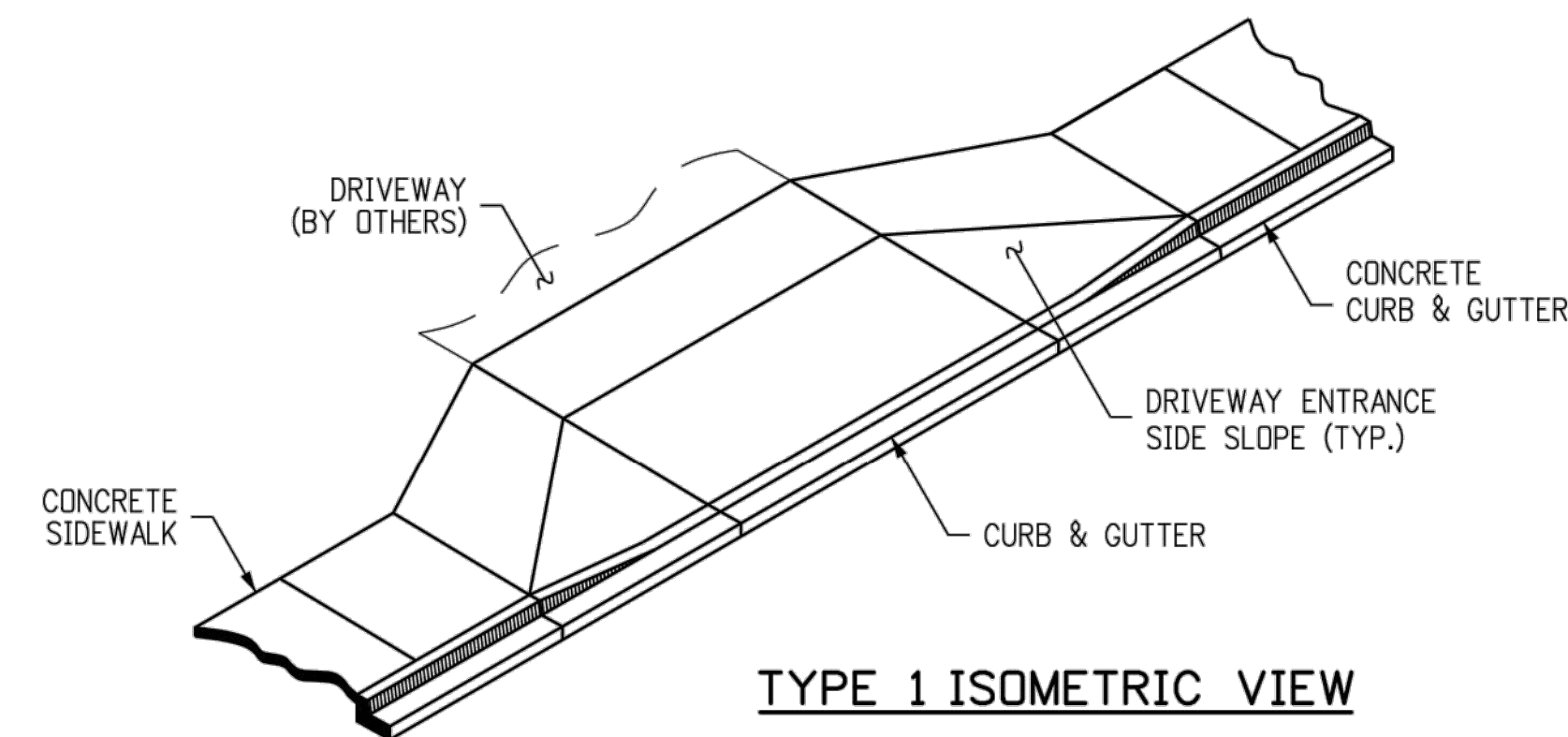
UTILITY TRENCH
(NO SCALE)

1. STREET AND ALLEY PATCHING SHALL COMPLY WITH THE APPROPRIATE CITY OF SALIDA OR CDOT 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 BE 3/4" CLEAN CRUSHED ROCK FOR SEWER MAINS. PIPE BEDDING SHALL BE CDOT CLASS 6 BASE COURSE FOR ALL OTHER UTILITIES.
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).MA
 - C. UNDEVELOPED LAND: 80% MODIFIED PROCTOR (ASTM 1557).
6. EXCAVATED MATERIAL CONTAINING RUBBISH, FROZEN MATERIAL, ORGANIC DEBRIS, ASPHALT, CONCRETE OR OTHER DELTERIOUS 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.
7. SEE WATER AND/OR SEWER GENERAL NOTES FOR PIPE SPECIFICATIONS.
8. INSTALL INSULATED GAUGE 12 TRACER WIRE, TAPED TO THE TOP OF PIPE, (FOR ALL NON-METALLIC PIPES) AND BROUGHT TO THE TOP OF EACH CLEANOUT.

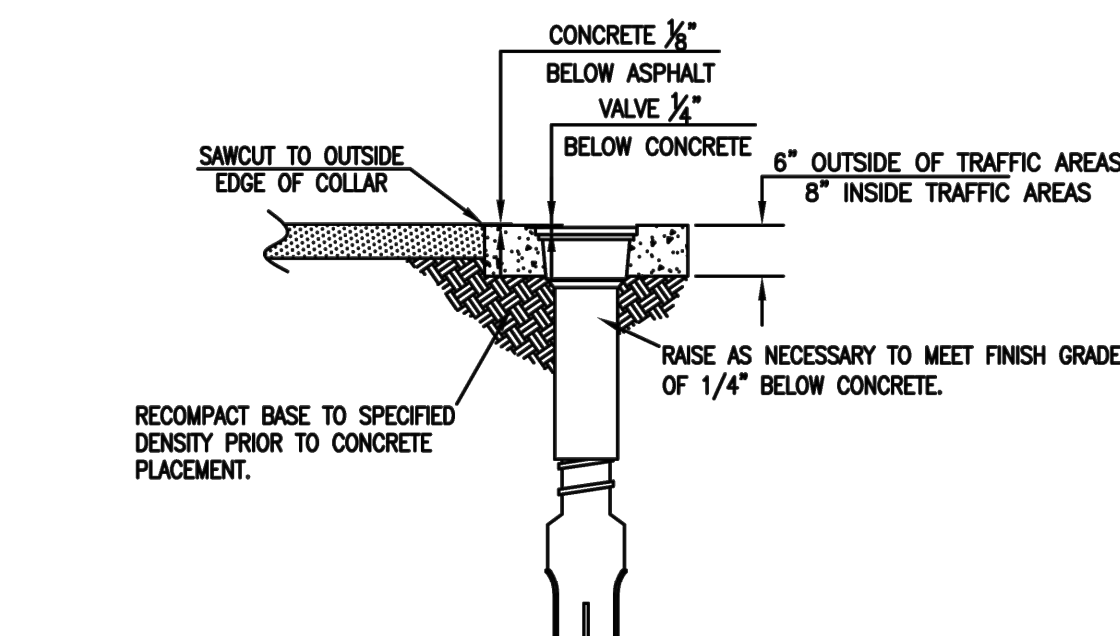


56 WATER SERVICES IN COMMON TRENCH
(NO SCALE)

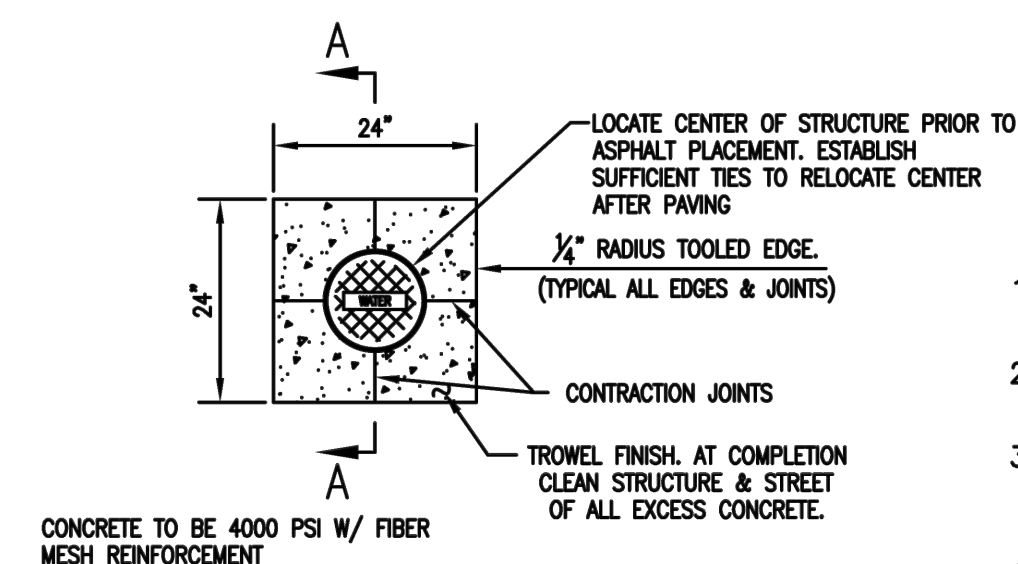
SHEET NO.
3
OF **10** SHTS
PROJECT NO.
20037



CDOT M-609-1 TYPE 1 DRIVEWAY
DETACHED SIDEWALK PER PLAN
(NO SCALE)



SECTION A-A

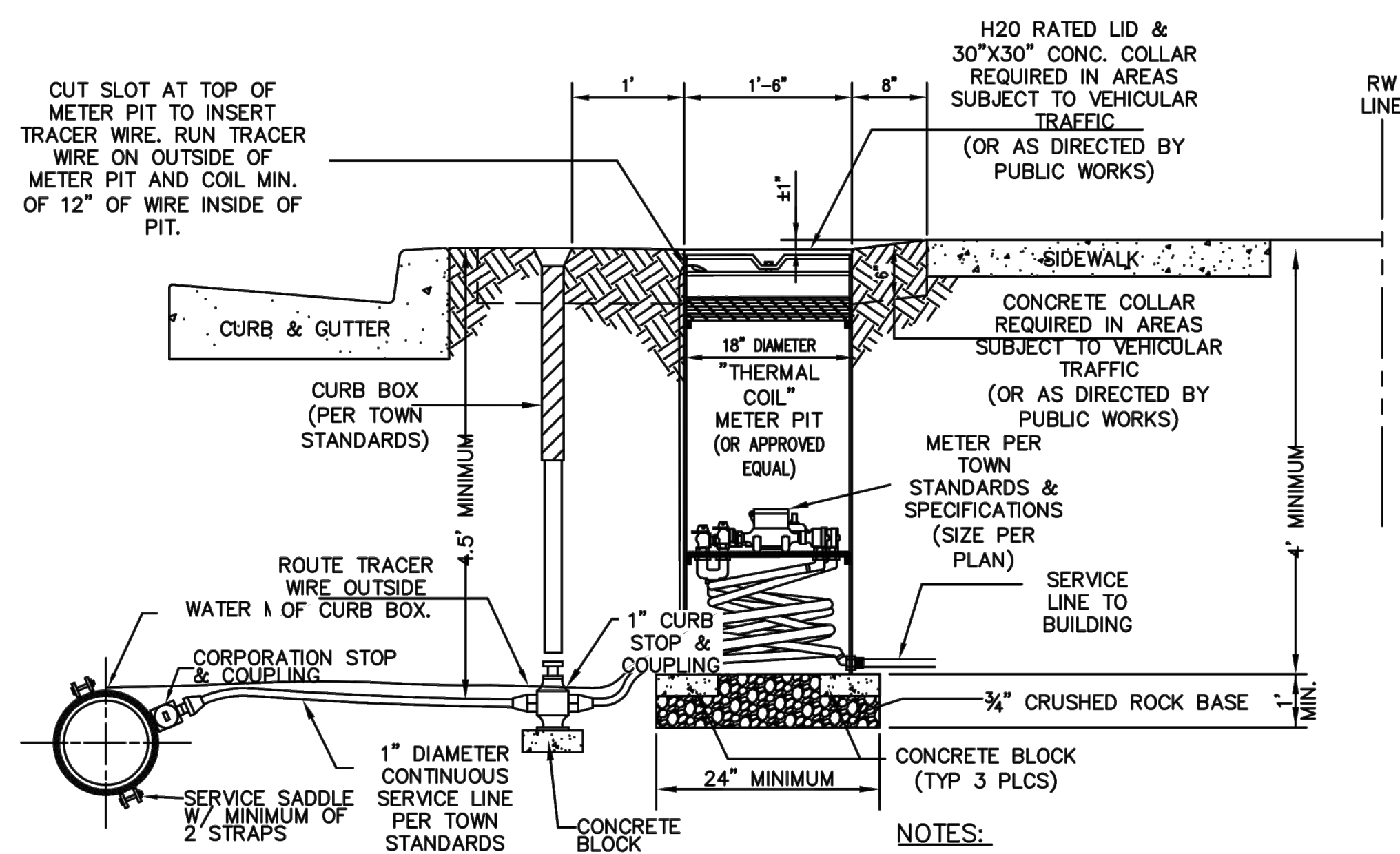


PLAN VIEW

WD WATER VALVE CONCRETE COLLAR
3 DETAIL

GENERAL NOTES

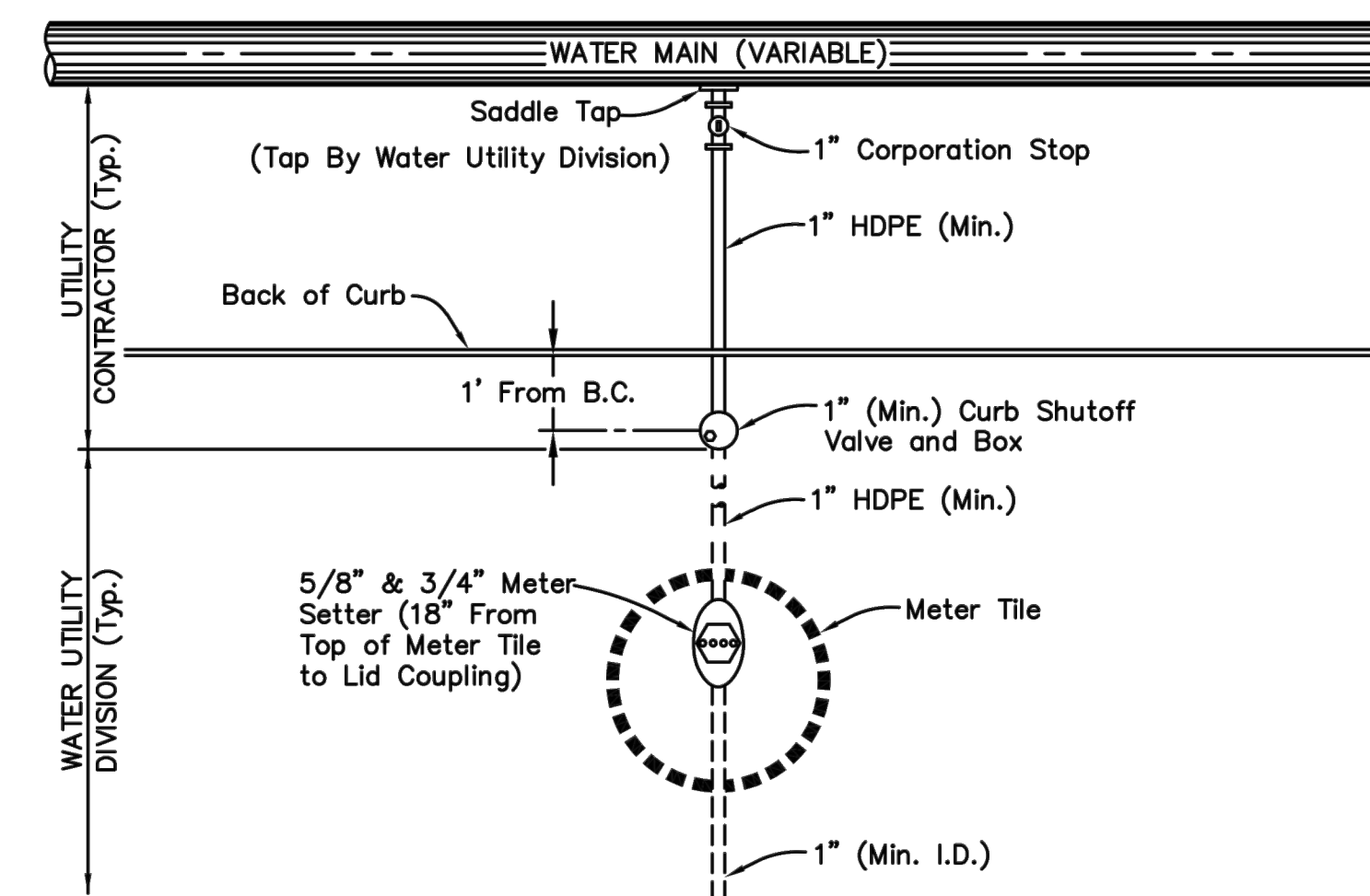
1. Water Lines Shall Have A Minimum Cover Of 4'-6" Or More As Shown On Profiles.
2. All Valves On Mains & Fire Hydrant Leads Shall Be Installed With Valve Box Assemblies.
3. The Size Of Valve Box Assembly To Be Installed Shall Be Determined By The Type And Size Of Valve.
4. Valve Box Caps Shall Have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



NOTES:

1. 1-INCH HDPE DR9 CTS PIPE TO $\frac{3}{4}$ "X1" MIP TO COMPRESSION FITTING ON METER PIT.
2. CURB STOP SHALL HAVE 1-INCH BODY.
3. INSTALL TRACER WIRE PER SPECIFICATIONS

WS SERVICE AND METER PIT (TYP)
1 DETAIL



WS 1-IN AND SMALLER METER
2 DETAIL

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS OF THE CITY OF CHICAGO. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE EXISTENCE AND LOCATION OF ANY UTILITY PIPES, CONDUITS OR STRUCTURES AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY PIPES, CONDUITS OR STRUCTURES. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE DESIGN OF THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF THE PUBLIC AND THE PROTECTION OF THE EXISTING UTILITY PIPES, CONDUITS AND STRUCTURES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE EXISTING UTILITY PIPES, CONDUITS AND STRUCTURES. THE CONTRACTOR SHALL NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE CITY OF CHICAGO FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE CITY OF CHICAGO.

PREPARED FOR:
SALIDA BOTTLING CO.
9707 CR 163
SALIDA, CO 81201
PHONE: ----

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

WILLIAM B. HUSSEY CRABTREE GROUP, INC.
L.C.E. NO. 56989 EXP. DATE 10/31/2023

PREPARED BY:

 **CRABTREE
GROUP INC**
ENGINEERING SMART GROWTH™

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

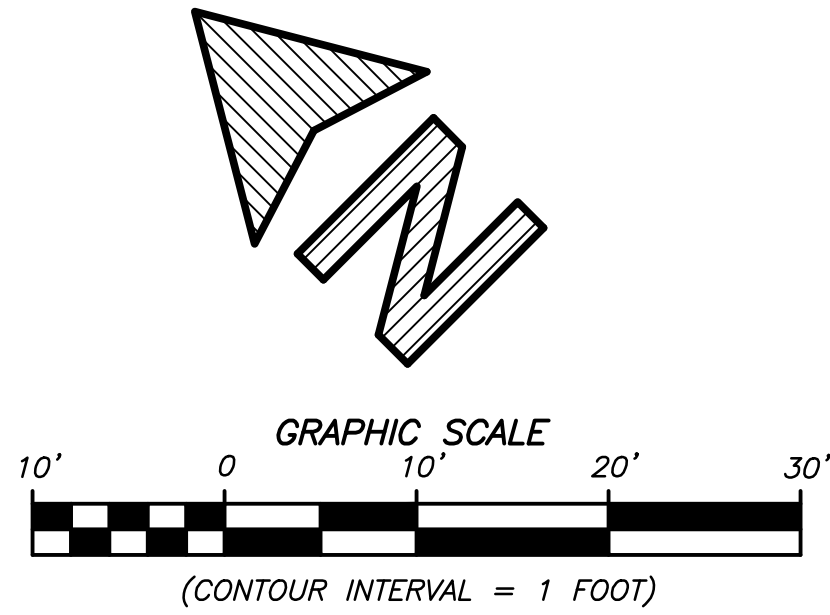
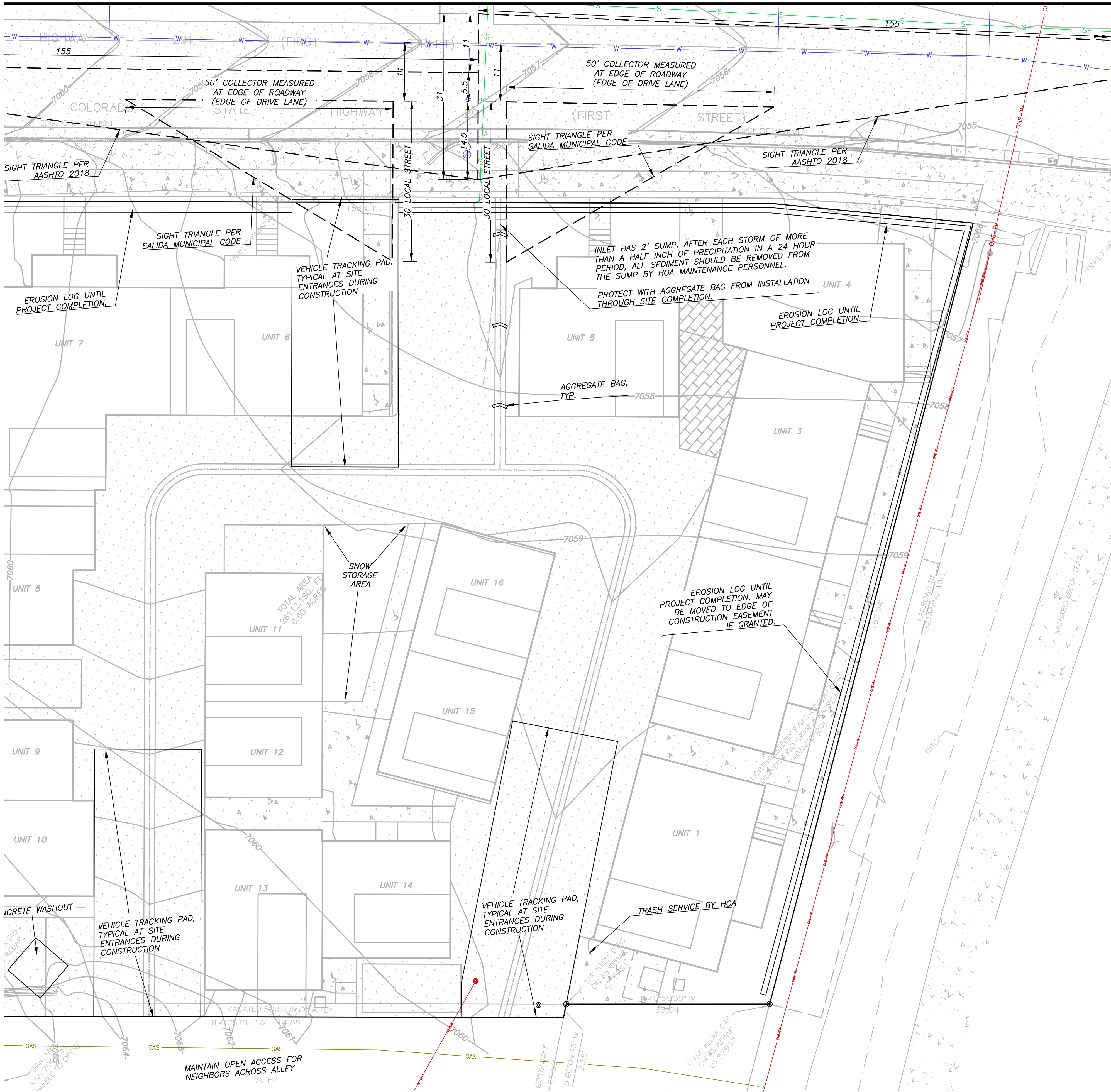
918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

[illegible]

CITY OF SALIDA	
DESIGNED BY WBH	APPROVED BY:
DRAWN BY WBH	
CHECKED BY WBH	AGENCY HEAD _____ DATE _____
SCALE #####	BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'
DATE MAR. 2022	

RESIDENCES AT SBC
SALIDA, CO
CIVIL ENGINEERING PLANS
DETAILS
WATER SVC, DRIVEWAY

SHEET NO.
4
OF **10** SHTS.
PROJECT NO.
20037



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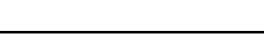
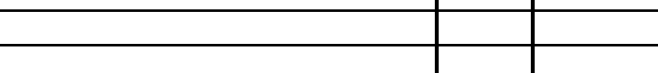
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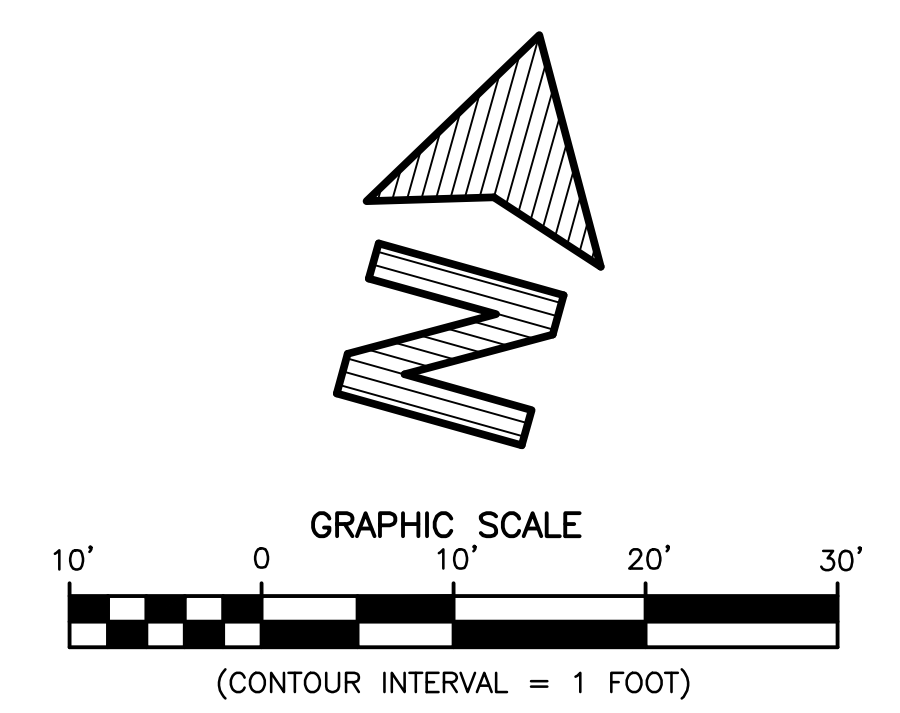
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REVIEW SET 3/10/22

ES, CONDUITS OR CH OF THE AVAILA TING UTILITIES EXCEPT AS KE DUE PRECAUTIONARY WINGS. THE CONTRACTOR TILITY PIPES, CONDUITS, OR PREPARED UNDER THE DIRECTION OF: _____ DATE _____ WILLIAM B. HUSSEY L.C.E. NO. 56989 CRABTREE GROUP, INC EXP. DATE 10/31/2023	PREPARED FOR: SALIDA BOTTLING CO. 9707 CR 163 SALIDA, CO 81201 PHONE: -----		PREPARED BY:  CRABTREE GROUP INC. ENGINEERING SMART GROWTH™ 328 D STREET SALIDA, CO 81201 PH: 719-539-1675 918 CUYAMA ROAD OJAI, CA 93023 PH: 719-221-1799		SEAL 								CITY OF SALIDA DESIGNED BY WBH DRAWN BY WBH CHECKED BY WBH SCALE 1"=10' DATE MAR. 2022 APPR. _____ REVISION AGENCY _____		APPROVED BY: AGENCY HEAD _____ DATE _____ BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'		RESIDENCES AT SBC SALIDA, CO CIVIL ENGINEERING PLANS SIGHT TRIANGLES, SITE MAINTENANCE		SHEET NO. 5 OF 10 SHTS. PROJECT NO. 20037																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																																	
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PRIVATE ENGINEER'S NOTES TO CONTRACTOR THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS, OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF HIS WORK ON THIS PROJECT, EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.		PREPARED FOR: SALIDA BOTTLING CO. 9707 CR 183 SALIDA, CO 81201 PHONE: ----- PREPARED UNDER THE DIRECTION OF: _____ DATE _____ WILLIAM B. HUSSEY CRABTREE GROUP, INC. L.C.E. NO. 56989 EXP. DATE 10/31/2023		PREPARED BY:  CRABTREE GROUP INC. ENGINEERING SMART GROWTH™ 325 D STREET SALIDA, CO 81201 PH: 719-539-1075 918 CUYAMA ROAD OJAJA, CA 93029 PH: 719-221-1799		SEAL 		CITY OF SALIDA DESIGNED BY WBH APPROVED BY: _____ SALIDA, CO DRAWN BY WBH CHECKED BY WBH AGENCY HEAD _____ DATE _____ SCALE 1"=10' BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64' DATE MAR. 2022		RESIDENCES AT SBC SALIDA, CO 6 OF 10 SHEETS. CIVIL ENGINEERING PLANS GRADING PLAN 20037		SHEET NO. PROJECT NO.	
						REVISIONS DATE BY MARK ENGINEER		APPR. DATE REVISION AGENCY					

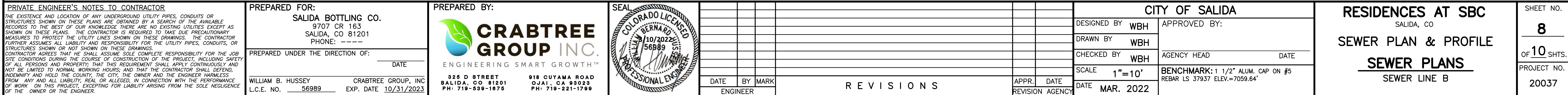


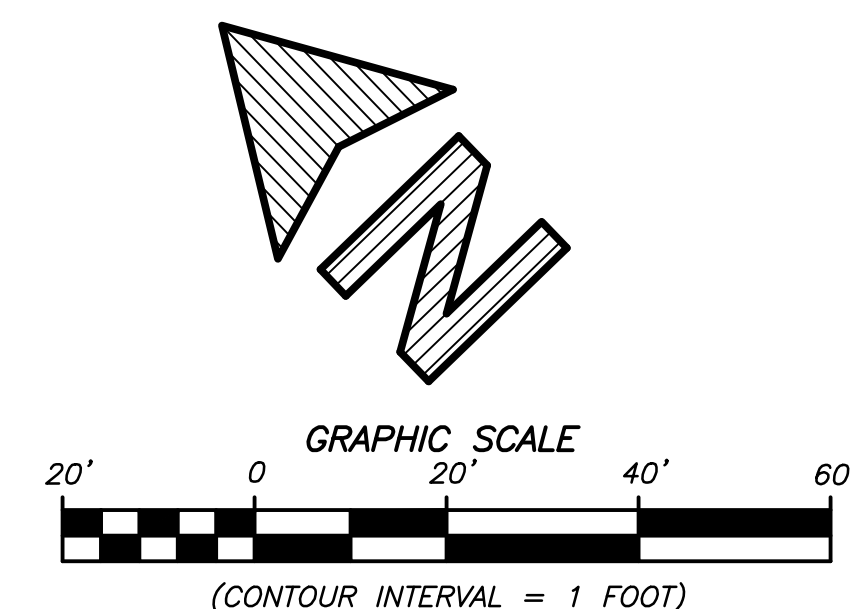
<u>CONSTRUCTION NOTES:</u>	
40	FURNISH AND INSTALL SANITARY SEWER MANHOLE ON EXISTING SEWER MAIN (PUBLIC)
41	FURNISH AND INSTALL SANITARY SEWER MANHOLE (PRIVATE)
42	FURNISH AND INSTALL 6" SCHEDULE 40 SEWER LINE (PRIVATE)
43	FURNISH AND INSTALL 4" SCHEDULE 40 SEWER SERVICE WITH CLEANOUT AND TRAFFIC RATED COVER AT BUILDING
44	FURNISH AND INSTALL 6" SANITARY SEWER CLEANOUT WITH TRAFFIC RATED COVER

NOTES:
CDOT UTILITY PERMIT REQUIRED.
HOA DOCS SHALL PROVIDE FOR SEWER MAINTENANCE.

REVIEW SET 3/10/22

SHEET NO.
7
OF **10** SHTS.
PROJECT NO.
20037





50	CONNECT TO EXISTING 8" TEE
51	FURNISH AND INSTALL 8" WATER MAIN
52	RECONNECT EXISTING WATER SERVICE
	FURNISH AND INSTALL 3/4" RESIDENTIAL WATER SERVICE
53	ASSEMBLY
	FURNISH AND INSTALL 3/4" RESIDENTIAL WATER SERVICE
54	ASSEMBLY WITH DUAL METER PIT
55	FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY
	FURNISH AND INSTALL 3/4" WATER LINE IN COMMON
56	TRENCH, UP TO 12 LINES PER TRENCH
57	FURNISH AND INSTALL 8" GATE VALVE
58	FURNISH AND INSTALL 8"x4" REDUCER
59	CONNECT TO EXISTING 4" WATER MAIN

REVIEW SET 3/10/22

PRIVATE ENGINEER'S NOTES TO CONTRACTOR

THE ENGINEER'S LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS. THE LOCATION OF ANY UTILITY PIPES, CONDUITS OR STRUCTURES NOT SHOWN ON THESE PLANS, THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF THE PUBLIC AND THE PROTECTION OF THE ADJACENT PROPERTY. THE CONTRACTOR SHALL NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD HARMLESS THE ENGINEER FROM AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE ENGINEER.

PREPARED FOR:

SALIDA BOTTLING CO.

9707 CR 163

SALIDA, CO 81201

PHONE: ----

PREPARED UNDER THE DIRECTION OF: _____ DATE _____

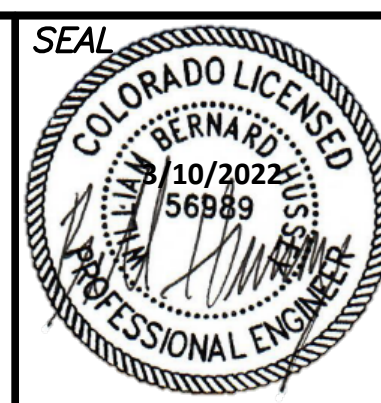
WILLIAM B. HUSSEY	CRABTREE GROUP, INC.
L.C.E. NO. 56989	EXP. DATE 10/31/2023

PREPARED BY:

 **CRABTREE
GROUP INC**
ENGINEERING SMART GROWTH™

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

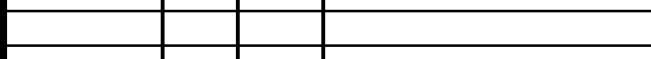
918 CUYAMA ROAD
OJAI, CA 93023
PH: 719-221-1799

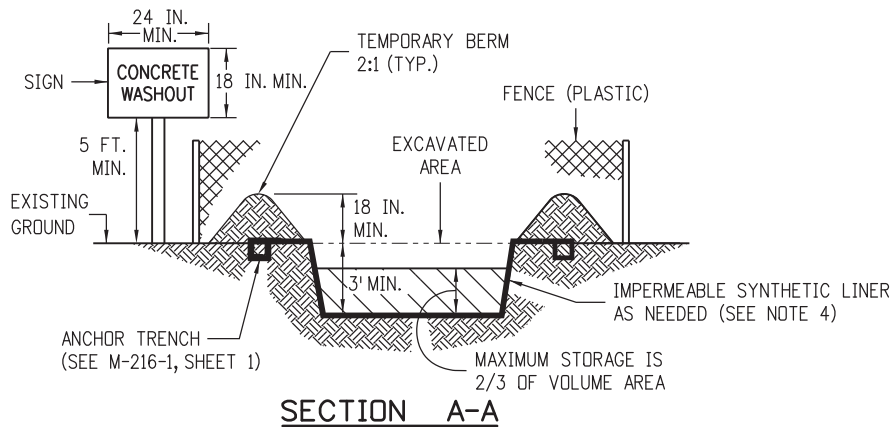
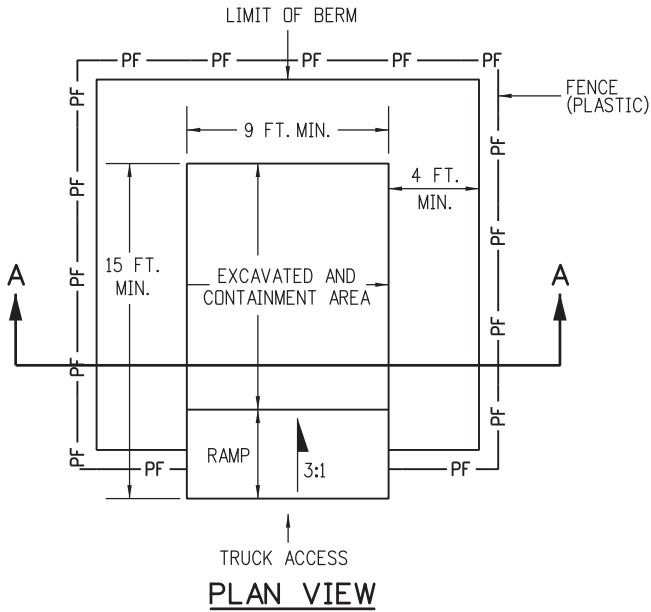
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CITY OF SALIDA	
DESIGNED BY WBH	APPROVED BY:
DRAWN BY WBH	
CHECKED BY WBH	AGENCY HEAD _____ DATE _____
SCALE 1"=20'	BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64'
DATE MAR. 2022	

RESIDENCES AT SBC
SALIDA, CO
WATER PLAN & PROFILE
WATER PLANS
WATER MAIN 1ST ST

SHEET NO.
9
OF **10** SHTS.
PROJECT NO.
20037

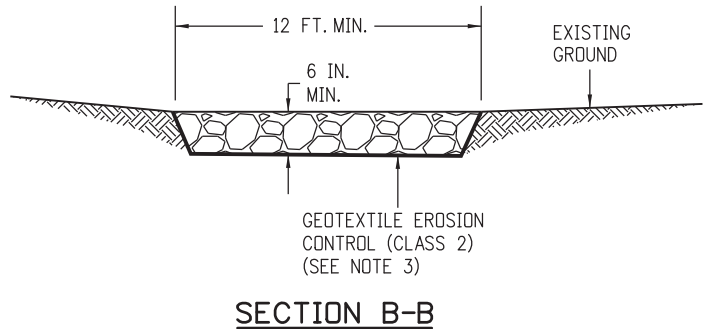
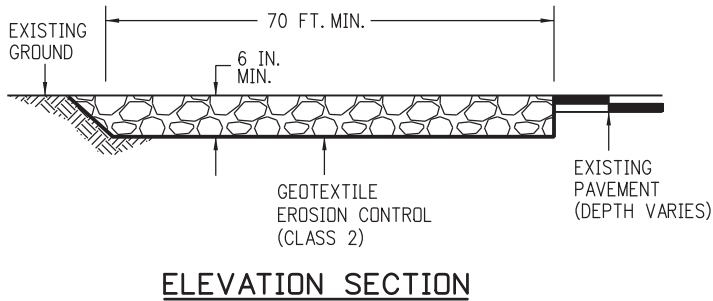
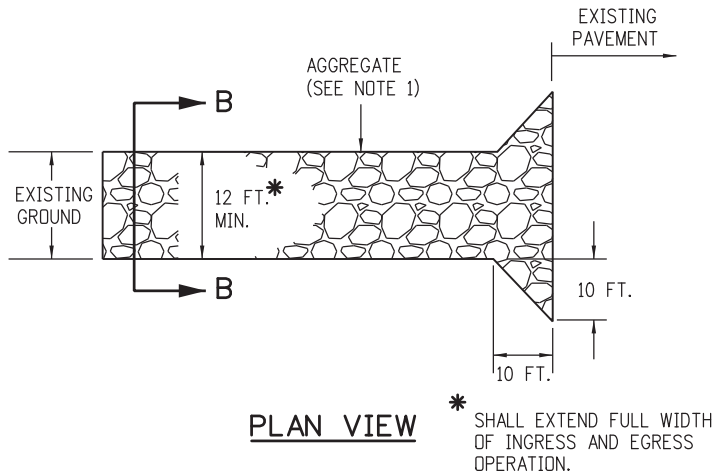
PRIVATE ENGINEER'S NOTES TO CONTRACTOR THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN ON THESE PLANS ARE OBTAINED BY A SEARCH OF THE AVAILABLE RECORDS TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITIES EXCEPT AS SHOWN ON THESE PLANS. THE CONTRACTOR IS REQUIRED TO TAKE DUE PRECAUTIONARY MEASURES TO PROTECT THE UTILITY LINES SHOWN ON THESE DRAWINGS. THE CONTRACTOR FURTHER ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR THE UTILITY PIPES, CONDUITS OR STRUCTURES SHOWN OR NOT SHOWN ON THESE DRAWINGS. CONTRACTOR AGREES THAT HE SHALL ASSUME SOLE COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY THAT THIS REQUIREMENT SHALL APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS; AND THAT THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE COUNTY, THE CITY, THE OWNER AND THE ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE OWNER OR THE ENGINEER.		PREPARED FOR: SALIDA BOTTLING CO. 9707 CR 163 SALIDA, CO 81201 PHONE: ----- PREPARED UNDER THE DIRECTION OF: _____ DATE _____		PREPARED BY:  CRABTREE GROUP INC. ENGINEERING SMART GROWTH™ WILLIAM B. HUSSEY C.E. NO. 56989 CRABTREE GROUP, INC EXP. DATE 10/31/2023		 918 CUYAMA ROAD SALIDA, CO 81201 PH: 719-539-1875 PH: 719-221-1799		CITY OF SALIDA DESIGNED BY WBH DRAWN BY WBH CHECKED BY WBH SCALE 1"=10' DATE MAR. 2022		APPROVED BY: _____ AGENCY HEAD _____ DATE _____ BENCHMARK: 1 1/2" ALUM. CAP ON #5 REBAR LS 37937 ELEV.=7059.64' REVISION AGENCY _____		RESIDENCES AT SBC SALIDA, CO CIVIL ENGINEERING PLANS UTILITY LAYOUT UTILITY PLAN		SHEET # 10 OF 10 PROJECT 2003
---	--	--	--	--	--	---	--	--	--	---	--	---	--	---



NOTES:

1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, THE BOTTOM OF EXCAVATION SHALL BE IN ACCORDANCE WITH 208.02 (j).
5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

CONCRETE WASHOUT STRUCTURE

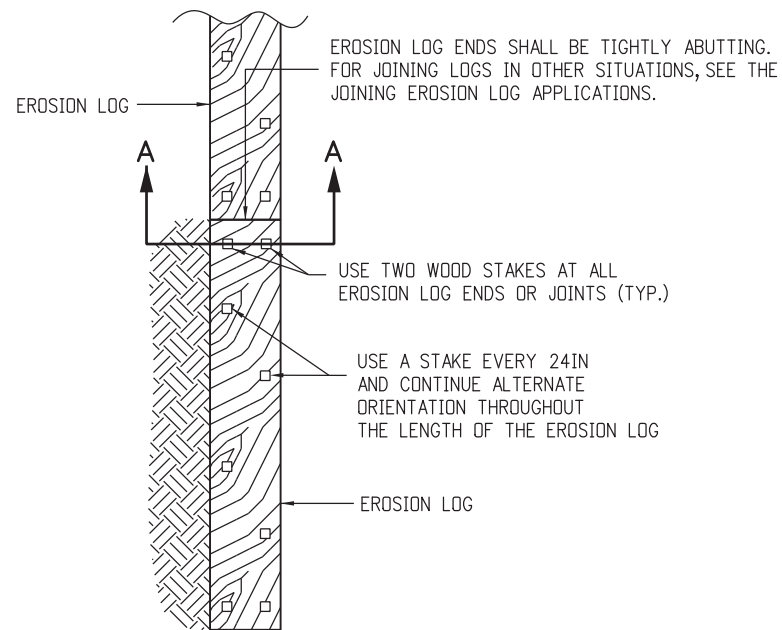


NOTES:

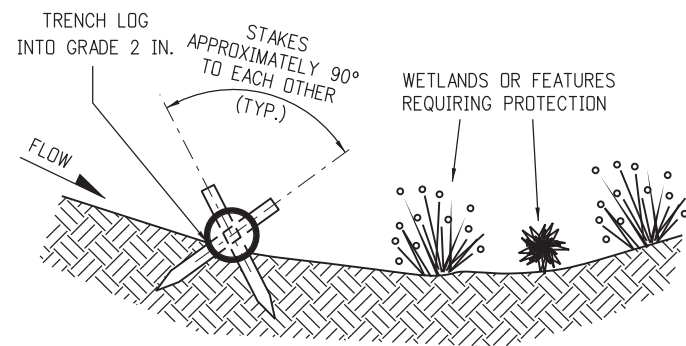
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (i).
2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/31/19	(R-X)	Date:	Comments		M-208-1		Standard Sheet No. 1 of 11
Designer Initials: JBK	(R-X)				Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:
Last Modification Date: 07/31/19	(R-X)						
Detailer Initials: LTA	(R-X)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)						

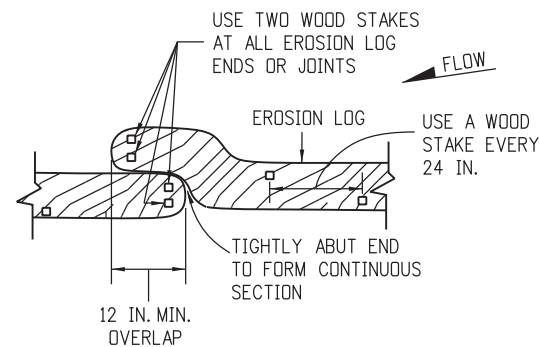


PLAN VIEW

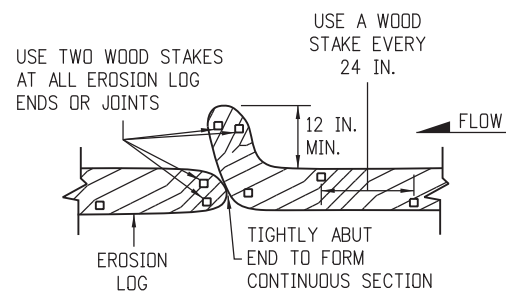


SECTION A-A

TYPICAL STAKE INSTALLATION

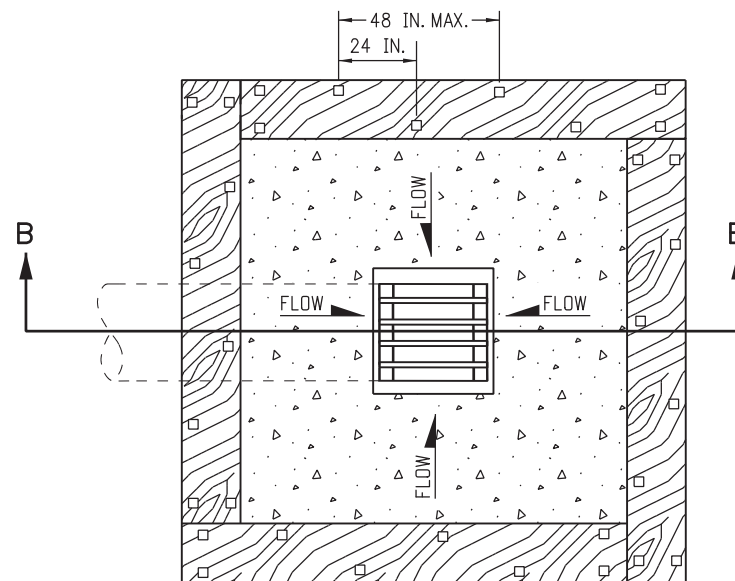


OVERLAP JOINING DETAIL

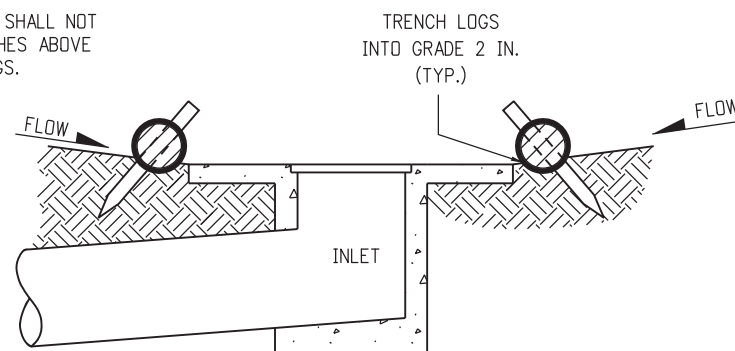


J-HOOK JOINING DETAIL

EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)



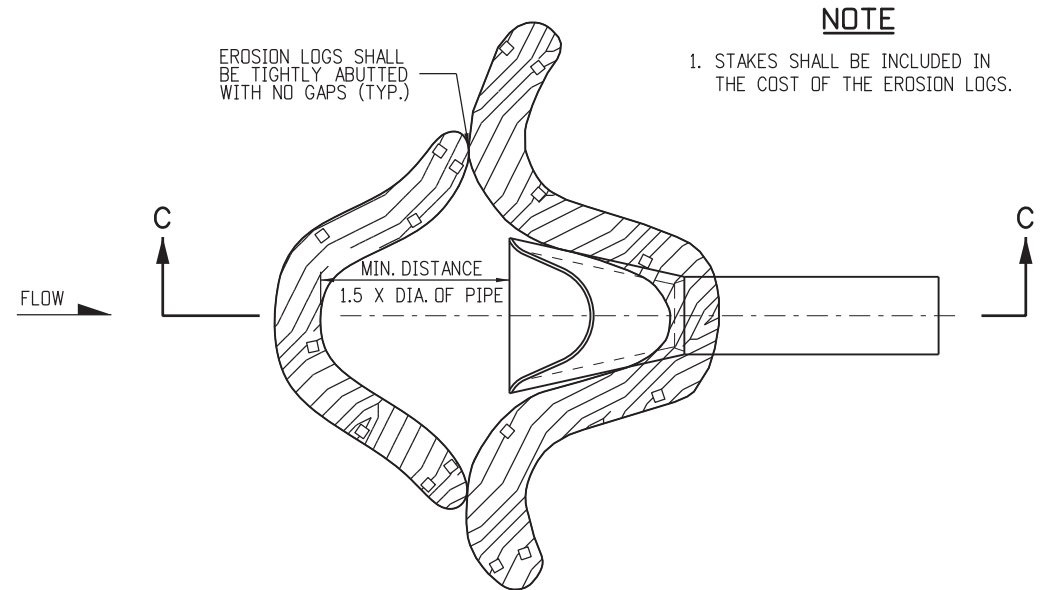
PLAN VIEW



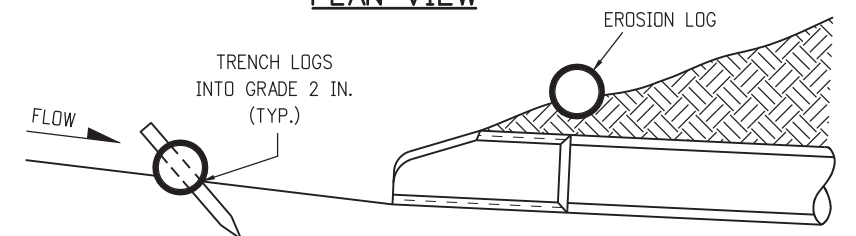
SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

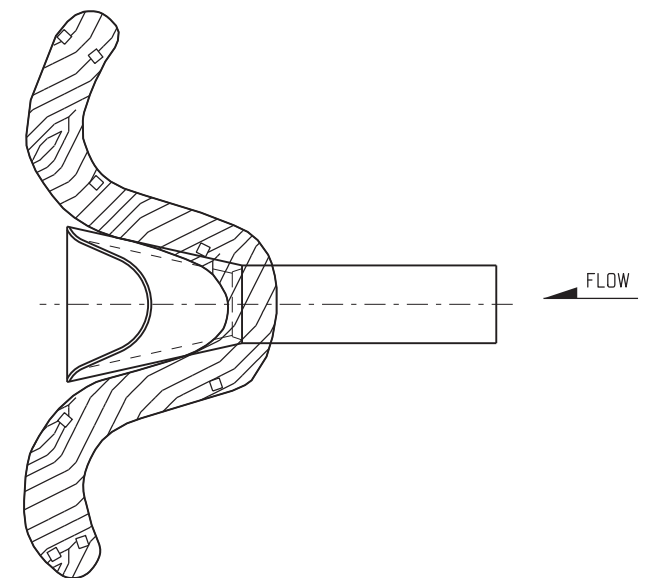


PLAN VIEW



SECTION C-C
(NOT ALL LOGS SHOWN)

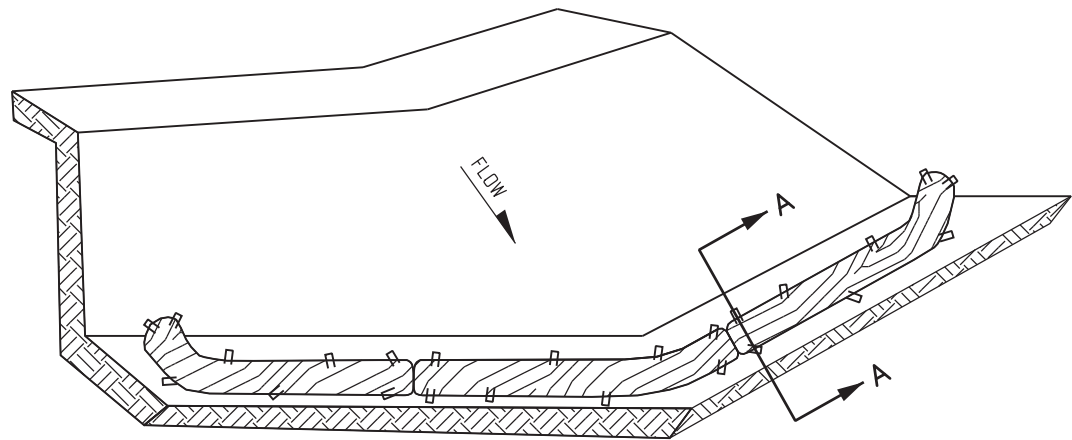
EROSION LOG CULVERT INLET PROTECTION



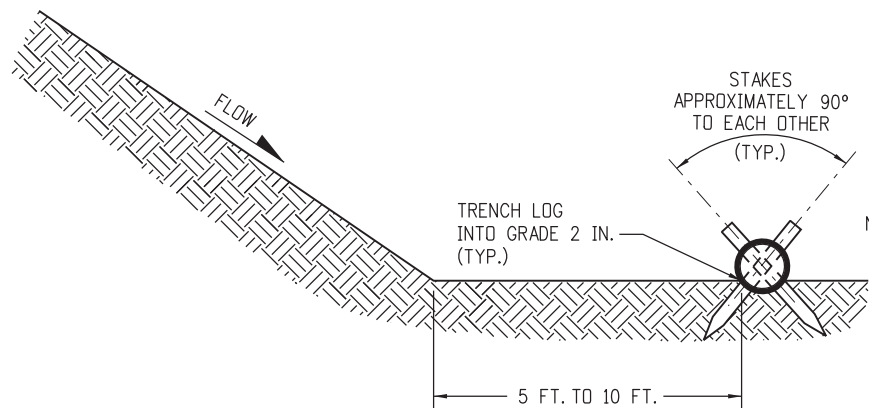
EROSION LOG CULVERT OUTLET PROTECTION

EROSION LOG APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments			M-208-1	
Designer Initials: JBK	(R-X)					Standard Sheet No. 2 of 11	
Last Modification Date: 07/31/19	(R-X)					Project Sheet Number:	
Detailer Initials: LTA	(R-X)					Issued by the Project Development Branch: July 31, 2019	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)						



ISOMETRIC VIEW



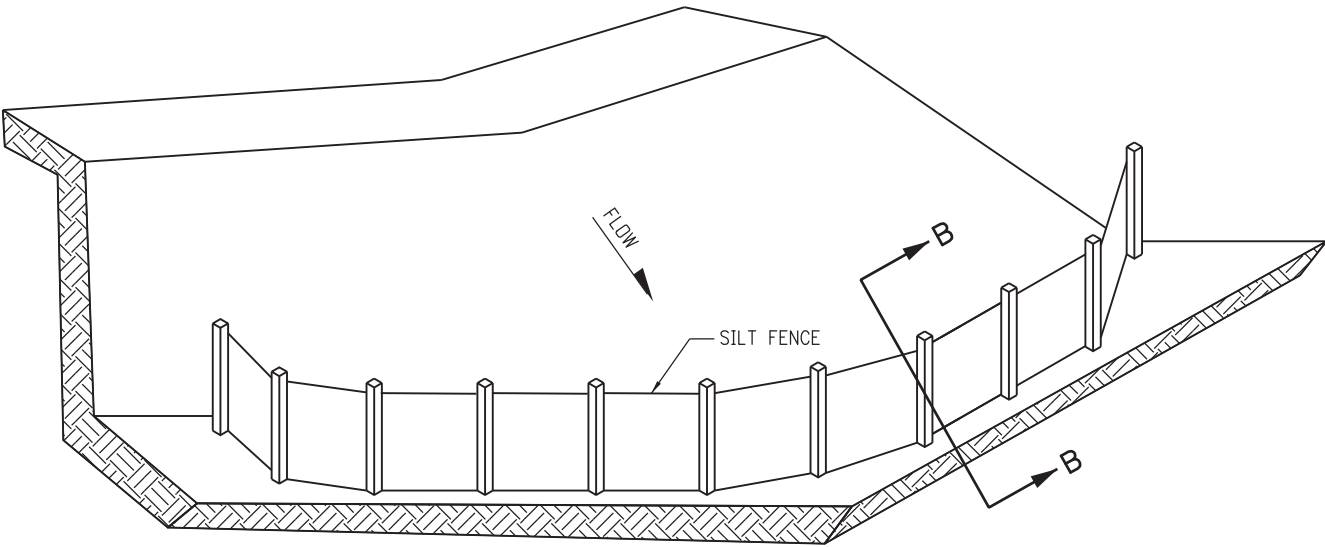
SECTION A-A

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

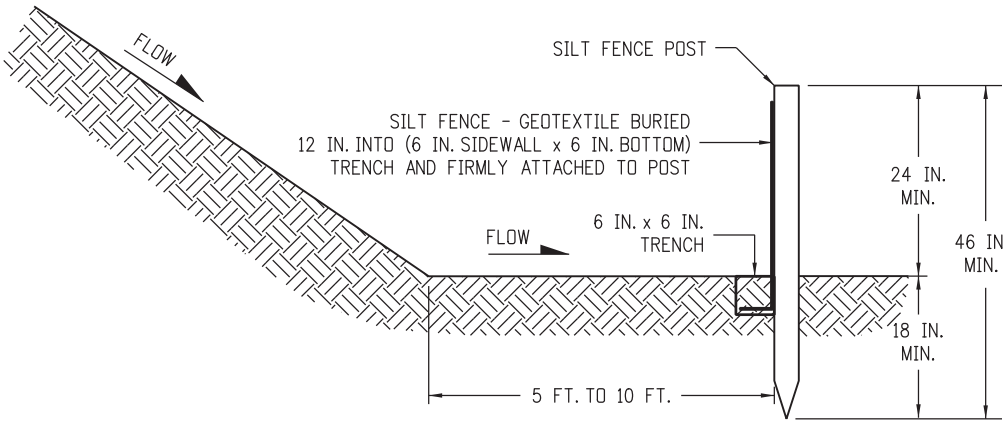
EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

- NOTES:
1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
 2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
 3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOG TOE OF SLOPE PROTECTION



ISOMETRIC VIEW



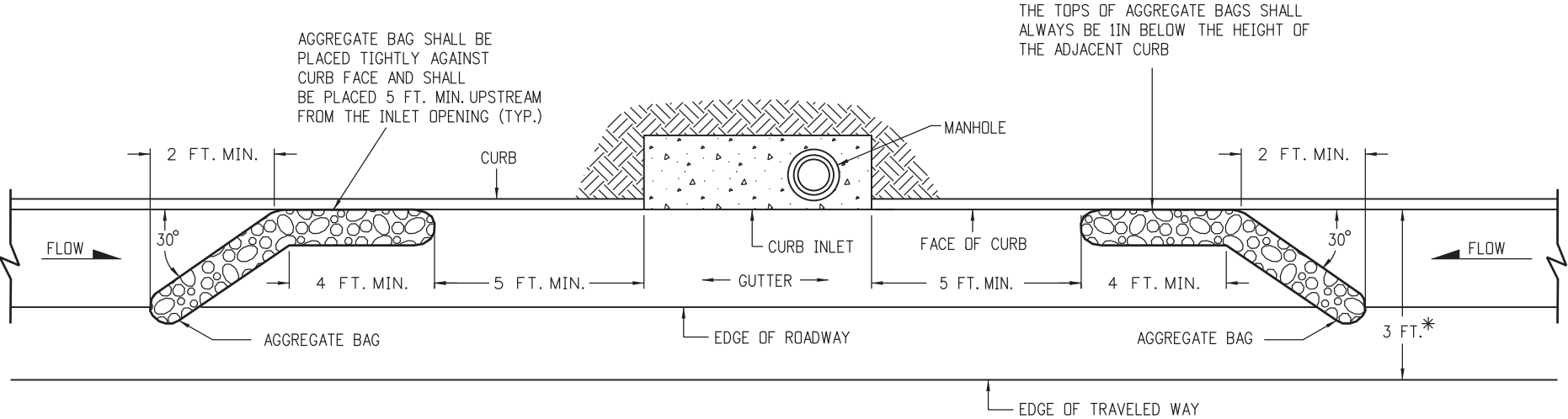
SECTION B-B

SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS

Computer File Information		CDOT Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Sheet Revisions		TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X) (R-X) (R-X) (R-X)		Date:	Comments			M-208-1	
Designer Initials: JBK							Standard Sheet No. 3 of 11	
Last Modification Date: 07/31/19					Project Sheet Number:			
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English								

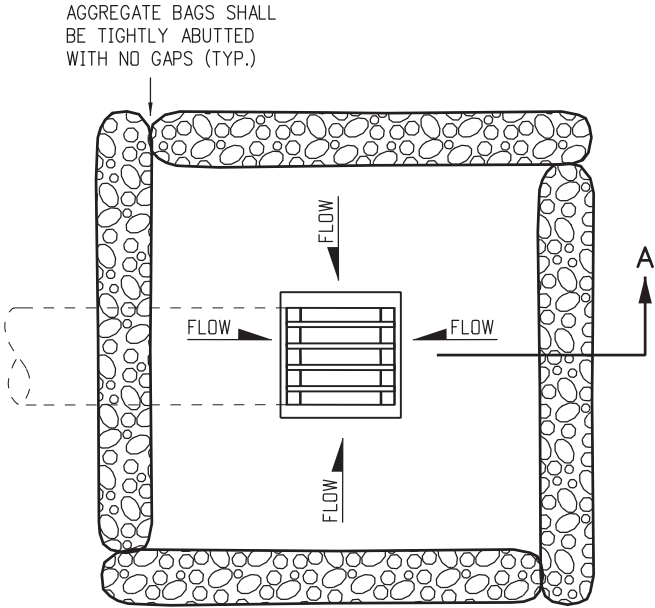


PLAN VIEW

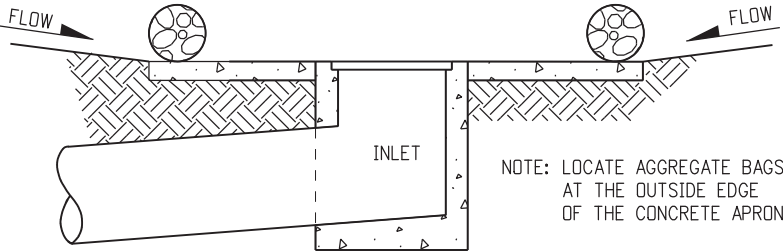
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



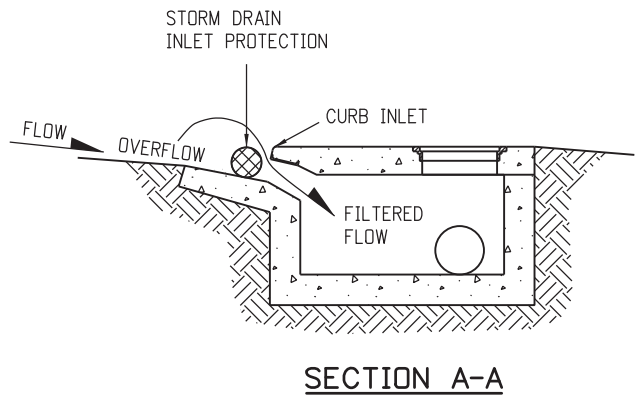
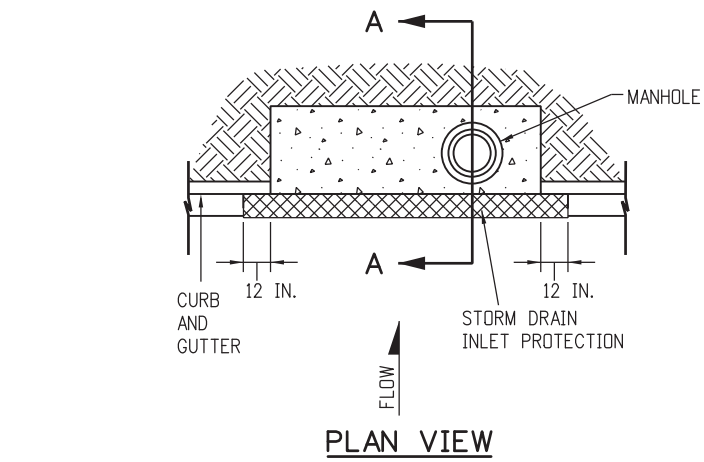
SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

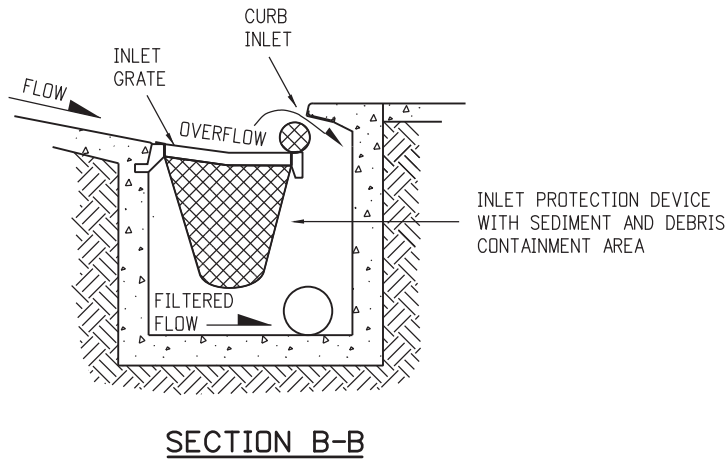
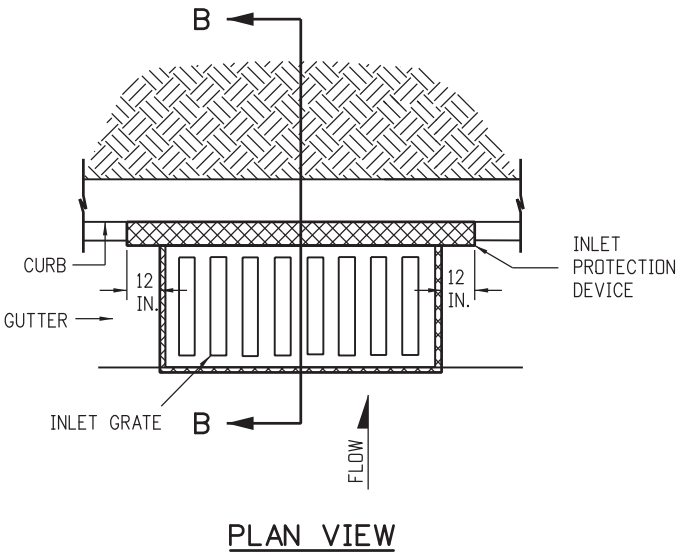
NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X)	Date:	Comments			M-208-1	
Designer Initials: JBK						Standard Sheet No. 4 of 11	
Last Modification Date: 07/31/19						Project Sheet Number:	
Detailer Initials: LTA							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)						

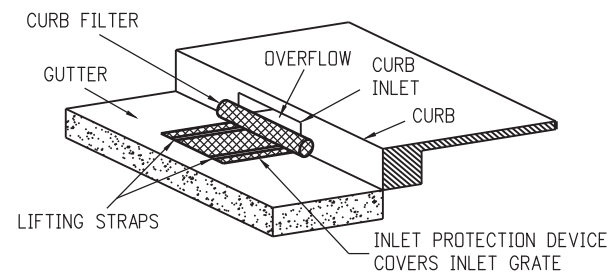


SECTION A-A
STORM DRAIN INLET PROTECTION (TYPE I)

- NOTES:
1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
 2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 84 INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
 3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.

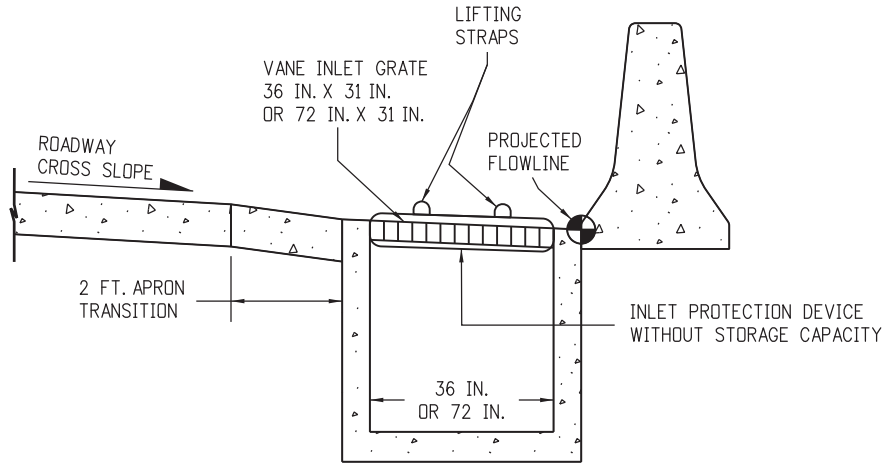
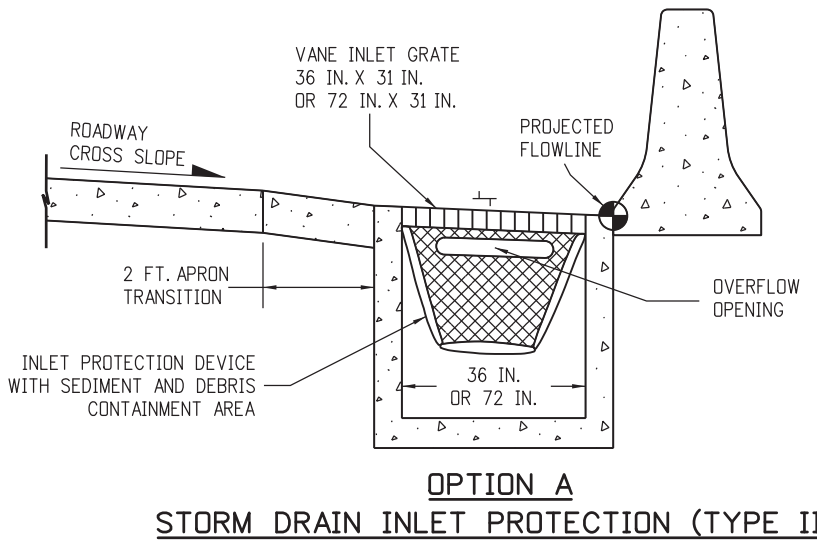


SECTION B-B
OPTION A
STORM DRAIN INLET PROTECTION (TYPE II)



ISOMETRIC VIEW
OPTION B
STORM DRAIN INLET PROTECTION (TYPE II)

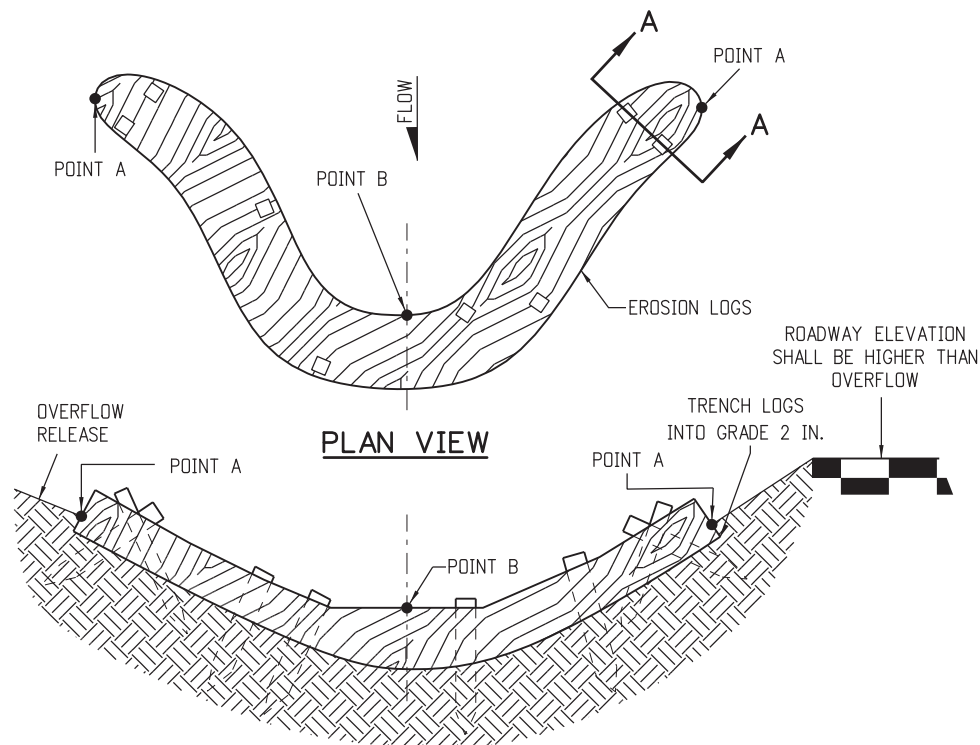
NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).



OPTION B
STORM DRAIN INLET PROTECTION (TYPE III)
NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

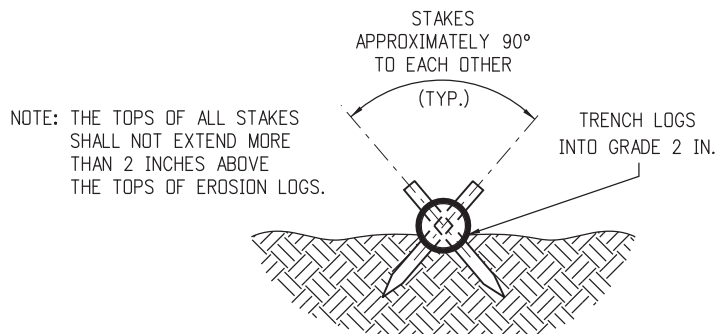
STORM DRAIN INLET PROTECTION TYPES

Computer File Information		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development BranchJBK	Sheet Revisions		TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X) (R-X) (R-X) (R-X)		Date:	Comments			M-208-1	
Designer Initials: JBK							Standard Sheet No. 5 of 11	
Last Modification Date: 07/31/19					Project Sheet Number:			
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English								



NOTE: POINTS "A" SHALL BE A MINIMUM 4 IN. HIGHER THAN POINT "B".

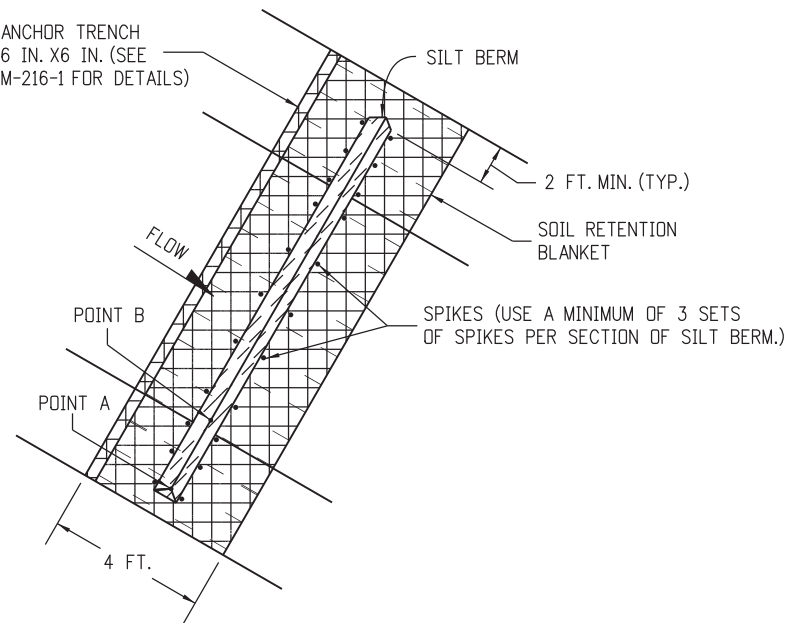
ELEVATION



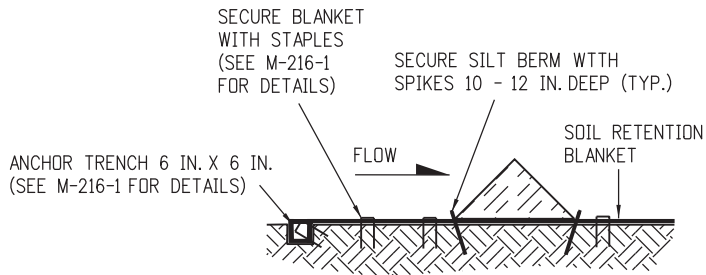
SECTION A-A

- NOTES:
1. EROSION LOGS SHALL BE EMBEDDED 2 INCHES INTO THE SOIL.
 2. EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
 3. V-SHAPED TEMPORARY DITCHES SHALL NOT BE USED. DITCHES SHALL BE GRADED IN A PARABOLIC OR TRAPEZOIDAL SHAPE.

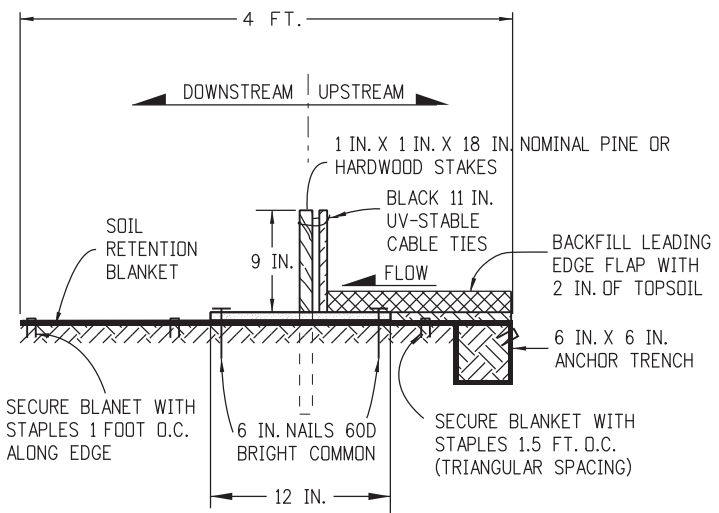
EROSION LOG INSTALLATION



PLAN VIEW

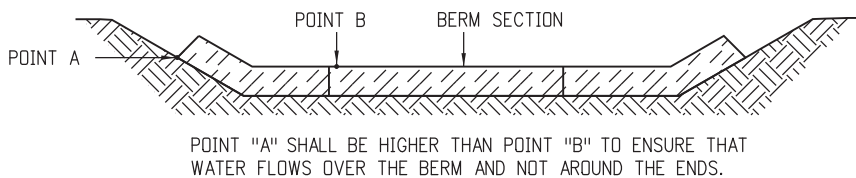


SILT BERM (1) SECTION VIEW



- NOTES:
1. MINIMUM 4 NAILS PER SEGMENT (UPSTREAM).
 2. MINIMUM 2 NAILS PER SEGMENT (DOWNSTREAM).
 3. MINIMUM 2 WOOD STAKES PER SEGMENT.

SILT BERM (2) SECTION VIEW



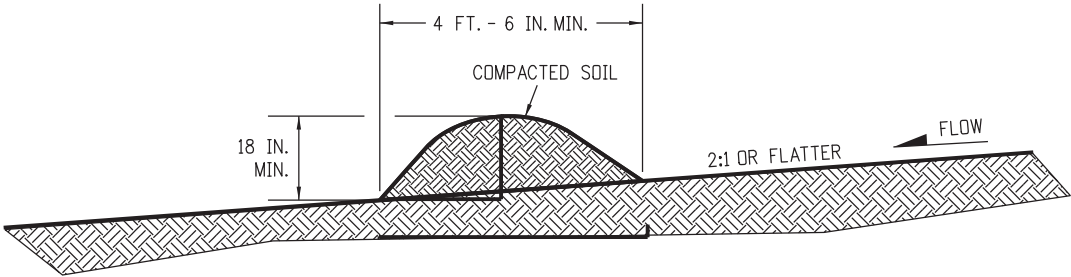
FRONT VIEW

- NOTES
1. ANCHOR SOIL RETENTION BLANKET INTO TRENCH WITH 8 INCHES MIN. STAPLES PLACED AT 1 FOOT INTERVALS ALONG EDGE.
 2. FILL AND COMPACT TRENCH.
 3. SECTIONS OF THE SILT BERM SHALL BE OVERLAPPED WITH NO GAPS.
 4. FOR SLOPE AND CHANNEL SPACING SEE THE "SECTION VIEW ALONG DITCH FLOWLINE" DETAIL ON SHEET 11 OF 11.
 5. SOIL RETENTION BLANKET SHALL ALWAYS BE REQUIRED.
 6. THE PAY ITEM NUMBER FOR SILT BERM (LF) IS 208-00004.

SILT BERM INSTALLATION

DRAINAGE DITCH APPLICATIONS

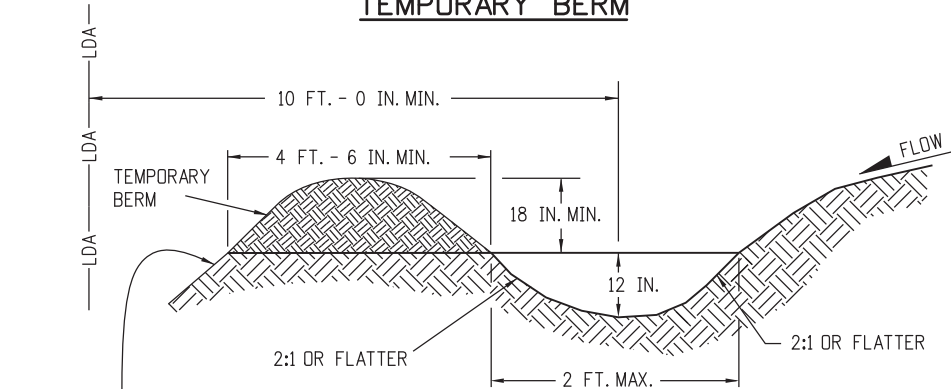
Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL		STANDARD PLAN NO. M-208-1 Standard Sheet No. 6 of 11	
Creation Date: 07/31/19			Date:	Comments		Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Designer Initials: JBK									
Last Modification Date: 07/31/19									
Detailer Initials: LTA									
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English									



NOTES:

- 1. BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4 FT.-6 IN.
- 2. BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
- 3. BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.
- 4. BERMS SHALL BE CONSTRUCTED OUT OF ACCEPTABLE MATERIAL THAT CAN BE COMPACTED AND RECEIVE AT A MINIMUM HEAVY EQUIPMENT WHEEL ROLLED COMPACTION.
- 5. TEMPORARY BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
- 6. THE PAY ITEM NUMBER FOR TEMPORARY BERM (LF) IS 208-00300.

TEMPORARY BERM

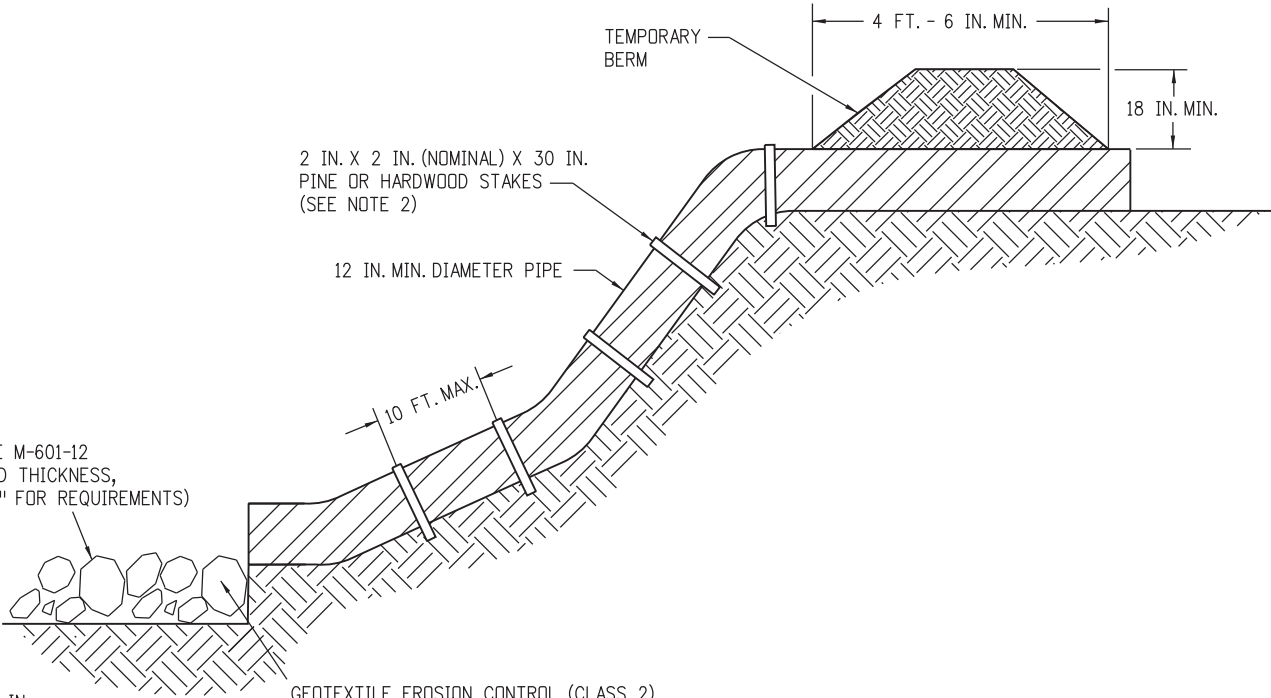


FOR BERMS TALLER THAN 2 FT.,
INSTALL TOE OF SLOPE CONTOL MEASURES.
SEE SHEET 3 OF 11 FOR DETAILS.

NOTES:

- 1. TEMPORARY DIVERSION DITCHES SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECT IT TO A STABLE OUTLET OR SEDIMENT TRAP.
- 2. USE THE TEMPORARY DIVERSION DITCH IMMEDIATELY ABOVE A NEW CUT, FILL SLOPE, OR AROUND THE PERIMETER OF A DISTURBED AREA.
- 3. THE GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE, BUT SHALL NOT BE SO STEEP AS TO RESULT IN EROSION DUE TO HIGH VELOCITY.
- 4. THE DIVERSION FLOWLINE SHALL ALWAYS BE LOCATED A MINIMUM 10 FEET FROM THE OUTSIDE LIMITS OF DISTURBED AREA BOUNDARY.
- 6. DIVERSION BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
- 5. THE PAY ITEM NUMBER FOR TEMPORARY DIVERSION (LF) IS 208-00301.

TEMPORARY DIVERSION



* RIPRAP OUTLET PROTECTION (SEE M-601-12
FOR MIN. HORIZONTAL LAYOUT AND THICKNESS,
AND SPECIFICATION 506 "RIPRAP" FOR REQUIREMENTS)

* RIPRAP SIZE D₅₀ = 6 IN.
OR AS SHOWN ON THE PLANS.

GEOTEXTILE EROSION CONTROL (CLASS 2)
SHALL ALWAYS BE REQUIRED

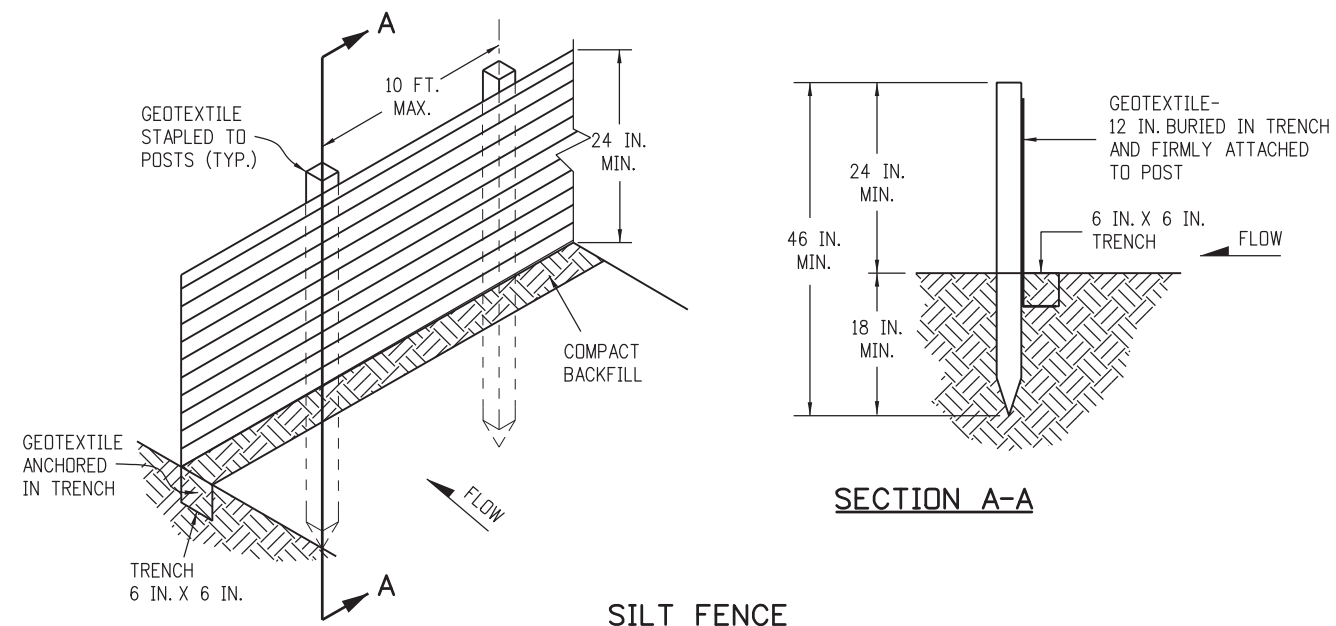
NOTES:

- 1. ANCHOR SIZE VARIES ACCORDING TO PIPE SIZE
- 2. TO SECURE THE PIPE, DRIVE STAKES INTO GROUND, THEN TIE A 12 GAUGE WIRE BETWEEN THEM ABOVE AND ACROSS THE PIPE'S WIDTH.
- 3. THE OUTLET SHALL BE ALIGNED WITH THE FLOW DIRECTION OF THE EXISTING GRADE. PERPENDICULAR DISCHARGE TO A CHANNEL SHALL NOT BE ACCEPTABLE.
- 4. THE GRADE AROUND THE INLET TO THE PIPE SHALL BE COMPACTED.
- 5. THE PAY ITEM NUMBER FOR TEMPORARY SLOPE DRAINS (LF) IS 208-00060.

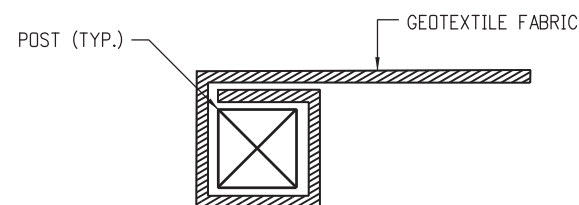
TEMPORARY SLOPE DRAINS

GRADING APPLICATIONS

Computer File Information		CDOT Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Sheet Revisions		TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X) (R-X) (R-X) (R-X)		Date:	Comments			M-208-1	
Designer Initials: JBK							Standard Sheet No. 7 of 11	
Last Modification Date: 07/31/19					Project Sheet Number:			
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						Issued by the Project Development Branch: July 31, 2019		

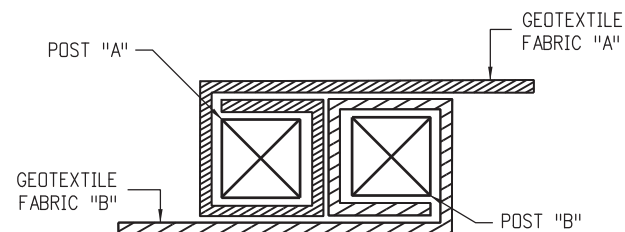


- NOTES:
1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
 2. WOOD POST SHALL BE 1 IN. X 1 IN. NOMINAL.
 3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
 4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ± 6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



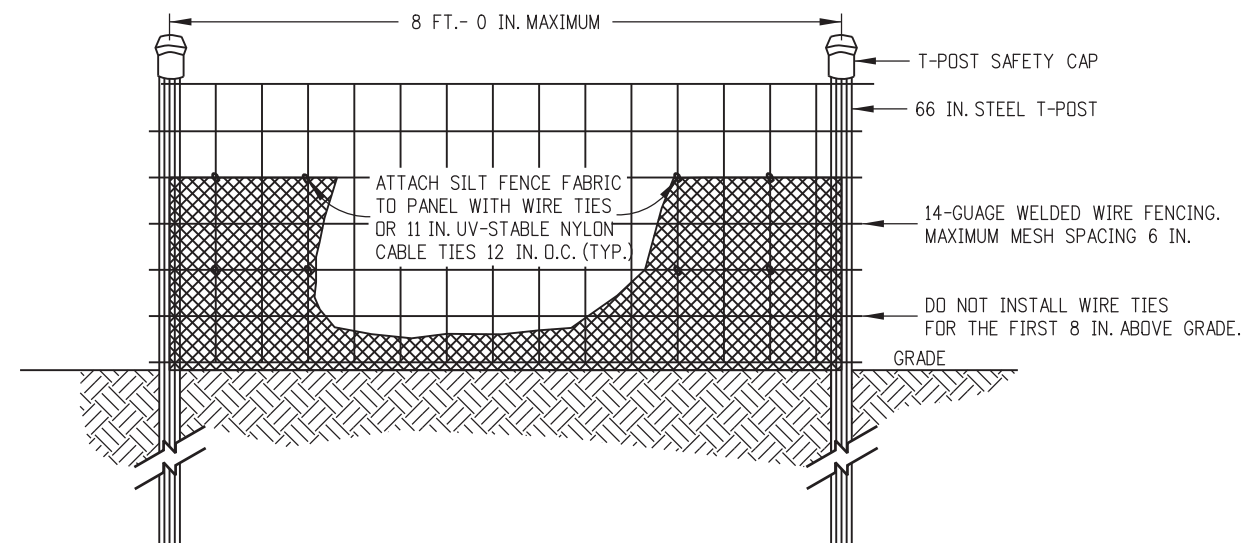
END SECTION DETAIL (PLAN VIEW)

- NOTE:
1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.

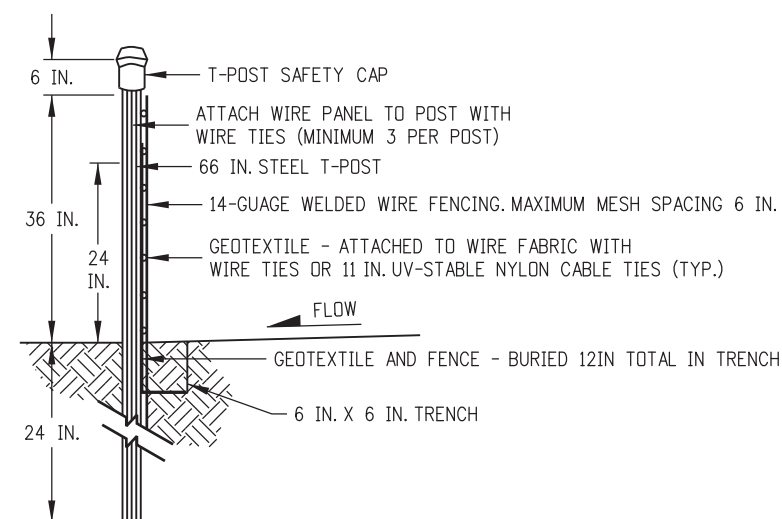


JOINING SECTION DETAIL (PLAN VIEW)

- NOTES:
1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
 2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.



ELEVATION VIEW



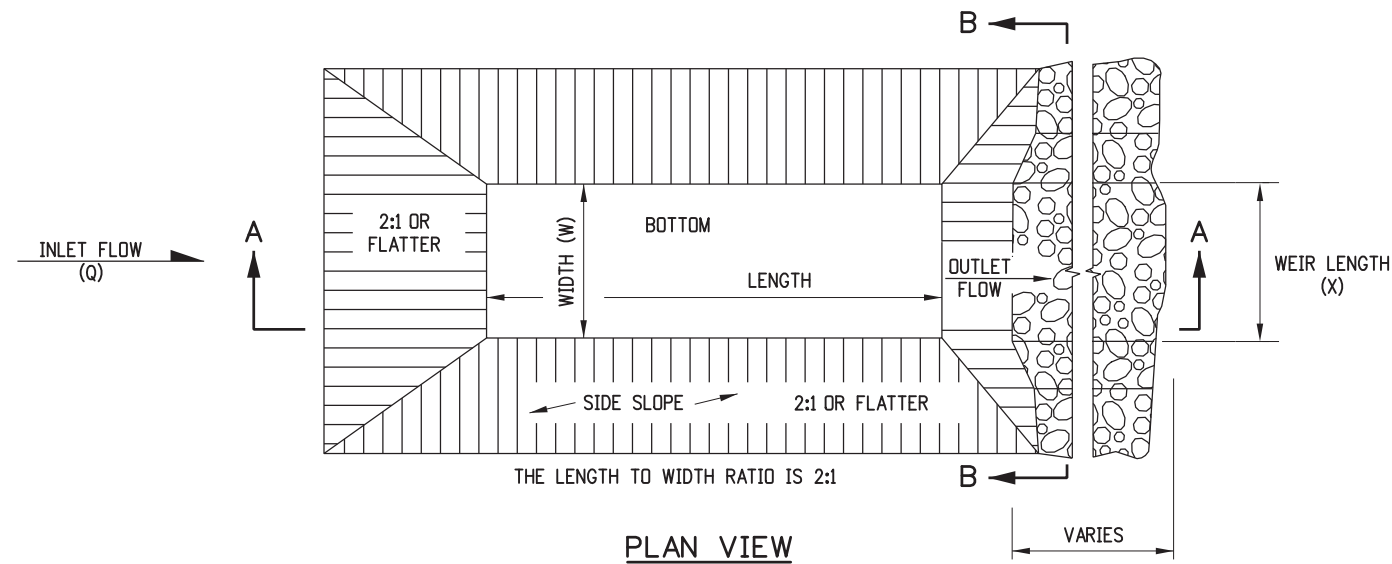
SIDE VIEW

- NOTES:
1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST).
 2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
 3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
 4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

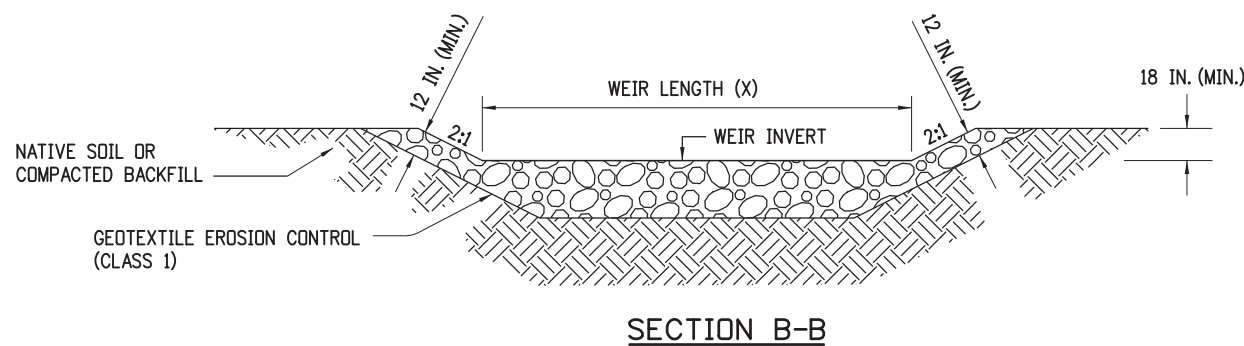
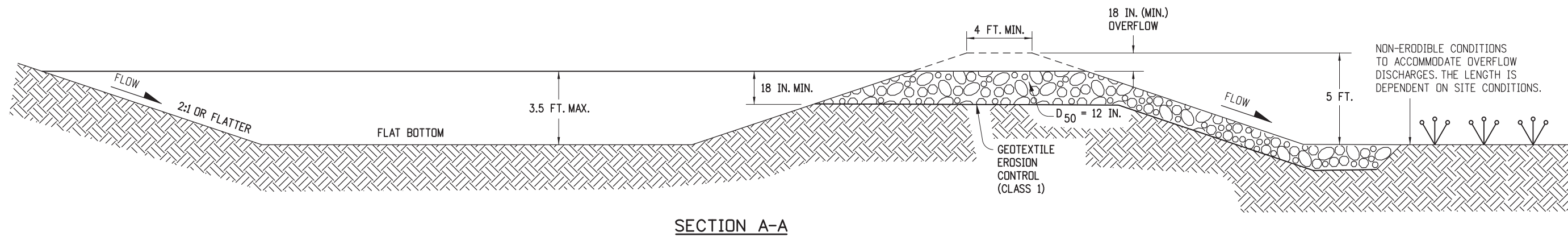
SILT FENCE (REINFORCED)

SILT FENCE APPLICATIONS

Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDDT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY		STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments		EROSION CONTROL		M-208-1	
Designer Initials: JBK									
Last Modification Date: 07/31/19									
Detailer Initials: LTA									
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English						Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	



- NOTES**
1. THE MAXIMUM DRAINAGE AREA IS 5 ACRES.
 2. THE MAXIMUM STRUCTURE LIFE IS 2 YEARS.
 3. THE STORAGE AREA IS 1800 CUBIC FEET PER ACRE.
 4. THE MAXIMUM EMBANKMENT HEIGHT SHALL BE 5 FT. MEASURED ON THE DOWNSTREAM SIDE.
 5. THE LENGTH/WIDTH RATIO MAY BE ADJUSTED TO MEET SITE CONDITIONS WHEN APPROVED BY THE ENGINEER.
 6. WIDTH (W) OF SEDIMENT TRAP IS APPROXIMATELY EQUAL TO THE WEIR LENGTH (X).
 7. SEDIMENT TRAP DESIGN SHALL BE APPROVED BY THE ENGINEER.
 8. THE DOWN GRADE FROM WEIR SHALL BE STABLE AND NON-ERODIBLE.
 9. THE PAY ITEM NUMBER FOR SEDIMENT TRAP (LF) IS 208-00033.

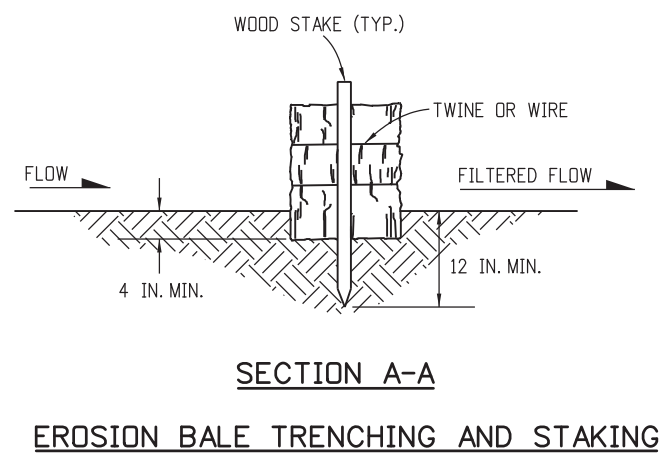
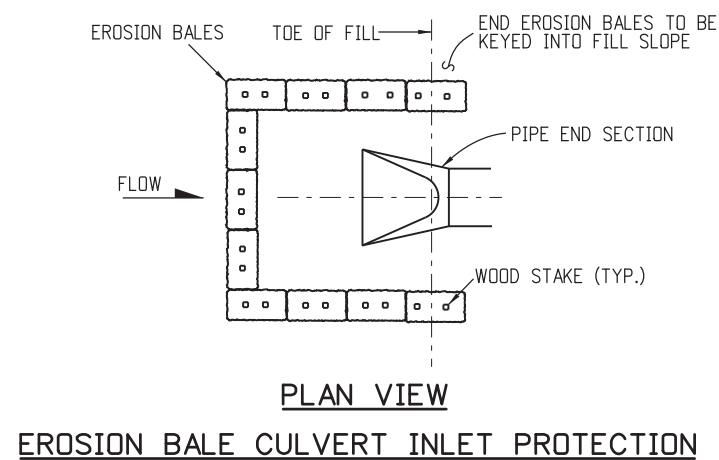
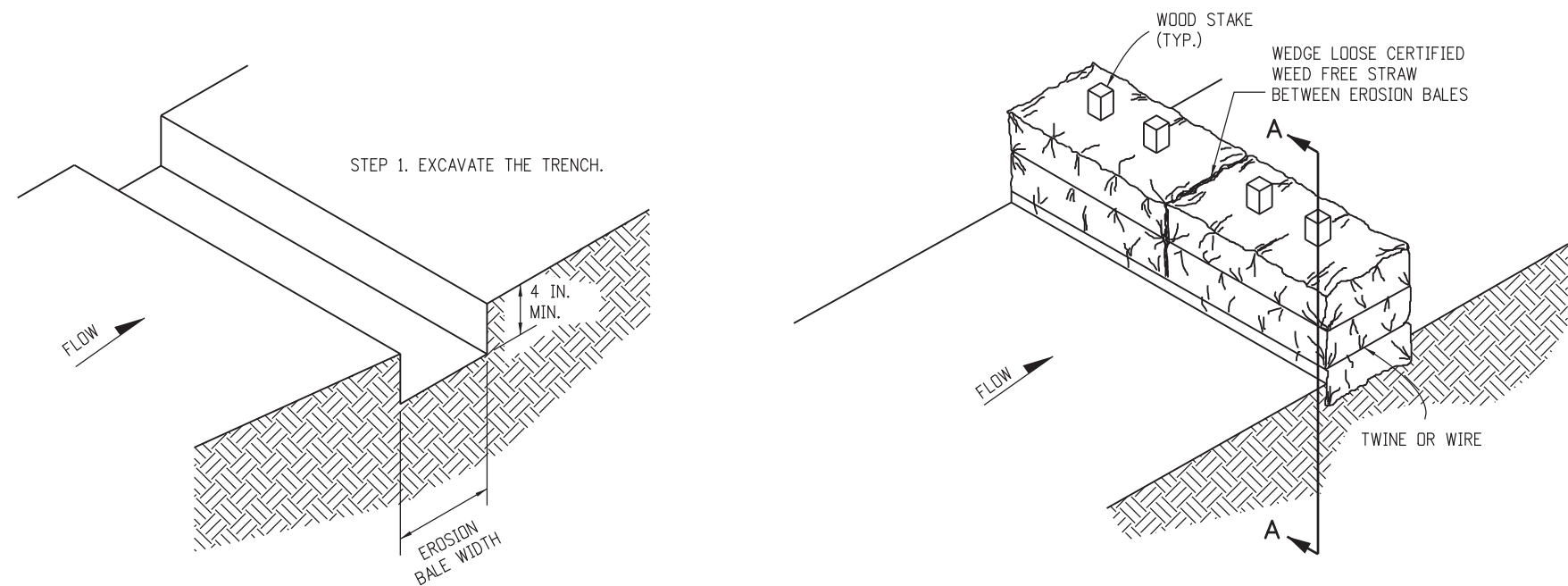


DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4
2	6
3	8
4	10
5	12

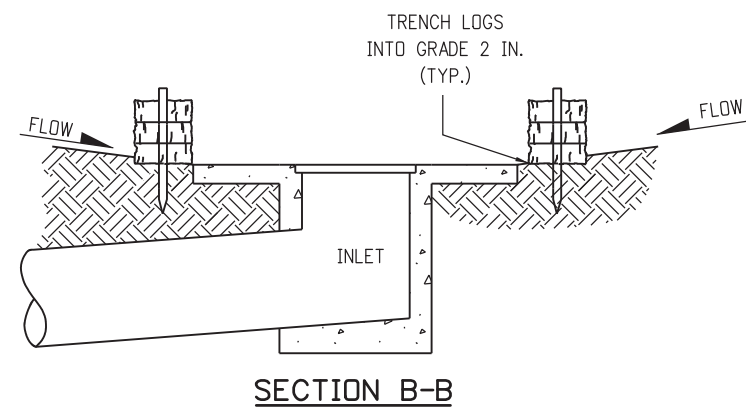
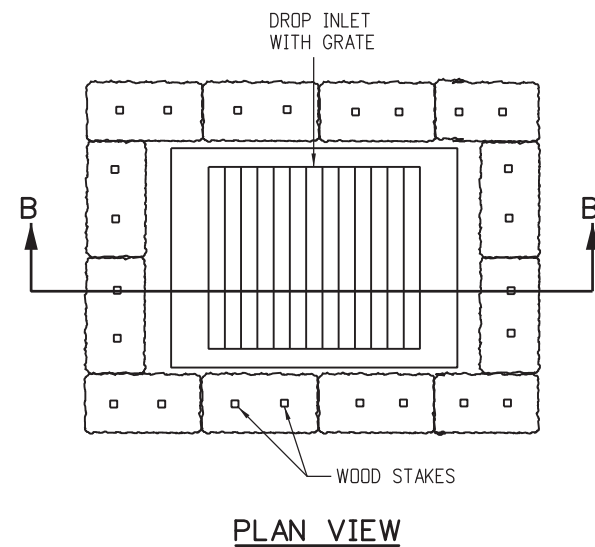
WEIR LENGTH TABLE

SEDIMENT TRAP

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL Issued by the Project Development Branch: July 31, 2019	STANDARD PLAN NO.
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Project Sheet Number:	



- NOTES**
1. STAKES SHALL BE WOOD AND SHALL BE 2 IN. X 2 IN. X 30 IN. NOMINAL.
 2. EROSION BALES SHALL BE 18 IN. X 18 IN. X 36 IN.
 3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.
 4. EROSION BALES CANNOT BE USED FOR CHECK DAMS.
 5. EROSION BALE FILTER SHALL BE LOWER THAN BERM ELEVATION OR USED IN A SUMP CONDITION.
 6. THE PAY ITEM NUMBER FOR EROSION BALES (WEED FREE) (EA) IS 208-00011.

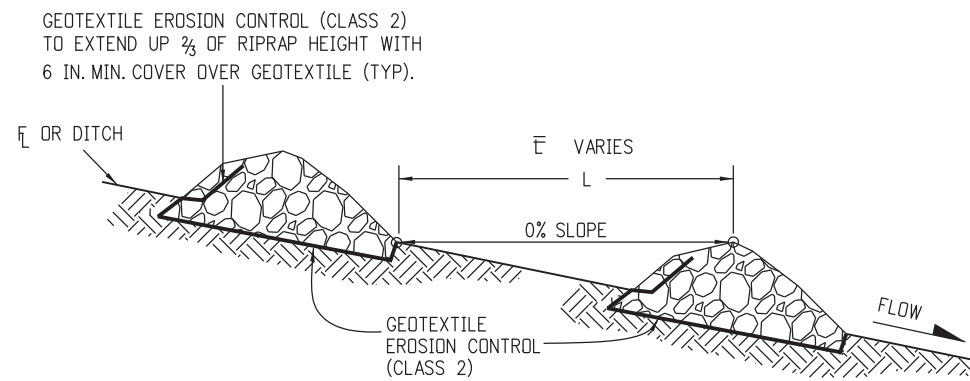


NOTE: LOCATE EROSION BALES AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

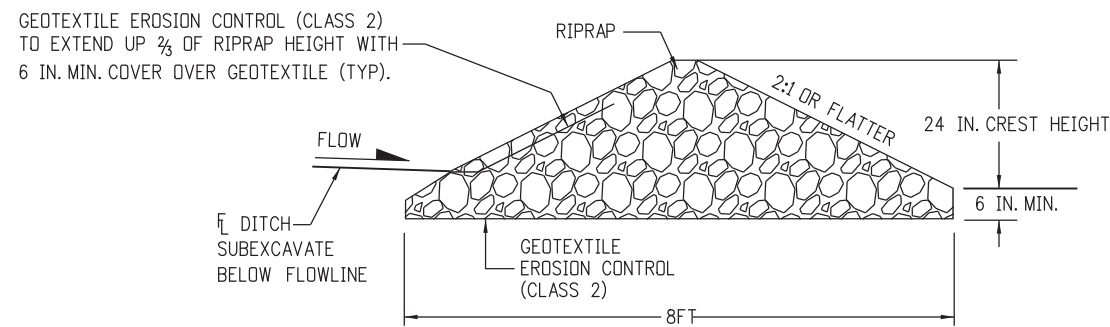
EROSION LOG FILTER AT DROP INLET

EROSION BALE APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X)	Date:	Comments		M-208-1		Standard Sheet No. 10 of 11	
Designer Initials: JBK								
Last Modification Date: 07/31/19								
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(R-X)			Issued by the Project Development Branch: July 31, 2019		Project Sheet Number: 23	



SECTION VIEW ALONG DITCH FLOWLINE

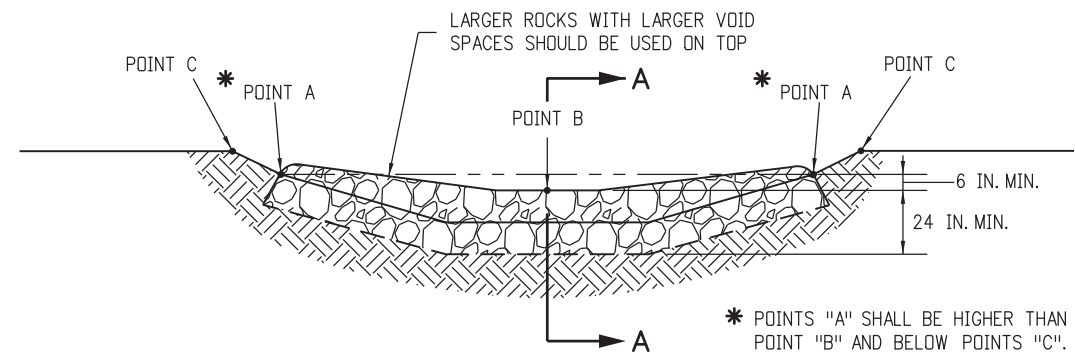


SECTION A-A

- NOTES:
1. RIPRAP SIZE D_{50} = 6IN OR AS SHOWN ON THE PLANS.
 2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
 3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN. HIGHER THAN CENTER OF CHECK DAM.
 4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
 5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.

NOTE: ALL MATERIALS AND LABOR TO COMPLETE THE ROCK CHECK DAM SHALL BE INCLUDED IN THE COST OF WORK.

ROCK CHECK DAM



TYPICAL SECTION VIEW

Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/31/19	(R-X) (R-X) (R-X) (R-X)	Date:	Comments		M-208-1		Standard Sheet No. 11 of 11	
Designer Initials: JBK					Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:	
Last Modification Date: 07/31/19								
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English								

GENERAL NOTES

1. WHEN A MAILBOX TURNOUT IS REQUIRED, THE NECESSARY PAY QUANTITIES WILL BE SHOWN ON THE PLANS.

2. A SINGLE MAILBOX SHALL BE RESET AT THE FINAL DESIGNATED LOCATION ON A NEW TYPE 1 SUPPORT. TWO MAILBOXES RESET AT THE SAME LOCATION SHALL BE RESET ON ONE DOUBLE (TYPE 2) SUPPORT OR ON TWO SINGLE (TYPE 1) SUPPORTS AS DESIGNATED. THREE, FOUR, OR FIVE MAILBOXES SHALL BE RESET ON A MULTIPLE (TYPE 3) SUPPORT. AN EXISTING MAILBOX THAT IS MOUNTED ON A CANTILEVER SUPPORT SHALL BE RESET ON A CANTILEVER (TYPE 4) SUPPORT. ALL WORK AND MATERIALS SHALL BE INCLUDED IN THE UNIT BID PRICE FOR "RESET MAILBOX STRUCTURE (TYPE _)".

3. WHEN THE ENGINEER DETERMINES THAT THE EXISTING MAILBOX CAN NOT BE REUSED, A NEW METAL MAILBOX OF SIMILAR SIZE SHALL BE SUPPLIED AND ERECTED BY THE CONTRACTOR. A NEW PLASTIC MAILBOX CONFORMING TO POSTAL SERVICE SPECIFICATIONS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE ENGINEER. AN EXISTING MAILBOX LARGER THAN A SIZE NO. 2 SHALL BE REPLACED WITH A NEW SIZE NO. 2 MAILBOX. THE COST OF SUPPLYING THE NEW MAILBOX WILL BE PAID FOR IN ACCORDANCE WITH SUBSECTION 109.04(b). EXCEPTION: A CUSTOM BUILT, RURAL-TYPE MAILBOX MAY BE RESET IF THE MAILBOX OWNER OBTAINS PRIOR WRITTEN APPROVAL FROM THE POSTMASTER.

4. THE ADDRESS INFORMATION THAT APPEARED ON THE ORIGINAL MAILBOX SHALL BE PLACED ON THE APPROACH SIDE OF THE REPLACEMENT MAILBOX. SIZE AND STYLE OF LETTERING AND MATERIALS ARE SUBJECT TO THE ENGINEER'S APPROVAL.

6. POSTS, BRACKETS, AND ALL MOUNTING HARDWARE SHALL BE GALVANIZED IN CONFORMANCE WITH AASHTO M 232 AND M 111, EXCEPT THE WELDED MECHANICAL TUBING COATING SHALL BE G-90 OR EQUIVALENT CONFORMING TO ASTM A 525. A 2 IN. OUTSIDE DIAMETER, 14 GAGE WELDED MECHANICAL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 513.
6. EXACT DIMENSIONS OF ANGLES, PLATFORM AND SHELF BRACKETS, BOLT HOLES, SLOTS AND MULTIPLE MAILBOX SUPPORT COMPONENTS MAY VARY FROM THOSE SHOWN OR IMPLIED HEREIN SO THAT ALL COMPONENTS WILL FIT TOGETHER PROPERLY.

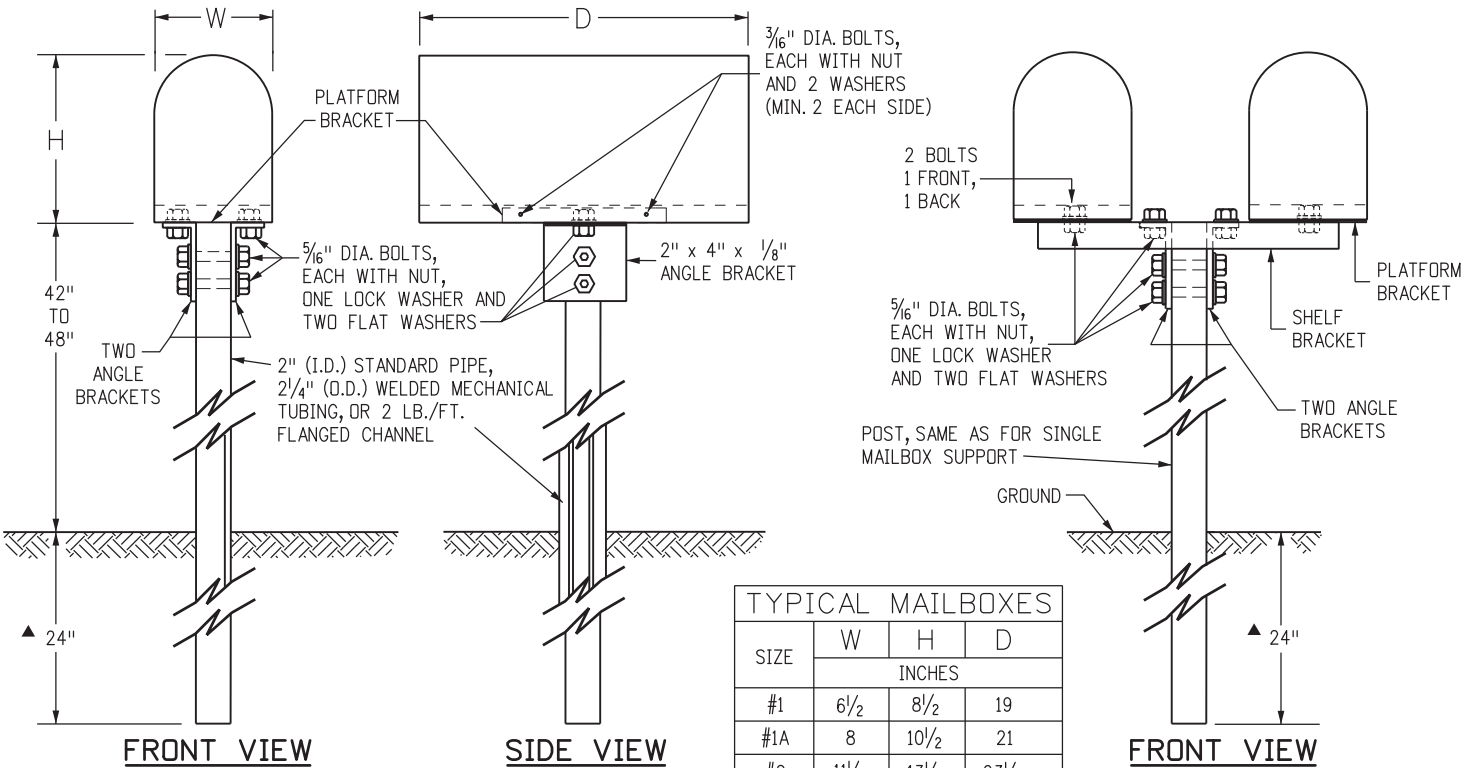
7. PLASTIC NEWSPAPER RECEPTACLES MAY BE REMOUNTED BELOW THE MAILBOX ON THE SUPPORT. PLASTIC NEWSPAPER RECEPTACLES SHALL BE MOUNTED IN THEIR INTENDED ORIENTATION USING A GALVANIZED U-BOLT AND HARDWARE OR OTHER MOUNTING SYSTEM APPROVED BY THE ENGINEER. ASSOCIATED COSTS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE WORK.

8. ON ROADS WITH CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND SO THE FRONT OF THE MAILBOX SHALL BE 8 IN. TO 12 IN. BACK FROM THE CURB FACE. THE HEIGHT SHALL BE 42 IN. TO 48 IN. MEASURED FROM THE GUTTER FLOW LINE TO THE BOTTOM OF THE MAILBOX.

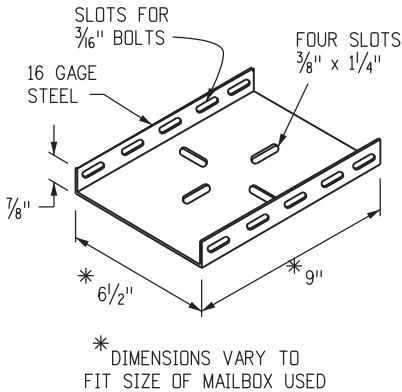
9. ON ROADS WITH SIDEWALK ATTACHED TO CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND BEHIND THE SIDEWALK. THE FRONT OF THE MAILBOX SHALL BE IN LINE WITH OR SLIGHTLY BEHIND THE EDGE OF THE SIDEWALK. THE MOUNTING HEIGHT SHALL BE 42 IN. TO 48 IN. ABOVE THE SIDEWALK.

10. THE GROUND SURROUNDING THE MAILBOX SUPPORTS SHALL BE FIRM, UNDISTURBED GROUND, OR WELL COMPACTED REGRADED SOIL. THE SUPPORTS ARE NORMALLY DRIVEN, BUT THEY MAY BE PLACED IN A DUG HOLE WITH WELL COMPACTED BACKFILL.

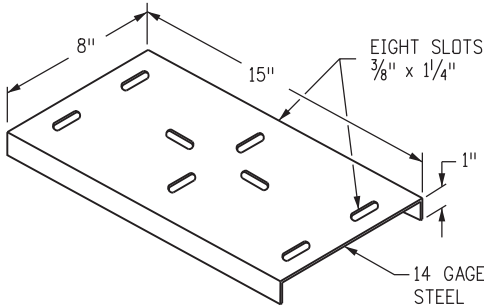
11. PROPRIETARY MAILBOX SUPPORT SYSTEMS LISTED ON THE CDOT APPROVED PRODUCTS LIST WILL BE ACCEPTED AS EQUIVALENT ALTERNATIVES.



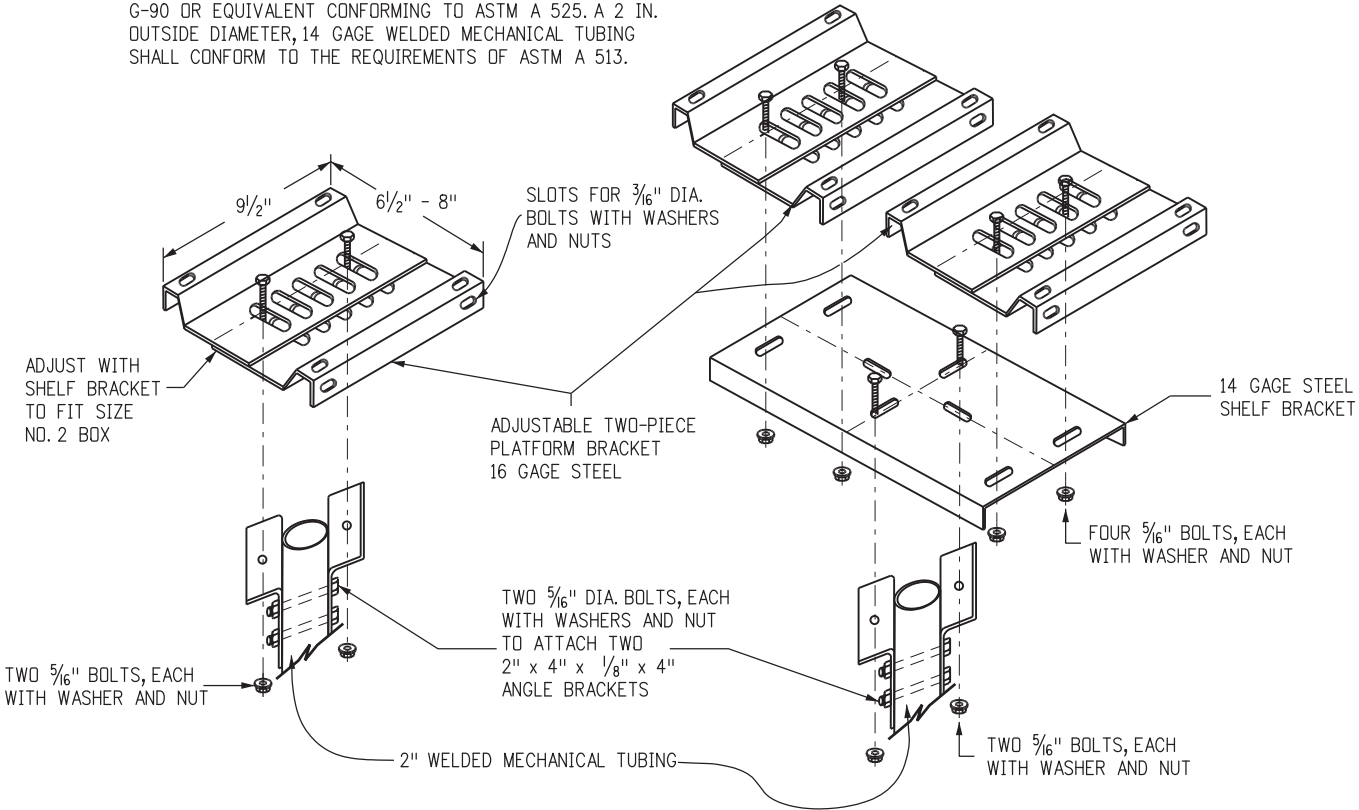
SINGLE (TYPE 1) AND DOUBLE (TYPE 2) MAILBOX SUPPORTS



PLATFORM BRACKET



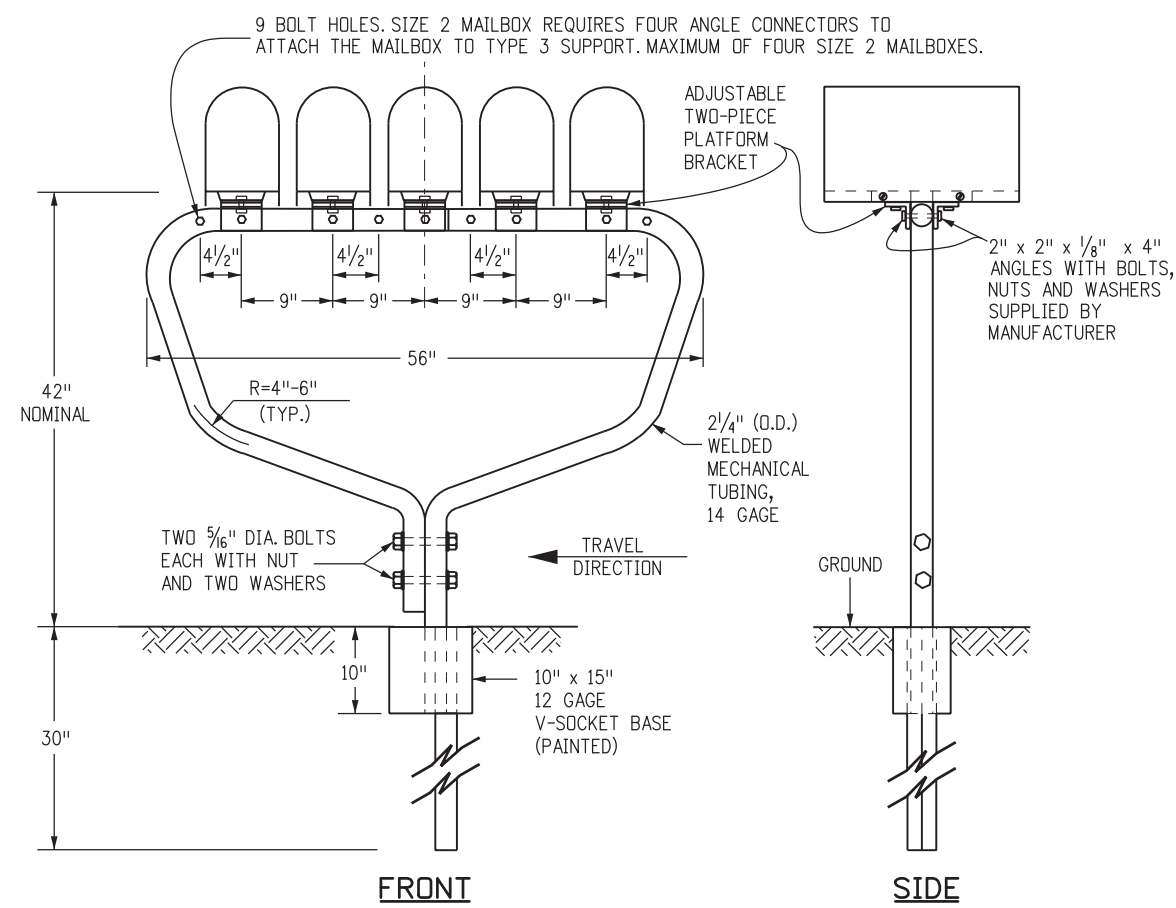
SHELF BRACKET



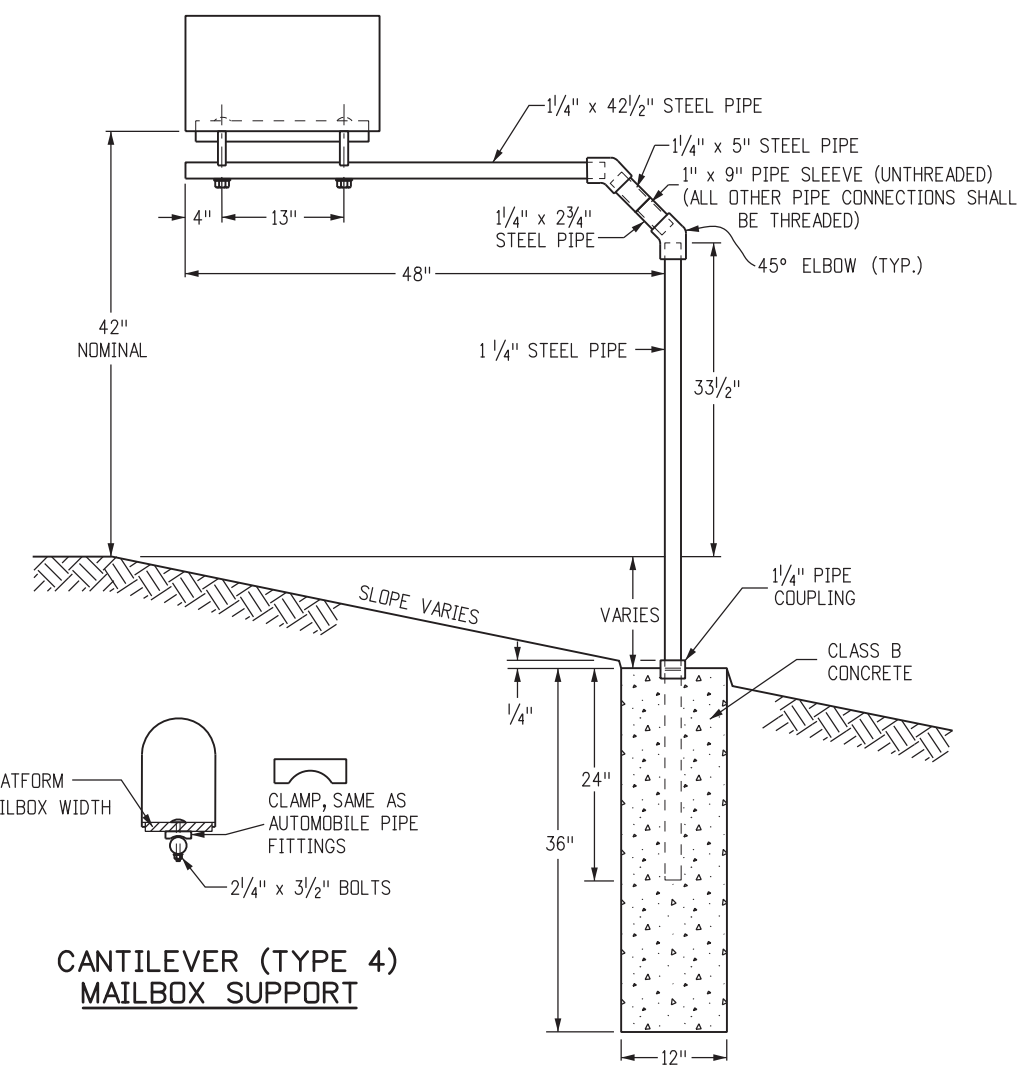
SINGLE AND DOUBLE MAILBOX SUPPORTS ALTERNATIVE

Computer File Information		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	Sheet Revisions		MAILBOX SUPPORTS Issued by the Project Development Branch: July 31, 2019	STANDARD PLAN NO.	
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Designer Initials: JBK						Standard Sheet No. 1 of 2	
Last Modification Date: 07/31/19							
Detailer Initials: LTA							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English							

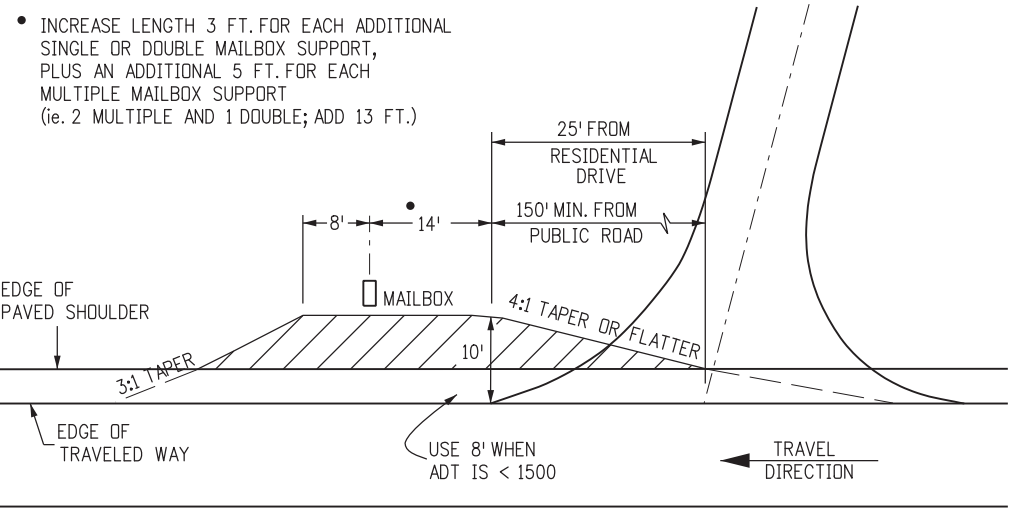
22



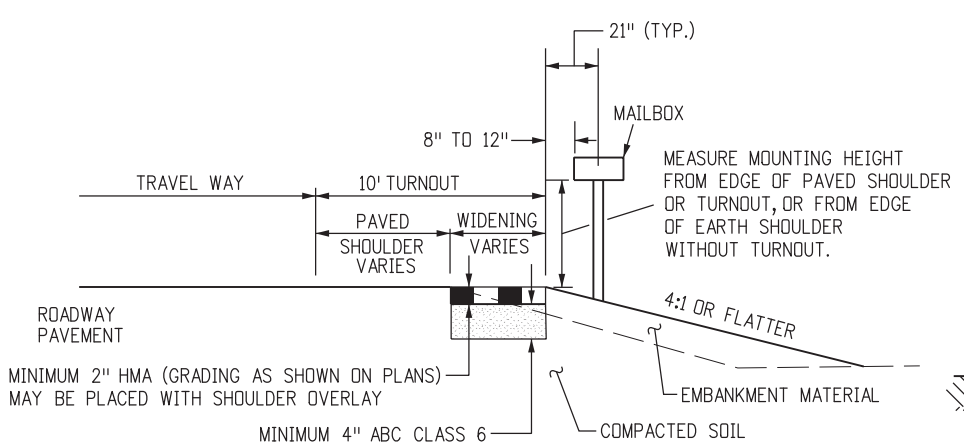
MULTIPLE (TYPE 3) MAILBOX SUPPORT
FOR 3, 4, OR 5 MAILBOXES OR APPROVED EQUAL
FIVE SIZE 1 MAILBOXES SHOWN



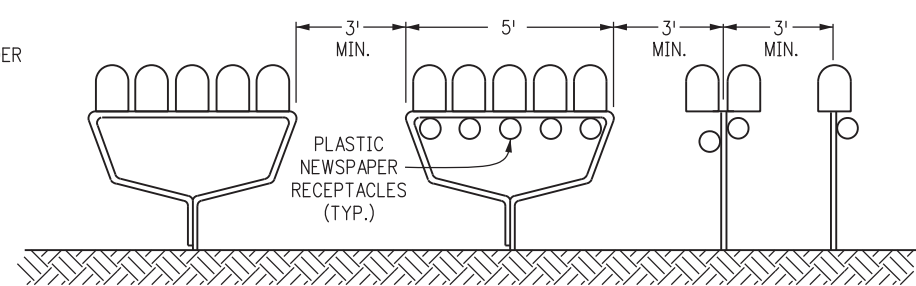
CANTILEVER (TYPE 4)
MAILBOX SUPPORT



MAILBOX TURNOUT



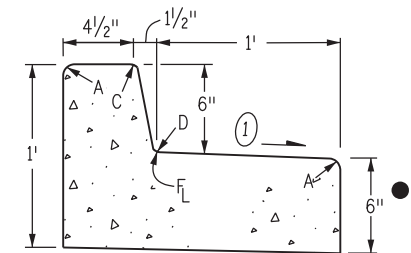
TURNOUT TYPICAL SECTION



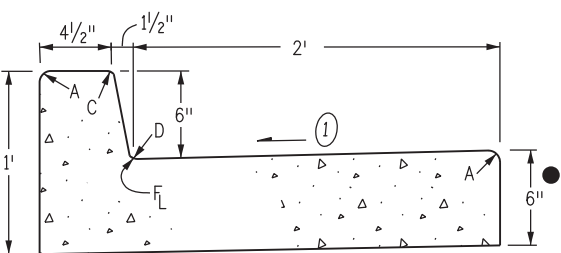
SUPPORT SPACING
NOTE: SEE SHEET 1, GENERAL NOTE 7, FOR MOUNTING
PLASTIC NEWSPAPER RECEPTACLES.

Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK		MAILBOX SUPPORTS		STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:		Comments	M-210-1						
Designer Initials: JBK				Standard Sheet No. 2 of 2						
Last Modification Date: 07/31/19				Issued by the Project Development Branch: July 31, 2019						
Detailer Initials: LTA				Project Sheet Number:						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English										

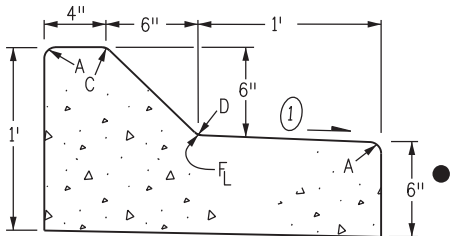
- 226 -



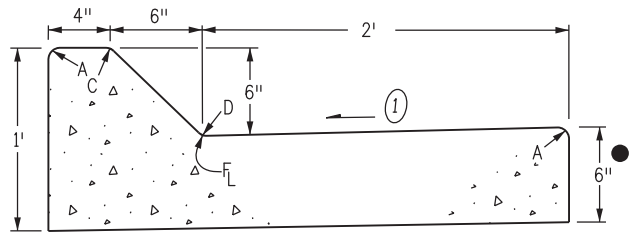
CURB AND GUTTER TYPE 2
(SECTION IB)
(6 IN. BARRIER - 1 FT. GUTTER)



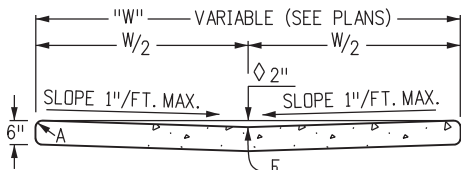
CURB AND GUTTER TYPE 2
(SECTION IIB)
(6 IN. BARRIER - 2 FT. GUTTER)



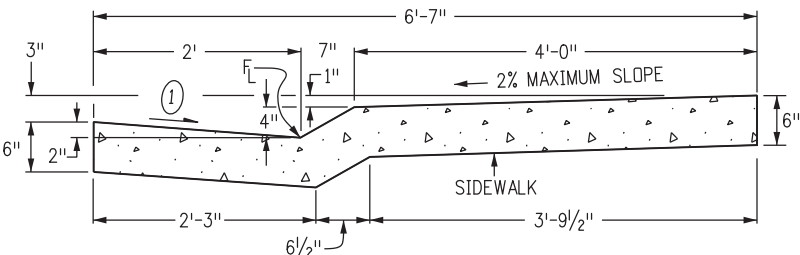
CURB AND GUTTER TYPE 2
(SECTION IM)
(6 IN. MOUNTABLE - 1 FT. GUTTER)



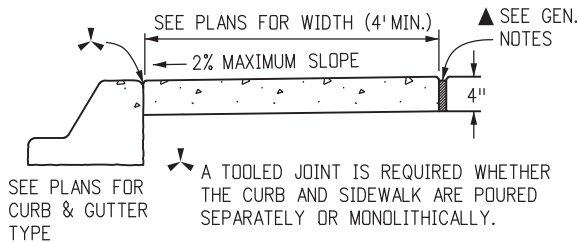
CURB AND GUTTER TYPE 2
(SECTION IIM)
(6 IN. MOUNTABLE - 2 FT. GUTTER)



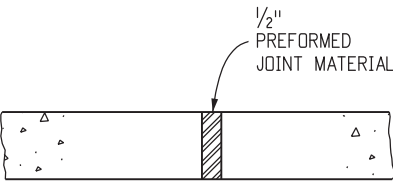
GUTTER TYPE 2



CURB AND GUTTER TYPE 2
(SECTION MS)
(4 IN. MOUNTABLE WITH SIDEWALK)



CONCRETE SIDEWALK



NOTES: 1. EXPANSION JOINTS SHALL BE PLACED IN THE SIDEWALK AT INTERVALS OF NOT MORE THAN 500 FT.
2. EXPANSION JOINTS MAY BE SEALED WHEN SPECIFIED ON THE PLANS.

SIDEWALK EXPANSION JOINT

GENERAL NOTES

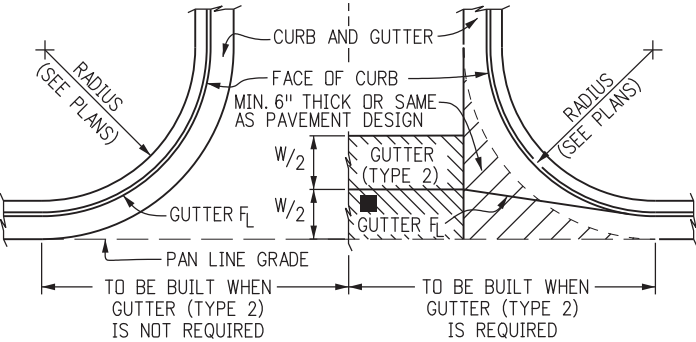
- ON ROADWAY CURVES WITH A RADIUS OF 1,900 FT. OR LESS, CURBS AND GUTTERS ARE TO BE PLACED ON THE ARC OF THE CURVE, UNLESS OTHERWISE NOTED ON THE PLANS. A MAXIMUM CHORD LENGTH OF 10 FT. MAY BE USED WHEN THE CURVE RADIUS IS GREATER THAN 1,900 FT.
- CONCRETE SHALL BE CLASS B.
- PROFILE GRADE OF CURBS AND GUTTERS SHALL BE LOCATED AT THE FLOW LINE.
- CURB TYPE 4 (KEY-WAY) MAY BE USED IN LIEU OF CURB AND GUTTER TYPE 2 (SECTIONS IB AND IM) UNLESS OTHERWISE SPECIFIED ON THE PLANS.
- GUTTER CROSS SLOPES MAY BE ADJUSTED TO FACILITATE DRAINAGE FOR PROFILE GRADES AS SHOWN ON THE PLANS.
- THICKNESS OF CURB AND GUTTER SECTION SHALL MATCH CONCRETE PAVEMENT THICKNESS IF SHOWN ON THE PLANS. CURB AND GUTTER SHALL BE CLASS P CONCRETE IF PLACED MONOLITHICALLY WITH CONCRETE PAVEMENT.
- INCREASE SIDEWALK THICKNESS TO 6 IN. AT LOCATIONS SHOWN ON THE PLANS.
- MINIMUM SIDEWALK WIDTH IS 4 FT.

▲ EXPANSION JOINTS SHALL BE INSTALLED WHEN ABUTTING EXISTING CONCRETE OR FIXED STRUCTURE. EXPANSION JOINT MATERIAL SHALL BE 1/2 IN. THICK AND SHALL EXTEND THE FULL DEPTH OF CONTACT SURFACE.

① GUTTER CROSS SLOPES SHALL BE 1/2 IN./FT. WHEN DRAINING AWAY FROM CURB AND 1 IN./FT. WHEN DRAINING TOWARD CURB (WITH EXCEPTION TO IMMEDIATELY ADJACENT TO CURB RAMPS - SEE STANDARD PLAN M-608-1 FOR SLOPE REQUIREMENTS).

● WHEN TIE BARS ARE REQUIRED, THE GUTTER THICKNESS SHALL BE INCREASED TO THE PAVEMENT THICKNESS (T). BARS SHALL BE EPOXY-COATED #4 CONFORMING TO AASHTO M 284 AND SPACED AT 3 FT. INTERVALS. THEY SHALL BE INSERTED T/2 AND 1#2 LENGTH INTO THE GUTTER.

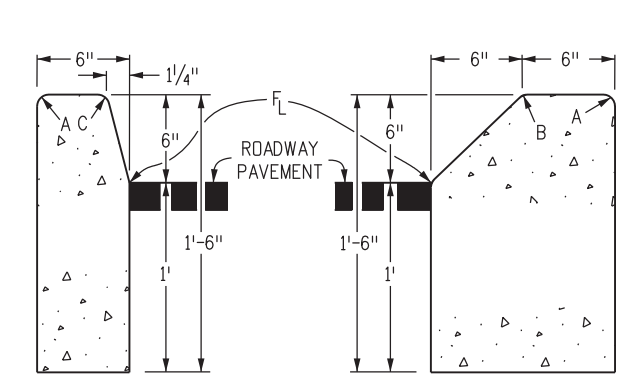
LEGEND FOR RADII
A = 1/8" TO 1/4"
B = 1"
C = 1 1/2"
D = 1 1/2" TO 2"



THIS AREA SHALL BE POURED MONOLITHICALLY WITH CURB AND GUTTER AND PAID FOR AS "CONCRETE PAVEMENT".
FLOW LINE LOCATION WILL BE ESTABLISHED BY W/2 SHOWN ON PLANS.

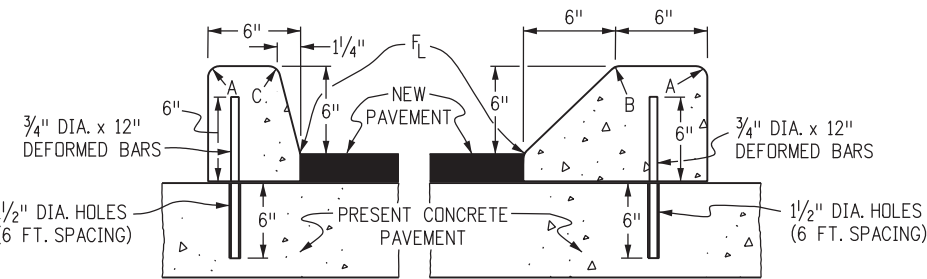
CONSTRUCTION OF CONCRETE GUTTERS AT INTERSECTION

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	CURB, GUTTERS, AND SIDEWALKS	STANDARD PLAN NO.	
Creation Date: 07/31/19		Date:	Comments			M-609-1	
Designer Initials: JBK	(R-X)					Standard Sheet No. 1 of 4	
Last Modification Date: 07/31/19	(R-X)					Project Sheet Number:	
Detailer Initials: LTA	(R-X)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)						



CURB TYPE 2
(SECTION B)
6 IN. BARRIER

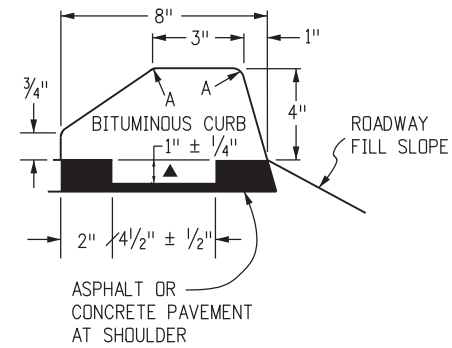
CURB TYPE 2
(SECTION M)
6 IN. MOUNTABLE



CURB TYPE 4
(SECTION B)
6 IN. BARRIER

CURB TYPE 4
(SECTION M)
6 IN. MOUNTABLE

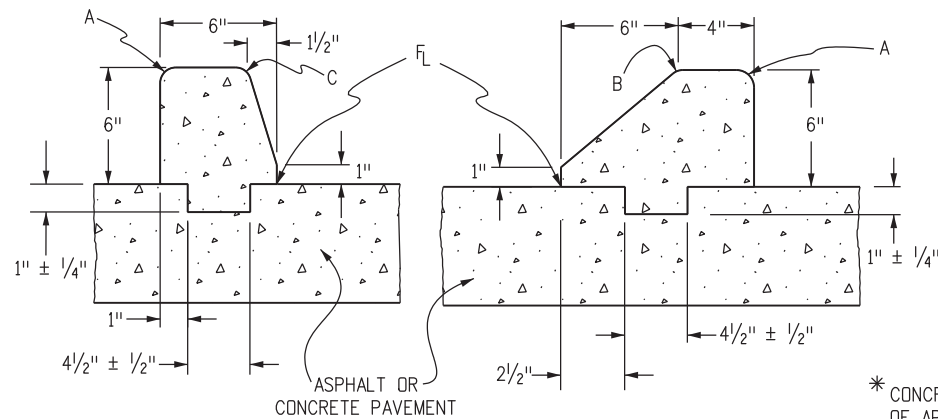
3/4" DIA. x 12" DEFORMED REINFORCING BARS AT 6 FT. SPACING SHALL BE GROUTED IN 1/4" DIA. HOLES IN EXISTING CONCRETE. GROUT SHALL CONSIST OF 2 PARTS CLEAN SAND AND 1 PART CEMENT. COST OF INSTALLATION SHALL BE INCLUDED IN THE PRICE BID FOR CURB.



CURB TYPE 6
(SECTION M)
4 IN. MOUNTABLE

NOTE: BITUMINOUS OR CONCRETE* UNLESS OTHERWISE SPECIFIED ON THE PLANS.

▲ KEY-WAY MAY BE OMITTED WHEN PLACED UNDER GUARDRAIL.



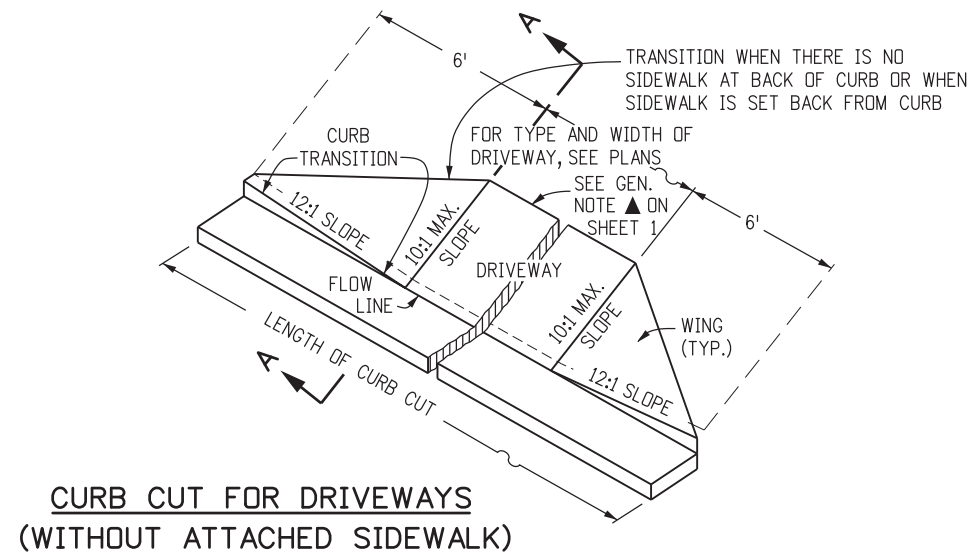
(SECTION B)

(SECTION M)

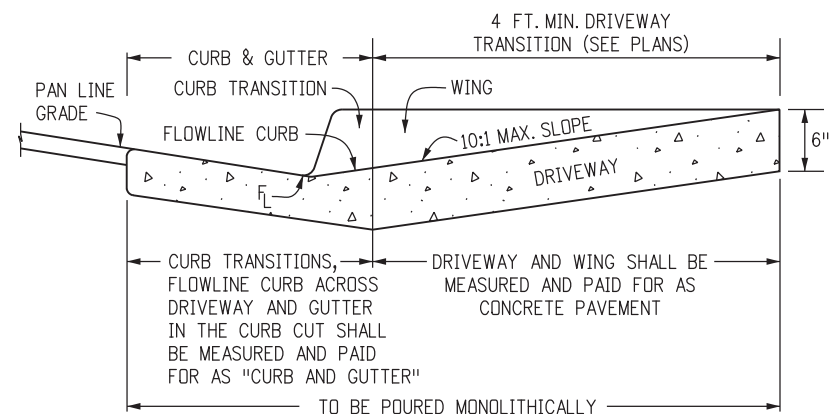
CURB TYPE 4 (KEY-WAY)*

* CONCRETE CLASS B SHALL CONTAIN 1.5 POUNDS PER CUBIC YARD OF APPROVED POLYPROPYLENE FIBERS AND MAY HAVE A NOMINAL AGGREGATE SIZE OF 3/8 IN.

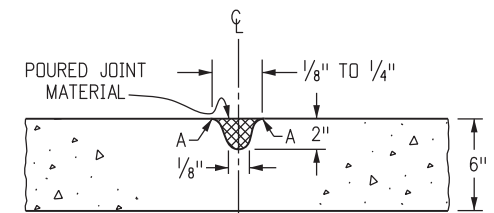
LEGEND FOR RADII	
A	= 1/8 TO 1/4"
B	= 1"
C	= 1 1/2"
D	= 1 1/2" TO 2"



CURB CUT FOR DRIVEWAYS
(WITHOUT ATTACHED SIDEWALK)



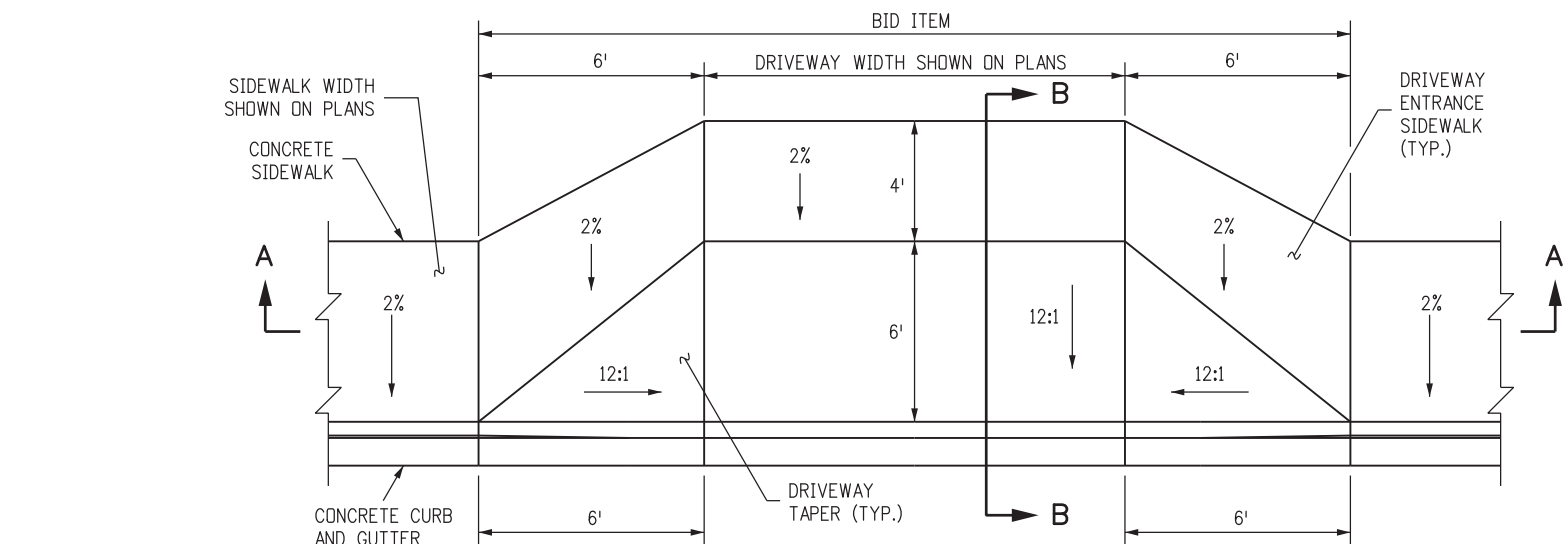
SECTION A-A
CONCRETE PAVEMENT (DRIVEWAYS)



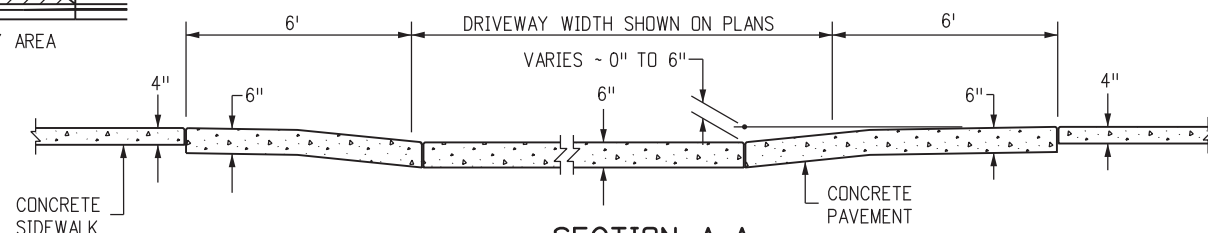
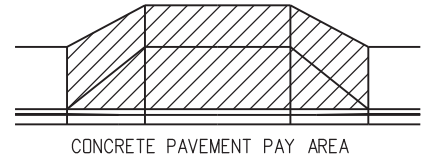
TRANSVERSE CONTRACTION JOINT
FOR CONCRETE PAVEMENT (DRIVEWAYS)

NOTE: RECOMMENDED JOINT SPACING IS EVERY 8 FOOT ALONG THE WIDTH AND LENGTH OF DRIVEWAY. FOR DRIVEWAYS WIDER THAN 12 FEET, JOINTS ARE REQUIRED.

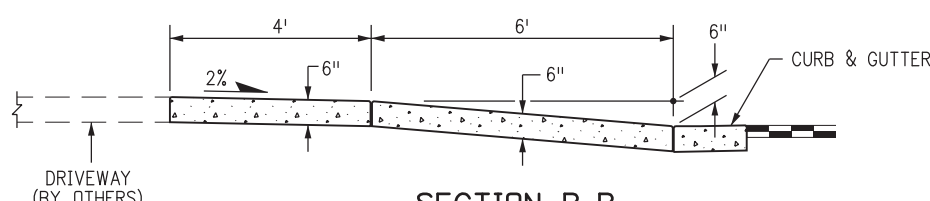
Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK		CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO.	
Creation Date: 07/31/19			Date:	Comments			M-609-1			
Designer Initials: JBK							Standard Sheet No. 2 of 4			
Last Modification Date: 07/31/19										
Detailer Initials: LTA										
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Issued by the Project Development Branch: July 31, 2019					
					Project Sheet Number:		333			



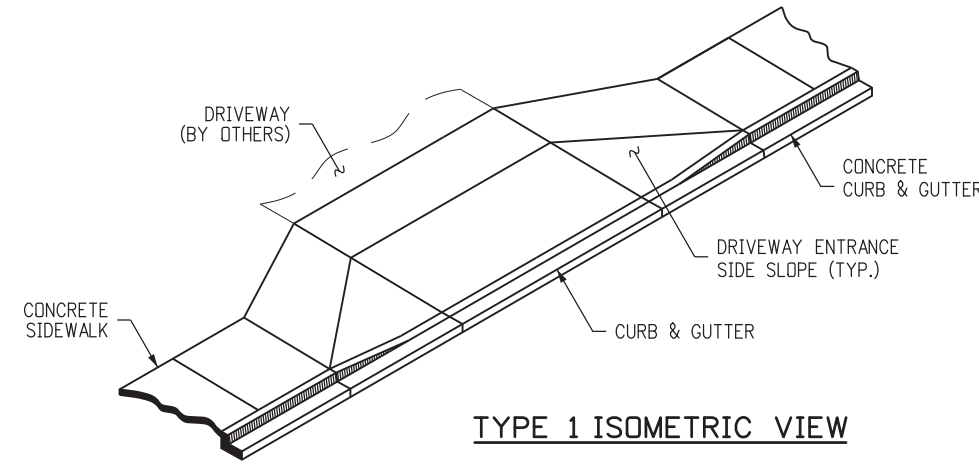
CONCRETE DRIVEWAY ENTRANCE TYPE 1



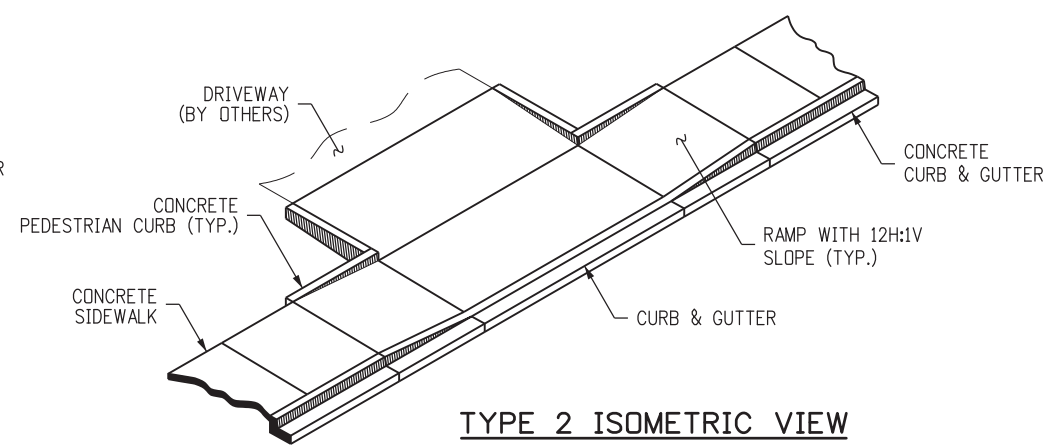
SECTION A-A



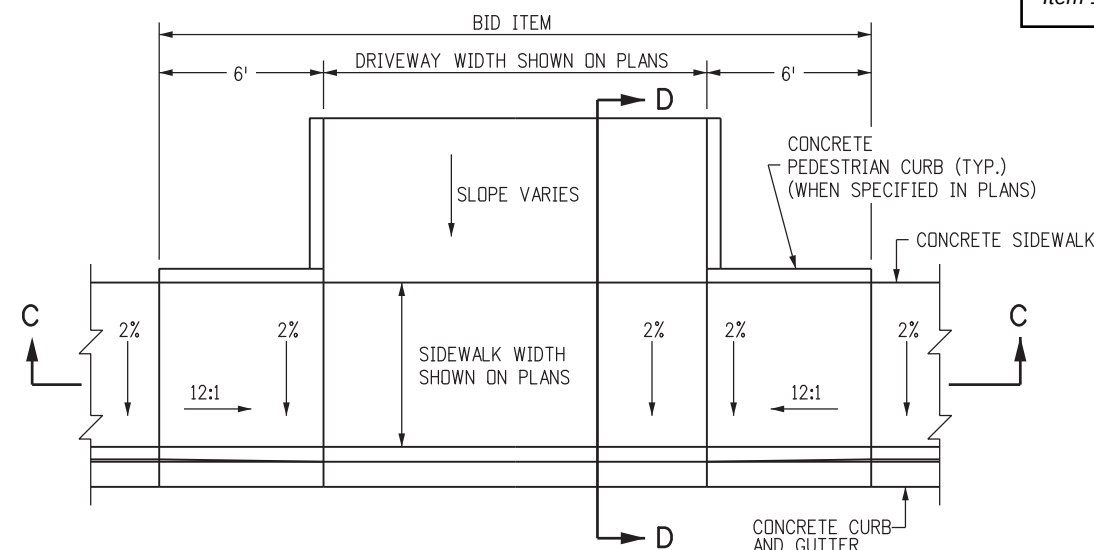
SECTION B-B



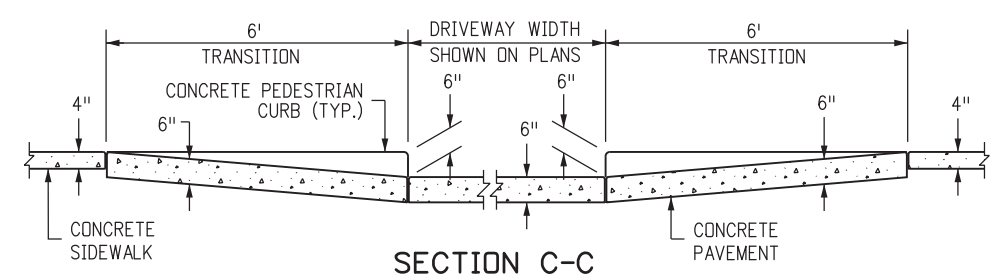
TYPE 1 ISOMETRIC VIEW



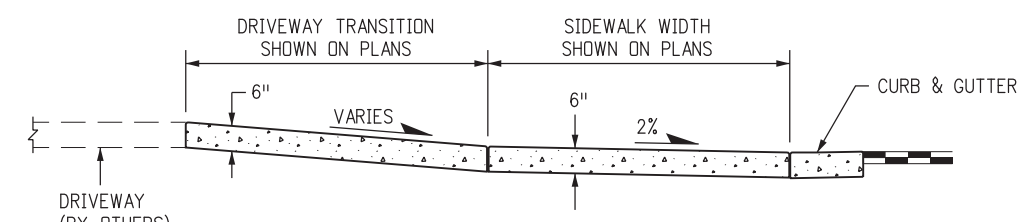
TYPE 2 ISOMETRIC VIEW



CONCRETE DRIVEWAY ENTRANCE TYPE 2



SECTION C-C



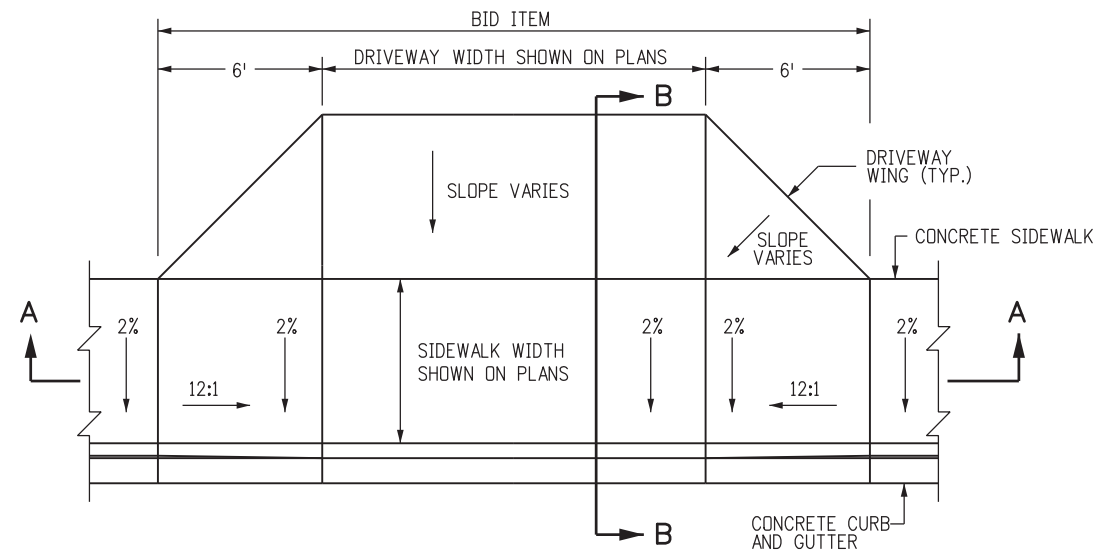
SECTION D-D

NOTES

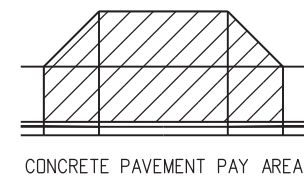
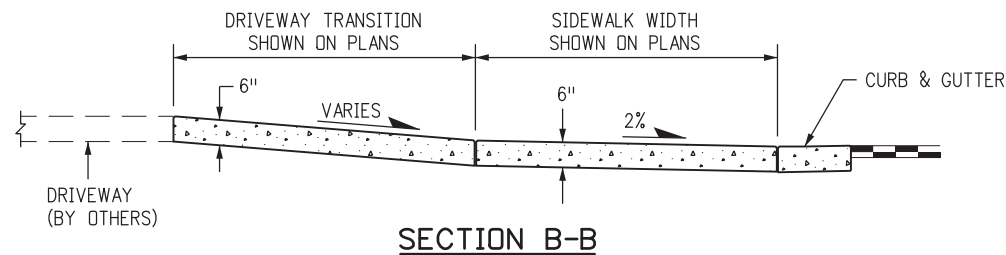
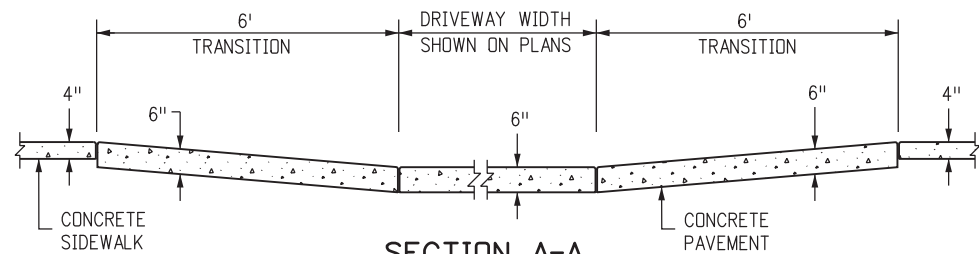
1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, AND OTHER OBSTRUCTIONS SHOULD NOT BE PLACED IN FRONT OF THE DRIVEWAY RAMP ACCESS AREAS.
2. FOR THE CURB AND GUTTER SHOWN, SEE PLANS FOR CURB TYPE.
3. RAMP SLOPES SHALL BE 12:1 OR FLATTER.
4. CONSTRUCTION OF THE CONCRETE PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE PAVEMENT.

Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	CURB, GUTTERS, AND SIDEWALKS Issued by the Project Development Branch: July 31, 2019	STANDARD PLAN NO.	
Creation Date: 07/31/19	Date:		Comments	M-609-1				
Designer Initials: JBK								
Last Modification Date: 07/31/19								
Detailer Initials: LTA								
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English								

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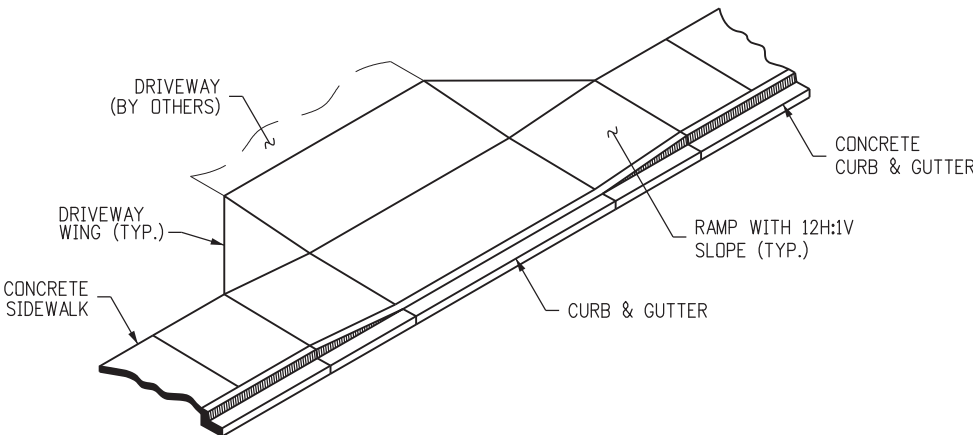


CONCRETE DRIVEWAY ENTRANCE TYPE 3



NOTES

- 1. DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, JUNCTION BOXES, AND OTHER OBSTRUCTIONS SHOULD NOT BE PLACED IN FRONT OF THE DRIVEWAY RAMP ACCESS AREAS.
- 2. FOR THE CURB AND GUTTER SHOWN, SEE PLANS FOR CURB TYPE.
- 3. RAMP SLOPES SHALL BE 12:1 OR FLATTER.



TYPE 3 ISOMETRIC VIEW

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Project Development Branch JBK	CURB, GUTTERS, AND SIDEWALKS		STANDARD PLAN NO.
Creation Date: 07/31/19	(R-X)	Date:	Comments		M-609-1		
Designer Initials: JBK	(R-X)				Standard Sheet No. 4 of 4		
Last Modification Date: 07/31/19	(R-X)						
Detailer Initials: LTA	(R-X)						
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)				Issued by the Project Development Branch: July 31, 2019		Project Sheet Number:

SHEET NO.
1
OF 1 SHTS.
PROJECT NO.
20037

Salida Bottling Company Height Analysis
1/31/2022
All units are feet. First two digits of elevations are truncated for convenience. Add 7000' to all elevations to get actual elevations.

	existing grade building corner elevations					post-construction grade building corner elevations								finished floor to		average existing grade to		average post-construction grade to	
unit	1	2	3	4	average	1	2	3	4	average	finished floor	top of roof/parapet	cupola/chimney	roof peak/parapet height	chimney/cupola height	roof peak/parapet height	chimney/cupola height	roof peak/parapet height	chimney/cupola height
1	59.83	59.72	59.62	59.88	59.76	60.02	59.16	59.8	59.78	59.69	60.3	90.3	100.3	30	40	30.54	40.54	30.61	40.61
2	59.68	58.98	59.84	59.11	59.40	58.96	58.1	59.64	58.82	58.88	59.3	89.75	99.3	30.45	40	30.35	39.90	30.87	40.42
3	58.98	57.54	59.11	57.79	58.36	58.1	57.11	57.99	58.82	58.01	59.3	89.75	99.3	30.45	40	31.40	40.95	31.75	41.30
4	57.56	56.67	57.76	56.1	57.02	57.01	56.26	57.87	55.55	56.67	55.75	89.75		34		32.73		33.08	
5	58.17	57.43	58.15	57.19	57.74	57.4	57.1	57.7	56.69	57.22	62.5	94		31.5		36.27		36.78	
6	59.58	59.1	58.54	57.87	58.77	58.4	60.3	57.94	58.26	58.73	62.8	94.3	99.3	31.5	36.5	35.53	40.53	35.58	40.58
7	61.9	60.87	59.79	59.1	60.42	64.3	61.74	58.4	60.3	61.19	62.8	94.3	99.3	31.5	36.5	33.89	38.89	33.12	38.12
8	62.23	61.9	59.91	59.79	60.96	64.3	64.3	60.01	58.8	61.85	62	102		40		41.04		40.15	
9	60.86	60.65	60.21	59.99	60.43	64.72	64.5	61.77	60.7	62.92	62	102		40		41.57		39.08	
10	61.26	60.86	60.58	60.14	60.71	64.99	64.72	63.34	61.73	63.70	62	102		40		41.29		38.31	
11	59.84	59.66	59.72	59.49	59.68	60.49	58.77	59.86	58.23	59.34	62	102		40		42.32		42.66	
12	59.96	59.84	59.87	59.72	59.85	61.77	60.49	61.11	59.86	60.81	62	102		40		42.15		41.19	
13	61.64	60.05	60.41	59.91	60.50	63.37	62.2	60.41	61.13	61.78	62	102		40		41.50		40.22	
14	60.17	59.91	59.95	59.82	59.96	60.53	61.13	60.29	59.85	60.45	60.8	100.8		40		40.84		40.35	
15	59.79	59.52	59.78	59.54	59.66	60.58	59.19	59.45	58.88	59.53	59.3	99.3		40		39.64		39.78	
16	59.52	59.01	59.54	59.09	59.29	59.19	57.8	58.88	58.3	58.54	59.3	99.3		40		40.01		40.76	



March 09, 2022

Ms. Kathryn Dunleavy, Planner
City of Salida
448 East 1st Street
Salida, Colorado 80201
Via email: kathryn.dunleavy@cityofsalida.com

www.jvajva.com

RE: Residences at Salida Bottling Company – Final Plat 03 Review
JVA Job# 3121.10c

Dear Kathryn:

JVA Inc. has reviewed the Residences at Salida Bottling Company final plat documents submitted through email dated March 8, 2022 for conformance with the City of Salida Code of Ordinances (Code), and Design and Construction Standards. Upon review, we find that the revised submittal documents have continuing and additional comments needing to be addressed prior to Subdivision Improvement Agreement (SIA) review and approval.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made. This includes CDOT utility permitting.
2. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.
 - a. Clarify $\frac{3}{4}$ " minus clean rock and 3" minus clean rock meet minimum 40% void space criteria as detailed in Drainage Report. Include sieve analysis specifications as needed. Provided Well Graded Gravel with little or no fines has a maximum 46% void ratio when no or little compaction is provided. Website states void ratio is greatly affected through compaction which driving surfacing would expect. Mile High Flood District recommends AASHTO #57 or #67 rock. Plans still state "minus clean rock". Minus rock typically has fines while clean rock has fines removed. One or the other should be provided, revise as necessary;
 - b. Per previous comment, provide additional information to show ADA accessible route to ADA accessible units, trash enclosure, and public right-of-way;
 - i. Provide ADA and van accessible signage, access aisle, striping, and symbol per 16-8-80(8).;
 - c. Record with City an Operation and Maintenance plan / narrative at a minimum for the following items:
 - i. Snow Storage;
 - ii. Water service repair
 - iii. Storm facilities including storm infiltration systems
 1. Include long term maintenance requirements for instances if infiltration areas become clogged with sediment;
 - d. Confirm design with CDOT if asphalt sawcut and replacement limits are acceptable. Sawcut limits appear to be within wheel path. Provide asphalt sawcut and paving per CDOT access permit requirements;
 - e. Per previous comment, revise Drainage Report to provide the following information.

- i. Provide historical and post-development drainage figures. Comment response states drainage figures provided, however Staff could not locate figures in Drainage Report dated January 31, 2022;
 - f. Per previous comment, survey does not show alley as a public access easement. Revise survey as necessary to confirm. If not, a construction easement is needed within alley;
 - g. Civil Plans show a detail to improve alley however no grading and drainage information is provided on Civil Plans. Provide information on these improvements that includes drainage connection to the Monarch Spur Ditch;
 - h. Engineer can proceed with Salida Municipal code site triangles. Whichever plan shows site triangles, potential obstructions should be shown and removed from site triangles, this includes shrubs, groundcovers, berms, signs, structures or other materials greater than two (2) feet in height above the street centerline grade, including trees and parked cars.
 - i. JVA may consider variance applicability if proposed tree bottom branches provide clear visibility 96-inches above road surface
 - ii. A stop sign will not be required
 - iii. Please remove site triangle conversation on Civil Plans Site Plan sheet 5
 - i. PD Plan shows a tree placed in close proximity to sanitary sewer service, gas line, and within infiltration area. Clarify design intent, obtain confirmation that proposed tree location is acceptable to utility providers, and provide detail of how infiltration areas will be installed around tree root ball; or revise plans as necessary
 - i. Provide No Parking Signs for areas within Clear Site Triangles;
 - j. Update Civil Engineering Plans Sheet Index; and
 - k. Provide information to demo existing water meter, curb stop, and water service pipe in conflict of proposed sewer main installation along First Street entering the site.
3. The following contains informational comments for consideration
 - a. Consideration should be given to providing a typical looped water main with typical water services;
 - b. The west three parking stalls appear to be at a steep 8% cross slope and convey stormwater towards building. Revise drainage per applicable building codes and geotechnical requirements. Revise as necessary;
 - c. ADA parking stall does not meet ADA grading criteria;
 - d. Per the geotechnical report, roof downspouts should not be discharged within limits of foundation excavation. Revise as necessary; and
4. Applicant should provide responses to comments to accompany future submittals.
5. Applicant may be subject to additional comments upon future review of future submittals.



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

Sincerely,
JVA, INCORPORATED

By:

A handwritten signature in black ink, appearing to read 'M R', followed by a horizontal line.

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

JANUARY 31, 2022

DRAINAGE REPORT

RESIDENCES AT SALIDA BOTTLING COMPANY



BILL HUSSEY, PE
Crabtree Group Inc.
Salida, Colorado
Project #20037



719.539.1675
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201
422 Main Street Ventura, CA 93001

crabtreegroupinc

Contents

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2	Existing Conditions.....	1
3	Soils.....	1
4	Precipitation	1
5	Runoff Analysis	2
6	Conclusion	2

1 INTRODUCTION

Residences at Salida Bottling Company is a proposed development in the City of Salida, at the west corner of Highway 291 (1st Street) and the Monarch Spur Trail. Improvements to the site will include landscaping, pedestrian and vehicle access pavement, and buildings.

2 EXISTING CONDITIONS

The subject site is currently a parking lot with road base surface. Existing stormwater flow on site consists of sheet flow from southwest to northeast. There is no evidence of significant off-site generated stormwater runoff entering the site. Runoff generated on site currently discharges to Highway 291, which slopes down from northwest to southeast, and the Salida Ditch, which slopes down from southwest to northeast.

3 SOILS

Information for the on-site soils was obtained from the USDA Web Soil Survey (U.S. Department of Agriculture, n.d.). The soils consist of Dominson gravelly sandy loam, which is assigned to Hydrologic Soils Group A. Web Soil Survey data is included in Appendix A.

4 PRECIPITATION

Precipitation amounts for the Design Storms was obtained from the NOAA precipitation frequency estimates for the subject area. The Design Storms utilized in the analysis are summarized in 1 below.

TABLE 1

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.89
25	2.26
50	2.55
100	2.85

5 RUNOFF ANALYSIS

The runoff Analysis was performed utilizing the methods described in the Natural Resources Conservation Service (NRCS) Technical Release #55 (TR-55), with a Type II storm distribution. Predevelopment peak site runoff for the 25-year, 24 hour is 0.33 cfs. Postdevelopment peak site runoff for the 25-year, 24 hour storm is 1.304 cfs.

Therefore, per TR-55 Figure 6-1, a minimum of 1,191 cubic feet of stormwater detention is needed to mitigate the additional runoff caused by development of the site. Surface detention will be provided per the civil engineering plans.

TR-55 calculations are included in Appendix C.

6 CONCLUSION

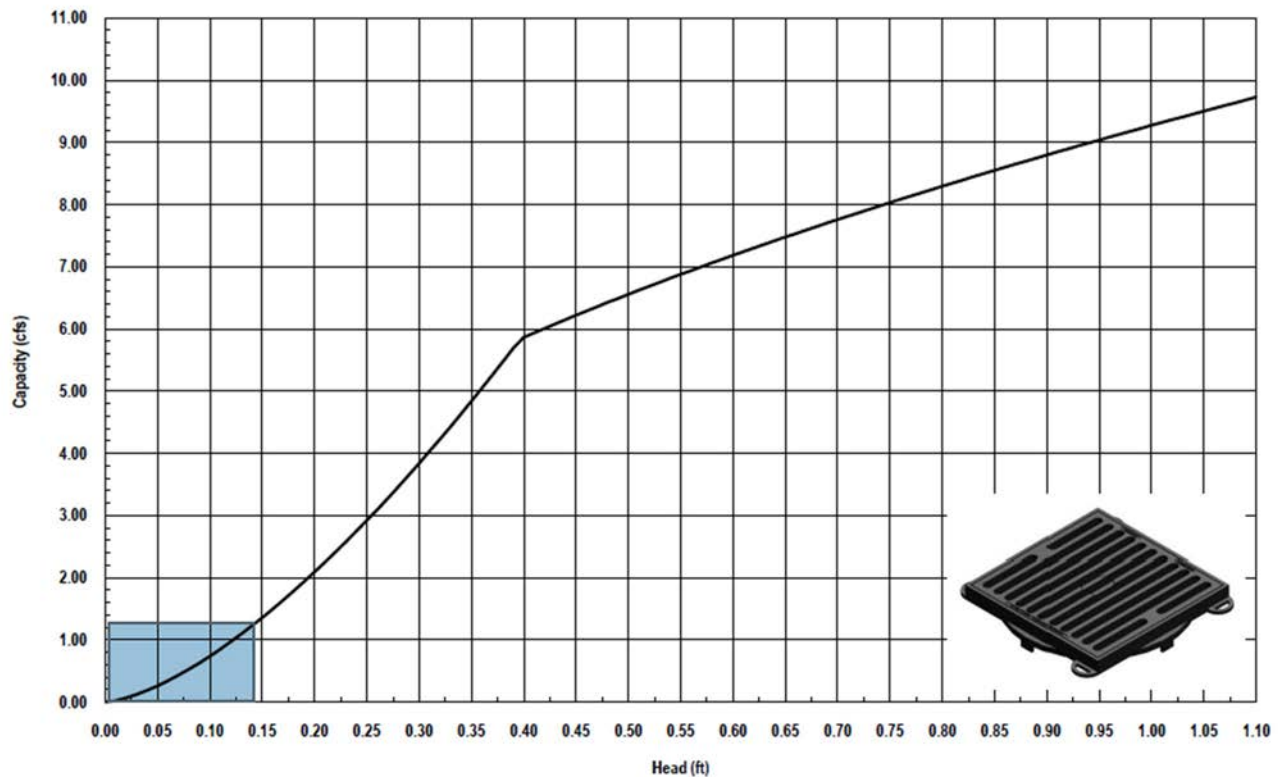
The development of the site is expected to increase the on-site generated stormwater flows after completion of construction. To mitigate this impact, a minimum of 1,191 cubic feet (CF) of on-site stormwater detention is incorporated in the site plan. Incorporation of the stormwater storage into the site design will mitigate the impact of the development to the stormwater flows in the area.

Since approximately half of the site impervious area is building roof, approximately half of the required detention was designed as downspout infiltration basins. Considering two downspouts per lot, a total volume (including rock) of 36.75 CF, and 40% voids in the drain rock, the total detention volume of the downspout infiltration basins is 470 CF. Downspout infiltration basins will have the added benefit of reducing ice buildup on the pavement during freeze/thaw cycles.

The remainder of the required detention, 721 CF, is provided at the low point of the private access drive. Dimensions are per the civil engineering plans, and 40% voids assumed in the drain rock.

Per the calculation in Appendix C, the 25-year, 24-hour storm will produce a maximum runoff of 1.3 cfs. Therefore, a 2'x2' Nyloplast Highway Inlet Grate with 0.15' sump is sufficient to accept the maximum runoff into the infiltration gallery at the bottom of the private access drive. Note that this is conservative because the site plan distributes detention among roof drain infiltration basins as well as the main infiltration basin.

Nyloplast 2' x 2' Road & Highway Grate Inlet Capacity Chart




Nyloplast®
 3130 Verona Avenue • Buford, GA 30518
 (866) 888-8479 / (770) 932-2443 • Fax: (770) 932-2490
 © Nyloplast Inlet Capacity Charts June 2012

Finally, exfiltration from the perforated pipe in the main infiltration basin is calculated in Appendix D. It is sufficient to pass the 25-year, 24-hour peak flow.

This analysis assumes that the vehicle access lane is asphalt. If pervious pavers are installed, less detention will be required.

Note that the deepest infiltration area is 4' deep. Per appendix A soil data, site soils infiltrate at 2 to 6 inches per hour under 1' of head. 48 inches divided by 2 inches/hour equals 24 hours to completely infiltrate the detained stormwater. Note that the site detention areas provide a total plan area of 877 square feet. If constantly saturated for 120 hours, at 2 inches/hour, the site would infiltrate 17,540 cubic feet of stormwater.

Because the site is located at the bottom of the Salida Ditch watershed, it may be beneficial to detain only the 2 year storm on site for water quality purposes, and avoid adding to the peak flow of the Salida Ditch in larger storms.

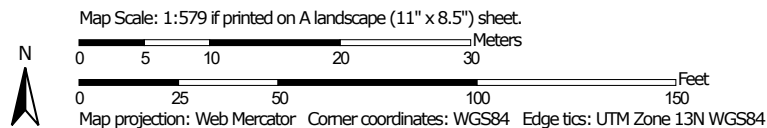
APPENDIX A: SOILS REPORT

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

Item 10.



Soil Map may not be valid at this scale.



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

10/14/2021
Page 1 of 3

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MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

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 14, Sep 2, 2021

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

Date(s) aerial images were photographed: May 18, 2020—May 21, 2020

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.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DoD	Dominson gravelly sandy loam, 1 to 9 percent slopes	0.6	100.0%
Totals for Area of Interest		0.6	100.0%

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

DoD—Dominson gravelly sandy loam, 1 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq8d

Elevation: 7,200 to 8,800 feet

Mean annual precipitation: 11 to 16 inches

Frost-free period: 75 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Dominson and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Dominson

Setting

Landform: Alluvial fans, fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Alluvium and/or moderately coarse-textured gravelly outwash

Typical profile

H1 - 0 to 11 inches: gravelly sandy loam

H2 - 11 to 60 inches: very gravelly loamy sand

Properties and qualities

Slope: 1 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Somewhat excessively drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 1 percent

Available water supply, 0 to 60 inches: Very low (about 2.9 inches)

Interpretive groups

Land capability classification (irrigated): 6s

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: R048AY316CO - Dry Mountain Outwash

Hydric soil rating: No

Minor Components

St. elmo

Percent of map unit:

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 14, Sep 2, 2021

APPENDIX B: NOAA PRECIPITATION ESTIMATES



NOAA Atlas 14, Volume 8, Version 2
Location name: Salida, Colorado, USA*
Latitude: 38.5373°, Longitude: -105.9937°
Elevation: 7059.85 ft**
 * source: ESRI Maps
 ** source: USGS



Item 10.

POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffrey Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps & aerals](#)

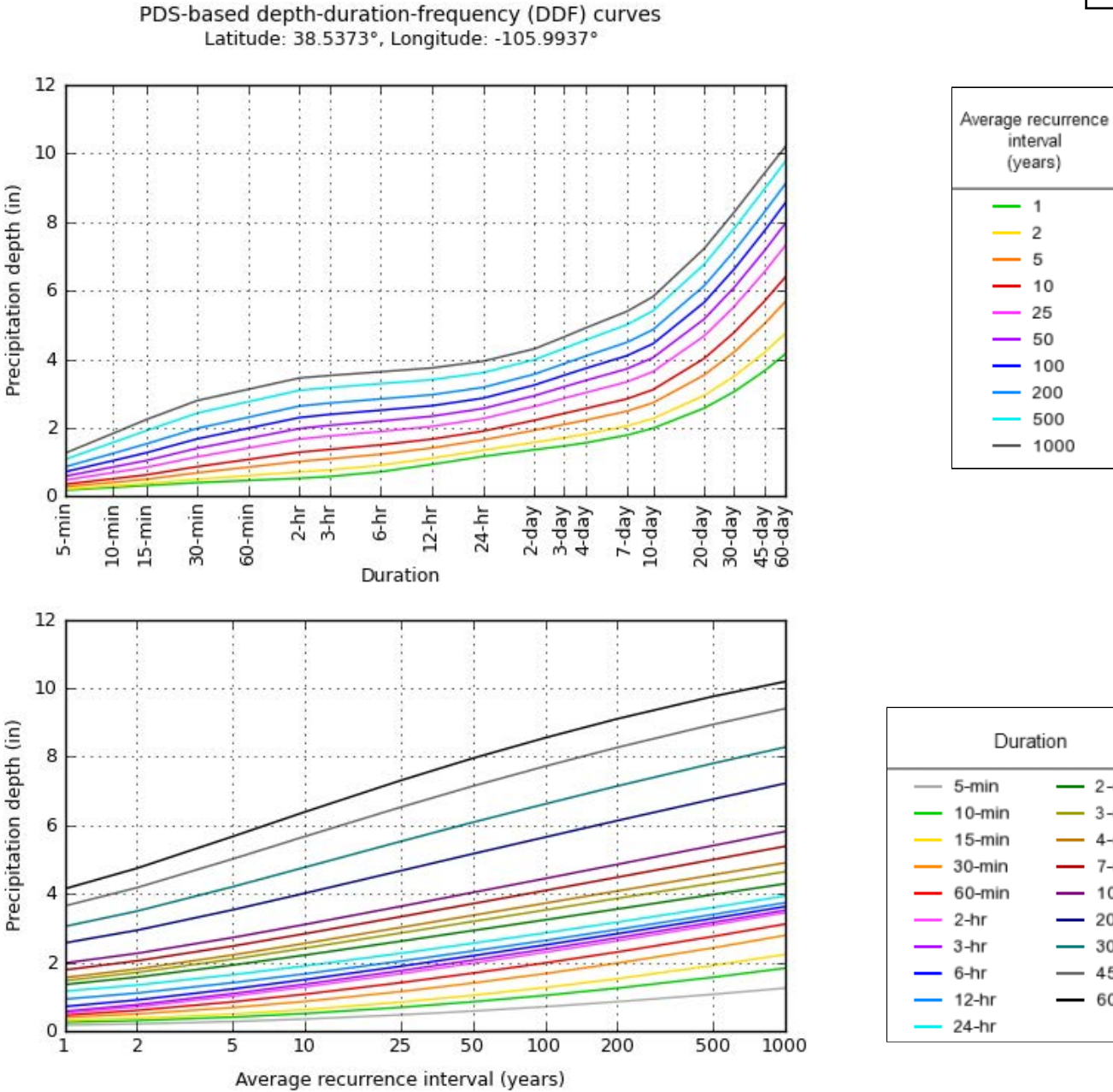
PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.176 (0.138-0.229)	0.208 (0.163-0.271)	0.277 (0.216-0.361)	0.349 (0.271-0.458)	0.471 (0.364-0.673)	0.582 (0.434-0.835)	0.709 (0.509-1.04)	0.854 (0.586-1.29)	1.07 (0.703-1.66)	1.25 (0.792-1.94)
10-min	0.257 (0.202-0.335)	0.305 (0.239-0.396)	0.405 (0.317-0.529)	0.511 (0.397-0.671)	0.689 (0.533-0.985)	0.853 (0.636-1.22)	1.04 (0.745-1.53)	1.25 (0.858-1.89)	1.57 (1.03-2.43)	1.83 (1.16-2.84)
15-min	0.314 (0.246-0.408)	0.371 (0.291-0.483)	0.494 (0.386-0.645)	0.623 (0.484-0.818)	0.841 (0.650-1.20)	1.04 (0.775-1.49)	1.27 (0.909-1.86)	1.53 (1.05-2.31)	1.91 (1.26-2.97)	2.24 (1.41-3.47)
30-min	0.398 (0.312-0.517)	0.496 (0.389-0.645)	0.683 (0.534-0.892)	0.863 (0.670-1.13)	1.15 (0.878-1.62)	1.40 (1.04-1.99)	1.67 (1.19-2.44)	1.98 (1.35-2.97)	2.42 (1.59-3.75)	2.79 (1.77-4.33)
60-min	0.461 (0.362-0.600)	0.602 (0.472-0.783)	0.850 (0.664-1.11)	1.07 (0.834-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.99 (1.41-2.87)	2.31 (1.57-3.44)	2.76 (1.80-4.24)	3.12 (1.98-4.84)
2-hr	0.525 (0.417-0.674)	0.708 (0.562-0.909)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.27)	1.98 (1.47-2.72)	2.30 (1.64-3.25)	2.63 (1.80-3.84)	3.09 (2.04-4.66)	3.45 (2.21-5.27)
3-hr	0.574 (0.460-0.731)	0.767 (0.613-0.977)	1.09 (0.868-1.39)	1.37 (1.08-1.75)	1.76 (1.34-2.36)	2.07 (1.54-2.82)	2.39 (1.72-3.35)	2.72 (1.88-3.93)	3.17 (2.10-4.73)	3.52 (2.27-5.33)
6-hr	0.714 (0.579-0.896)	0.905 (0.733-1.14)	1.23 (0.989-1.55)	1.50 (1.20-1.90)	1.89 (1.46-2.50)	2.19 (1.66-2.95)	2.51 (1.83-3.46)	2.84 (1.98-4.04)	3.28 (2.21-4.82)	3.63 (2.37-5.41)
12-hr	0.929 (0.763-1.15)	1.11 (0.908-1.37)	1.41 (1.15-1.75)	1.67 (1.35-2.08)	2.04 (1.60-2.65)	2.33 (1.79-3.09)	2.64 (1.95-3.59)	2.96 (2.10-4.15)	3.40 (2.31-4.91)	3.74 (2.48-5.49)
24-hr	1.16 (0.966-1.42)	1.34 (1.11-1.64)	1.64 (1.36-2.01)	1.90 (1.56-2.34)	2.27 (1.80-2.90)	2.56 (1.99-3.33)	2.86 (2.14-3.82)	3.18 (2.28-4.37)	3.60 (2.49-5.12)	3.94 (2.64-5.69)
2-day	1.36 (1.14-1.63)	1.57 (1.32-1.89)	1.92 (1.61-2.32)	2.22 (1.85-2.69)	2.62 (2.11-3.29)	2.93 (2.30-3.74)	3.24 (2.46-4.25)	3.56 (2.58-4.81)	3.98 (2.77-5.54)	4.30 (2.92-6.10)
3-day	1.47 (1.25-1.75)	1.71 (1.45-2.04)	2.10 (1.77-2.51)	2.42 (2.03-2.91)	2.86 (2.31-3.55)	3.19 (2.53-4.03)	3.53 (2.69-4.58)	3.87 (2.83-5.17)	4.31 (3.03-5.95)	4.65 (3.18-6.53)
4-day	1.56 (1.33-1.85)	1.81 (1.54-2.15)	2.22 (1.89-2.64)	2.56 (2.16-3.06)	3.02 (2.46-3.73)	3.38 (2.68-4.24)	3.73 (2.86-4.81)	4.09 (3.00-5.43)	4.55 (3.21-6.24)	4.91 (3.38-6.85)
7-day	1.78 (1.54-2.09)	2.05 (1.76-2.40)	2.48 (2.13-2.92)	2.84 (2.42-3.36)	3.33 (2.74-4.07)	3.72 (2.99-4.61)	4.10 (3.18-5.22)	4.49 (3.33-5.88)	5.00 (3.57-6.76)	5.39 (3.75-7.42)
10-day	1.98 (1.72-2.31)	2.27 (1.97-2.64)	2.73 (2.36-3.18)	3.11 (2.67-3.65)	3.64 (3.01-4.40)	4.04 (3.27-4.97)	4.45 (3.48-5.62)	4.86 (3.64-6.32)	5.41 (3.89-7.24)	5.82 (4.08-7.94)
20-day	2.57 (2.26-2.95)	2.94 (2.59-3.37)	3.53 (3.10-4.07)	4.02 (3.50-4.64)	4.67 (3.92-5.55)	5.17 (4.24-6.24)	5.65 (4.47-7.01)	6.14 (4.65-7.83)	6.76 (4.92-8.89)	7.23 (5.13-9.69)
30-day	3.05 (2.71-3.47)	3.50 (3.10-3.98)	4.21 (3.72-4.80)	4.78 (4.20-5.47)	5.53 (4.67-6.49)	6.09 (5.03-7.27)	6.62 (5.28-8.11)	7.15 (5.45-9.01)	7.81 (5.72-10.1)	8.28 (5.92-11.0)
45-day	3.65 (3.27-4.11)	4.18 (3.74-4.71)	5.02 (4.47-5.67)	5.68 (5.03-6.44)	6.53 (5.55-7.57)	7.14 (5.94-8.43)	7.72 (6.20-9.34)	8.27 (6.35-10.3)	8.94 (6.60-11.5)	9.41 (6.78-12.3)
60-day	4.15 (3.74-4.64)	4.75 (4.27-5.32)	5.67 (5.08-6.37)	6.39 (5.69-7.21)	7.31 (6.24-8.40)	7.96 (6.65-9.30)	8.55 (6.90-10.3)	9.11 (7.03-11.2)	9.76 (7.24-12.4)	10.2 (7.39-13.3)

¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS). Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values. Please refer to NOAA Atlas 14 document for more information.

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PF graphical



NOAA Atlas 14, Volume 8, Version 2

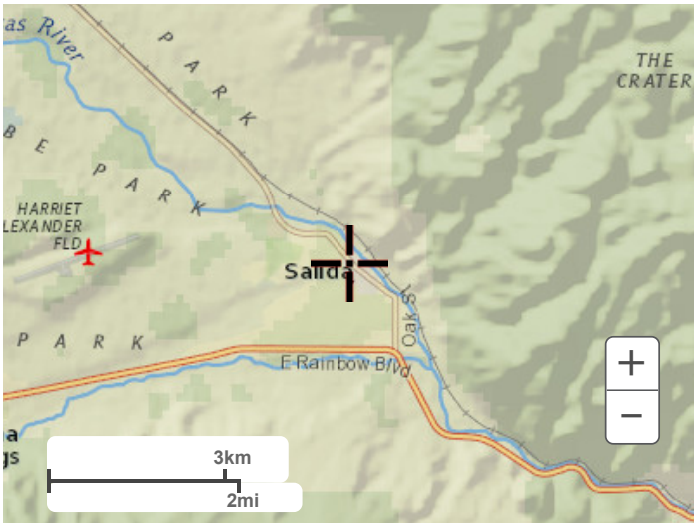
Created (GMT): Thu Oct 14 15:29:52 2021

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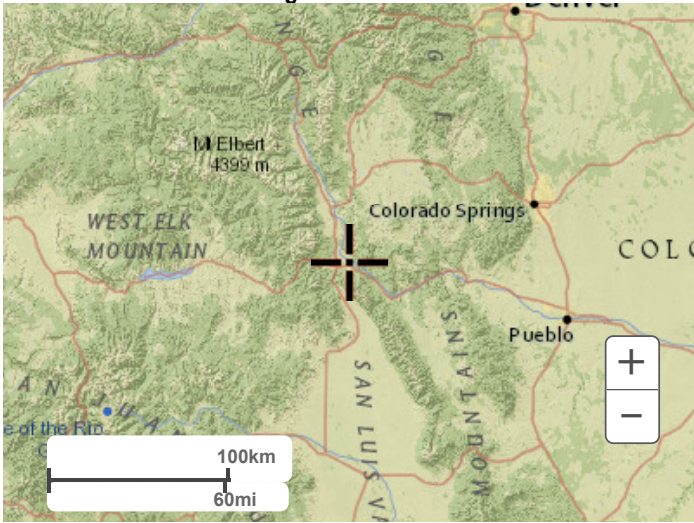
Maps & aerials

Small scale terrain

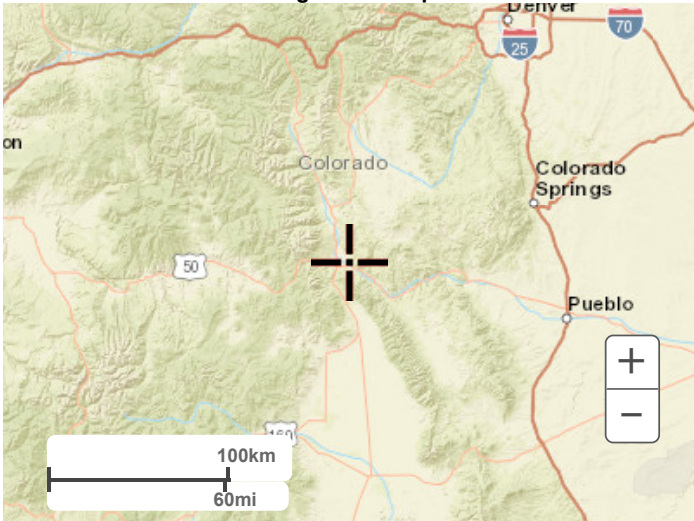
Item 10.



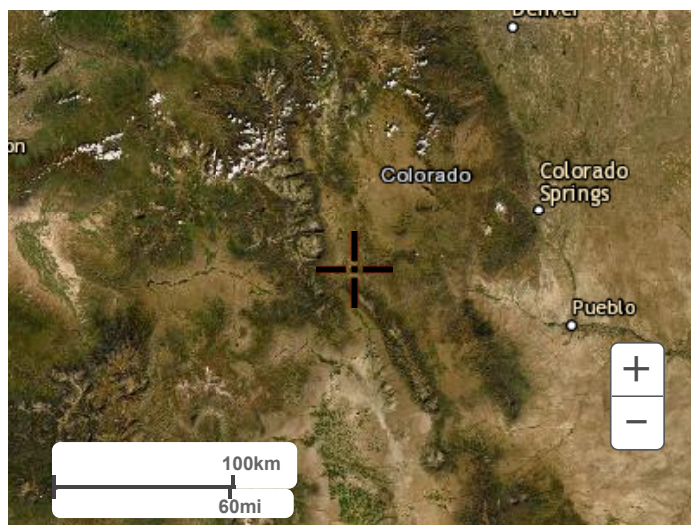
Large scale terrain



Large scale map



Large scale aerial

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1325 East West Highway
Silver Spring, MD 20910
Questions?: HDSC.Questions@noaa.gov

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APPENDIX C: HYDROLOGIC ANALYSIS

DRAINAGE CALCULATIONS

Project Name: Residences at Salida Bottling Company

Project #: 20037

Location: Salida, CO

Client Name: Salida Bottling Company

Client Address:

Client Phone #:

Prepared By: WBH

Date: 1/17/2022

Checked by:

Date:

Area Name:

Storm Return Period (yr)	24-hour Rainfall Amount (in.)
2	1.34
5	1.64
10	1.9
25	2.27
50	2.56
100	2.86

Source:

Rainfall Distribution: II

PRE-DEVELOPMENT RUNOFF CALCULATIONS

Pre-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Gravel Road/Parking Lot	A	76	0.60	100%
Totals			0.60	100%

Weighted Curve Number 76

Time to Concentration

Sheet Flow

Surface Cover	Length (ft)	Slope (ft/ft)	Manning's n	T_t (hrs)
Range (natural)	100	0.020	0.130	0.225

Shallow Flow

Surface Cover	Length (ft)	Slope (ft/ft)	Velocity Coefficient	T_t (hrs)
Unpaved	100	0.020	16.135	0.012

Channel Flow

Length (ft.)	Slope (ft/ft)	n-Value	Flow Area (ft^2)	Wetted Perimeter (ft)	T_t (hrs)

Total Travel Time 0.237

Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.9	2.27	2.56	2.86
Initial Abstraction (I_a)	0.632	0.632	0.632	0.632	0.632
I_a/P	0.471	0.332	0.278	0.247	0.221
Unit Peak Discharge (q_u)	386	597	630	649	666
Runoff (Q)	0.13	0.36	0.56	0.73	0.92
Peak Discharge (q_p)	0.047	0.203	0.331	0.445	0.575

POST-DEVELOPMENT RUNOFF CALCULATIONS

Post-Developed Curve Number

Land Use Description	HSG	Curve No.	Area (acres)	Area (%)
Impervious	A	98	0.52	86%
Open space (grass cover>75%)	A	39	0.08	14%
Totals			0.60	100%

Weighted Curve Number 90

Time to Concentration

Sheet Flow

Surface Cover	Length (ft)	Slope (ft/ft)	Manning's n	T_t (hrs)
Range (natural)	20	0.020	0.130	0.062

Shallow Flow

Surface Cover	Length (ft)	Slope (ft/ft)	Velocity Coefficient	T_t (hrs)

Channel Flow

Length (ft.)	Slope (ft/ft)	n-Value	Flow Area (ft^2)	Wetted Perimeter (ft)	T_t (hrs)
180	0.03	0.012	0.05	2.00	0.027

Total Travel Time (hrs) 0.089

Peak Discharge

Storm	2-yr	10-yr	25-yr	50-yr	100-yr
24-hr Precipitation (P)	1.34	1.9	2.27	2.56	2.86
Initial Abstraction (I_a)	0.222	0.222	0.222	0.222	0.222
I_a/P	0.166	0.117	0.098	0.087	0.078
Unit Peak Discharge (q_u)	981	1,026	1,045	1,055	1,064
Runoff (Q)	0.56	1.01	1.33	1.58	1.86
Peak Discharge (q_p)	0.517	0.974	1.304	1.573	1.858

MINIMUM DETENTION CALCULATIONS

1. Data:

Drainage area $A_m =$ 0.0009 mi.²

Rainfall distribution II

1st Stage	2nd Stage
--------------	--------------

2. Frequency yr

2	25
---	----

3. Peak Inflow

discharge q_i cfs 0.517 1.304
(from Post-Developed worksheet)

4. Peak outflow

discharge q_p cfs 0.047 0.331
(from Pre-Developed worksheet)

5. Compute q_p/q_i

0.09	0.25
------	------

6. V_s/V_r

0.56 0.41
($V_s/V_r = C_0 + C_1(q_0/q_i) + C_2(q_0/q_i)^2 + C_3(q_0/q_i)^3$)

7. Runoff, Q

0.56 1.33
(from Post-Developed worksheet)

8. Runoff Vol. V_r

cu-ft 1,221 2,891
($V_r = QA_m 53.33$)

9. Storage vol, V_s

cu-ft 690 1,191

10. Maximum storage E_{max}

(from plot)

APPENDIX D: MAIN INFILTRATION BASIN PIPE EXFILTRATION

Infiltration basin pipe flow

Item 10.

Flow through an orifice

$$V = \sqrt{2gh}$$

$h = 1.5'$ is conservative, at the moment the infiltration basin is full

$$\sqrt{2 \cdot 32.2 \cdot 1.5} = 9.82 \text{ ft/s} = V$$

$$\text{Area of } \frac{3}{8}'' \text{ hole: } 0.000767 \text{ ft}^2 = A$$

$$\text{single hole: } Q = VA = 0.00753 \text{ cfs}$$

$$\frac{1.3 \text{ cfs}}{0.00753 \frac{\text{cfs}}{\text{hole}}} = 173 \text{ holes, min.}$$

6" ASTM F758 pipe has (2) $\frac{3}{8}''$ holes every 3 linear inches, or 8 holes per foot

$$\frac{173 \text{ holes}}{8 \frac{\text{holes}}{\text{ft}}} = 22 \text{ ft, min}$$

January 12, 2021

Mr. Paul Inge
Paul Inge Custom Building
8315 CR 144
Salida, CO 81201

Subject: Geotechnical Engineering Study
323 West 1st Street, Salida, CO

Project No. 20-464

Dear Mr. Inge:

This geotechnical engineering study was performed to provide foundation recommendations for the subject project. As requested, representatives of Mountain Engineering and Testing (MET) visited the subject site on December 21, 2020 to record the subsurface conditions in two exploratory test pits at the site. The project was performed based on our proposal P-20-168 signed on December 17, 2020.

Proposed Construction: This report was compiled for the proposed construction of approximately 16-17 residential 3 story structures with a partial basement 4 to 6 feet deep, at the subject location. Construction of the structures is proposed along the entirety of the lot with parking in the cutting the lot in half (see Figure 1). Grading plans were not provided, however, no significant fills or cuts are anticipated aside from the excavation for the basements.

Foundation loads are anticipated to be light to moderate and typical for the type of construction. If loads, locations or conditions including fills or cuts are significantly different from those described above or depicted in this report, MET should be notified to reevaluate the recommendations contained herein.

Site Conditions: The 0.67 acre lot is located on 1st Street one block northeast of downtown Salida, Colorado. The lot is bordered by 1st Street to the northeast, residential and commercial lots to the northwest and southwest and the Monarch Spur trail to the southeast. The area of the proposed buildings footprints is on a graded gravel parking lot that slopes gently to the east (1%-2%). The site has been previously developed for various purposes previous to its current use as a gravel parking lot.

Subsurface Conditions: Subsurface conditions at the site were observed in five test pits dug just outside the proposed footprints of the structures provided on the site plan. The footprints of the structures were not staked in the field prior to MET's arrival on-site. The approximate locations of the test pits are shown on Figure 1. The test pit logs and legend are presented on Figures 2-6.

The density of the native soil was evaluated with a $\frac{5}{8}$ -inch penetrometer driven into the various strata with blows from a 10-pound hammer falling 12 inches. This test is similar to the standard penetration test described by ASTM D 1586. Depths at which penetrometer testing were performed and the corresponding resistance values are shown on the test pit logs, Figures 2 and 3.

GES 20-448

1537 G Street Salida, CO 81201 (719)539-2312 Fax (719)530-9111	 MOUNTAIN ENGINEERING AND TESTING, INC.	2035 1/2 Grande Avenue Monte Vista, CO 81144 (719)628-2069 Fax(719)530-9111
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323 West 1st Development
January 12, 2021
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The subsurface conditions encountered in Test Pits 1-4 consisted of between 0.5-3.5 feet of loose to medium dense manmade fill at the surface, containing various types of debris and rubble. The fill was underlain by brown medium dense to dense gravely sand with cobble to the end of excavation at 8 feet.

Subsurface conditions encountered in test pit 5 were similar with 2 feet of medium dense manmade fill at the surface underlain by brown medium dense sandy gravel with cobble to the end of excavation at 8 feet. Test pits 1-5 were concluded at depths of 8 feet due to the relative density of the soil and rock content encountered.

A sample of the native gravely sand with cobble was collected from Test Pit 1 at a depth of 4 feet. The results of gradation testing performed on the sample obtained from test pit Test Pit 1 are shown on Figure 7 and the Figure 2 test pit log.

Ground water was not encountered in the test pits at the time of excavation. Seasonal ground water was estimated at a depth greater than six feet. In the limited phase II subsurface investigation performed by AEI Consultants on March 19, 2019 four soil borings were completed. Groundwater was encountered at depth ranging from 18.5-20.5 feet in the 3 boring that depths exceeded 7.5 feet.

Ground water observations by MET and AEI Consultants are based on conditions current at the time of the fieldwork performed and may not be indicative of other times or locations. Ground water levels may fluctuate with varying seasonal and weather conditions. It should be expected that groundwater may be encountered for excavations deeper than explorations contained in this report, particularly on the southern edge of the property during annual high water runoff in the ditch located along the Monarch Spur Trail.

Foundation Recommendations: The presence of manmade fills, rubble, and debris is of particular importance to avoid placement of foundation elements. Foundation elements should only be placed on undisturbed, native soils or compacted structural fill to minimize the potential of differential or excessive settlement. The following design and construction criteria are recommended for a shallow foundation system bearing on the undisturbed, native, dense to very dense gravelly cobble with sand or structural fill with an estimated settlement of less than 0.60 inches. The following design and construction criteria are recommended for a spread footing foundation system.

- Footings (interior and exterior) should have a minimum embedment of 48 inches (minimum partial basement depth) from the native surface and bear on the dense gravelly sand, sandy gravel or on structural fill designed for:
 - An allowable soil bearing pressure of 3,000 psf.
 - An allowable coefficient of friction of 0.41.

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- Exterior footings and footings beneath unheated areas should be placed at least 24 inches below the exterior grade for frost protection.
- Spread footings should have a minimum width of 16 inches for continuous footings and 24 inches for isolated pads.
- Continuous foundations walls expected to span greater than 8 feet should have additional reinforcement top and bottom sufficient to achieve the expected span, under the maximum expected factored load.
- Subgrade soils disturbed by excavation operations should be re-compacted prior to placement of foundation elements. If the presence of large rocks makes disturbing the native soil below the footing elevation unavoidable, then the rocks should be removed and replaced with compacted structural fill.
- MET recommends a 4-6 inch layer of compacted structural fill be placed on native cobble soils to avoid point loading of rock or cobble on foundation elements.
- If fill material/soils, contaminated soils, rubble, soft or yielding soils, or any deleterious materials are encountered during excavation, MET should be contacted to assess the soil conditions and recommend remedial measures. At a minimum, those soils/materials should be completely removed to native subgrade soils and replaced with compacted structural fill. Any structural fill should be compacted in 6 inch lifts per the recommendations discussed in "Fill Materials" until the desired footing elevation is achieved.
- 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 "Fill Materials, Placement and Compaction."
- **Once the excavation is exposed, but prior to placement of any fill or footing formwork, a representative of MET must be called out to verify the nature and density of the foundation excavations to ensure that relatively uniform soil conditions are present and to confirm that MET's recommendations are consistent with actual conditions. If MET is not able to verify the soil conditions, MET cannot be held responsible for recommendations that may be inconsistent with actual conditions.**

Lateral Earth Pressures: The lateral equivalent fluid pressures for soils above a free water surface are recommended below:

<u>Backfill Material</u>	<u>Active</u>	<u>Passive</u>	<u>At Rest</u>
On-site Gravelly Sand	34 pcf	400 pcf	53 pcf
Imported Structural Fill	34 pcf	400 pcf	53 pcf

All foundation walls should be designed for appropriate surcharge pressures such as adjacent buildings, traffic, construction materials and equipment. The pressures recommended above assume drained conditions behind the walls and a horizontal backfill surface. If water or sloping backfill conditions occur, we should be contacted to reevaluate our recommendations.

The native on-site soils, exclusive of organic matter or other deleterious matter, can be used as foundation wall backfill. However, the on-site materials placed within 3 feet of foundation walls should **not** contain materials greater than 3 inches in diameter.

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Floor Slabs: A minimum depth of 6 inches of compacted structural fill or gravel is recommended below floor slabs placed in accordance with the recommendations in the "Fill Material, Placement and Compaction" section of this report. Topsoil, fills, and deleterious material; if encountered 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 as 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. 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. Floor slab control joints should be used to reduce damage due to shrinkage cracking.

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.

Site Clearing and Subgrade Preparation: Strip and remove existing vegetation, debris, rubble, contaminated soils, and other deleterious materials from the proposed subgrade areas. All exposed surfaces should be free of mounds and depressions that could prevent uniform compaction.

Stripped materials consisting of vegetation and organic materials should be used to revegetate exposed areas after completion of grading operations. Organic materials should only be placed in non-structural areas. **Onsite rounded or subrounded cobble is not suitable for stabilization aggregate or structural fill.**

Fill Materials, Placement and Compaction: The on-site gravel, exclusive of topsoil and materials greater than 3 inches in diameter, will be suitable for use as fill. Only crushed aggregate should be placed below the ground water elevation. **Imported** structural fill should conform to the following:

<u>Sieve Size</u>	<u>Percent Finer</u>	<u>Plasticity</u>
2 inch	100	Liquid Limit 30 max.
No. 4 Sieve	30-70	Plasticity Index 10 max.
No. 50 Sieve ..	10-50	
No. 200 Sieve	5-20	

Frozen soils should not be used as fill or backfill, and fill should not be placed over frozen ground. The subgrade preparation during winter should follow ACI 306 Chapter 6 when temperatures fall below freezing.

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The following compaction recommendations are provided for structural 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	MIN. COMPACTION	MOISTURE CONTENT
Below Foundations	98% Std. Proctor (ASTM D698) or 93% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Below Floor Slabs	95% Std. Proctor (ASTM D698) or 90% Mod. Proctor (ASTM D1557)	Optimum Moisture, +/- 3%
Landscape & Wall Backfill	90% Std. Proctor (ASTM D698)	Optimum Moisture, +/- 3%

Compliance: Performance of the foundations supported on compacted fills or prepared subgrade depend upon compliance with the above earthwork recommendations. To assess compliance, observation and testing of subgrade soils and fill materials should be performed under the direction of the geotechnical engineer.

Surface Drainage: The exterior ground surface within 10 feet of the building should have a minimum positive slope of 6 inches over 10 feet. A minimum slope of 2½ inches over 10 feet is recommended in paved areas. Drains and roof downspouts should discharge well beyond the limits of all backfill.

Subsurface Drain System: Increases in moisture of the subgrade soils increase the risk of foundation settlement, and therefore should be reduced or prevented. A perimeter drain system is recommended to reduce moisture seepage into the subgrade soils. The drain should consist of perforated 4-inch diameter, rigid PVC pipe surrounded with free-draining granular material. To prevent contamination of the free-draining granular material filter fabric consisting of Mirafi 140N or approved equal should be placed between the native soils and the gravel collector. The PVC pipe should have a minimum 1% grade and should be sloped to a sump and pump or to a suitable gravity outlet. Clean outs should be provided at minimum intervals of 50 feet.

Concrete: Based on the granular soils encountered in the test pits, we recommend a Type II cement type. Material testing of the foundation concrete for slump, air content and compressive strength is recommended during placement.

Limitations: This study has been conducted in accordance with generally accepted geotechnical engineering practices in this area for use by the client for design purposes. 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

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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.

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.

Sincerely,

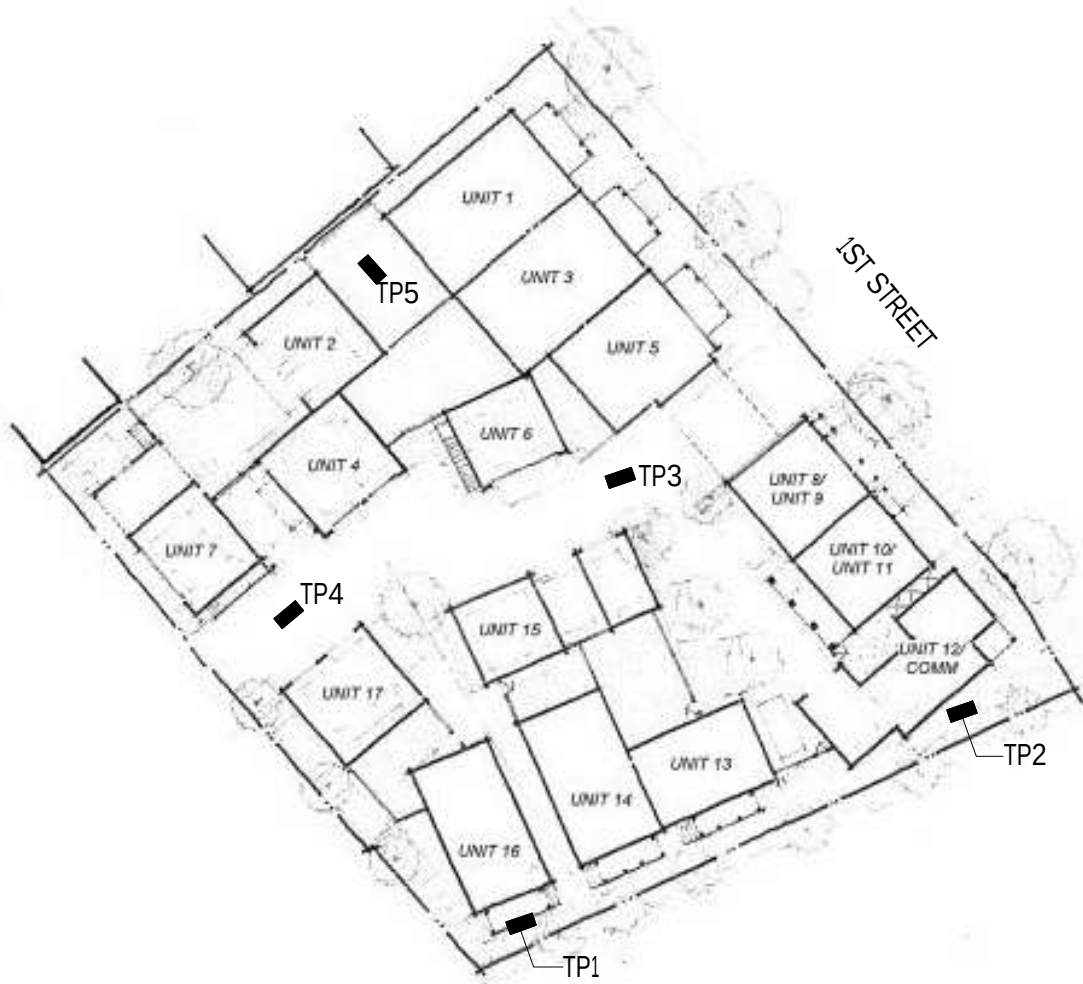
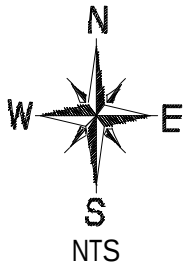
MOUNTAIN ENGINEERING AND TESTING, INC.



Frank J Block, P.E.
Project Engineer

Attachments:

Figure 1	Test Pit Location Plan
Figures 2 - 6	Logs of Exploratory Test Pits
Figure 7	Legend of Test Pit Log
Figure 8	Gradation Test Results
Appendix A	General Fill Recommendations



SYMBOLS

■ TP1 TEST PIT NUMBER AND APPROXIMATE LOCATION

GEOTECHNICAL ENGINEERING STUDY
PROPOSED HOUSING DEVELOPMENT
323 WEST 1ST STREET, SALIDA, CO

TEST PIT LOCATION PLAN

1537 G Street
Salida, CO 81201
(719) 539-2312
Fax (719) 530-9111



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 GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, SALIDA, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2268' 105° 59.6207'		ELEVATION 7069 FT	TOTAL DEPTH 8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	GEOLOGIST STEFAN WHITING
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
			MISCELLANEOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	50/12" (N=8)	2	GRAVELLY SAND WITH COBBLE AND SILT (SM), BROWN, DENSE TO VERY DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", TRACE ROUNDED BOULDERS TO 18", DRY-MOIST.
	100/3" (N=61)	4	
		6	
		8	
			BULK @ 4 FT +4 = 30.3%; LL = NV -200 = 13.5%; PI = NP WC = 5.3%
			END AT 8' (REFUSAL)
		10	
		12	
		14	

FIGURE 2

TEST PIT LOG NUMBER TP2

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2411' 105° 59.6052'	ELEVATION 7069 FT	TOTAL DEPTH 8 FT	WATER DEPTH +8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION	DATE 12/21/20	GEOLOGIST STEFAN WHITING	CHECKED BY FRANK BLOCK

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
			MISCILANIOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	95/12" (N=15)	2	GRAVELLY SAND WITH COBBLE AND SILT (SM), LIGHT BROWN, MEDIUM DENSE, WELL GRADED FINE GRAINED SAND, SUB- ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", DRY-MOIST.
	48/12" (N=7)	4	
		6	
		8	
			END AT 8' (REFUSAL)
		10	
		12	
		14	

TEST PIT LOG NUMBER TP3

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2445' 105° 59.6173'		ELEVATION 7070 FT	TOTAL DEPTH 8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	GEOLOGIST STEFAN WHITING
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
	25/12" (N=4)	2	MISCLANIOUS MANMADE FILL, BROWN, LOOSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	100/5" (N=37)	4	GRAVELLY SAND WITH COBBLE AND SILT (SM), BROWN, DENSE, WELL GRADED FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB- ROUNDED COBBLE TO 12", TRACE ROUNDED BOULDERS TO 18", DRY-MOIST.
		6	
		8	END AT 8' (REFUSAL)
		10	
		12	
		14	

TEST PIT LOG NUMBER TP4

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2371' 105° 59.6291'		ELEVATION 7070 FT	TOTAL DEPTH 8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	GEOLOGIST STEFAN WHITING
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
	100/11" (N=17)	2	MISCELLANEOUS MANMADE FILL, BROWN, MEDIUM DENSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	100/5" (N=37)	4	GRAVELLY SAND WITH COBBLE AND SILT (SM), LIGHT BROWN, DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 12", DRY-MOIST.
		6	
		8	
			END AT 8' (REFUSAL)
		10	
		12	
		14	

TEST PIT LOG NUMBER TP5

PROJECT NAME GEOTECHNICAL ENGINEERING STUDY PROPOSED HOUSING DEVELOPMENT		PROJECT LOCATION 323 WEST 1ST STREET, HOWARD, CO		PROJECT NUMBER 20-464	
SURFACE CONDITIONS GRADED LOT		COORDINATES 38° 32.2565' 105° 59.6372'		ELEVATION 7071 FT	TOTAL DEPTH 8 FT
METHOD OF EXCAVATION CAT 308 EXCAVATOR		CONTRACTOR Y&K EXCAVATION		DATE 12/21/20	GEOLOGIST STEFAN WHITING
				CHECKED BY FRANK BLOCK	

SAMPLE TYPE & NUMBER	PENETROMETER BLOW COUNTS	DEPTH IN FEET	CLASSIFICATION AND DESCRIPTION OF MATERIAL
	100/7" (N=26)	2	MISCILANIOUS MANMADE FILL, BROWN, MEDIUM DENSE, VARIOUS DEBRIS CONSISTING OF WOOD, BRICK AND LUMBER, DRY-MOIST.
	100/8" (N=23)	4	SANDY GRAVEL WITH COBBLE AND (GW), LIGHT BROWN, MEDIUM DENSE, WELL GRADED, FINE GRAINED SAND, SUB-ROUNDED GRAVEL TO 3", SUB-ROUNDED COBBLE TO 10", DRY-MOIST.
		8	END AT 8' (REFUSAL)
		10	
		12	
		14	

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

- 100/6" - (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.

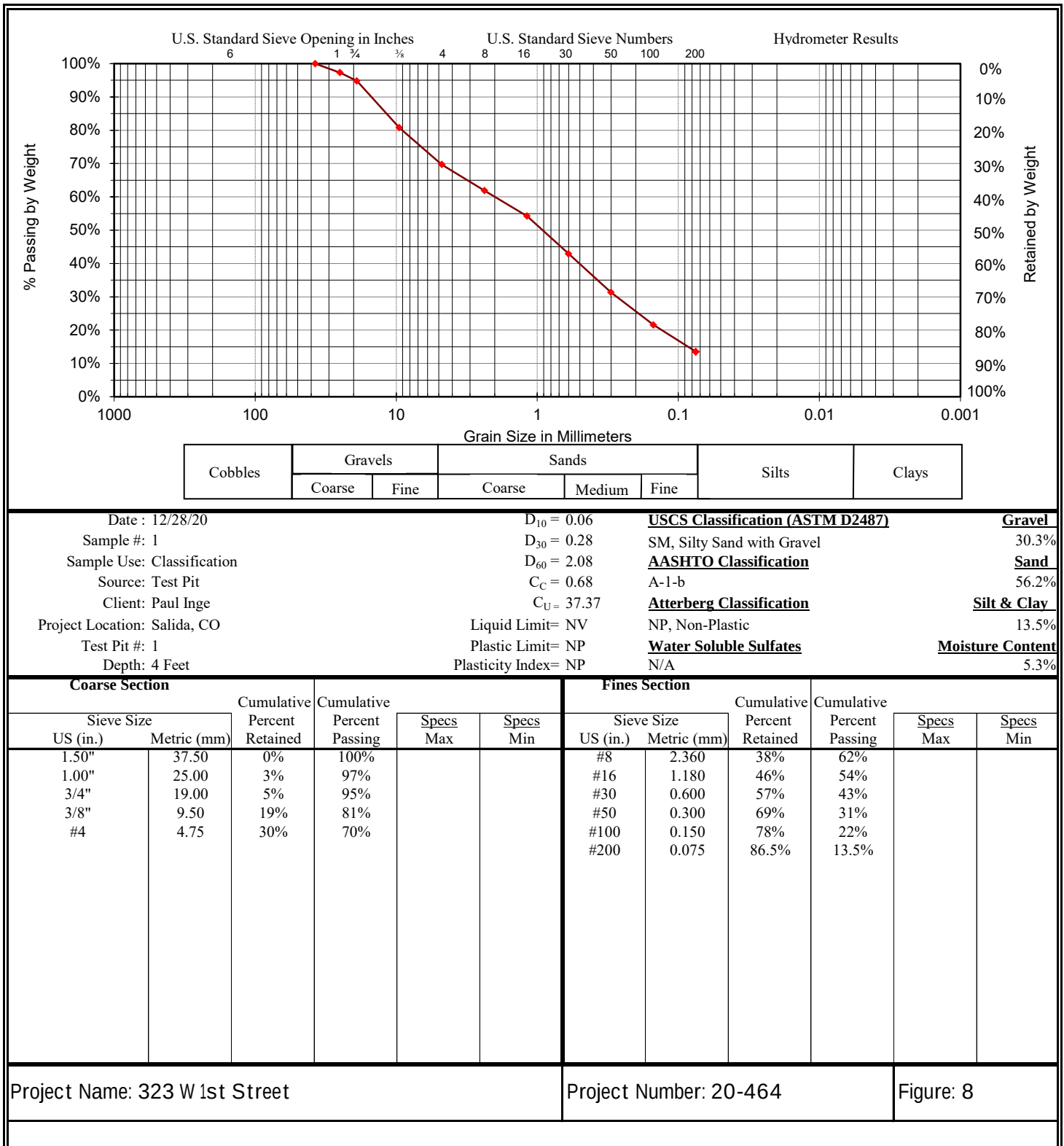
LABORATORY TEST RESULTS

- +4 = Percent retained on No. 4 sieve;
- 200 = Percentage passing the No. 200 sieve;
- LL = Liquid Limit;
- PI = Plasticity Index;
- NP = Non-plastic;
- MC = Moisture Content (%);
- WSS = Water Soluble Sulfates (ppm);
- DD = Dry Density (pcf);

FIGURE: 7

1537 G Street Salida, CO 81201 (719) 539-2312 Fax (719) 530-9111	 MOUNTAIN ENGINEERING AND TESTING, INC.	2035 1/2 Grande Avenue Monte Vista, CO 81144 (719) 628-2069 Fax (719) 530-9111
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Gradation Test Results ASTM C136



1537 G Street
 Salida, CO 81201
 (719)539-2312

Fax(719)530-9111



2035 1/2 Grande Avenue
 Monte Vista, CO 81144
 (719)628-
 2069

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 no 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.



AEI Consultants

March 19, 2019

LIMITED PHASE II SUBSURFACE INVESTIGATION

Property Identification:

323 West 1st Street
Salida, Colorado 81201

AEI Project No. 400082

Prepared for:

High Country Bank
7360 West Highway 50
Salida, Colorado 81201

Prepared by:

AEI Consultants
2420 West 26th Avenue, Suite 400D
Denver, Colorado 80211
(720) 238-4582

Environmental &
Engineering Due
Diligence

Site Investigation &
Remediation

Energy Performance
& Benchmarking

Industrial Hygiene

Construction
Consulting

Construction,
Site Stabilization &
Stormwater Services

Zoning Analysis
Reports & ALTA
Surveys

National Presence

Regional Focus

Local Solutions

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FIGURES

Figure 1	Site Location Map
Figure 2	Site Map

TABLES

Table 1	Soil Sample Data Summary
Table 2	Groundwater Sample Data Summary

APPENDICES

Appendix A	Geophysical Survey Report
Appendix B	Boring Logs
Appendix B	Laboratory Analytical Reports



March 19, 2019

Mr. Joe Smith
High Country Bank
7360 West Highway 50
Salida, Colorado 81201

Subject: Limited Phase II Subsurface Investigation
323 West 1st Street
Salida, Colorado 81201
AEI Project No. 400082

AEI Consultants (AEI) prepared the following report to document the results of a Limited Phase II Subsurface Investigation (Phase II) performed at the above referenced property, hereafter referred to as the "Site" (See Figure 1). The investigation was completed in general accordance with the authorized scope of services outlined in AEI's proposal 62462, signed February 21, 2019.

1.0 SITE DESCRIPTION

The Site consists of a vacant 0.64-acre gravel-surfaced parking lot. The Site is located on the west side of the intersection of West 1st Street and the Monarch Spur Trail in a mixed commercial and residential area of Salida, Colorado (Figure 2).

The Site slopes gently to the east with elevations ranging between 7,065 to 7,070 feet above mean sea level. Based on the regional topographic gradient, the direction of groundwater flow beneath the Site is inferred to be to the northeast. The Arkansas River is located approximately 678 feet to the northwest.

Based on a review of the Geologic Map of Colorado, the Site is underlain by the Dry Union Formation, which is comprised of sedimentary deposits of the Tertiary Period. According to the United States Department of Agriculture (USDA) Soil Survey, soils at the Site are described as the Dominson Series. Soils from this series are classified as gravelly sandy loam.

Refer to Section 4.1 below for additional information on the site geology and groundwater conditions.

2.0 BACKGROUND

According to a February 4, 2019 Phase I Environmental Site Assessment (ESA) completed by AEI, the Site was developed with several buildings that included warehousing, livery, blacksmiths, outbuilding storage, and a dwelling along West First Street from 1886 through 1904. From 1909 through 1945, the Site was occupied by an auto wrecking business (315 West First Street), the Salida Street Department warehouse (323-327 West First Street), and a beverage bottling operation (309 West First Street). By 1950, with the exception of the auto wrecking and bottling buildings, all of the former structures on the Site had been demolished and replaced with a garage

building occupied by the City of Salida Public Works Department (Salida PWD) (323 West First Street). The two remaining commercial buildings (309 and 315 West First Street) were demolished sometime between 1979 and 1984 and the Site was solely occupied by Salida PWD garage (323 West First Street). The Salida PWD continued to operate on the Site until 2009, when the last remaining building was demolished. The Site has been used as a surface parking lot since that time.

During the Phase I ESA, AEI identified the following concerns:

- According to a 1945 Sanborn map, a former commercial building with frontage along West First Street (315 West First Street), was occupied at the time by an auto wrecking business. The same Sanborn map also depicted two gasoline underground storage tanks (USTs) within the street in front of this building. While the noted location on the map may not correlate to their actual location, the USTs are presumed to have been associated with this former building and business its operations. AEI cannot rule out the possibility that USTs were historically present on the Site as early as 1945. By 1950, a portion of the Site was redeveloped with a commercial garage building. This building was occupied by the Salida PWD until 2009. According to interviews conducted during this AEI assessment and information from prior reports, operations conducted within the former garage building included fleet vehicle/equipment repair, storage, and offices. In particular, Mr. Kevin Nelson, Inspector with the City of Salida, stated that there were no in-ground features present, such as oil change pits, hydraulic lifts, floor drains/trench drains, or oil/water separators within the garage/repair area of the building. However, Mr. Nelson did state that a concrete sump was present in one of the newer (1995) additions to the building that was used to collect snow melt/wash water from any vehicles or equipment brought in to the building. The sump was reported to be connected to the municipal sewer system and no other inline debris collection system (e.g., separator) was reported to be in use with the sump.

AEI did not uncover any other records regarding the disposition of any former building features during building demolitions. Further, AEI did not uncover any records regarding the removal of the two tanks associated with the former 315 West First Street building. Therefore, based on the unconfirmed disposition of past features of concern, length of time the Site was occupied for automotive wrecking (in at least 1945) and fleet maintenance by the City of Salida (more than 55 years), further investigation of the sump was recommended.

- The Site is listed as a UST site in the regulatory database report and within Colorado Division of Labor and Employment (CDLE) Division of Oil and Public Safety (OPS) records. According to the regulatory database report, the Site is reported to have utilized three galvanized steel USTs that have been permanently closed. The three UST capacities and contents were noted to include the following: one 1,000-gallon gasoline, one 1,000-gallon diesel fuel, and one 500-gallon gasoline.

Records reviewed from OPS included a two-page UST Notification Form from 1986 noting that the three USTs were still in use at that time, did not contain any internal or external protection, and were owned by the City of Salida. No additional details were reported on the 1986 form. However, a one-page letter enclosed in the OPS files that was sent from the City of Salida to



the OPS noted that the City of Salida has discontinued the use of all three USTs effective March 16, 1990 and that the USTs were planned for removal as soon as possible. However, no additional records were identified during this assessment which confirmed the UST removal date(s), the condition of the USTs at the time of removal, or any subsurface sampling at the time of removal to confirm no release had occurred. Based on the unconfirmed disposition of the USTs and undocumented analysis of the subsurface conditions at the time, AEI recommended additional investigation.

3.0 INVESTIGATION EFFORTS

AEI was requested to perform additional investigation, including the collection of soil and groundwater samples in the area of the former USTs and the repair shop, to evaluate if the former operations had adversely impacted the property.

3.1 Health and Safety Plan

A site-specific health and safety plan was prepared, reviewed by onsite personnel, and kept onsite for the duration of the fieldwork.

3.2 Permitting and Utility Clearance

Drilling permits were not required for this investigation. The public underground utility locating service Colorado 811 was notified to identify public utilities in the work area. Private utility locating was conducted by Ground Penetrating Radar Systems (GPRS) of Denver, Colorado to identify underground utilities on the subject property.

3.3 Geophysical Survey

On February 28, 2019, a geophysical survey was conducted by GPRS (Appendix A). The purpose of the survey was to determine if any USTs remain on the Site or to locate disturbed soils that may represent former UST basins. The geophysical survey was conducted using ground penetrating radar (GPR). The geophysical survey did not identify any anomalies indicative of USTs or disturbed soils indicative of a former UST basin.

The client should be aware of the inherent limitations of geophysical surveying methods and that above and underground utilities and other man-made or natural features (i.e. automobiles, debris piles, tree roots, reinforced concrete, certain soil conditions, etc.), if in the area of the survey, may decrease the effectiveness of the survey. The client should be aware that the lack of a detection of a feature from a geophysical survey does not mean that the feature does not exist, only that it was not detected.

3.4 Drilling and Soil Sample Collection

On February 28, 2019, four soil borings (SB-1 through SB-4) were advanced by Site Services of Golden, Colorado using a truck-mounted hollow stem auger. The borings were advanced to depths between 14 and 28 feet below ground surface (bgs). The location and purpose of each boring are listed below:



- Boring SB-1 was advanced near the location of the former Salida PWD UST for the collection of soil and groundwater samples.
- Boring SB-2 was advanced near the location of the former UST identified in Sanborn Maps for the collection of soil and groundwater samples.
- Boring SB-3 was advanced near the southern portion of the former Salida PWD building for the collection of soil and groundwater samples.
- Boring SB-4 was advanced near the former Salida PWD UST for the collection of soil samples.

The borings were advanced using 6 5/8-inch outer diameter auger. Soil samples were collected by advancing a five-foot long California split spoon. After each interval, the spoon was retrieved, the spoon barrel disassembled, and the sample liner transferred to the onsite geologist.

Soils from borings SB-1 through SB-4 were evaluated for the purposes of lithologic logging, headspace testing, and sample collection for laboratory analyses. Soil samples were obtained by removing the soil from the split-spoon, placed in four-ounce glass jars, and capped. Upon collection, each sample was labeled with the project name, boring number, sample depth, and date/time of sampling. After labeling, each sample was entered onto chain-of-custody documentation and placed into an iced cooler for transportation to a State of Colorado-certified laboratory for analyses.

Soils were visually inspected for the potential presence of impacted soils. Recovered soils were described on detailed boring logs in general conformance with the United Soil Classification System (USCS). The boring logs for borings SB-1 through SB-4 are presented in Appendix B.

Headspace field measurements were measured with a photoionization detector (PID) equipped with an electrodeless 10.6 eV ultraviolet lamp for detecting the potential presence of organic vapors in the soil samples. To initiate the headspace testing procedure, soil samples were removed from the spoon, placed into labeled, plastic bags, and sealed for conducting the tests. Due to the weather conditions at the time of sampling the plastic bags were placed on the dashboard with the defrost running to assist with the volatilization of any contaminants in the sample. After a sufficient duration of time had elapsed for vapor build-up inside the bags, each bag was then punctured with the PID probe tip to measure the concentration of any gases in the headspace. Measurements of the headspace were obtained in the parts per million (ppm) range for total organic vapors. The results of the headspace tests (PID readings) for borings SB-1 through SB-4 were recorded on the boring logs, presented in Appendix B.

Down-hole equipment was decontaminated prior to drilling and between successive boring locations.

3.5 Groundwater Sample Collection

On February 28, 2019, groundwater samples were collected from borings SB-1, SB-2 and SB-3 by inserting temporary PVC casing into the boreholes and collecting the samples using a new PVC tubing and a foot valve.



3.6 Boring Abandonment

Following completion of sample collection and removal of tooling, the borings were backfilled with soil cuttings and hydrated bentonite chips and completed at the surface to match the surrounding conditions.

3.8 Laboratory Analyses

The soil and groundwater samples were labeled and placed into a cooler with ice following sampling. The samples were transferred under appropriate chain-of-custody documentation to SGS Accutest of Wheat Ridge, Colorado. Laboratory analytical documentation is provided in Appendix C.

Two soil samples from borings SB-1 and SB-4 were analyzed for:

- Benzene, toluene, ethylbenzene and xylenes (BTEX) by EPA Method 8260
- Polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270

Two soil samples from borings SB-2 and SB-3 were analyzed for:

- Volatile organic compounds (VOCs) by EPA Method 8260
- PAHs by EPA Method 8270

One groundwater sample from boring SB-1 was analyzed for:

- BTEX by EPA Method 8260
- PAHs by EPA Method 8270

Two groundwater samples from borings SB-2 and SB-3 were analyzed for:

- VOCs by EPA Method 8260
- PAHs by EPA Method 8270

3.9 Investigation Derived Wastes

No investigation derived waste was created during this investigation.

4.0 FINDINGS

The Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division has the responsibility for overseeing soil and groundwater cleanups in Colorado.

The soil analytical results were compared with the Environmental Protection Agency (EPA) Regional Screening Levels (RSLs) for Residential sites and the EPA's RSLs for Worker Protection (Commercial sites) (both dated November of 2017), and the CDPHE Groundwater Protection Values Soil Cleanup Table (CGWPVSC) dated March of 2014.

The Colorado Department of Public Health and Environment (CDPHE) Hazardous Materials and Waste Management Division has the responsibility for overseeing soil and groundwater cleanups



in Colorado under a variety of regulatory programs. Soil sampling results were compared to the Soil Remediation Objectives (SROs) listed in the CDPHE's Dry Cleaner Remediation Guidance Document, dated March 2006.

The groundwater analytical results were compared to the Colorado Basic Standards for Groundwater (CBSGW), which were issued by the CDPHE's Water Quality Control Commission (WQCC) in January of 1987, with amended rules taking effect in December of 2016.

The OPS has established the Tier 1 Risk Based Screening Levels (Tier 1 RBSL) for UST-related volatile organic compounds (VOCs) and polynuclear aromatic hydrocarbons (PAHs). The Tier 1 RBSLs were revised in October of 2005 and published in the Petroleum Storage Tank Owner/Operator Guidance Document to assist owners and/or operators in conducting release investigations, performing initial response actions, preparing site characterization reports, and preparing and implementing corrective action plans.

4.1 Geology and Hydrogeology

Unconsolidated sediment encountered in each of the borings generally consisted of sands with gravel, cobble and boulders (Appendix B). AEI attempted to collect blow counts in the borings, however due to cobbles and boulders in the subsurface, blow counts exceeded 50 after two to four inches. In boring SB-2 a six-inch thick concrete pad was encountered at 0.4 feet bgs.

Saturated soils were encountered at 19 feet bgs in borings SB-1, SB-2 and SB-3. Groundwater was measured in boring SB-1, SB-2 and SB-3 at depths ranging between 18.5 and 20.5 feet bgs. Groundwater was not encountered in boring SB-4.

4.2 Soil Sample Analytical Results

The following information is a summary of the soil sample analytical test results (Appendix C). This information has also been included in Table 1.

- Toluene was reported at a concentration of 0.0019 in boring SB-2. The concentration does not exceed the regulatory screening levels.
- All 18 PAHs were reported in the soil sample collected from boring SB-2. Of the PAHs, only benzo(a)pyrene exceeded any of the regulatory screening levels. The reported concentration of benzo(a)pyrene at 0.159 milligrams per kilogram (mg/kg) exceeded the OPS Tier 1 RBSL for soil exposure of 0.062 mg/kg and the EPA RBSL for residential exposure of 0.11 mg/kg; however, it was below the OPS Groundwater Protection Level of 4.8 mg/kg.
- The reported concentrations of all remaining VOCs and PAHs in the samples from borings (SB-1, SB-3 and SB-4) were below the laboratory method detection limits.

4.3 Groundwater Sample Analytical Results

The following information is a summary of the groundwater sample analytical test results (Appendix C). This information has also been included in Table 2.



- Methyl ethyl ketone (MEK) was reported in borings SB-2 and SB-3 at 22.2 and 9.9 micrograms per liter (µg/L), respectively, which do not exceed the regulatory screening levels.
- The remaining VOCs and PAHs were not reported above the laboratory method detection limits.

5.0 SUMMARY AND CONCLUSIONS

AEI has completed a Phase II at the Site. The purpose of the Phase II at the Site was to assess the potential for USTs at the Site and to evaluate current conditions related to the former operation of USTs and repair operations associated with the DPW. A total of four borings (SB-1 through SB-4) were advanced at the Site for the collection of soil and groundwater samples. A geophysical survey using GPR was conducted at the site in an attempt to locate any USTs that may remain on the Site or locate disturbed soils indicative of former UST basins.

A summary of the investigation findings includes:

- The geophysical survey did not identify any anomalies indicative of USTs at the Site.
- Toluene was reported at a concentration of 0.0019 mg/kg in the soil sample collected at 8.5 feet bgs in boring SB-2. The concentration of toluene does not exceed any of the regulatory screening levels.
- The remaining VOCs were not reported in soil samples collected from the remaining borings above the laboratory method detection limits.
- All 18 PAHs were reported in boring SB-2, completed at the reported location of the former UST identified in Sanborn Maps from 1945. Of the reported PAHs in boring SB-2, only benzo(a)pyrene exceeded any of the regulatory screening levels. The reported concentration of benzo(a)pyrene at 0.159 mg/kg exceeded the OPS Tier 1 RBSL for soil exposure of 0.062 mg/kg and the EPA RBSL for residential exposure of 0.11 mg/kg but was below the OPS Tier 1 Groundwater Protection Level of 4.8 mg/kg.
- PAHs were not reported in soil samples collected from the remaining borings above the laboratory method detection limits.
- Methyl ethyl ketone was reported in the groundwater samples from borings SB-2 and SB-3 at 22.2 and 9.9 µg/L, respectively, which do not exceed the regulatory screening levels.
- The remaining VOCs and PAHs in groundwater were not reported above the laboratory method detection limits

Although benzo(a)pyrene was reported in boring SB-2 at concentrations exceeding the regulatory levels for soil exposure, this concentration is below the OPS Tier 1 screening level based on groundwater protection. Based on the depth of the impacted soils at 8.5 feet bgs and the lack of groundwater impacts, the only potential exposure route would be to workers during excavation or utility construction. Direct contact with the soil at 8.5 feet bgs appears unlikely. Based on the depth of the impacts and lack of groundwater impacts AEI does not recommend any additional investigation. However it is recommended that a Material Management Plan (MMP) be created for the Site so workers are aware of potential exposure to impacted soils and proper soil management, sampling and disposal protocols are established if the soils are disturbed.



6.0 REPORT LIMITATIONS AND RELIANCE

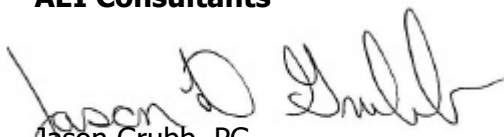
This report presents a summary of work completed by AEI Consultants. The completed work includes observations and descriptions of site conditions encountered. Where appropriate, it includes analytical results for samples taken during the course of the work. The number and location of samples are chosen to provide the requested information, subject to scope of work for which AEI was retained and limitations inherent in this type of work, but it cannot be assumed that they are representative of areas not sampled. This report should not be regarded as a guarantee that no further contamination beyond that which could have been detected within the scope of this investigation is present beneath the subject property. Undocumented, unauthorized releases of hazardous material, the remains of which are not readily identifiable by visual inspection and are of different chemical constituents, are difficult and often impossible to detect within the scope of a chemical specific investigation.

Any conclusions and/or recommendations are based on these analyses and observations, and the governing regulations. Conclusions beyond those stated and reported herein should not be inferred from this document. These services were performed in accordance with generally accepted practices, in the environmental engineering and construction field, which existed at the time and location of the work. No other warranty, either expressed or implied, has been made.

This investigation was prepared for the sole use and benefit of High Country Bank. All reports, both verbal and written, whether in draft or final, are for the benefit of High Country Bank. This report has no other purpose and may not be relied upon by any other person or entity without the written consent of AEI. Either verbally or in writing, third parties may come into possession of this report or all or part of the information generated as a result of this work. In the absence of a written agreement with AEI granting such rights, no third parties shall have rights of recourse or recovery whatsoever under any course of action against AEI, its officers, employees, vendors, successors or assigns. Reliance is provided in accordance with AEI's Proposal and Standard Terms & Conditions executed by High Country Bank. The limitation of liability defined in the Terms and Conditions is the aggregate limit of AEI's liability to the client and all relying parties.

If there are any questions regarding our investigation, please do not hesitate to contact AEI at 720.238.4582.

Sincerely,
AEI Consultants



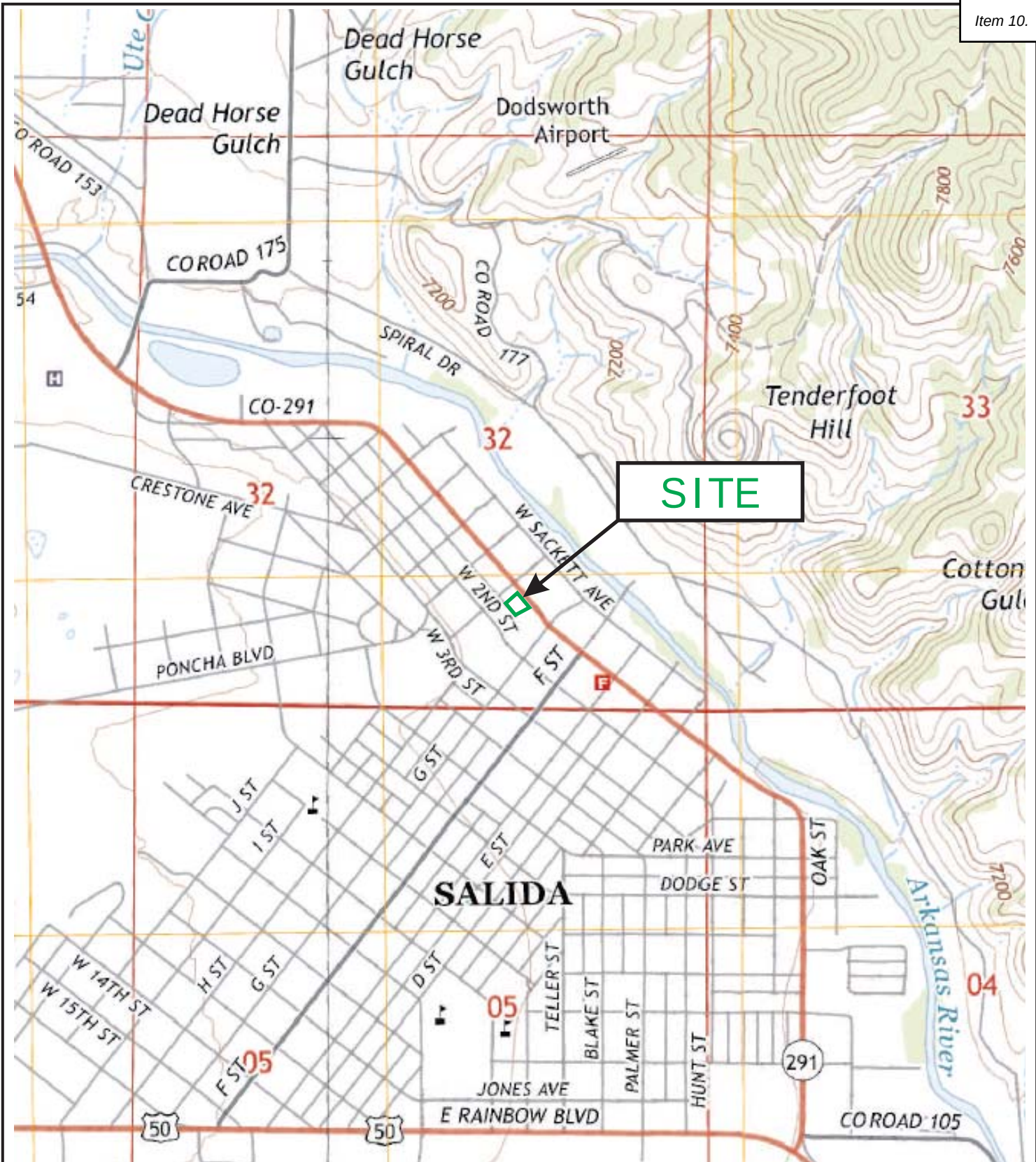
Jason Grubb, PG
Senior Geologist



David Provance, PG
Senior Author



FIGURES



LEGEND

Map: SALIDA EAST, COLORADO
 Date: 2013
 Source: USGS



AEI Consultants

2420 West 26th Avenue, Suite 400D, Denver, Colorado

SITE LOCATION MAP

323 WEST 1ST STREET
 SALIDA, COLORADO 81201

FIGURE 1
 Project No. 4008



LEGEND

- Approximate Property Boundary
- Soil Boring
- Off-Site UST Basin
- Former UST Basin
- 1945 Sanborn UST
- Inferred Direction of Groundwater Flow

AEI Consultants

2420 West 26th Avenue, Suite 400-D, Denver, Colorado

SITE MAP

323 WEST FIRST STREET
SALIDA, COLORADO 81201

FIGURE 2
Project No. 4000

TABLES

TABLE 1: SOIL SAMPLE DATA SUMMARY
323 West First Street, Salida, Colorado 81201

Analysis	Units	SB-1	SB-2	SB-3	SB-4	Comparison Values			
		2/28/2019	2/28/2019	2/28/2019	2/28/2019	OPS Tier 1 RBSL		CDPHE	EPA RSL
		14	8.5	9	7.5	Soil Exposure	GW Protection	GWPVSC	Residential Commercial
		(feet bgs)	(feet bgs)	(feet bgs)	(feet bgs)				
VOCs									
Toluene	mg/kg	< 0.001	0.0019 J	< 0.001	< 0.001	4000	140	50	490 4,700
Remaining VOCs	mg/kg	<MDL	<MDL	<MDL	<MDL	varies	varies	varies	varies
PAHs									
Acenaphthene	mg/kg	< 0.017	0.0659 J	< 0.017	< 0.017	3,600	> Sat	N/A	360 4,500
Acenaphthylene	mg/kg	< 0.017	0.0788	< 0.017	< 0.017	N/A	N/A	N/A	N/A N/A
Anthracene	mg/kg	< 0.017	0.115	< 0.017	< 0.017	18,000	> Sat	N/A	1,800 23,000
Benzo(a)anthracene	mg/kg	< 0.017	0.157	< 0.017	< 0.017	0.62	1.6	1,000	1.1 21
Benzo(b)fluoranthene	mg/kg	< 0.017	0.245	< 0.017	< 0.017	0.62	4.5	1,000	1.1 21
Benzo(k)fluoranthene	mg/kg	< 0.017	0.0842	< 0.017	< 0.017	6.2	4.4	1,000	11 210
Benzo(g,h,i)perylene	mg/kg	< 0.017	0.136	< 0.017	< 0.017	N/A	N/A	N/A	N/A N/A
Benzo(a)pyrene	mg/kg	< 0.017	0.159	< 0.017	< 0.017	0.062	4.8	1,000	0.11 2.1
Chrysene	mg/kg	< 0.017	0.238	< 0.017	< 0.017	62	1.5	1,000	110 2,100
Dibenzo(a,h)anthracene	mg/kg	< 0.017	0.0302 J	< 0.017	< 0.017	0.062	14	1,000	0.11 2.1
Fluoranthene	mg/kg	< 0.017	0.435	< 0.017	< 0.017	2,300	> Sat	1,000	240 3,000
Fluorene	mg/kg	< 0.017	0.0868	< 0.017	< 0.017	2,400	> Sat	N/A	240 3,000
Indeno(1,2,3-cd)pyrene	mg/kg	< 0.017	0.147	< 0.017	< 0.017	0.62	> Sat	1,000	1.1 21
1-Methylnaphthalene	mg/kg	< 0.024	0.11	< 0.024	< 0.024	N/A	N/A	N/A	18 73
2-Methylnaphthalene	mg/kg	< 0.031	0.115	< 0.030	< 0.031	N/A	N/A	N/A	24 300
Naphthalene	mg/kg	< 0.024	0.087	< 0.024	< 0.024	850	> Sat	23	3.8 17
Phenanthrene	mg/kg	< 0.017	0.354	< 0.017	< 0.017	N/A	N/A	N/A	N/A N/A
Pyrene	mg/kg	< 0.017	0.382	< 0.017	< 0.017	1,800	> Sat	1,000	180 2,300

Notes:

mg/kg	milligrams per kilogram
<MDL	less than the method detection limit
NA	not analyzed
bgs	below ground surface
N/A	not applicable
VOCs	volatile organic compounds
PAHs	polynuclear aromatic hydrocarbons
> Sat	denotes that even at a concentration equal to the saturation of the chemical, a hazard quotient of 1 and a cancer risk of 10^{-6} is not exceeded
Bold	Result exceeds applicable Comparison Value
J	estimated value, analyte detected below the quantitation limit

Comparison Values:

OPS: Colorado Department of Labor and Employment Division of Oil and Public Safety

Tier 1 RBSL: Tier 1 Risk Based Screening Levels

CDPHE: Colorado Department of Public Health and Environment

GWPVSC: Groundwater Protection Values Soil Cleanup

EPA: Environmental Protection Agency

RSL: Risk Based Screening Levels

TABLE 2: GROUNDWATER SAMPLE DATA SUMMARY
323 West First Street, Salida, Colorado 81201

Analysis	Units	SB-1	SB-2	SB-3	Comparision Values	
		2/28/2019	2/28/2019	2/28/2019	OPS	CDPHE
		20.1	18.5	20.55	Tier 1 RBSL	CBSGW
		(feet bgs)	(feet bgs)	(feet bgs)		
VOCs						
MEK	µg/L	NA	22.2	9.9 J	N/A	N/A
Remaining VOCs	µg/L	<MDL	<MDL	<MDL	varies	varies
PAHs						
PAHs	µg/L	<MDL	<MDL	<MDL	varies	varies

Notes:

µg/L	micrograms per liter
<MDL	less than the method detection limit
NA	not analyzed
bgs	below ground surface
N/A	not applicable
MEK	methyl ethyl ketone
VOCs	volatile organic compounds
PAHs	polynuclear aromatic hydrocarbons
Bold	Result exceeds applicable Comparision Value
J	estimated value, analyte detected below the quantitation limit

Comparision Values:

OPS: Colorado Department of Labor and Employment Division of Oil and Public Safety

Tier 1 RBSL: Tier 1 Risk Based Screening Levels

CDPHE: Colorado Department of Public Health and Environment

CBSGW: Colorado Basic Standards for Groundwater

APPENDIX A

GEOPHYSICAL SURVEY REPORT



**SUBSURFACE
SCANNING
SOLUTIONS**

Subsurface Investigation for Storage Tanks/Utilities

Prepared For: AEI Consultants

Prepared By:
Jordan Bradish
Project Manager-CO/WY
3/6/2019



March, 6, 2019

AEI Consultants

Attn: Jason Grubb

Site: 323 West First St., Salida, CO

We appreciate the opportunity to provide this report for our work completed on 2/28/2019 at the above address in Salida, CO.

PURPOSE

The purpose of this project was to search for underground storage tanks (USTs), UST-related piping and/or underground utilities prior to drilling three soil boring locating. The interior of the buildings on site were excluded from the scope of this project.

EQUIPMENT

- **400 MHz GPR Antenna.** The antenna is mounted in a stroller frame which rolls over the surface. The surface needs to be reasonably smooth and unobstructed in order to obtain readable scans. Obstructions such as curbs, landscaping, and vegetation will limit the feasibility of GPR. The data is displayed on a screen and marked in the field in real time. GPR works by sending pulses of energy into a material and recording the strength and the time required for the return of the reflected signal. Reflections are produced when the energy pulses enter into a material with different electrical properties from the material it left. The strength of the reflection is determined by the contrast in signal speed between the two materials. The total depth achieved can be as much as 8' or more with this antenna but can vary widely depending on the conductivity of the materials. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. For more information, please visit: [Link](#)
- **Electromagnetic Pipe Locator.** The EM locator can detect the electromagnetic fields from live power or radio frequency signals. It can also be used in conjunction with a transmitter to connect directly to accessible, metallic pipes, risers, or tracer wires. A current is sent through the pipe or tracer wire at a specific frequency and the resulting EM field can then be detected by the receiver. The receiver is moved over the surface without coming in contact with the ground so it is not affected by terrain. Depths provided should always be treated as estimates as their accuracy can be affected by multiple factors. Depths achieved can be as much as 20' depending on the type of signal being traced or methods used. For more information, please visit: [Link](#)

PROCESS

The EM pipe locator was used to connect to accessible, traceable pipes that may be tank-related such as vent pipes or product lines. A current is induced onto the pipe which creates an electromagnetic field that can be traced using the receiver. We can then attempt to trace these pipes to their origin or end point and paint or flag their locations.

Initial GPR scans were collected in order to evaluate the data and calibrate the equipment. Based on these findings, a scanning strategy is formed, typically consisting of scanning the entire area in a grid with 3'-5' scan spacing in order to locate any potential UST's that may remain at the site. With this site, due to obstructions, some area's were limited to shorter scans. The GPR data is interpreted in real time and anomalies in the data are located and marked on the surface along with their depths using spray paint, pin flags, etc. Depths are dependent on the dielectric of the materials being scanned so depth accuracy can vary throughout a site. Relevant scan examples were saved and will be provided in this report.

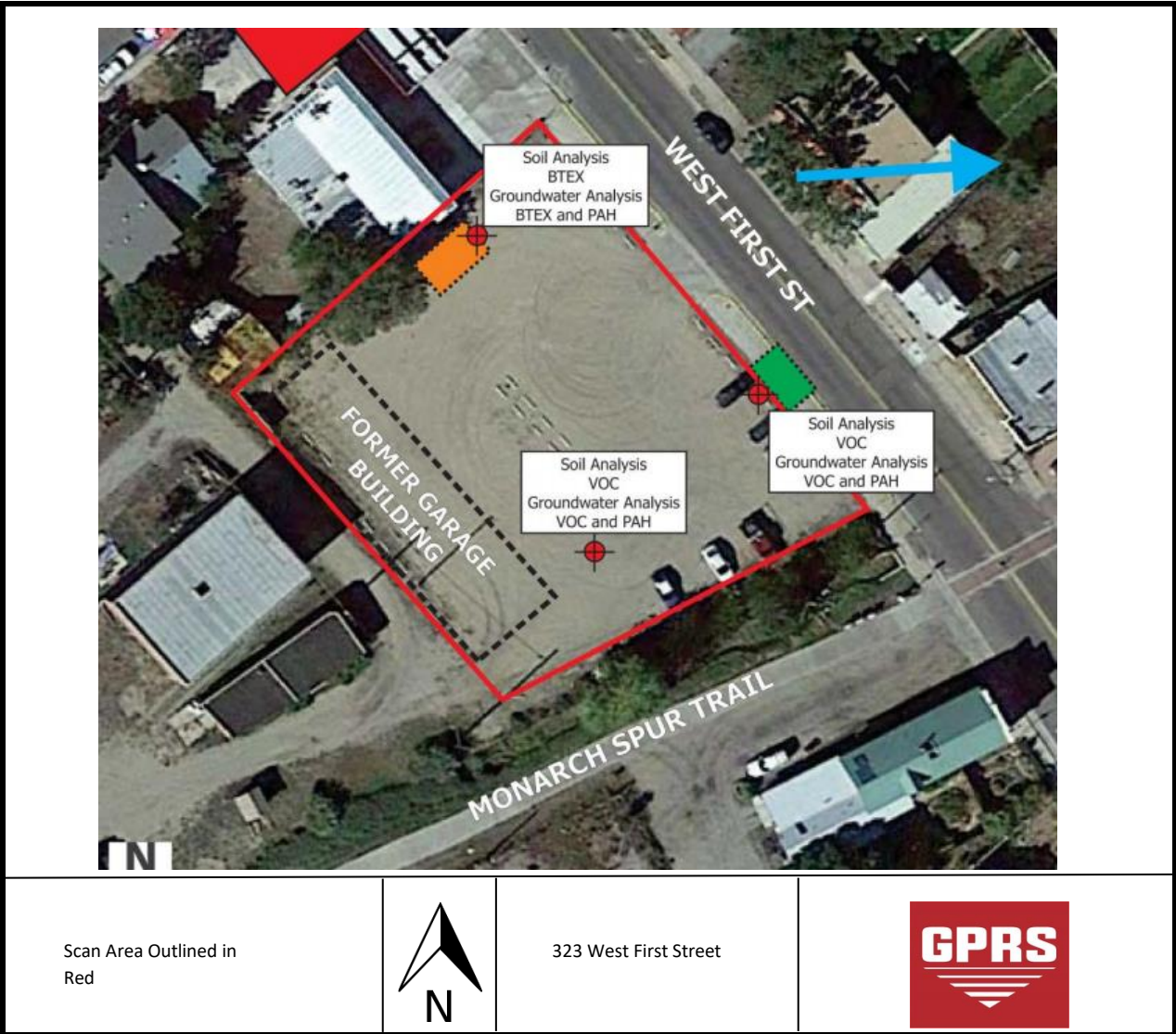
LIMITATIONS

Please keep in mind that there are limitations to any subsurface investigation. The equipment may not achieve maximum effectiveness due to soil conditions, above ground obstructions, reinforced concrete, and a variety of other factors. No subsurface investigation or equipment can provide a complete image of what lies below. Our results should always be used in conjunction with as many methods as possible including consulting existing plans and drawings, exploratory excavation or potholing, visual inspection of above ground features, and utilization of services such as One Call/811.

FINDINGS

We found that the soil allowed for maximum GPR depth penetration of 2'-3' in most areas. We were able to locate one unknown line with the RD. We were not able to locate any known utilities on site. The data seen on site wasn't consistent with UST data signatures

The following pages will provide photos and further explanation of our findings.



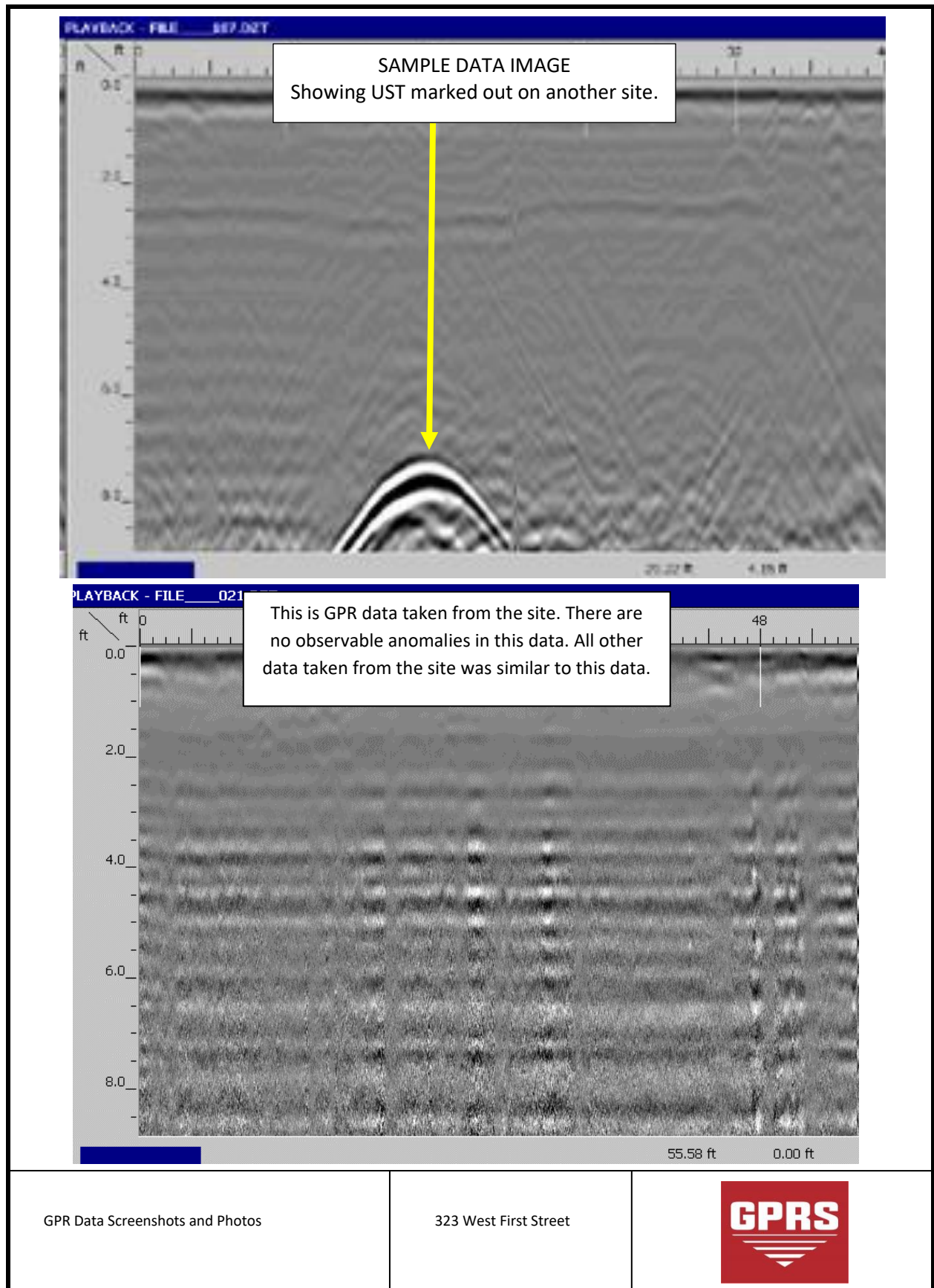


Site Map with Findings
Red = Unknown Line



323 West First Street





CLOSING

GPRS, Inc. has been in business since 2001, specializing in underground storage tank location, concrete scanning, utility locating, and shallow void detection for projects throughout the United States. I encourage you to visit our website (www.gprsinc.com) and contact any of the numerous references listed.

GPRS appreciates the opportunity to offer our services, and we look forward to continuing to work with you on future projects. Please feel free to contact us for additional information or with any questions you may have regarding this report.

Signed,

Jordan Bradish

Jordan Bradish
Project Manager – CO/WY



Direct: 720.340.6200

jordan.bradish@gprsinc.com

www.gprsinc.com

APPENDIX B

BORING LOGS



AEI CONSULTANTS
2420 West 26th Avenue, Suite 400D
Denver, Colorado 80211
Telephone: 720-238-4582

BORING NUMBER Item 10.

PAGE 1 OF 1

CLIENT <u>High Country Bank</u>	PROJECT NAME <u>Eric Warner</u>
PROJECT NUMBER <u>400082</u>	PROJECT LOCATION <u>Salida, CO</u>
DATE STARTED <u>2/28/19</u> COMPLETED <u>2/28/19</u>	GROUND ELEVATION _____ HOLE SIZE <u>6.25 inches</u>
DRILLING CONTRACTOR <u>Site Services</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Hollow Stem Auger</u>	AT TIME OF DRILLING <u>---</u>
LOGGED BY <u>Jason Grubb</u> CHECKED BY <u>David Provance</u>	AT END OF DRILLING <u>---</u>
NOTES _____	▼ AFTER DRILLING <u>20.10 ft</u>

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
3.5			0.0		(SW) Very fine to coarse sand with sub-angular to sub-round gravel Moist	
5			0.0		(SW) Very fine to coarse sand with sub-angular to sub-round gravel and cobbles Moist	
10			0.0			
11.5			0.2		Gravel, cobble and boulders with sand Moist	
15	SB-1 14'		0.2			
18.0			0.2		(SW) Very fine to coarse grained sand and rounded gravel and cobble Wet	
19.0			0.2		(SW) Very fine to coarse grained sand and rounded gravel and cobble Saturated	
20			0.2			
24.0						

Bottom of borehole at 24.0 feet.



AEI CONSULTANTS
2420 West 26th Avenue, Suite 400D
Denver, Colorado 80211
Telephone: 720-238-4582

BORING NUMBER Item 10.

PAGE 1 OF 1

CLIENT <u>High Country Bank</u>	PROJECT NAME <u>Eric Warner</u>
PROJECT NUMBER <u>400082</u>	PROJECT LOCATION <u>Salida, CO</u>
DATE STARTED <u>2/28/19</u> COMPLETED <u>2/28/19</u>	GROUND ELEVATION _____ HOLE SIZE <u>6.25 inches</u>
DRILLING CONTRACTOR <u>Site Services</u>	GROUND WATER LEVELS:
DRILLING METHOD <u>Hollow Stem Auger</u>	AT TIME OF DRILLING <u>---</u>
LOGGED BY <u>Jason Grubb</u> CHECKED BY <u>David Provance</u>	AT END OF DRILLING <u>---</u>
NOTES _____	▼ AFTER DRILLING <u>20.55 ft</u>

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - COAPPENDIX\400028 SALIDA CO.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
5			0.0		(SW-SM) Very fine to coarse grained silty sand with subangular to subrounded gravel Moist	
				5.0		
					(SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobbles and boulders Moist	
	 SB-3 9'		0.1			
10						
			0.0			
15						
			0.0			
20						
				19.0		
					(SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobbles and boulders ▼ Saturated	
				24.0		

Bottom of borehole at 24.0 feet.



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2420 West 26th Avenue, Suite 400D
Denver, Colorado 80211
Telephone: 720-238-4582

CLIENT High Country Bank

PROJECT NAME Eric Warner

PROJECT NUMBER 400082

PROJECT LOCATION Salida, CO

DATE STARTED 2/28/19 COMPLETED 2/28/19

GROUND ELEVATION _____ HOLE SIZE 6.25 inches

DRILLING CONTRACTOR Site Services

GROUND WATER LEVELS:

DRILLING METHOD Hollow Stem Auger

AT TIME OF DRILLING ---

LOGGED BY Jason Grubb CHECKED BY David Provance

AT END OF DRILLING ---

NOTES _____

AFTER DRILLING ---

DEPTH (ft)	SAMPLE TYPE NUMBER	BLOW COUNTS	PID DATA (ppm)	GRAPHIC LOG	MATERIAL DESCRIPTION	COMPLETION
0						
					(SP-SM) Very fine to medium grained silty sand Moist	
5			0.2		3.5 (SW) Very fine to coarse grained sand with subangular to subrounded gravel and cobble Moist	
	SB-4 7.5'		0.1		4.5 (SW) Very fine to coarse grained sand with subrounded to rounded gravel, cobble and boulders Moist	
					7.5	

Refusal at 7.5 feet.
Bottom of borehole at 7.5 feet.

AEI BORING - GINT STD US LAB.GDT - 3/18/19 13:58 - C:\USERS\JGRUBB\DESKTOP\PROJECTS\400082 PHII W 1ST SALIDA - CO\APPENDIX\400028 SALIDA CO.GPJ

APPENDIX C

LABORATORY ANALYTICAL REPORTS

The results set forth herein are provided by SGS North America Inc.

e-Hardcopy 2.0
Automated Report

Technical Report for

AEI Consultants

Vacant Lot

400082 PO#186735

SGS Job Number: DA13922

Sampling Date: 02/28/19



Report to:

AEI Consultants
2500 Camino Diablo,
Walnut Creek, CA 94597
jgrubb@aeiconsultants.com; jsmith@aeiconsultants.com;
bcampbell@aeiconsultants.com
ATTN: Jason Grubb

Total number of pages in report: 58



Test results contained within this data package meet the requirements of the National Environmental Laboratory Accreditation Program and/or state specific certification programs as applicable.

Scott Heideman
Laboratory Director

Client Service contact: Carissa Cumine 303-425-6021

Certifications: CO (CO00049), ID (CO00049), NE (NE-OS-06-04), ND (R-027), NJ (CO007), OK (D9942)
UT (NELAP CO00049), LA (LA150028), TX (T104704511), WY (8TMS-L)

This report shall not be reproduced, except in its entirety, without the written approval of SGS.
Test results relate only to samples analyzed.

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SGS North America Inc.

Sample Summary

AEI Consultants

Job No: DA13922

Vacant Lot

Project No: 400082 PO#186735

Sample Number	Collected			Received	Matrix		Client Sample ID
	Date	Time	By		Code	Type	
DA13922-1	02/28/19	10:38	JG	03/01/19	SO	Soil	SB-1 14'
DA13922-2	02/28/19	11:38	JG	03/01/19	AQ	Ground Water	SB-1 GW
DA13922-3	02/28/19	12:12	JG	03/01/19	SO	Soil	SB-2 8.5'
DA13922-4	02/28/19	13:25	JG	03/01/19	AQ	Ground Water	SB-2 GW
DA13922-5	02/28/19	14:22	JG	03/01/19	SO	Soil	SB-3 9'
DA13922-6	02/28/19	15:54	JG	03/01/19	AQ	Ground Water	SB-3 GW
DA13922-7	02/28/19	17:03	JG	03/01/19	SO	Soil	SB-4 7.5'

Soil samples reported on a dry weight basis unless otherwise indicated on result page.

Summary of Hits

Job Number: DA13922
Account: AEI Consultants
Project: Vacant Lot
Collected: 02/28/19

Lab Sample ID	Client Sample ID	Result/ Qual	RL	MDL	Units	Method
---------------	------------------	-----------------	----	-----	-------	--------

DA13922-1 SB-1 14'

No hits reported in this sample.

DA13922-2 SB-1 GW

No hits reported in this sample.

DA13922-3 SB-2 8.5'

Toluene	1.9 J	2.2	1.1	ug/kg	SW846 8260B
Acenaphthene	65.9 J	72	18	ug/kg	SW846 8270C
Acenaphthylene	78.8	72	18	ug/kg	SW846 8270C
Anthracene	115	72	18	ug/kg	SW846 8270C
Benzo(a)anthracene	157	72	18	ug/kg	SW846 8270C
Benzo(b)fluoranthene	245	72	18	ug/kg	SW846 8270C
Benzo(k)fluoranthene	84.2	72	18	ug/kg	SW846 8270C
Benzo(g,h,i)perylene	136	72	18	ug/kg	SW846 8270C
Benzo(a)pyrene	159	72	18	ug/kg	SW846 8270C
Chrysene	238	72	18	ug/kg	SW846 8270C
Dibenzo(a,h)anthracene	30.2 J	72	18	ug/kg	SW846 8270C
Fluoranthene	435	72	18	ug/kg	SW846 8270C
Fluorene	86.8	72	18	ug/kg	SW846 8270C
Indeno(1,2,3-cd)pyrene	147	72	18	ug/kg	SW846 8270C
1-Methylnaphthalene	110	72	25	ug/kg	SW846 8270C
2-Methylnaphthalene	115	72	32	ug/kg	SW846 8270C
Naphthalene	87.0	72	25	ug/kg	SW846 8270C
Phenanthrene	354	72	18	ug/kg	SW846 8270C
Pyrene	382	72	18	ug/kg	SW846 8270C

DA13922-4 SB-2 GW

Methyl ethyl ketone	22.2	10	5.0	ug/l	SW846 8260B
---------------------	------	----	-----	------	-------------

DA13922-5 SB-3 9'

No hits reported in this sample.

DA13922-6 SB-3 GW

Methyl ethyl ketone	9.9 J	10	5.0	ug/l	SW846 8260B
---------------------	-------	----	-----	------	-------------

DA13922-7 SB-4 7.5'

No hits reported in this sample.

Sample Results

Report of Analysis

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-1 14'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-1	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	97.9
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51526.D	1	03/05/19 16:01	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.05 g	5.0 ml
Run #2		

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	102%		70-131%
2037-26-5	Toluene-D8	97%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	105%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-1 14'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-1	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	97.9
Method:	SW846 8270C SW846 3546		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141565.D	1	03/05/19 20:31	DC	03/05/19	OP17541	E1G2414
Run #2							

	Initial Weight	Final Volume
Run #1	30.1 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	31	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	60%		23-130%
4165-60-0	Nitrobenzene-d5	55%		12-131%
1718-51-0	Terphenyl-d14	88%		29-141%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-1 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-2	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59020.D	1	03/05/19 20:53	CH	n/a	n/a	V7V3009
Run #2							

	Purge Volume
Run #1	5.0 ml
Run #2	

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	107%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	105%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-1 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-2	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8270C SW846 3510C		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141533.D	1	03/04/19 21:00	DC	03/04/19	OP17533	E1G2412
Run #2							

	Initial Volume	Final Volume
Run #1	1020 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.69	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.59	ug/l	
120-12-7	Anthracene	ND	2.0	0.69	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.69	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.88	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.88	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	0.98	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	0.98	ug/l	
218-01-9	Chrysene	ND	2.0	0.69	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.88	ug/l	
86-73-7	Fluorene	ND	2.0	0.59	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-20-3	Naphthalene	ND	2.0	0.78	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.59	ug/l	
129-00-0	Pyrene	ND	2.0	0.69	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	47%		19-130%
321-60-8	2-Fluorobiphenyl	49%		20-130%
1718-51-0	Terphenyl-d14	27%		13-149%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 3

Client Sample ID:	SB-2 8.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-3	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	92.8
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51527.D	1	03/05/19 16:25	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.00 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	54	24	ug/kg	
107-02-8	Acrolein	ND	22	16	ug/kg	
107-13-1	Acrylonitrile	ND	11	8.6	ug/kg	
71-43-2	Benzene	ND	1.1	0.54	ug/kg	
108-86-1	Bromobenzene	ND	2.2	0.54	ug/kg	
74-97-5	Bromochloromethane	ND	2.2	0.65	ug/kg	
75-27-4	Bromodichloromethane	ND	2.2	0.54	ug/kg	
75-25-2	Bromoform	ND	2.2	1.1	ug/kg	
104-51-8	n-Butylbenzene	ND	2.2	0.54	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.2	0.54	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.2	0.54	ug/kg	
75-15-0	Carbon disulfide	ND	2.2	0.54	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.2	0.54	ug/kg	
108-90-7	Chlorobenzene	ND	2.2	0.54	ug/kg	
75-00-3	Chloroethane	ND	2.2	0.86	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.3	1.4	ug/kg	
67-66-3	Chloroform	ND	2.2	0.54	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.2	0.54	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.2	0.54	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	11	7.5	ug/kg	
124-48-1	Dibromochloromethane	ND	2.2	0.65	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.2	0.54	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.2	0.54	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.2	0.54	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.2	0.54	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.2	0.54	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.2	0.54	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.2	0.54	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.2	0.54	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.2	0.54	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.2	0.54	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.2	0.54	ug/kg	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 2 of 3

Client Sample ID:	SB-2 8.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-3	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	92.8
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.2	0.54	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.2	0.54	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.2	0.54	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.2	0.54	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	2.2	0.54	ug/kg	
100-41-4	Ethylbenzene	ND	2.2	0.54	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.2	0.59	ug/kg	
591-78-6	2-Hexanone	ND	11	5.4	ug/kg	
98-82-8	Isopropylbenzene	ND	2.2	0.54	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.2	0.54	ug/kg	
74-83-9	Methyl bromide	ND	2.2	0.54	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.2	0.54	ug/kg	
74-87-3	Methyl chloride	ND	2.2	0.97	ug/kg	
74-95-3	Methylene bromide	ND	2.2	0.65	ug/kg	
75-09-2	Methylene chloride	ND	4.3	3.2	ug/kg	
78-93-3	Methyl ethyl ketone	ND	11	5.4	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	11	5.4	ug/kg	
91-20-3	Naphthalene	ND	4.3	3.2	ug/kg	
103-65-1	n-Propylbenzene	ND	2.2	0.54	ug/kg	
100-42-5	Styrene	ND	2.2	0.54	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.2	0.54	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.2	0.54	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.2	0.54	ug/kg	
108-88-3	Toluene	1.9	2.2	1.1	ug/kg	J
87-61-6	1,2,3-Trichlorobenzene	ND	2.2	1.1	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.2	1.1	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.2	0.54	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.2	0.54	ug/kg	
79-01-6	Trichloroethylene	ND	2.2	0.54	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.2	1.1	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.2	0.54	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.2	0.54	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.2	0.54	ug/kg	
108-05-4	Vinyl Acetate	ND	11	5.4	ug/kg	
75-01-4	Vinyl chloride	ND	2.2	0.54	ug/kg	
1330-20-7	Xylene (total)	ND	2.2	1.1	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	101%		70-131%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-2 8.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-3	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	92.8
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	101%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
E = Indicates value exceeds calibration range

J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-2 8.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-3	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	92.8
Method:	SW846 8270C SW846 3546		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141568.D	1	03/05/19 21:56	DC	03/05/19	OP17541	E1G2414
Run #2							

	Initial Weight	Final Volume
Run #1	30.0 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	65.9	72	18	ug/kg	J
208-96-8	Acenaphthylene	78.8	72	18	ug/kg	
120-12-7	Anthracene	115	72	18	ug/kg	
56-55-3	Benzo(a)anthracene	157	72	18	ug/kg	
205-99-2	Benzo(b)fluoranthene	245	72	18	ug/kg	
207-08-9	Benzo(k)fluoranthene	84.2	72	18	ug/kg	
191-24-2	Benzo(g,h,i)perylene	136	72	18	ug/kg	
50-32-8	Benzo(a)pyrene	159	72	18	ug/kg	
218-01-9	Chrysene	238	72	18	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	30.2	72	18	ug/kg	J
206-44-0	Fluoranthene	435	72	18	ug/kg	
86-73-7	Fluorene	86.8	72	18	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	147	72	18	ug/kg	
90-12-0	1-Methylnaphthalene	110	72	25	ug/kg	
91-57-6	2-Methylnaphthalene	115	72	32	ug/kg	
91-20-3	Naphthalene	87.0	72	25	ug/kg	
85-01-8	Phenanthrene	354	72	18	ug/kg	
129-00-0	Pyrene	382	72	18	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	72%		23-130%
4165-60-0	Nitrobenzene-d5	61%		12-131%
1718-51-0	Terphenyl-d14	91%		29-141%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-2 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-4	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59021.D	1	03/05/19 21:17	CH	n/a	n/a	V7V3009
Run #2							

	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

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N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-2 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-4	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	22.2	10	5.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	111%		70-130%

ND = Not detected MDL = Method Detection Limit

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SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-2 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-4	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%
2037-26-5	Toluene-D8	96%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%

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SGS North America Inc.

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Client Sample ID:	SB-2 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-4	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8270C SW846 3510C		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141534.D	1	03/04/19 21:28	DC	03/04/19	OP17533	E1G2412
Run #2							

	Initial Volume	Final Volume
Run #1	1020 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.69	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.59	ug/l	
120-12-7	Anthracene	ND	2.0	0.69	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.69	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.88	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.88	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	0.98	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	0.98	ug/l	
218-01-9	Chrysene	ND	2.0	0.69	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.88	ug/l	
86-73-7	Fluorene	ND	2.0	0.59	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.69	ug/l	
91-20-3	Naphthalene	ND	2.0	0.78	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.59	ug/l	
129-00-0	Pyrene	ND	2.0	0.69	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	60%		19-130%
321-60-8	2-Fluorobiphenyl	59%		20-130%
1718-51-0	Terphenyl-d14	22%		13-149%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

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J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

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Client Sample ID:	SB-3 9'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-5	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	98.4
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51528.D	1	03/05/19 16:48	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.00 g	5.0 ml
Run #2		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	51	22	ug/kg	
107-02-8	Acrolein	ND	20	15	ug/kg	
107-13-1	Acrylonitrile	ND	10	8.1	ug/kg	
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-86-1	Bromobenzene	ND	2.0	0.51	ug/kg	
74-97-5	Bromochloromethane	ND	2.0	0.61	ug/kg	
75-27-4	Bromodichloromethane	ND	2.0	0.51	ug/kg	
75-25-2	Bromoform	ND	2.0	1.0	ug/kg	
104-51-8	n-Butylbenzene	ND	2.0	0.51	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.0	0.51	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.0	0.51	ug/kg	
75-15-0	Carbon disulfide	ND	2.0	0.51	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.0	0.51	ug/kg	
108-90-7	Chlorobenzene	ND	2.0	0.51	ug/kg	
75-00-3	Chloroethane	ND	2.0	0.81	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.1	1.3	ug/kg	
67-66-3	Chloroform	ND	2.0	0.51	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.0	0.51	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.0	0.51	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	7.1	ug/kg	
124-48-1	Dibromochloromethane	ND	2.0	0.61	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.0	0.51	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.0	0.51	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.0	0.51	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.0	0.51	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.51	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.0	0.51	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.0	0.51	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.51	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.51	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.51	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.0	0.51	ug/kg	

ND = Not detected MDL = Method Detection Limit

J = Indicates an estimated value

RL = Reporting Limit

B = Indicates analyte found in associated method blank

E = Indicates value exceeds calibration range

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 2 of 3

Client Sample ID: SB-3 9'
Lab Sample ID: DA13922-5
Matrix: SO - Soil
Method: SW846 8260B
Project: Vacant Lot

Date Sampled: 02/28/19
Date Received: 03/01/19
Percent Solids: 98.4

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.51	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.0	0.51	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.0	0.51	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.51	ug/kg	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.51	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.0	0.56	ug/kg	
591-78-6	2-Hexanone	ND	10	5.1	ug/kg	
98-82-8	Isopropylbenzene	ND	2.0	0.51	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.0	0.51	ug/kg	
74-83-9	Methyl bromide	ND	2.0	0.51	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.0	0.51	ug/kg	
74-87-3	Methyl chloride	ND	2.0	0.91	ug/kg	
74-95-3	Methylene bromide	ND	2.0	0.61	ug/kg	
75-09-2	Methylene chloride	ND	4.1	3.0	ug/kg	
78-93-3	Methyl ethyl ketone	ND	10	5.1	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	10	5.1	ug/kg	
91-20-3	Naphthalene	ND	4.1	3.0	ug/kg	
103-65-1	n-Propylbenzene	ND	2.0	0.51	ug/kg	
100-42-5	Styrene	ND	2.0	0.51	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.0	0.51	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.0	0.51	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.0	0.51	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.0	0.51	ug/kg	
79-01-6	Trichloroethylene	ND	2.0	0.51	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.0	1.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.51	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.0	0.51	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.0	0.51	ug/kg	
108-05-4	Vinyl Acetate	ND	10	5.1	ug/kg	
75-01-4	Vinyl chloride	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	99%		70-131%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 3 of 3

Client Sample ID:	SB-3 9'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-5	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	98.4
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
2037-26-5	Toluene-D8	98%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	98%		70-130%

ND = Not detected MDL = Method Detection Limit
RL = Reporting Limit
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SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-3 9'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-5	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	98.4
Method:	SW846 8270C SW846 3546		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141562.D	1	03/05/19 19:07	DC	03/05/19	OP17541	E1G2414
Run #2							

	Initial Weight	Final Volume
Run #1	30.0 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	30	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	68%		23-130%
4165-60-0	Nitrobenzene-d5	61%		12-131%
1718-51-0	Terphenyl-d14	90%		29-141%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 3

Client Sample ID:	SB-3 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-6	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	7V59022.D	1	03/05/19 21:40	CH	n/a	n/a	V7V3009
Run #2							

	Purge Volume
Run #1	5.0 ml
Run #2	

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 2 of 3

Client Sample ID:	SB-3 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-6	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Compound	Result	RL	MDL	Units	Q
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	9.9	10	5.0	ug/l	J
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	107%		70-130%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 3 of 3

Client Sample ID:	SB-3 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-6	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8260B		
Project:	Vacant Lot		

VOA 8260 List

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
17060-07-0	1,2-Dichloroethane-D4	98%		70-130%
2037-26-5	Toluene-D8	99%		70-130%
460-00-4	4-Bromofluorobenzene	98%		70-130%

ND = Not detected MDL = Method Detection Limit
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J = Indicates an estimated value
B = Indicates analyte found in associated method blank
N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-3 GW	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-6	Date Received:	03/01/19
Matrix:	AQ - Ground Water	Percent Solids:	n/a
Method:	SW846 8270C SW846 3510C		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141561.D	1	03/05/19 18:39	DC	03/04/19	OP17533	E1G2414
Run #2							

	Initial Volume	Final Volume
Run #1	1050 ml	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	1.9	0.67	ug/l	
208-96-8	Acenaphthylene	ND	1.9	0.57	ug/l	
120-12-7	Anthracene	ND	1.9	0.67	ug/l	
56-55-3	Benzo(a)anthracene	ND	1.9	0.67	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	1.9	0.86	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	1.9	0.86	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	1.9	0.95	ug/l	
50-32-8	Benzo(a)pyrene	ND	1.9	0.95	ug/l	
218-01-9	Chrysene	ND	1.9	0.67	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	1.9	1.2	ug/l	
206-44-0	Fluoranthene	ND	1.9	0.86	ug/l	
86-73-7	Fluorene	ND	1.9	0.57	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	1.9	1.3	ug/l	
90-12-0	1-Methylnaphthalene	ND	1.9	0.67	ug/l	
91-57-6	2-Methylnaphthalene	ND	1.9	0.67	ug/l	
91-20-3	Naphthalene	ND	1.9	0.76	ug/l	
85-01-8	Phenanthrene	ND	1.9	0.57	ug/l	
129-00-0	Pyrene	ND	1.9	0.67	ug/l	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
4165-60-0	Nitrobenzene-d5	54%		19-130%
321-60-8	2-Fluorobiphenyl	58%		20-130%
1718-51-0	Terphenyl-d14	28%		13-149%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-4 7.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-7	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	97.3
Method:	SW846 8260B		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	5V51529.D	1	03/05/19 17:12	MB	n/a	n/a	V5V2714
Run #2							

	Initial Weight	Final Volume
Run #1	5.02 g	5.0 ml
Run #2		

Purgeable Aromatics

CAS No.	Compound	Result	RL	MDL	Units	Q
71-43-2	Benzene	ND	1.0	0.51	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.51	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
1868-53-7	Dibromofluoromethane	100%		70-131%
2037-26-5	Toluene-D8	98%		70-130%
460-00-4	4-Bromofluorobenzene	99%		70-130%
17060-07-0	1,2-Dichloroethane-D4	101%		70-130%

ND = Not detected MDL = Method Detection Limit
 RL = Reporting Limit
 E = Indicates value exceeds calibration range

J = Indicates an estimated value
 B = Indicates analyte found in associated method blank
 N = Indicates presumptive evidence of a compound

SGS North America Inc.

Report of Analysis

Page 1 of 1

Client Sample ID:	SB-4 7.5'	Date Sampled:	02/28/19
Lab Sample ID:	DA13922-7	Date Received:	03/01/19
Matrix:	SO - Soil	Percent Solids:	97.3
Method:	SW846 8270C SW846 3546		
Project:	Vacant Lot		

	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
Run #1	1G141566.D	1	03/05/19 21:00	DC	03/05/19	OP17541	E1G2414
Run #2							

	Initial Weight	Final Volume
Run #1	30.1 g	1.0 ml
Run #2		

BN PAH List

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	68	17	ug/kg	
208-96-8	Acenaphthylene	ND	68	17	ug/kg	
120-12-7	Anthracene	ND	68	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	68	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	68	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	68	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	68	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	68	17	ug/kg	
218-01-9	Chrysene	ND	68	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	68	17	ug/kg	
206-44-0	Fluoranthene	ND	68	17	ug/kg	
86-73-7	Fluorene	ND	68	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	68	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	68	24	ug/kg	
91-57-6	2-Methylnaphthalene	ND	68	31	ug/kg	
91-20-3	Naphthalene	ND	68	24	ug/kg	
85-01-8	Phenanthrene	ND	68	17	ug/kg	
129-00-0	Pyrene	ND	68	17	ug/kg	

CAS No.	Surrogate Recoveries	Run# 1	Run# 2	Limits
321-60-8	2-Fluorobiphenyl	81%		23-130%
4165-60-0	Nitrobenzene-d5	74%		12-131%
1718-51-0	Terphenyl-d14	93%		29-141%

ND = Not detected MDL = Method Detection Limit

RL = Reporting Limit

E = Indicates value exceeds calibration range

J = Indicates an estimated value

B = Indicates analyte found in associated method blank

N = Indicates presumptive evidence of a compound

Section 4

4

Misc. Forms

Custody Documents and Other Forms

Includes the following where applicable:

- Chain of Custody

[illegible]

DA13922: Chain of Custody

Page 1 of 2

SGS Accutest Sample Receipt Summary

Item 10.

Job Number: DA13922

Client: AEI

Project: VACANT LOT

Date / Time Received: 3/1/2019 3:08:00 PM

Delivery Method:

Airbill #'s: HD

Cooler Temps (Initial/Adjusted): #1: (5.7/5.7):

Cooler Security

Y or N

Y or N

- | | | | | | |
|---------------------------|-------------------------------------|--------------------------|-----------------------|-------------------------------------|--------------------------|
| 1. Custody Seals Present: | ☒ | ☐ | 3. COC Present: | ☒ | ☐ |
| 2. Custody Seals Intact: | ☒ | ☐ | 4. Smpl Dates/Time OK | ☒ | ☐ |

Cooler Temperature

Y or N

- | | | |
|------------------------------|-------------------------------------|--------------------------|
| 1. Temp criteria achieved: | ☒ | ☐ |
| 2. Cooler temp verification: | Bar Therm; | |
| 3. Cooler media: | Ice (Bag) | |
| 4. No. Coolers: | 1 | |

Quality Control Preservation

Y or N

N/A

- | | | | |
|---------------------------------|-------------------------------------|--------------------------|--------------------------|
| 1. Trip Blank present / cooler: | ☒ | ☐ | ☐ |
| 2. Trip Blank listed on COC: | ☒ | ☐ | ☐ |
| 3. Samples preserved properly: | ☒ | ☐ | |
| 4. VOCs headspace free: | ☒ | ☐ | ☐ |

Sample Integrity - Documentation

Y or N

- | | | |
|--|-------------------------------------|--------------------------|
| 1. Sample labels present on bottles: | ☒ | ☐ |
| 2. Container labeling complete: | ☒ | ☐ |
| 3. Sample container label / COC agree: | ☒ | ☐ |

Sample Integrity - Condition

Y or N

- | | | |
|----------------------------------|-------------------------------------|--------------------------|
| 1. Sample recvd within HT: | ☒ | ☐ |
| 2. All containers accounted for: | ☒ | ☐ |
| 3. Condition of sample: | Intact | |

Sample Integrity - Instructions

Y or N N/A

- | | | | |
|---|-------------------------------------|-------------------------------------|-------------------------------------|
| 1. Analysis requested is clear: | ☒ | ☐ | |
| 2. Bottles received for unspecified tests | ☐ | ☒ | |
| 3. Sufficient volume recvd for analysis: | ☒ | ☐ | |
| 4. Compositing instructions clear: | ☐ | ☐ | ☒ |
| 5. Filtering instructions clear: | ☐ | ☐ | ☒ |

Comments

DA13922: Chain of Custody

Page 2 of 2

MS Volatiles

5

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Page 1 of 3

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	22	ug/kg	
107-02-8	Acrolein	ND	20	15	ug/kg	
107-13-1	Acrylonitrile	ND	10	8.0	ug/kg	
71-43-2	Benzene	ND	1.0	0.50	ug/kg	
108-86-1	Bromobenzene	ND	2.0	0.50	ug/kg	
74-97-5	Bromochloromethane	ND	2.0	0.60	ug/kg	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/kg	
75-25-2	Bromoform	ND	2.0	1.0	ug/kg	
104-51-8	n-Butylbenzene	ND	2.0	0.50	ug/kg	
135-98-8	sec-Butylbenzene	ND	2.0	0.50	ug/kg	
98-06-6	tert-Butylbenzene	ND	2.0	0.50	ug/kg	
75-15-0	Carbon disulfide	ND	2.0	0.50	ug/kg	
56-23-5	Carbon tetrachloride	ND	2.0	0.50	ug/kg	
108-90-7	Chlorobenzene	ND	2.0	0.50	ug/kg	
75-00-3	Chloroethane	ND	2.0	0.80	ug/kg	
110-75-8	2-Chloroethyl vinyl ether	ND	4.0	1.3	ug/kg	
67-66-3	Chloroform	ND	2.0	0.50	ug/kg	
95-49-8	o-Chlorotoluene	ND	2.0	0.50	ug/kg	
106-43-4	p-Chlorotoluene	ND	2.0	0.50	ug/kg	
96-12-8	1,2-Dibromo-3-chloropropane	ND	10	7.0	ug/kg	
124-48-1	Dibromochloromethane	ND	2.0	0.60	ug/kg	
106-93-4	1,2-Dibromoethane	ND	2.0	0.50	ug/kg	
95-50-1	o-Dichlorobenzene	ND	2.0	0.50	ug/kg	
541-73-1	m-Dichlorobenzene	ND	2.0	0.50	ug/kg	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/kg	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.50	ug/kg	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/kg	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/kg	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/kg	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/kg	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/kg	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/kg	
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/kg	
594-20-7	2,2-Dichloropropane	ND	2.0	0.50	ug/kg	
563-58-6	1,1-Dichloropropene	ND	2.0	0.50	ug/kg	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/kg	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/kg	
100-41-4	Ethylbenzene	ND	2.0	0.50	ug/kg	
87-68-3	Hexachlorobutadiene	ND	2.0	0.55	ug/kg	
591-78-6	2-Hexanone	ND	10	5.0	ug/kg	
98-82-8	Isopropylbenzene	ND	2.0	0.50	ug/kg	
99-87-6	p-Isopropyltoluene	ND	2.0	0.50	ug/kg	
74-83-9	Methyl bromide	ND	2.0	0.50	ug/kg	
1634-04-4	Methyl Tert Butyl Ether	ND	2.0	0.50	ug/kg	
74-87-3	Methyl chloride	ND	2.0	0.90	ug/kg	
74-95-3	Methylene bromide	ND	2.0	0.60	ug/kg	
75-09-2	Methylene chloride	ND	4.0	3.0	ug/kg	
78-93-3	Methyl ethyl ketone	ND	10	5.0	ug/kg	
108-10-1	4-Methyl-2-pentanone	ND	10	5.0	ug/kg	
91-20-3	Naphthalene	ND	4.0	3.0	ug/kg	
103-65-1	n-Propylbenzene	ND	2.0	0.50	ug/kg	
100-42-5	Styrene	ND	2.0	0.50	ug/kg	
630-20-6	1,1,1,2-Tetrachloroethane	ND	2.0	0.50	ug/kg	
79-34-5	1,1,2,2-Tetrachloroethane	ND	2.0	0.50	ug/kg	
127-18-4	Tetrachloroethylene	ND	2.0	0.50	ug/kg	
108-88-3	Toluene	ND	2.0	1.0	ug/kg	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/kg	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/kg	
71-55-6	1,1,1-Trichloroethane	ND	2.0	0.50	ug/kg	
79-00-5	1,1,2-Trichloroethane	ND	2.0	0.50	ug/kg	
79-01-6	Trichloroethylene	ND	2.0	0.50	ug/kg	
75-69-4	Trichlorofluoromethane	ND	2.0	1.0	ug/kg	
96-18-4	1,2,3-Trichloropropane	ND	2.0	0.50	ug/kg	
95-63-6	1,2,4-Trimethylbenzene	ND	2.0	0.50	ug/kg	
108-67-8	1,3,5-Trimethylbenzene	ND	2.0	0.50	ug/kg	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/kg	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/kg	
1330-20-7	Xylene (total)	ND	2.0	1.0	ug/kg	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-MB	5V51520.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	Limits
1868-53-7	Dibromofluoromethane	99% 70-131%
2037-26-5	Toluene-D8	97% 70-130%
460-00-4	4-Bromofluorobenzene	97% 70-130%
17060-07-0	1,2-Dichloroethane-D4	101% 70-130%

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
67-64-1	Acetone	ND	50	20	ug/l	
107-02-8	Acrolein	ND	10	7.0	ug/l	
107-13-1	Acrylonitrile	ND	5.0	4.0	ug/l	
71-43-2	Benzene	ND	1.0	0.50	ug/l	
108-86-1	Bromobenzene	ND	1.0	0.50	ug/l	
74-97-5	Bromochloromethane	ND	2.0	0.50	ug/l	
75-27-4	Bromodichloromethane	ND	2.0	0.50	ug/l	
75-25-2	Bromoform	ND	2.0	0.50	ug/l	
104-51-8	n-Butylbenzene	ND	1.0	0.50	ug/l	
135-98-8	sec-Butylbenzene	ND	1.0	0.50	ug/l	
98-06-6	tert-Butylbenzene	ND	1.0	0.50	ug/l	
75-15-0	Carbon disulfide	ND	2.0	0.70	ug/l	
56-23-5	Carbon tetrachloride	ND	2.0	0.70	ug/l	
108-90-7	Chlorobenzene	ND	1.0	0.50	ug/l	
75-00-3	Chloroethane	ND	2.0	0.50	ug/l	
110-75-8	2-Chloroethyl vinyl ether	ND	2.0	0.50	ug/l	
67-66-3	Chloroform	ND	2.0	0.50	ug/l	
95-49-8	o-Chlorotoluene	ND	1.0	0.50	ug/l	
106-43-4	p-Chlorotoluene	ND	1.0	0.50	ug/l	
96-12-8	1,2-Dibromo-3-chloropropane	ND	4.0	3.0	ug/l	
124-48-1	Dibromochloromethane	ND	2.0	0.50	ug/l	
106-93-4	1,2-Dibromoethane	ND	1.0	0.50	ug/l	
95-50-1	o-Dichlorobenzene	ND	1.0	0.50	ug/l	
541-73-1	m-Dichlorobenzene	ND	1.0	0.50	ug/l	
106-46-7	p-Dichlorobenzene	ND	2.0	0.50	ug/l	
75-71-8	Dichlorodifluoromethane	ND	2.0	0.80	ug/l	
75-34-3	1,1-Dichloroethane	ND	2.0	0.50	ug/l	
107-06-2	1,2-Dichloroethane	ND	2.0	0.50	ug/l	
75-35-4	1,1-Dichloroethylene	ND	2.0	0.50	ug/l	
156-59-2	cis-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
156-60-5	trans-1,2-Dichloroethylene	ND	2.0	0.50	ug/l	
78-87-5	1,2-Dichloropropane	ND	2.0	0.50	ug/l	
142-28-9	1,3-Dichloropropane	ND	2.0	0.50	ug/l	
594-20-7	2,2-Dichloropropane	ND	2.0	1.0	ug/l	
563-58-6	1,1-Dichloropropene	ND	2.0	0.60	ug/l	
10061-01-5	cis-1,3-Dichloropropene	ND	2.0	0.50	ug/l	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
10061-02-6	trans-1,3-Dichloropropene	ND	2.0	0.50	ug/l	
100-41-4	Ethylbenzene	ND	1.0	0.50	ug/l	
87-68-3	Hexachlorobutadiene	ND	4.0	2.0	ug/l	
591-78-6	2-Hexanone	ND	10	2.5	ug/l	
98-82-8	Isopropylbenzene	ND	1.0	0.50	ug/l	
99-87-6	p-Isopropyltoluene	ND	1.0	0.50	ug/l	
74-83-9	Methyl bromide	ND	4.0	2.0	ug/l	
74-87-3	Methyl chloride	ND	2.0	1.0	ug/l	
74-95-3	Methylene bromide	ND	2.0	1.0	ug/l	
75-09-2	Methylene chloride	ND	4.0	2.0	ug/l	
108-10-1	4-Methyl-2-pentanone	ND	5.0	2.5	ug/l	
78-93-3	Methyl ethyl ketone	ND	10	5.0	ug/l	
1634-04-4	Methyl Tert Butyl Ether	ND	1.0	0.50	ug/l	
91-20-3	Naphthalene	ND	4.0	2.0	ug/l	
103-65-1	n-Propylbenzene	ND	1.0	0.50	ug/l	
100-42-5	Styrene	ND	1.0	0.50	ug/l	
630-20-6	1,1,1,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
79-34-5	1,1,2,2-Tetrachloroethane	ND	1.0	0.50	ug/l	
127-18-4	Tetrachloroethylene	ND	1.0	0.50	ug/l	
108-88-3	Toluene	ND	1.0	0.50	ug/l	
87-61-6	1,2,3-Trichlorobenzene	ND	2.0	1.0	ug/l	
120-82-1	1,2,4-Trichlorobenzene	ND	2.0	1.0	ug/l	
71-55-6	1,1,1-Trichloroethane	ND	2.0	1.0	ug/l	
79-00-5	1,1,2-Trichloroethane	ND	2.0	1.0	ug/l	
79-01-6	Trichloroethylene	ND	1.0	0.50	ug/l	
75-69-4	Trichlorofluoromethane	ND	4.0	3.0	ug/l	
96-18-4	1,2,3-Trichloropropane	ND	2.0	1.0	ug/l	
95-63-6	1,2,4-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-67-8	1,3,5-Trimethylbenzene	ND	1.0	0.50	ug/l	
108-05-4	Vinyl Acetate	ND	10	5.0	ug/l	
75-01-4	Vinyl chloride	ND	2.0	0.50	ug/l	
1330-20-7	Xylene (total)	ND	1.0	1.0	ug/l	

Method Blank Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-MB	7V59006.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	Limits
1868-53-7	Dibromofluoromethane	112% 70-130%
17060-07-0	1,2-Dichloroethane-D4	97% 70-130%
2037-26-5	Toluene-D8	100% 70-130%
460-00-4	4-Bromofluorobenzene	104% 70-130%

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
67-64-1	Acetone	250	224	90	30-198
107-02-8	Acrolein	250	198	79	66-137
107-13-1	Acrylonitrile	125	125	100	70-130
71-43-2	Benzene	50	47.9	96	68-130
108-86-1	Bromobenzene	50	45.3	91	70-130
74-97-5	Bromochloromethane	50	50.5	101	70-130
75-27-4	Bromodichloromethane	50	48.8	98	70-130
75-25-2	Bromoform	50	50.0	100	68-130
104-51-8	n-Butylbenzene	50	48.0	96	68-130
135-98-8	sec-Butylbenzene	50	46.7	93	69-130
98-06-6	tert-Butylbenzene	50	45.8	92	70-130
75-15-0	Carbon disulfide	50	54.8	110	67-130
56-23-5	Carbon tetrachloride	50	49.3	99	67-130
108-90-7	Chlorobenzene	50	45.6	91	70-130
75-00-3	Chloroethane	50	50.5	101	69-130
110-75-8	2-Chloroethyl vinyl ether	50	47.0	94	68-130
67-66-3	Chloroform	50	48.1	96	70-130
95-49-8	o-Chlorotoluene	50	45.3	91	67-130
106-43-4	p-Chlorotoluene	50	45.7	91	68-130
96-12-8	1,2-Dibromo-3-chloropropane	50	47.0	94	68-130
124-48-1	Dibromochloromethane	50	48.0	96	70-130
106-93-4	1,2-Dibromoethane	50	46.7	93	70-130
95-50-1	o-Dichlorobenzene	50	46.0	92	70-130
541-73-1	m-Dichlorobenzene	50	46.3	93	69-130
106-46-7	p-Dichlorobenzene	50	45.0	90	69-130
75-71-8	Dichlorodifluoromethane	50	48.4	97	33-173
75-34-3	1,1-Dichloroethane	50	49.7	99	70-130
107-06-2	1,2-Dichloroethane	50	46.8	94	70-130
75-35-4	1,1-Dichloroethylene	50	51.9	104	70-130
156-59-2	cis-1,2-Dichloroethylene	50	49.9	100	70-130
156-60-5	trans-1,2-Dichloroethylene	50	50.1	100	69-130
78-87-5	1,2-Dichloropropane	50	47.9	96	70-130
142-28-9	1,3-Dichloropropane	50	46.2	92	70-130
594-20-7	2,2-Dichloropropane	50	50.3	101	67-130
563-58-6	1,1-Dichloropropene	50	49.3	99	70-130
10061-01-5	cis-1,3-Dichloropropene	50	49.7	99	70-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
10061-02-6	trans-1,3-Dichloropropene	50	48.7	97	68-130
100-41-4	Ethylbenzene	50	46.6	93	69-130
87-68-3	Hexachlorobutadiene	50	47.7	95	67-130
591-78-6	2-Hexanone	250	240	96	58-130
98-82-8	Isopropylbenzene	50	46.5	93	70-130
99-87-6	p-Isopropyltoluene	50	46.7	93	70-130
74-83-9	Methyl bromide	50	45.2	90	57-130
1634-04-4	Methyl Tert Butyl Ether	50	49.1	98	70-130
74-87-3	Methyl chloride	50	45.9	92	51-137
74-95-3	Methylene bromide	50	50.3	101	70-130
75-09-2	Methylene chloride	50	50.0	100	69-130
78-93-3	Methyl ethyl ketone	250	269	108	61-136
108-10-1	4-Methyl-2-pentanone	250	248	99	69-130
91-20-3	Naphthalene	50	48.8	98	70-130
103-65-1	n-Propylbenzene	50	46.1	92	68-130
100-42-5	Styrene	50	48.2	96	70-130
630-20-6	1,1,1,2-Tetrachloroethane	50	47.0	94	70-130
79-34-5	1,1,2,2-Tetrachloroethane	50	46.6	93	68-130
127-18-4	Tetrachloroethylene	50	47.7	95	68-130
108-88-3	Toluene	50	45.7	91	65-130
87-61-6	1,2,3-Trichlorobenzene	50	47.5	95	70-130
120-82-1	1,2,4-Trichlorobenzene	50	46.9	94	70-130
71-55-6	1,1,1-Trichloroethane	50	48.3	97	68-130
79-00-5	1,1,2-Trichloroethane	50	47.2	94	70-130
79-01-6	Trichloroethylene	50	48.6	97	70-130
75-69-4	Trichlorofluoromethane	50	50.8	102	70-130
96-18-4	1,2,3-Trichloropropane	50	43.3	87	68-130
95-63-6	1,2,4-Trimethylbenzene	50	46.4	93	66-130
108-67-8	1,3,5-Trimethylbenzene	50	46.2	92	68-130
108-05-4	Vinyl Acetate	250	268	107	70-130
75-01-4	Vinyl chloride	50	48.3	97	65-130
1330-20-7	Xylene (total)	150	139	93	69-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V5V2714-BS	5V51517.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	101%	70-131%
2037-26-5	Toluene-D8	98%	70-130%
460-00-4	4-Bromofluorobenzene	98%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	70-130%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59004.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
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CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	111%	70-130%
17060-07-0	1,2-Dichloroethane-D4	96%	70-130%
2037-26-5	Toluene-D8	98%	70-130%
460-00-4	4-Bromofluorobenzene	100%	70-130%

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
67-64-1	Acetone	250	189	76	70-130
107-02-8	Acrolein	250	165	66	10-281
107-13-1	Acrylonitrile	125	136	109	58-136
71-43-2	Benzene	50	49.9	100	70-130
108-86-1	Bromobenzene	50	47.7	95	70-130
74-97-5	Bromochloromethane	50	53.7	107	70-130
75-27-4	Bromodichloromethane	50	51.0	102	70-130
75-25-2	Bromoform	50	47.6	95	61-130
104-51-8	n-Butylbenzene	50	53.2	106	69-130
135-98-8	sec-Butylbenzene	50	50.2	100	70-130
98-06-6	tert-Butylbenzene	50	49.4	99	70-130
75-15-0	Carbon disulfide	50	56.8	114	67-130
56-23-5	Carbon tetrachloride	50	54.5	109	70-130
108-90-7	Chlorobenzene	50	49.7	99	70-130
75-00-3	Chloroethane	50	57.0	114	64-138
110-75-8	2-Chloroethyl vinyl ether	50	48.1	96	68-130
67-66-3	Chloroform	50	55.5	111	70-130
95-49-8	o-Chlorotoluene	50	49.3	99	70-130
106-43-4	p-Chlorotoluene	50	50.1	100	70-130
96-12-8	1,2-Dibromo-3-chloropropane	50	52.4	105	65-130
124-48-1	Dibromochloromethane	50	48.8	98	65-130
106-93-4	1,2-Dibromoethane	50	50.0	100	70-130
95-50-1	o-Dichlorobenzene	50	51.7	103	63-130
541-73-1	m-Dichlorobenzene	50	49.8	100	65-130
106-46-7	p-Dichlorobenzene	50	49.9	100	68-130
75-71-8	Dichlorodifluoromethane	50	54.9	110	10-200
75-34-3	1,1-Dichloroethane	50	54.1	108	70-130
107-06-2	1,2-Dichloroethane	50	53.2	106	67-131
75-35-4	1,1-Dichloroethylene	50	56.4	113	70-130
156-59-2	cis-1,2-Dichloroethylene	50	56.4	113	70-130
156-60-5	trans-1,2-Dichloroethylene	50	55.9	112	70-130
78-87-5	1,2-Dichloropropane	50	51.2	102	70-130
142-28-9	1,3-Dichloropropane	50	48.8	98	70-130
594-20-7	2,2-Dichloropropane	50	53.9	108	32-148
563-58-6	1,1-Dichloropropene	50	54.3	109	70-130
10061-01-5	cis-1,3-Dichloropropene	50	50.3	101	68-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
10061-02-6	trans-1,3-Dichloropropene	50	49.1	98	64-130
100-41-4	Ethylbenzene	50	49.5	99	69-130
87-68-3	Hexachlorobutadiene	50	55.0	110	51-134
591-78-6	2-Hexanone	250	219	88	69-130
98-82-8	Isopropylbenzene	50	51.9	104	70-130
99-87-6	p-Isopropyltoluene	50	51.6	103	70-130
74-83-9	Methyl bromide	50	59.2	118	56-136
74-87-3	Methyl chloride	50	59.4	119	48-147
74-95-3	Methylene bromide	50	53.3	107	70-130
75-09-2	Methylene chloride	50	55.2	110	70-130
108-10-1	4-Methyl-2-pentanone	250	234	94	70-130
78-93-3	Methyl ethyl ketone	250	248	99	69-130
1634-04-4	Methyl Tert Butyl Ether	50	54.4	109	70-130
91-20-3	Naphthalene	50	56.7	113	61-130
103-65-1	n-Propylbenzene	50	48.7	97	70-130
100-42-5	Styrene	50	53.0	106	70-130
630-20-6	1,1,1,2-Tetrachloroethane	50	51.2	102	70-130
79-34-5	1,1,2,2-Tetrachloroethane	50	49.1	98	60-130
127-18-4	Tetrachloroethylene	50	50.8	102	70-130
108-88-3	Toluene	50	48.8	98	70-130
87-61-6	1,2,3-Trichlorobenzene	50	55.9	112	55-130
120-82-1	1,2,4-Trichlorobenzene	50	55.0	110	65-130
71-55-6	1,1,1-Trichloroethane	50	54.5	109	70-130
79-00-5	1,1,2-Trichloroethane	50	49.1	98	68-130
79-01-6	Trichloroethylene	50	51.6	103	70-130
75-69-4	Trichlorofluoromethane	50	54.3	109	68-146
96-18-4	1,2,3-Trichloropropane	50	51.0	102	70-130
95-63-6	1,2,4-Trimethylbenzene	50	50.0	100	70-130
108-67-8	1,3,5-Trimethylbenzene	50	51.6	103	70-130
108-05-4	Vinyl Acetate	250	268	107	49-131
75-01-4	Vinyl chloride	50	60.8	122	57-144
1330-20-7	Xylene (total)	150	151	101	70-130

* = Outside of Control Limits.

Blank Spike Summary

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
V7V3009-BS	7V59009.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	BSP	Limits
1868-53-7	Dibromofluoromethane	110%	70-130%
17060-07-0	1,2-Dichloroethane-D4	99%	70-130%
2037-26-5	Toluene-D8	99%	70-130%
460-00-4	4-Bromofluorobenzene	96%	70-130%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 1 of 3

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:**Method:** SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13920-1 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	ND	277	364	131	279	327	117	11	5-239/30
107-02-8	Acrolein	ND	277	174	63	279	152	54	13	5-183/30
107-13-1	Acrylonitrile	ND	139	140	101	140	128	92	9	37-162/30
71-43-2	Benzene	ND	55.5	50.2	90	55.8	45.6	82	10	48-130/30
108-86-1	Bromobenzene	ND	55.5	41.5	75	55.8	38.6	69	7	27-136/30
74-97-5	Bromochloromethane	ND	55.5	54.5	98	55.8	48.1	86	12	58-130/30
75-27-4	Bromodichloromethane	ND	55.5	50.0	90	55.8	45.3	81	10	47-130/30
75-25-2	Bromoform	ND	55.5	48.4	87	55.8	44.8	80	8	33-130/30
104-51-8	n-Butylbenzene	ND	55.5	30.3	55	55.8	30.1	54	1	5-168/30
135-98-8	sec-Butylbenzene	ND	55.5	33.2	60	55.8	32.4	58	2	12-149/30
98-06-6	tert-Butylbenzene	ND	55.5	34.9	63	55.8	34.3	61	2	20-147/30
75-15-0	Carbon disulfide	ND	55.5	56.0	101	55.8	49.8	89	12	37-143/30
56-23-5	Carbon tetrachloride	ND	55.5	48.3	87	55.8	43.6	78	10	37-136/30
108-90-7	Chlorobenzene	ND	55.5	42.8	77	55.8	40.9	73	5	26-130/30
75-00-3	Chloroethane	ND	55.5	54.8	99	55.8	54.2	97	1	43-148/30
110-75-8	2-Chloroethyl vinyl ether	ND	55.5	53.1	96	55.8	53.9	97	1	56-134/30
67-66-3	Chloroform	ND	55.5	51.1	92	55.8	46.5	83	9	56-130/30
95-49-8	o-Chlorotoluene	ND	55.5	39.0	70	55.8	36.7	66	6	5-202/30
106-43-4	p-Chlorotoluene	ND	55.5	37.7	68	55.8	36.7	66	3	5-227/30
96-12-8	1,2-Dibromo-3-chloropropane	ND	55.5	45.9	83	55.8	43.1	77	6	7-187/30
124-48-1	Dibromochloromethane	ND	55.5	47.3	85	55.8	44.8	80	5	41-130/30
106-93-4	1,2-Dibromoethane	ND	55.5	51.1	92	55.8	47.2	85	8	51-132/30
95-50-1	o-Dichlorobenzene	ND	55.5	36.7	66	55.8	35.4	63	4	12-139/30
541-73-1	m-Dichlorobenzene	ND	55.5	37.0	67	55.8	35.9	64	3	13-139/30
106-46-7	p-Dichlorobenzene	ND	55.5	35.5	64	55.8	35.2	63	1	13-136/30
75-71-8	Dichlorodifluoromethane	ND	55.5	51.0	92	55.8	49.5	89	3	26-173/30
75-34-3	1,1-Dichloroethane	ND	55.5	54.0	97	55.8	48.5	87	11	58-130/30
107-06-2	1,2-Dichloroethane	ND	55.5	51.1	92	55.8	46.4	83	10	59-130/30
75-35-4	1,1-Dichloroethylene	ND	55.5	54.1	97	55.8	48.6	87	11	55-130/30
156-59-2	cis-1,2-Dichloroethylene	ND	55.5	53.1	96	55.8	48.6	87	9	55-130/30
156-60-5	trans-1,2-Dichloroethylene	ND	55.5	54.3	98	55.8	48.6	87	11	49-130/30
78-87-5	1,2-Dichloropropane	ND	55.5	51.4	93	55.8	46.0	82	11	59-130/30
142-28-9	1,3-Dichloropropane	ND	55.5	49.5	89	55.8	46.2	83	7	55-130/30
594-20-7	2,2-Dichloropropane	ND	55.5	54.0	97	55.8	47.6	85	13	43-136/30
563-58-6	1,1-Dichloropropene	ND	55.5	49.4	89	55.8	45.8	82	8	42-132/30
10061-01-5	cis-1,3-Dichloropropene	ND	55.5	50.4	91	55.8	45.5	81	10	40-133/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 2 of 3

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13920-1 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
10061-02-6	trans-1,3-Dichloropropene	ND	55.5	49.0	88	55.8	45.8	82	7	40-130/30
100-41-4	Ethylbenzene	ND	55.5	42.9	77	55.8	40.1	72	7	25-144/30
87-68-3	Hexachlorobutadiene	ND	55.5	20.4	37	55.8	19.9	36	2	5-153/30
591-78-6	2-Hexanone	ND	277	292	105	279	266	95	9	43-149/30
98-82-8	Isopropylbenzene	ND	55.5	39.0	70	55.8	37.6	67	4	21-143/30
99-87-6	p-Isopropyltoluene	ND	55.5	33.9	61	55.8	32.5	58	4	12-151/30
74-83-9	Methyl bromide	ND	55.5	51.6	93	55.8	51.4	92	0	5-167/30
1634-04-4	Methyl Tert Butyl Ether	ND	55.5	55.1	99	55.8	50.1	90	10	66-130/30
74-87-3	Methyl chloride	ND	55.5	48.1	87	55.8	48.6	87	1	34-162/30
74-95-3	Methylene bromide	ND	55.5	52.1	94	55.8	47.7	85	9	55-130/30
75-09-2	Methylene chloride	ND	55.5	54.0	97	55.8	49.2	88	9	58-130/30
78-93-3	Methyl ethyl ketone	ND	277	324	117	279	303	109	7	41-169/30
108-10-1	4-Methyl-2-pentanone	ND	277	275	99	279	251	90	9	54-147/30
91-20-3	Naphthalene	ND	55.5	33.7	61	55.8	33.5	60	1	5-164/30
103-65-1	n-Propylbenzene	ND	55.5	37.2	67	55.8	36.1	65	3	21-144/30
100-42-5	Styrene	ND	55.5	43.6	79	55.8	41.2	74	6	12-159/30
630-20-6	1,1,1,2-Tetrachloroethane	ND	55.5	46.0	83	55.8	42.6	76	8	38-131/30
79-34-5	1,1,2,2-Tetrachloroethane	ND	55.5	48.4	87	55.8	44.1	79	9	33-149/30
127-18-4	Tetrachloroethylene	ND	55.5	43.2	78	55.8	39.6	71	9	27-134/30
108-88-3	Toluene	4.3	55.5	48.4	79	55.8	45.1	73	7	34-130/30
87-61-6	1,2,3-Trichlorobenzene	ND	55.5	25.4	46	55.8	25.8	46	2	5-157/30
120-82-1	1,2,4-Trichlorobenzene	ND	55.5	27.5	50	55.8	28.2	51	3	5-164/30
71-55-6	1,1,1-Trichloroethane	ND	55.5	49.8	90	55.8	45.6	82	9	45-130/30
79-00-5	1,1,2-Trichloroethane	ND	55.5	49.5	89	55.8	46.4	83	6	30-152/30
79-01-6	Trichloroethylene	ND	55.5	47.6	86	55.8	43.3	78	9	31-147/30
75-69-4	Trichlorofluoromethane	ND	55.5	51.0	92	55.8	50.0	90	2	55-133/30
96-18-4	1,2,3-Trichloropropane	ND	55.5	48.1	87	55.8	43.4	78	10	51-134/30
95-63-6	1,2,4-Trimethylbenzene	ND	55.5	38.8	70	55.8	36.1	65	7	5-174/30
108-67-8	1,3,5-Trimethylbenzene	ND	55.5	38.0	68	55.8	35.9	64	6	26-138/30
108-05-4	Vinyl Acetate	ND	277	136	49	279	112	40	19	5-158/30
75-01-4	Vinyl chloride	ND	55.5	53.8	97	55.8	52.7	94	2	55-138/30
1330-20-7	Xylene (total)	ND	166	129	77	167	120	72	7	24-143/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

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Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA13920-1MS	5V51523.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1MSD	5V51524.D	1	03/05/19	MB	n/a	n/a	V5V2714
DA13920-1	5V51522.D	1	03/05/19	MB	n/a	n/a	V5V2714

The QC reported here applies to the following samples:**Method:** SW846 8260B

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Surrogate Recoveries	MS	MSD	DA13920-1	Limits
1868-53-7	Dibromofluoromethane	103%	104%	99%	70-131%
2037-26-5	Toluene-D8	98%	100%	99%	70-130%
460-00-4	4-Bromofluorobenzene	99%	100%	101%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	102%	98%	70-130%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 1 of 3

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q	Spike ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
67-64-1	Acetone	ND		250	302	121	250	286	114	5	60-133/30
107-02-8	Acrolein	ND		250	158	63	250	178	71	12	10-281/30
107-13-1	Acrylonitrile	ND		125	128	102	125	134	107	5	47-151/30
71-43-2	Benzene	ND		50	51.6	103	50	49.8	100	4	67-130/30
108-86-1	Bromobenzene	ND		50	49.3	99	50	48.2	96	2	70-130/30
74-97-5	Bromochloromethane	ND		50	54.5	109	50	51.5	103	6	70-130/30
75-27-4	Bromodichloromethane	8.6		50	57.5	98	50	58.2	99	1	70-130/30
75-25-2	Bromoform	0.85	J	50	47.3	93	50	47.8	94	1	60-130/30
104-51-8	n-Butylbenzene	ND		50	52.2	104	50	49.3	99	6	51-143/30
135-98-8	sec-Butylbenzene	ND		50	49.4	99	50	48.7	97	1	69-130/30
98-06-6	tert-Butylbenzene	ND		50	49.1	98	50	48.1	96	2	47-158/30
75-15-0	Carbon disulfide	ND		50	52.7	105	50	56.0	112	6	64-130/30
56-23-5	Carbon tetrachloride	ND		50	52.3	105	50	53.9	108	3	70-130/30
108-90-7	Chlorobenzene	ND		50	50.1	100	50	48.1	96	4	70-130/30
75-00-3	Chloroethane	ND		50	58.8	118	50	57.8	116	2	58-139/30
110-75-8	2-Chloroethyl vinyl ether	ND		50	49.7	99	50	51.8	104	4	10-174/30
67-66-3	Chloroform	6.3		50	58.7	105	50	59.6	107	2	70-130/30
95-49-8	o-Chlorotoluene	ND		50	50.2	100	50	47.9	96	5	70-130/30
106-43-4	p-Chlorotoluene	ND		50	50.4	101	50	49.2	98	2	70-130/30
96-12-8	1,2-Dibromo-3-chloropropane	ND		50	48.8	98	50	47.8	96	2	62-130/30
124-48-1	Dibromochloromethane	5.7		50	54.5	98	50	53.9	96	1	65-130/30
106-93-4	1,2-Dibromoethane	ND		50	50.2	100	50	49.9	100	1	70-130/30
95-50-1	o-Dichlorobenzene	ND		50	50.5	101	50	48.4	97	4	63-130/30
541-73-1	m-Dichlorobenzene	ND		50	49.4	99	50	48.4	97	2	65-130/30
106-46-7	p-Dichlorobenzene	ND		50	49.5	99	50	47.7	95	4	66-130/30
75-71-8	Dichlorodifluoromethane	ND		50	54.9	110	50	54.0	108	2	10-200/30
75-34-3	1,1-Dichloroethane	ND		50	55.8	112	50	54.7	109	2	61-130/30
107-06-2	1,2-Dichloroethane	ND		50	47.4	95	50	51.8	104	9	63-135/30
75-35-4	1,1-Dichloroethylene	ND		50	50.5	101	50	55.0	110	9	67-130/30
156-59-2	cis-1,2-Dichloroethylene	ND		50	54.7	109	50	52.8	106	4	70-130/30
156-60-5	trans-1,2-Dichloroethylene	ND		50	53.0	106	50	55.7	111	5	70-130/30
78-87-5	1,2-Dichloropropane	ND		50	49.5	99	50	51.9	104	5	70-130/30
142-28-9	1,3-Dichloropropane	ND		50	50.6	101	50	49.0	98	3	70-130/30
594-20-7	2,2-Dichloropropane	ND		50	51.3	103	50	53.7	107	5	32-153/30
563-58-6	1,1-Dichloropropene	ND		50	53.8	108	50	53.9	108	0	70-130/30
10061-01-5	cis-1,3-Dichloropropene	ND		50	52.0	104	50	52.2	104	0	68-130/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 2 of 3

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:**Method:** SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
10061-02-6	trans-1,3-Dichloropropene	ND	50	51.8	104	50	50.4	101	3	64-130/30
100-41-4	Ethylbenzene	ND	50	49.9	100	50	47.8	96	4	69-130/30
87-68-3	Hexachlorobutadiene	ND	50	51.2	102	50	49.0	98	4	41-140/30
591-78-6	2-Hexanone	ND	250	245	98	250	256	102	4	69-130/30
98-82-8	Isopropylbenzene	ND	50	51.6	103	50	48.9	98	5	70-130/30
99-87-6	p-Isopropyltoluene	ND	50	51.7	103	50	49.2	98	5	70-130/30
74-83-9	Methyl bromide	ND	50	64.8	130	50	61.1	122	6	47-147/30
74-87-3	Methyl chloride	ND	50	60.8	122	50	60.3	121	1	48-147/30
74-95-3	Methylene bromide	ND	50	50.6	101	50	52.0	104	3	70-130/30
75-09-2	Methylene chloride	ND	50	50.5	101	50	53.8	108	6	70-130/30
108-10-1	4-Methyl-2-pentanone	ND	250	248	99	250	257	103	4	70-130/30
78-93-3	Methyl ethyl ketone	ND	250	275	110	250	295	118	7	69-130/30
1634-04-4	Methyl Tert Butyl Ether	ND	50	51.9	104	50	53.1	106	2	69-130/30
91-20-3	Naphthalene	ND	50	51.0	102	50	50.6	101	1	55-130/30
103-65-1	n-Propylbenzene	ND	50	49.9	100	50	48.3	97	3	62-132/30
100-42-5	Styrene	ND	50	50.3	101	50	48.6	97	3	70-130/30
630-20-6	1,1,1,2-Tetrachloroethane	ND	50	49.9	100	50	47.9	96	4	70-130/30
79-34-5	1,1,2,2-Tetrachloroethane	ND	50	48.2	96	50	48.4	97	0	60-130/30
127-18-4	Tetrachloroethylene	ND	50	51.5	103	50	49.3	99	4	67-130/30
108-88-3	Toluene	ND	50	47.0	94	50	47.8	96	2	70-130/30
87-61-6	1,2,3-Trichlorobenzene	ND	50	51.8	104	50	49.9	100	4	52-130/30
120-82-1	1,2,4-Trichlorobenzene	ND	50	52.2	104	50	49.5	99	5	60-130/30
71-55-6	1,1,1-Trichloroethane	ND	50	52.0	104	50	53.7	107	3	70-130/30
79-00-5	1,1,2-Trichloroethane	ND	50	51.0	102	50	49.3	99	3	68-130/30
79-01-6	Trichloroethylene	ND	50	51.4	103	50	51.9	104	1	70-130/30
75-69-4	Trichlorofluoromethane	ND	50	55.9	112	50	53.6	107	4	54-157/30
96-18-4	1,2,3-Trichloropropane	ND	50	50.4	101	50	52.1	104	3	70-130/30
95-63-6	1,2,4-Trimethylbenzene	ND	50	51.4	103	50	48.7	97	5	65-130/30
108-67-8	1,3,5-Trimethylbenzene	ND	50	50.7	101	50	49.0	98	3	44-155/30
108-05-4	Vinyl Acetate	ND	250	277	111	250	285	114	3	47-133/30
75-01-4	Vinyl chloride	ND	50	60.8	122	50	59.7	119	2	55-144/30
1330-20-7	Xylene (total)	ND	150	147	98	150	143	95	3	67-130/30

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 3 of 3

Job Number: DA13922**Account:** AEICCOD AEI Consultants**Project:** Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59007.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59008.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:**Method:** SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Surrogate Recoveries	MS	MSD	DA12204-5	Limits
1868-53-7	Dibromofluoromethane	106%	108%	102%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	101%	103%	70-130%
2037-26-5	Toluene-D8	100%	100%	98%	70-130%
460-00-4	4-Bromofluorobenzene	97%	100%	100%	70-130%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
DA12204-5MS	7V59010.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5MSD	7V59011.D	1	03/05/19	CH	n/a	n/a	V7V3009
DA12204-5	7V59012.D	1	03/05/19	CH	n/a	n/a	V7V3009

The QC reported here applies to the following samples:

Method: SW846 8260B

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-5 ug/l	Spike Q	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
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CAS No.	Surrogate Recoveries	MS	MSD	DA12204-5	Limits
1868-53-7	Dibromofluoromethane	105%	104%	102%	70-130%
17060-07-0	1,2-Dichloroethane-D4	102%	103%	103%	70-130%
2037-26-5	Toluene-D8	96%	102%	98%	70-130%
460-00-4	4-Bromofluorobenzene	101%	98%	100%	70-130%

* = Outside of Control Limits.

MS Semi-volatiles

QC Data Summaries

Includes the following where applicable:

- Method Blank Summaries
- Blank Spike Summaries
- Matrix Spike and Duplicate Summaries

Method Blank Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-MB	1G141528.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	2.0	0.70	ug/l	
208-96-8	Acenaphthylene	ND	2.0	0.60	ug/l	
120-12-7	Anthracene	ND	2.0	0.70	ug/l	
56-55-3	Benzo(a)anthracene	ND	2.0	0.70	ug/l	
205-99-2	Benzo(b)fluoranthene	ND	2.0	0.90	ug/l	
207-08-9	Benzo(k)fluoranthene	ND	2.0	0.90	ug/l	
191-24-2	Benzo(g,h,i)perylene	ND	2.0	1.0	ug/l	
50-32-8	Benzo(a)pyrene	ND	2.0	1.0	ug/l	
218-01-9	Chrysene	ND	2.0	0.70	ug/l	
53-70-3	Dibenzo(a,h)anthracene	ND	2.0	1.3	ug/l	
206-44-0	Fluoranthene	ND	2.0	0.90	ug/l	
86-73-7	Fluorene	ND	2.0	0.60	ug/l	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	2.0	1.4	ug/l	
90-12-0	1-Methylnaphthalene	ND	2.0	0.70	ug/l	
91-57-6	2-Methylnaphthalene	ND	2.0	0.70	ug/l	
91-20-3	Naphthalene	ND	2.0	0.80	ug/l	
85-01-8	Phenanthrene	ND	2.0	0.60	ug/l	
129-00-0	Pyrene	ND	2.0	0.70	ug/l	

CAS No.	Surrogate Recoveries	Limits
4165-60-0	Nitrobenzene-d5	79% 19-130%
321-60-8	2-Fluorobiphenyl	73% 20-130%
1718-51-0	Terphenyl-d14	86% 13-149%

Method Blank Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-MB	1G141557.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Result	RL	MDL	Units	Q
83-32-9	Acenaphthene	ND	67	17	ug/kg	
208-96-8	Acenaphthylene	ND	67	17	ug/kg	
120-12-7	Anthracene	ND	67	17	ug/kg	
56-55-3	Benzo(a)anthracene	ND	67	17	ug/kg	
205-99-2	Benzo(b)fluoranthene	ND	67	17	ug/kg	
207-08-9	Benzo(k)fluoranthene	ND	67	17	ug/kg	
191-24-2	Benzo(g,h,i)perylene	ND	67	17	ug/kg	
50-32-8	Benzo(a)pyrene	ND	67	17	ug/kg	
218-01-9	Chrysene	ND	67	17	ug/kg	
53-70-3	Dibenzo(a,h)anthracene	ND	67	17	ug/kg	
206-44-0	Fluoranthene	ND	67	17	ug/kg	
86-73-7	Fluorene	ND	67	17	ug/kg	
193-39-5	Indeno(1,2,3-cd)pyrene	ND	67	17	ug/kg	
90-12-0	1-Methylnaphthalene	ND	67	23	ug/kg	
91-57-6	2-Methylnaphthalene	ND	67	30	ug/kg	
91-20-3	Naphthalene	ND	67	23	ug/kg	
85-01-8	Phenanthrene	ND	67	17	ug/kg	
129-00-0	Pyrene	ND	67	17	ug/kg	

CAS No.	Surrogate Recoveries	Limits
321-60-8	2-Fluorobiphenyl	82% 23-130%
4165-60-0	Nitrobenzene-d5	76% 12-131%
1718-51-0	Terphenyl-d14	93% 29-141%

Blank Spike Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-BS	1G141529.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	Spike ug/l	BSP ug/l	BSP %	Limits
83-32-9	Acenaphthene	50	34.3	69	48-130
208-96-8	Acenaphthylene	50	39.1	78	48-130
120-12-7	Anthracene	50	40.9	82	64-130
56-55-3	Benzo(a)anthracene	50	42.5	85	68-130
205-99-2	Benzo(b)fluoranthene	50	43.5	87	68-130
207-08-9	Benzo(k)fluoranthene	50	43.4	87	67-130
191-24-2	Benzo(g,h,i)perylene	50	42.3	85	66-130
50-32-8	Benzo(a)pyrene	50	43.6	87	66-130
218-01-9	Chrysene	50	42.4	85	65-130
53-70-3	Dibenzo(a,h)anthracene	50	44.3	89	64-130
206-44-0	Fluoranthene	50	42.4	85	63-130
86-73-7	Fluorene	50	39.8	80	57-130
193-39-5	Indeno(1,2,3-cd)pyrene	50	44.6	89	64-130
90-12-0	1-Methylnaphthalene	50	32.5	65	36-130
91-57-6	2-Methylnaphthalene	50	31.4	63	32-130
91-20-3	Naphthalene	50	30.3	61	29-130
85-01-8	Phenanthrene	50	40.5	81	64-130
129-00-0	Pyrene	50	42.0	84	70-130

CAS No.	Surrogate Recoveries	BSP	Limits
4165-60-0	Nitrobenzene-d5	73%	19-130%
321-60-8	2-Fluorobiphenyl	74%	20-130%
1718-51-0	Terphenyl-d14	81%	13-149%

* = Outside of Control Limits.

Blank Spike Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-BS	1G141558.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:

Method: SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	Spike ug/kg	BSP ug/kg	BSP %	Limits
83-32-9	Acenaphthene	1670	1570	94	55-130
208-96-8	Acenaphthylene	1670	1600	96	55-130
120-12-7	Anthracene	1670	1550	93	70-130
56-55-3	Benzo(a)anthracene	1670	1600	96	70-130
205-99-2	Benzo(b)fluoranthene	1670	1610	97	70-130
207-08-9	Benzo(k)fluoranthene	1670	1630	98	70-130
191-24-2	Benzo(g,h,i)perylene	1670	1680	101	70-130
50-32-8	Benzo(a)pyrene	1670	1620	97	70-130
218-01-9	Chrysene	1670	1620	97	70-130
53-70-3	Dibenzo(a,h)anthracene	1670	1740	104	70-130
206-44-0	Fluoranthene	1670	1590	95	70-130
86-73-7	Fluorene	1670	1590	95	62-130
193-39-5	Indeno(1,2,3-cd)pyrene	1670	1710	103	70-130
90-12-0	1-Methylnaphthalene	1670	1510	91	47-130
91-57-6	2-Methylnaphthalene	1670	1510	91	46-130
91-20-3	Naphthalene	1670	1500	90	45-130
85-01-8	Phenanthrene	1670	1530	92	70-130
129-00-0	Pyrene	1670	1550	93	70-130

CAS No.	Surrogate Recoveries	BSP	Limits
321-60-8	2-Fluorobiphenyl	85%	23-130%
4165-60-0	Nitrobenzene-d5	77%	12-131%
1718-51-0	Terphenyl-d14	92%	29-141%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17533-MS	1G141531.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412
OP17533-MSD	1G141532.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412
DA12204-4	1G141530.D	1	03/04/19	DC	03/04/19	OP17533	E1G2412

The QC reported here applies to the following samples:**Method:** SW846 8270C

DA13922-2, DA13922-4, DA13922-6

CAS No.	Compound	DA12204-4 ug/l	Spike Q ug/l	MS ug/l	MS %	Spike ug/l	MSD ug/l	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND	50	33.1	66	50	37.6	75	13	31-130/30
208-96-8	Acenaphthylene	ND	50	38.0	76	50	43.2	86	13	31-130/30
120-12-7	Anthracene	ND	50	39.9	80	50	43.7	87	9	38-140/30
56-55-3	Benzo(a)anthracene	ND	50	41.3	83	50	43.5	87	5	44-149/30
205-99-2	Benzo(b)fluoranthene	ND	50	42.6	85	50	44.6	89	5	44-153/30
207-08-9	Benzo(k)fluoranthene	ND	50	42.4	85	50	45.0	90	6	44-151/30
191-24-2	Benzo(g,h,i)perylene	ND	50	42.1	84	50	44.5	89	6	45-149/30
50-32-8	Benzo(a)pyrene	ND	50	42.5	85	50	45.3	91	6	40-148/30
218-01-9	Chrysene	ND	50	42.3	85	50	44.3	89	5	40-153/30
53-70-3	Dibenzo(a,h)anthracene	ND	50	43.4	87	50	46.6	93	7	43-153/30
206-44-0	Fluoranthene	ND	50	42.0	84	50	44.5	89	6	42-148/30
86-73-7	Fluorene	ND	50	38.2	76	50	42.6	85	11	34-134/30
193-39-5	Indeno(1,2,3-cd)pyrene	ND	50	43.7	87	50	45.9	92	5	42-153/30
90-12-0	1-Methylnaphthalene	ND	50	32.2	64	50	37.3	75	15	25-130/30
91-57-6	2-Methylnaphthalene	ND	50	31.6	63	50	36.7	73	15	23-130/30
91-20-3	Naphthalene	ND	50	29.6	59	50	34.8	70	16	21-130/30
85-01-8	Phenanthrene	ND	50	39.2	78	50	42.9	86	9	42-140/30
129-00-0	Pyrene	ND	50	41.8	84	50	43.3	87	4	46-148/30

CAS No.	Surrogate Recoveries	MS	MSD	DA12204-4	Limits
4165-60-0	Nitrobenzene-d5	66%	77%	74%	19-130%
321-60-8	2-Fluorobiphenyl	68%	79%	73%	20-130%
1718-51-0	Terphenyl-d14	79%	82%	78%	13-149%

* = Outside of Control Limits.

Matrix Spike/Matrix Spike Duplicate Summary

Page 1 of 1

Job Number: DA13922
Account: AEICCOD AEI Consultants
Project: Vacant Lot

Sample	File ID	DF	Analyzed	By	Prep Date	Prep Batch	Analytical Batch
OP17541-MS	1G141563.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414
OP17541-MSD	1G141564.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414
DA13922-5	1G141562.D	1	03/05/19	DC	03/05/19	OP17541	E1G2414

The QC reported here applies to the following samples:**Method:** SW846 8270C

DA13922-1, DA13922-3, DA13922-5, DA13922-7

CAS No.	Compound	DA13922-5 ug/kg	Spike Q ug/kg	MS ug/kg	MS %	Spike ug/kg	MSD ug/kg	MSD %	RPD	Limits Rec/RPD
83-32-9	Acenaphthene	ND	1690	1270	75	1690	1280	76	1	10-167/30
208-96-8	Acenaphthylene	ND	1690	1440	85	1690	1440	85	0	10-167/30
120-12-7	Anthracene	ND	1690	1510	89	1690	1510	89	0	22-143/30
56-55-3	Benzo(a)anthracene	ND	1690	1620	96	1690	1580	93	3	15-152/30
205-99-2	Benzo(b)fluoranthene	ND	1690	1660	98	1690	1630	96	2	17-155/30
207-08-9	Benzo(k)fluoranthene	ND	1690	1600	94	1690	1620	96	1	10-172/30
191-24-2	Benzo(g,h,i)perylene	ND	1690	1670	99	1690	1680	99	1	10-153/30
50-32-8	Benzo(a)pyrene	ND	1690	1650	97	1690	1660	98	1	19-151/30
218-01-9	Chrysene	ND	1690	1640	97	1690	1610	95	2	21-147/30
53-70-3	Dibenzo(a,h)anthracene	ND	1690	1740	103	1690	1740	103	0	16-152/30
206-44-0	Fluoranthene	ND	1690	1610	95	1690	1590	94	1	14-151/30
86-73-7	Fluorene	ND	1690	1440	85	1690	1460	86	1	10-196/30
193-39-5	Indeno(1,2,3-cd)pyrene	ND	1690	1690	100	1690	1730	102	2	15-153/30
90-12-0	1-Methylnaphthalene	ND	1690	1300	77	1690	1300	77	0	10-199/30
91-57-6	2-Methylnaphthalene	ND	1690	1310	77	1690	1300	77	1	10-188/30
91-20-3	Naphthalene	ND	1690	1260	74	1690	1280	76	2	10-194/30
85-01-8	Phenanthrene	ND	1690	1500	89	1690	1490	88	1	22-144/30
129-00-0	Pyrene	ND	1690	1560	92	1690	1540	91	1	16-152/30

CAS No.	Surrogate Recoveries	MS	MSD	DA13922-5	Limits
321-60-8	2-Fluorobiphenyl	73%	73%	68%	23-130%
4165-60-0	Nitrobenzene-d5	66%	67%	61%	12-131%
1718-51-0	Terphenyl-d14	92%	90%	90%	29-141%

* = Outside of Control Limits.

Water Demand Estimate and Meter Sizing Using Fixture Values

(Based on AWWA M22 Manual, Second Edition)

Project **CHT River Ridge Lot 1**Residential, Non-Residential, M.F. **Residential Multi-Family**Pressure Zone at Project **60**

Fixture or Appliance	Fixture Value (at 60 psi)	Number of Fixtures	Subtotal Fixture Value
Toilet (tank)	4	30	120
Toilet (flush valve)	35	0	0
Urinal (wall or stall)	16	0	0
Urinal (flush valve)	35	0	0
Shower (single head)	2.5	16	40
Sink (lavatory)	1.5	30	45
Kitchen Sink	2.2	16	35.2
Utility Sink	4	1	4
Dishwasher	2	17	34
Bath tub	8	9	72
Clothes Washer	6	16	96
Hose connections (with 50 ft of hose)			
1/2 in.	5		0
5/8 in.	9		0
3/4 in.	12		0
Miscellaneous			
Bedpan washers	10		0
Drinking fountains	2		0
Dental units	2		0
Combined Fixture Value			446.2
Demand (gpm) - See Curves			43
Pressure Adjustment Factor			1
Total Adjusted demand (gpm)			43
Minimum Meter Size			1"
Service Line Velocity (fps)			6.4
Minimum Service Size (HDPE)			2"

UPC DFU DFU Total

4 120

0

0

0

2 32

1 30

2 32

2 2

2 34

2 18

3 48

316

6" sewer at 1% OK up to 700 DFU

800 SF	1000 SF	1400 SF	COMMERCIAL
1	2	3	1
1	1	1	
1	2	3	1
1	1	1	
			1
1	1	1	1
1	1	1	

Approved by: _____

calculated
user inputted

Engineer's Opinion of Probable Cost

Salida Bottling Co. - Public Infrastructure

Prepared by: Crabtree Group, Inc.

Owner: Salida Bottling Co., LLC

January 18, 2020

Item	Qty	Unit	Description	Unit Cost	Total Cost
BASE ITEMS					
1	193	LF	FURNISH AND INSTALL CURB AND GUTTER PER CDOT ACCESS PERMIT	\$ 60.00	\$ 11,580.00
2	31	SY	FURNISH AND INSTALL DRIVEWAY PER CDOT ACCESS PERMIT	\$ 80.00	\$ 2,480.00
3	107	SY	FURNISH AND INSTALL 4" CONCRETE SIDEWALK OVER 4" CDOT CLASS 6 AGGREGATE BASE COURSE	\$ 70.00	\$ 7,490.00
4	1	EA	PLUG EXISTING SEWER SERVICE LINE AT MAIN	\$ 1,000.00	\$ 1,000.00
5	1	EA	FURNISH AND INSTALL SANITARY SEWER MANHOLE ON EXISTING SEWER MAIN (PUBLIC)	\$ 8,000.00	\$ 8,000.00
6	40	LF	FURNISH AND INSTALL 6" SEWER LINE (PRIVATE, TO PROPERTY LINE)	\$ 80.00	\$ 3,200.00
7	1	EA	REMOVE AND DISPOSE OF EXISTING WATER SERVICE ASSEMBLY	\$ 1,000.00	\$ 1,000.00
8	1	EA	REMOVE AND DISPOSE OF EXISTING 8"X4" REDUCER	\$ 500.00	\$ 500.00
9	1	EA	CONNECT TO EXISTING 8" TEE	\$ 1,000.00	\$ 1,000.00
10	318	LF	FURNISH AND INSTALL 8" WATER MAIN	\$ 75.00	\$ 23,850.00
11	7	EA	RECONNECT EXISTING WATER SERVICE	\$ 800.00	\$ 5,600.00
12	4	EA	FURNISH AND INSTALL 3/4" RESIDENTIAL WATER SERVICE ASSEMBLY	\$ 2,000.00	\$ 8,000.00
13	6	EA	FURNISH AND INSTALL 3/4" RESIDENTIAL WATER SERVICE ASSEMBLY WITH DUAL METER PIT	\$ 3,000.00	\$ 18,000.00
14	1	EA	FURNISH AND INSTALL FIRE HYDRANT ASSEMBLY	\$ 7,000.00	\$ 7,000.00
15	1	EA	FURNISH AND INSTALL 8" GATE VALVE	\$ 1,200.00	\$ 1,200.00
16	1	EA	FURNISH AND INSTALL 8"X4" REDUCER	\$ 1,000.00	\$ 1,000.00
17	1	EA	CONNECT TO EXISTING 4" WATER MAIN	\$ 800.00	\$ 800.00
18	570	SY	ASPHALT PATCHING PER CDOT STANDARDS	\$ 50.00	\$ 28,500.00
19	1	LS	TRAFFIC CONTROL	\$ 25,000.00	\$ 25,000.00
				SUBTOTAL	\$ 155,200.00
				WITH 25% CONTINGENCY	\$ 194,000.00
ALLEY PAVING					
20	225	LF	FURNISH AND INSTALL 4" CONCRETE DRAINAGE PAN	\$ 65.00	\$ 14,625.00
21	30	SY	6" CONCRETE DRIVEWAY OVER 6" CDOT CLASS 6 AGGREGATE BASE COURSE	\$ 80.00	\$ 2,400.00
22	400	SY	FURNISH AND INSTALL 3" ASPHALT OVER 6" CDOT CLASS 6 AGGREGATE BASE COURSE	\$ 35.00	\$ 14,000.00
				SUBTOTAL	\$ 31,025.00
				WITH 25% CONTINGENCY	\$ 38,781.25

Salida Bottling Co - Public
Improvements Schedule
Prepared 12/21/21

			Week Starting:	5/2/2022	5/8/2022	5/14/2022	5/20/2022	5/26/2022	6/1/2022	6/7/2022	6/13/2022	6/19/2022	6/25/2022	7/1/2022	7/7/2022	7/13/2022	7/19/2022	7/25/2022	7/31/2022	8/6/2022
Item	Notes	Start	End	May-22					Jun-22					Jul-22						
Sanitary sewer	Manhole and 6" pipe into site	5/2/2022	5/7/2022	X																
Water main upsize and services		5/8/2022	5/22/2022		X	X	X													
Concrete	Curb, driveway, and sidewalk in highway right of way	5/23/2022	6/3/2022					X	X											
asphalt patching		6/4/2022	6/20/2022							X	X	X								
	Add one month for alley paving if required																			



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

- ☒ 1. A General Development Agreement completed.
- ☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 3. A brief written description of the proposed development signed by the applicant;
- ☒ 4. Special Fee and Cost Reimbursement Agreement completed.
- ☒ 5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
- ☒ 6. Applications for Limited Impact Review must submit six (6) copies of application materials and applications for Major Impact Review must submit twelve (12) copies of application materials.

☒ 7. Developments involving construction shall provide the following information:

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

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

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

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

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

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

This development represents traditional neighborhood development with a dense mixture of uses taking advantage of existing infrastructure near the center of the city. (Pages 3-4 and 3-5)

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

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The proposed subdivision conforms to the concurrently proposed Planned Development.

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

Parking, landscaping, sign, and improvements per the concurrently proposed planned development.

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 mixed use on this site provides a transition from commercial downtown to the surrounding residential neighborhoods.

- 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.

No nuisances are anticipated.

- 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.

Water main improvements are required to be built by the applicant from I Street to the east edge of the site, per the Planned Development.

- 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.

No adverse environmental impacts are anticipated.

Invoice

Remit payment to:

Central Colorado Title & Escrow
1055 East Highway 50
Salida, CO 81201

Billed to:

Wes Hill & Associates
129 E. U.S. Highway 50
Salida, CO 81201

Invoice number: 19-08153**Invoice date:** January 24, 2019**Please pay before:****Our file number:** 19-08153**Your reference number:** 323 W 1ST/WARNER**Property:**

323 West First Street
Salida, CO 81201
Chaffee County

Brief legal: PT LOTS 4 & 5 ALL LOTS 6-9
AND PT VAC ALLEY BLK 19
SALIDA

DESCRIPTION	AMOUNT
Owner's Policy (Coverage \$900,000.00)	1,295.00
Loan Policy (Coverage \$687,000.00)	150.00
CO-130 (Extended Coverage)	85.00
Tax Certificate	10.00
Invoice total amount due:	\$ 1,540.00

THIS INVOICE IS FOR INFORMATIONAL PURPOSES ONLY. THESE ITEMS WILL BE COLLECTED AT CLOSING FROM BUYER OR SELLER DEPENDING ON THE TERMS OF THE EXECUTED PURCHASE CONTRACT.

NOTES:

Owners Policy Reissue Rate

 First American Title™	ALTA Commitment for Title Insurance
Schedule A	ISSUED BY First American Title Insurance Company

Transaction Identification Data for reference only:

Issuing Agent: Brett Eakins	Issuing Office: Central Colorado Title & Escrow
Issuing Office's ALTA® Registry ID: 1076574	Loan ID No.:
Commitment No.: 19-08153	Issuing Office File No.: 19-08153
Property Address: 323 West First Street, Salida, CO 81201	

SCHEDULE A

1. Commitment Date: January 11, 2019 at 07:45 AM
2. Policy or Policies to be issued:
 - (a) ☒ ALTA Owners Policy (06/17/06)
 Proposed Insured: Eric Warner and Kristin Homer
 Proposed Policy Amount: \$900,000.00
 - (b) ☒ ALTA Loan Policy (06/17/06)
 Proposed Insured: To Be Determined, its successors and/or assigns as their respective interests may appear.
 Proposed Policy Amount: \$687,000.00
3. The estate or interest in the Land described or referred to in this Commitment is Fee Simple.
4. The Title is, at the Commitment Date, vested in:
 323 W 1st, LLC, a Colorado limited liability company
5. The Land is described as follows:
 SEE SCHEDULE C ATTACHED HERETO

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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 First American Title™	ALTA Commitment for Title Insurance
Schedule BI & BII	ISSUED BY First American Title Insurance Company

Commitment No: 19-08153

SCHEDULE B, PART I

Requirements

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Payment of all taxes and assessments now due and payable as shown on a certificate of taxes due from the County Treasurer or the County Treasurer's Authorized Agent.
6. Evidence that all assessments for common expenses, if any, have been paid.
7. Final Affidavit and Agreement executed by Owners and/or Purchasers must be provided to the Company
8. Warranty Deed sufficient to convey the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2A.
9. Deed of Trust sufficient to mortgage the fee simple estate or interest in the land described or referred to herein, to the Proposed Insured, Schedule A, Item 2B.
10. Deed from RJPA Holdings, LLC to 323 W 1st, LLC, a Colorado limited liability company, conveying that portion of subject property described in Quit Claim Deed recorded July 24, 2015 as Reception No. 421429.
11. Please be advised that our search did not disclose any open Deeds of Trust of Record. If you have knowledge of an outstanding obligation, please contact us immediately for further review prior to closing.
12. Recorded Statement of Authority signed by the member (s) of 323 W 1st, LLC, authorized to transact business on behalf of the company.

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ALTA Commitment for Title Insurance

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First American Title Insurance Company

Schedule BI & BII (Cont.)

13. A survey in form, content and certification acceptable to the Company as the basis for issuing endorsement Form 110.1, in connection with the Owner's policy to be issued hereunder.

NOTE: Upon issuance of the policy (following satisfaction of all requirements), exceptions identified in Schedule B.2 as items 1 through 4 will be deleted or insured over and, upon proof of payment of taxes and assessments due and payable, exception 5 will be revised to read: Taxes and assessments for the year 2019 and subsequent years, a lien not yet due and payable.

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 First American Title™	ALTA Commitment for Title Insurance
Schedule BI & BII (Cont.)	ISSUED BY First American Title Insurance Company

Commitment No.: 19-08153

SCHEDULE B, PART II

Exceptions

THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and provisions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or by making inquiry of persons in possession thereof.
2. Easements, or claims of easements, not shown by the Public Records.
3. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, and any facts which a correct land survey and inspection of the Land would disclose, and which are not shown by the Public Records.
4. Any lien, or right to a lien, for services, labor or material theretofore or hereafter furnished, imposed by law and not shown in the Public Records.
5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met.

Note: Exception number 5. will be removed from the policy provided the Company conducts the closing and settlement service for the transaction identified in the commitment

6. Any and all unpaid taxes, assessments and unredeemed tax sales.
7. Unpatented mining claims; reservations or exceptions in patents or in Acts authorizing the issuance thereof.
8. Any water rights, claims of title to water, in, on or under the Land.

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ALTA Commitment for Title Insurance

ISSUED BY

First American Title Insurance Company

Schedule BI & BII (Cont.)

9. 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 February 12, 1881 and recorded August 4, 1881 in Book 19 at Page 130.
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.
 - d) Greeley Gas Company - filed November 18, 1981, at Reception No. 212196.
 - 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.
11. Any existing leases or tenancies.

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 First American Title™	ALTA Commitment for Title Insurance
Schedule C	ISSUED BY First American Title Insurance Company

File No.: 19-08153

The Land referred to herein below is situated in the County of Chaffee, State of Colorado, and is described as follows:

Lots No. 6, 7, 8 and 9
Block No. 19
City of Salida
Chaffee County, Colorado
and

Fractional Lots Four (4) and Five (5) in Block 19 of the City of Salida and a strip of land between said Block 19 and the right-of-way of the Denver and Rio Grande Western Railroad (Monarch branch) all of which is more particularly described as a Tract of land located within the City of Salida, Chaffee County, Colorado and being part of fractional Block No. 19 of Original Salida and part of the adjoining railroad reservation land being described as follows:
Beginning at the common corner of Lots 5 and 6 of said Block No. 19 located on First Street;
Thence South 48°48'24" West along the common lot line of said Lots 5 and 6 for a distance of 150.00 feet to the Northeasterly alley boundary of said Block No. 19;
Thence South 41°11'36" East along said Northeasterly alley boundary 53.76 feet to the Northerly boundary of the Denver and Rio Grande Western Railroad - Monarch Branch;
Thence North 63°13'57" East along said railroad boundary 154.88 feet to the Southwesterly boundary of said First Street;
Thence North 41°11'36" West along said street boundary 92.34 feet to the point of beginning.

TOGETHER WITH
THAT PORTION OF THE FOLLOWING DESCRIBED ALLEY LOCATED WITHIN BLOCK 19, IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, THAT ABUTS LOTS 5,6,7, 8 AND 9, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY OF SAID ALLEY IN BLOCK 19 AND THE SOUTHEASTERLY BOUNDARY OF SAID BLOCK 19, FROM WHENCE THE INTERSECTION OF SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19 AND THE NORTHEASTERLY RIGHT-OF-WAY OF SECOND STREET BEARS SOUTH 60°24'50" WEST, A DISTANCE OF 178.58 FEET;

THENCE SOUTH 60°24'50" WEST ALONG SAID SOUTHEASTERLY BOUNDARY OF BLOCK 19, A DISTANCE OF 2.69 FEET;

THENCE NORTH 40°46'31" WEST, A DISTANCE OF 215.34 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY OF I STREET;

THENCE NORTH 49°13'29" EAST ALONG SAID RIGHT-OF-WAY OF I STREET, A DISTANCE OF 2.42 FEET TO SAID NORTHEASTERLY RIGHT-OF-WAY OF THE ALLEY WITHIN BLOCK 19;

THENCE SOUTH 40°49'58" EAST ALONG SAID NORTHEASTERLY ALLEY RIGHT-OF-WAY, A DISTANCE OF 215.86 FEET TO THE POINT OF BEGINNING.

>

	First American Title™	ALTA Commitment for Title Insurance
Commitment		ISSUED BY First American Title Insurance Company

COMMITMENT FOR TITLE INSURANCE

Issued By

FIRST AMERICAN TITLE INSURANCE COMPANY

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

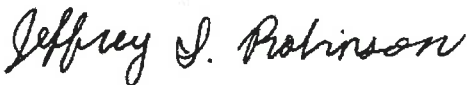
Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, **First American Title Insurance Company**, a Nebraska Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Policy Amount and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

First American Title Insurance Company



Dennis J. Gilmore, President



Jeffrey S. Robinson, Secretary



A Policy-Issuing Agent of First American Title Insurance Company

Central Colorado Title & Escrow
 1055 East Hwy 50
 Salida, CO 81201
 719.539.1001
 719.539.1661 Fax
www.centralcoloradotitle.com

If this jacket was created electronically, it constitutes an original document.

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COMMITMENT CONDITIONS

1. DEFINITIONS

- (a) "Knowledge" or "Known": Actual or imputed knowledge, but not constructive notice imparted by the Public Records.
- (b) "Land": The land described in Schedule A and affixed improvements that by law constitute real property. The term "Land" does not include any property beyond the lines of the area described in Schedule A, nor any right, title, interest, estate, or easement in abutting streets, roads, avenues, alleys, lanes, ways, or waterways, but this does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- (c) "Mortgage": A mortgage, deed of trust, or other security instrument, including one evidenced by electronic means authorized by law.
- (d) "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- (e) "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- (f) "Proposed Policy Amount": Each dollar amount specified in Schedule A as the Proposed Policy Amount of each Policy to be issued pursuant to this Commitment.
- (g) "Public Records": Records established under state statutes at the Commitment Date for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without Knowledge.
- (h) "Title": The estate or interest described in Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- (a) the Notice;
- (b) the Commitment to Issue Policy;
- (c) the Commitment Conditions;
- (d) Schedule A;
- (e) Schedule B, Part I—Requirements;
- (f) Schedule B, Part II—Exceptions; and
- (g) a counter-signature by the Company or its issuing agent that may be in electronic form.

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company shall not be liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

- (a) The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
 - (i) comply with the Schedule B, Part I—Requirements;
 - (ii) eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
 - (iii) acquire the Title or create the Mortgage covered by this Commitment.
- (b) The Company shall not be liable under Commitment Condition 5(a) if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- (c) The Company will only have liability under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- (d) The Company's liability shall not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Conditions 5(a)(i) through 5(a)(iii) or the Proposed Policy Amount.
- (e) The Company shall not be liable for the content of the Transaction Identification Data, if any.
- (f) In no event shall the Company be obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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(g) In any event, the Company's liability is limited by the terms and provisions of the Policy.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT

- (a) Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- (b) Any claim must be based in contract and must be restricted solely to the terms and provisions of this Commitment.
- (c) Until the Policy is issued, this Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- (d) The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- (e) Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- (f) When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT HAS BEEN ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for the purpose of providing closing or settlement services.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Policy Amount is \$2,000,000 or less shall be arbitrated at the option of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by First American Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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First American Title™

DISCLOSURE STATEMENT

Pursuant to C.R.S. 30-10-406(3)(a) all documents received for recording or filing in the Clerk and Recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half of an inch. The Clerk and Recorder will refuse to record or file any document that does not conform to the requirements of this section.

NOTE: If this transaction includes a sale of the property and the price exceeds \$100,000.00, the seller must comply with the disclosure/withholding provisions of C.R.S. 39-22-604.5 (Nonresident withholding).

NOTE: Colorado Division of Insurance Regulations 8-1-2 requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title commitment, other than the effective date of the title commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed.

Pursuant to C.R.S. 10-11-122, the company will not issue its owner's policy or owner's policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent; or until the Proposed Insured has notified or instructed the company in writing to the contrary.

The subject property may be located in a special taxing district. A Certificate of Taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent. Information regarding special districts and the boundaries of such districts may be obtained from the Board of County Commissioners, the County Clerk and Recorder, or the County Assessor.

NOTE: Pursuant to CRS 10-11-123, notice is hereby given:

This notice applies to owner's policy commitments containing a mineral severance instrument exception, or exceptions, in Schedule B, Section 2.

- A. That there is recorded evidence that a mineral estate has been severed, leased, or otherwise conveyed from the surface estate and that there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
- B. That such mineral estate may include the right to enter and use the property without the surface owner's permission.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-2, Affirmative mechanic's lien protection for the Owner may be available (typically by deletion of Exception no. 4 of Schedule B, Section 2 of the Commitment from the Owner's Policy to be issued) upon compliance with the following conditions:

- A. The land described in Schedule A of this commitment must be a single family residence which includes a condominium or townhouse unit.
- B. No labor or materials have been furnished by mechanics or material-men for purposes of construction on the land described in Schedule A of this Commitment within the past 6 months.
- C. The Company must receive an appropriate affidavit indemnifying the Company against un-filed mechanic's and material-men's liens.
- D. The Company must receive payment of the appropriate premium.
- E. If there has been construction, improvements or major repairs undertaken on the property to be purchased within six months prior to the Date of the Commitment, the requirements to obtain coverage for unrecorded liens will include: disclosure of certain construction information; financial information as to the seller, the builder and or the contractor; payment of the appropriate premium, fully executed Indemnity Agreements satisfactory to the company, and, any additional requirements as may be necessary after an examination of the aforesaid information by the Company.

No coverage will be given under any circumstances for labor or material for which the insured has contracted for or agreed to pay.

NOTE: Pursuant to C.R.S. 38-35-125(2) no person or entity that provides closing and settlement services for a real estate transaction shall disburse funds as a part of such services until those funds have been received and are available for immediate withdrawal as a matter of right.

NOTE: C.R.S. 39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

NOTE: Pursuant to CRS 10-1-128(6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

NOTE: Pursuant to Colorado Division of Insurance Regulations 8-1-3, notice is hereby given of the availability of an ALTA Closing Protection Letter which may, upon request, be provided to certain parties to the transaction identified in the commitment.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.



First American Title™

Privacy Information

We Are Committed to Safeguarding Customer Information

In order to better serve your needs now and in the future, we may ask you to provide us with certain information. We understand that you may be concerned about what we will do with such information – particularly any personal or financial information. We agree that you have a right to know how we will utilize the personal information you provide to us. Therefore, together with our subsidiaries we have adopted this Privacy Policy to govern the use and handling of your personal information.

Applicability

This Privacy Policy governs our use of the information that you provide to us. It does not govern the manner in which we may use information we have obtained from any other source, such as information obtained from a public record or from another person or entity. First American has also adopted broader guidelines that govern our use of personal information regardless of its source. First American calls these guidelines its Fair Information Values.

Types of Information

Depending upon which of our services you are utilizing, the types of nonpublic personal information that we may collect include:

- Information we receive from you on applications, forms and in other communications to us, whether in writing, in person, by telephone or any other means;
- Information about your transactions with us, our affiliated companies, or others; and
- Information we receive from a consumer reporting agency.

Use of Information

We request information from you for our own legitimate business purposes and not for the benefit of any nonaffiliated party. Therefore, we will not release your information to nonaffiliated parties except: (1) as necessary for us to provide the product or service you have requested of us; or (2) as permitted by law. We may, however, store such information indefinitely, including the period after which any customer relationship has ceased. Such information may be used for any internal purpose, such as quality control efforts or customer analysis. We may also provide all of the types of nonpublic personal information listed above to one or more of our affiliated companies. Such affiliated companies include financial service providers, such as title insurers, property and casualty insurers, and trust and investment advisory companies, or companies involved in real estate services, such as appraisal companies, home warranty companies and escrow companies. Furthermore, we may also provide all the information we collect, as described above, to companies that perform marketing services on our behalf, on behalf of our affiliated companies or to other financial institutions with whom we or our affiliated companies have joint marketing agreements.

Former Customers

Even if you are no longer our customer, our Privacy Policy will continue to apply to you.

Confidentiality and Security

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to nonpublic personal information about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees and agents to ensure that your information will be handled responsibly and in accordance with this Privacy Policy and First American's Fair Information Values. We currently maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

Information Obtained Through Our Web Site

First American Financial Corporation is sensitive to privacy issues on the Internet. We believe it is important you know how we treat the information about you we receive on the Internet.

In general, you can visit First American or its affiliates' Web sites on the World Wide Web without telling us who you are or revealing any information about yourself. Our Web servers collect the domain names, not the e-mail addresses, of visitors. This information is aggregated to measure the number of visits, average time spent on the site, pages viewed and similar information. First American uses this information to measure the use of our site and to develop ideas to improve the content of our site.

There are times, however, when we may need information from you, such as your name and email address. When information is needed, we will use our best efforts to let you know at the time of collection how we will use the personal information. Usually, the personal information we collect is used only by us to respond to your inquiry, process an order or allow you to access specific account/profile information. If you choose to share any personal information with us, we will only use it in accordance with the policies outlined above.

Business Relationships

First American Financial Corporation's site and its affiliates' sites may contain links to other Web sites. While we try to link only to sites that share our high standards and respect for privacy, we are not responsible for the content or the privacy practices employed by other sites.

Cookies

Some of First American's Web sites may make use of "cookie" technology to measure site activity and to customize information to your personal tastes. A cookie is an element of data that a Web site can send to your browser, which may then store the cookie on your hard drive.

FirstAm.com uses stored cookies. The goal of this technology is to better serve you when visiting our site, save you time when you are here and to provide you with a more meaningful and productive Web site experience.

Fair Information Values

Fairness We consider consumer expectations about their privacy in all our businesses. We only offer products and services that assure a favorable balance between consumer benefits and consumer privacy.

Public Record We believe that an open public record creates significant value for society, enhances consumer choice and creates consumer opportunity. We actively support an open public record and emphasize its importance and contribution to our economy.

Use We believe we should behave responsibly when we use information about a consumer in our business. We will obey the laws governing the collection, use and dissemination of data.

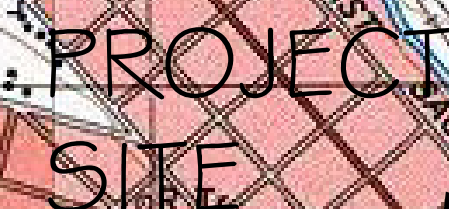
Accuracy We will take reasonable steps to help assure the accuracy of the data we collect, use and disseminate. Where possible, we will take reasonable steps to correct inaccurate information. When, as with the public record, we cannot correct inaccurate information, we will take all reasonable steps to assist consumers in identifying the source of the erroneous data so that the consumer can secure the required corrections.

Education We endeavor to educate the users of our products and services, our employees and others in our industry about the importance of consumer privacy. We will instruct our employees on our fair information values and on the responsible collection and use of data. We will encourage others in our industry to collect and use information in a responsible manner.

Security We will maintain appropriate facilities and systems to protect against unauthorized access to and corruption of the data we maintain.



PART OF LOTS 4 & 5, ALL OF
LOTS 6-9, BLOCK 19, CITY OF
SALIDA, COLORADO 81201



NOT TO SCALE

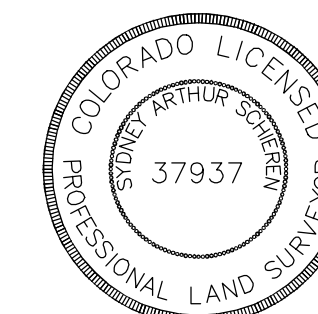
1) ELEVATIONS SHOWN HEREON BASED UPON N.A.V.D. 88
2) CONTOUR INTERVAL IS 1.0'
3) SITE BENCHMARK IS AN 1 1/2" ALUMINIUM CAP ON NO. 5 REBAR STAMPED L.S. 37937, HAVING AN ELEVATION OF 7059.64'
4) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS, LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
5) THIS TOPOGRAPHIC SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY.
6) FIELD WORK PERFORMED ON DECEMBER 21. SITE WAS SNOW COVERED AT TIME OF SURVEY. FEATURES MAY EXIST THAT WERE NOT VISIBLE AT THE TIME OF THE SURVEY.

LEGEND

- | | |
|---|-------------------------|
|  | FOUND MONUMENT AS NOTED |
|  | WATER VALVE |
|  | WATER METER |
|  | POWER POLE |
|  | FENCE |
|  | OVERHEAD UTILITY |
|  | CONCRETE |

LAND SURVEYOR'S CERTIFICATE

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



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

REVISED:	WARNER—HOMER TOPOGRAPHIC SURVEY PART OF LOTS 4 & 5, ALL OF LOTS 6-9, BLOCK 19, CITY OF SALIDA, COLORADO 81201
JOB # 20219	 LANDMARK SURVEYING & MAPPING F.O. BOX 668 SALIDA, CO 81201 Ph: 719.539.4021 FAX: 719.539.4021
DATE: JANUARY 6, 2020	
SHEET 1 OF 1	

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



COLORADO
Department of Transportation
 Region 5

Region 5 Traffic Section
 3803 North Main Avenue, Suite 100
 Durango, Colorado

Permit No. **521066**

November 30, 2021

Eric Warner
 Salida Bottle Company, LLC
 777 Dunlavy Street, Apt 8204
 Houston, Texas 77019

Dear Permittee:

1. **Please review** the attached State Highway Access Permit (Form #101) and all enclosed attachments.
2. If you choose NOT to act on the permit, please return the permit unsigned.
3. If you wish to APPEAL the Terms and Conditions of the permit, please refer to the attached Form 101, Pages 2 and 3 for an explanation of the appeal procedures.
4. If you ACCEPT the Permit and its Terms and Conditions and are authorized to sign as legal owner of the property or as an authorized representative, **please sign and date** the Access Permit form on the line marked "PERMITTEE". Your signature confirms your agreement to all the listed Terms and Conditions.
5. **Provide a check or money order made payable to CDOT for the total amount due of \$100.00.**
6. **You must return the signed Access Permit signature pages, including the permit face page (Form #101) and the final page of the terms and conditions, with your payment to the Colorado Department of Transportation (CDOT) at the address noted below. The Department will return an executed copy of this permit.**
7. **If you fail to sign and return the attached Access Permit within 60 days of the date of this transmittal letter, Colorado Department of Transportation will consider this permit withdrawn.**
8. **As described in the attached Terms and Conditions, you must make a written request to obtain a Notice to Proceed. DO NOT begin any work within the State Highway Right-of-Way without a validated Access Permit and Notice to Proceed. Use of this permit without the Colorado Department of Transportation's validation shall be considered a violation of State Law.**

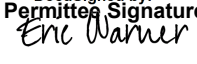
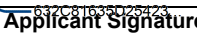
If you have any questions, please call Randee Reider at (970) 385-3626.

Please return Access Permit and attachments to:

Region 5 Traffic Section
 3803 North Main Avenue, Suite 100
 Durango, Colorado

COLORADO DEPARTMENT OF TRANSPORTATION STATE HIGHWAY ACCESS PERMIT			CDOT Permit No. 521066 <i>Item 10.</i>
			State Highway No / Mp / Side 291A / 1.237 / Left
Permit Fee \$100.00	Date of Transmittal 11/30/21	Region / Section / Patrol / Name 5 / 07 / 17	Local Jurisdiction Salida

The Permittee(s): Eric Warner Salida Bottle Company, LLC 777 Dunlavy Street Apt 8204 Houston, Texas 77019 (832) 294-1354	The Applicant(s):																
is hereby granted permission to have an access to the state highway at the location noted below. The access shall be constructed, maintained and used in accordance with this permit, including the State Highway Access Code and any attachments, terms, conditions and exhibits. This permit may be revoked by the Issuing Authority if at any time the permitted access and its use violate any parts of this permit. The issuing authority, the Department and their duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the permit.																	
Location: 240 feet south of "I" Street and 1,120 feet north of milepost 1.																	
<table border="1"> <thead> <tr> <th>Access to Provide Service to:</th> <th>(Land Use Code)</th> <th>(Size)</th> <th>(Units)</th> </tr> </thead> <tbody> <tr> <td></td> <td>814 - Variety Store</td> <td>740</td> <td>SQ. FT.</td> </tr> <tr> <td></td> <td>220 - Multifamily Housing (Low-Rise)</td> <td>16</td> <td>EACH</td> </tr> <tr> <td></td> <td>TOTAL:</td> <td>13</td> <td>DHV</td> </tr> </tbody> </table>		Access to Provide Service to:	(Land Use Code)	(Size)	(Units)		814 - Variety Store	740	SQ. FT.		220 - Multifamily Housing (Low-Rise)	16	EACH		TOTAL:	13	DHV
Access to Provide Service to:	(Land Use Code)	(Size)	(Units)														
	814 - Variety Store	740	SQ. FT.														
	220 - Multifamily Housing (Low-Rise)	16	EACH														
	TOTAL:	13	DHV														
Additional Information: * See attached pages 2-3 of Form 101, and all other attachments, enclosures, and exhibits for additional terms and conditions. *																	

MUNICIPALITY OR COUNTY APPROVAL Required only when the appropriate local authority retains issuing authority.			
Signature N/A	Print Name	Date	Title
Upon the signing of this permit the permittee agrees to the terms and conditions and referenced attachments contained herein. All construction shall be completed in an expeditious and safe manner and shall be finished within 45 days from Initiation. The permitted access shall be completed in accordance with the terms and conditions of the permit prior to being used. The permittee shall contact the Region 5 Access Manager with the Colorado Department of Transportation, at (970) 385-3626 at least thirty (30) days prior to beginning any work within the CDOT right-of-way or beginning the permitted use(s). The person signing as the permittee must be the owner or legal representative of the property served by the permitted access and have full authority to accept the permit and its terms and conditions.			
Deed Signed by: Permittee Signature 	Print Name Eric Warner	Date 12/8/2021 5:22 PM CST	
Applicant Signature 	Print Name	Date	
This permit is not valid until signed by a duly authorized representative of the Department. COLORADO DEPARTMENT OF TRANSPORTATION			
Signature	Print Name	Title	Date (of issue)

Copy Distribution:

Required:

 1.Region
 2.Applicant

 3.Staff Access Section
 4.Central Files

Make copies as necessary for:

 Local Authority
 Inspector
 MTCE Patrol
 Traffic Engineer

Previous editions are obsolete and may not be used

Page 1 of 3 CDOT Form

- 387 -

State Highway Access Permit Form 101, Page 2

The following paragraphs are excerpts of the State Highway Access Code. These are provided for your convenience but do not alleviate compliance with all sections of the Access Code. A copy of the State Highway Access Code is available from your local issuing authority (local government) or the Colorado Department of Transportation (Department). When this permit was issued, the issuing authority made its decision based in part on information submitted by the applicant, on the access category which is assigned to the highway, what alternative access to other public roads and streets is available, and safety and design standards. Changes in use or design not approved by the permit or the issuing authority may cause the revocation or suspension of the permit.

APPEALS

1. Should the permittee or applicant object to the denial of a permit application by the Department or object to any of the terms or conditions of a permit placed there by the Department, the applicant and permittee (appellant) have a right to appeal the decision to the [Transportation] Commission [of Colorado]. To appeal a decision, submit a request for administrative hearing to the Transportation Commission of Colorado within 60 days of transmittal of notice of denial or transmittal of the permit for signature. Submit the request to the Transportation Commission of Colorado, 4201 East Arkansas Avenue, Denver, Colorado 80222-3400. The request shall include reasons for the appeal and may include changes, revisions, or conditions that would be acceptable to the permittee or applicant.
2. Any appeal by the applicant or permittee of action by a local issuing authority shall be filed with the local authority and be consistent with the appeal procedures of the local authority.
3. In submitting the request for administrative hearing, the appellant has the option of including within the appeal a request for a review by the Department's internal administrative review committee pursuant to [Code] subsection 2.10. When such committee review is requested, processing of the appeal for formal administrative hearing, 2.9(5) and (6), shall be suspended until the appellant notifies the Commission to proceed with the administrative hearing, or the appellant submits a request to the Commission or the administrative law judge to withdraw the appeal. The two administrative processes, the internal administrative review committee, and the administrative hearing, may not run concurrently.
4. Regardless of any communications, meetings, administrative reviews or negotiations with the Department or the internal administrative review Committee regarding revisions or objections to the permit or a denial, if the permittee or applicant wishes to appeal the Department's decision to the Commission for a hearing, the appeal must be brought to the Commission within 60 days of transmittal of notice of denial or transmittal of the permit.

PERMIT EXPIRATION

1. A permit shall be considered expired if the access is not under construction within one year of the permit issue

date or before the expiration of any authorized extension. When the permittee is unable to commence construction within one year after the permit issue date, the permittee may request a one year extension from the issuing authority. No more than two one-year extensions may be granted under any circumstances. If the access is not under construction within three years from date of issue the permit will be considered expired. Any request for an extension must be in writing and submitted to the issuing authority before the permit expires. The request should state the reasons why the extension is necessary, when construction is anticipated, and include a copy of page 1 (face of permit) of the access permit. Extension approvals shall be in writing. The local issuing authority shall obtain the concurrence of the Department prior to the approval of an extension, and shall notify the Department of all denied extensions within ten days. Any person wishing to reestablish an access permit that has expired may begin again with the application procedures. An approved Notice to Proceed, automatically renews the access permit for the period of the Notice to Proceed.

CONSTRUCTION

1. Construction may not begin until a Notice to Proceed is approved. (Code subsection 2.4)
2. The construction of the access and its appurtenances as required by the terms and conditions of the permit shall be completed at the expense of the permittee except as provided in subsection 2.14. All materials used in the construction of the access within the highway right-of-way or on permanent easements, become public property. Any materials removed from the highway right-of-way will be disposed of only as directed by the Department. All fencing, guard rail, traffic control devices and other equipment and materials removed in the course of access construction shall be given to the Department unless otherwise instructed by the permit or the Department inspector.
3. The permittee shall notify the individual or the office specified on the permit or Notice to Proceed at least two working days prior to any construction within state highway right-of-way. Construction of the access shall not proceed until both the access permit and the Notice to Proceed are issued. The access shall be completed in an expeditious and safe manner and shall be finished within 45 days from initiation of construction within the highway right-of-way. A construction time extension not to exceed 30 working days may be requested from the individual or office specified on the permit.
4. The issuing authority and the Department may inspect the access during construction and upon completion of the access to ensure that all terms and conditions of the permit are met. Inspectors are authorized to enforce the conditions of the permit during construction and to halt any activities within state right-of-way that do not comply with the provisions of the permit, that conflict with concurrent highway construction or maintenance work, that endanger highway property, natural or cultural resources protected by law, or the health and safety of workers or the public.
5. Prior to using the access, the permittee is required to complete the construction according to the terms and conditions of the permit. Failure by the permittee to abide

by all permit terms and conditions shall be sufficient cause for the Department or issuing authority to initiate action to suspend or revoke the permit and close the access. If in the determination of the Department or issuing authority the failure to comply with or complete the construction requirements of the permit create a highway safety hazard, such shall be sufficient cause for the summary suspension of the permit. If the permittee wishes to use the access prior to completion, arrangements must be approved by the issuing authority and Department and included in the permit. The Department or issuing authority may order a halt to any unauthorized use of the access pursuant to statutory and regulatory powers. Reconstruction or improvement of the access may be required when the permittee has failed to meet required specifications of design or materials. If any construction element fails within two years due to improper construction or material specifications, the permittee shall be responsible for all repairs. Failure to make such repairs may result in suspension of the permit and closure of the access.

6. The permittee shall provide construction traffic control devices at all times during access construction, in conformance with the M.U.T.C.D. as required by section 42-4-104, C.R.S., as amended.

7. A utility permit shall be obtained for any utility work within highway right-of-way. Where necessary to remove, relocate, or repair a traffic control device or public or private utilities for the construction of a permitted access, the relocation, removal or repair shall be accomplished by the permittee without cost to the Department or issuing authority, and at the direction of the Department or utility company. Any damage to the state highway or other public right-of-way beyond that which is allowed in the permit shall be repaired immediately. The permittee is responsible for the repair of any utility damaged in the course of access construction, reconstruction or repair.

8. In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the access shall be securely braced with an approved end post before the fence is cut to prevent any slacking of the remaining fence. All posts and wire removed are Department property and shall be turned over to a representative of the Department.

9. The permittee shall ensure that a copy of the permit is available for review at the construction site at all times. The permit may require the contractor to notify the individual or office specified on the permit at any specified phases in construction to allow the field inspector to inspect various aspects of construction such as concrete forms, subbase, base course compaction, and materials specifications. Minor changes and additions may be ordered by the Department or local authority field inspector to meet unanticipated site conditions.

10. Each access shall be constructed in a manner that shall not cause water to enter onto the roadway or shoulder, and shall not interfere with the existing drainage system on the right-of-way or any adopted municipal system and drainage plan..

11. By accepting the permit, permittee agrees to save, indemnify, and hold harmless to the extent allowed by law,

the issuing authority, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the permittee's use of the access permit during the construction of the access.

Item 10.

CHANGES IN ACCESS USE AND PERMIT VIOLATIONS

1. It is the responsibility of the property owner and permittee to ensure that the use of the access to the property is not in violation of the Code, permit terms and conditions or the Act. The terms and conditions of any permit are binding upon all assigns, successors-in-interest, heirs and occupants. If any significant changes are made or will be made in the use of the property which will affect access operation, traffic volume and or vehicle type, the permittee or property owner shall contact the local issuing authority or the Department to determine if a new access permit and modifications to the access are required.

2. When an access is constructed or used in violation of the Code, section 43-2-147(5)(c), C.R.S., of the Act applies. The Department or issuing authority may summarily suspend an access permit and immediately order closure of the access when its continued use presents an immediate threat to public health, welfare or safety. Summary suspension shall comply with article 4 of title 24, C.R.S.

MAINTENANCE

1. The permittee, his or her heirs, successors-in-interest, assigns, and occupants of the property serviced by the access shall be responsible for meeting the terms and conditions of the permit, the repair and maintenance of the access beyond the edge of the roadway including any cattle guard and gate, and the removal or clearance of snow or ice upon the access even though deposited on the access in the course of Department snow removal operations. Within unincorporated areas the Department will keep access culverts clean as part of maintenance of the highway drainage system. However, the permittee is responsible for the repair and replacement of any access-related culverts within the right-of-way. Within incorporated areas, drainage responsibilities for municipalities are determined by statute and local ordinance. The Department will maintain the roadway including auxiliary lanes and shoulders, except in those cases where the access installation has failed due to improper access construction and/or failure to follow permit requirements and specifications in which case the permittee shall be responsible for such repair. Any significant repairs such as culvert replacement, resurfacing, or changes in design or specifications, requires authorization from the Department.

Form 101, Page 3

State Highway Access Permit**Page – 101a****Worker Safety and Health**

All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations – including, but not limited to the applicable sections of 29 CFR Part 1910 – Occupational Safety and Health Standards and 29 CFR Part 1926 – Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment:

- Head protection that complies with the ANSI Z89.1-1997 standard;
- At all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96;
- High visibility apparel as specified in the Traffic Control provisions of this permit (at a minimum, ANSI/ISEA 107-1999, Class 2).

Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

Environmental Clearance

It is the applicant's responsibility to contact the appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include but are not limited to Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical, or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances and information about prohibited discharges; copy attached.

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LEVEL 2 - ACCESS PERMIT TERMS & CONDITIONS
FULL-MOVEMENT ACCESS

A. PERMIT REQUIREMENTS SPECIFIC TO THIS ACCESS:

1. **Permit Number 521066** is issued by the Colorado Department of Transportation (CDOT) in accordance with the 1998 Access Code and is based upon the information submitted by the Permittee.
 - a. Any changes in the herein permitted type and use and/or volume of traffic using the access, drainage, or other operational aspects shall render this permit void, requiring that a new application be submitted for review based upon currently existing and anticipated future conditions.
 - b. Upon completion of the improvements identified in this permit, Permit Number **521066** shall replace and void all previous access permits for this location.
 - c. If the requirements of this Permit are not satisfied or this Permit expires, the access rights will revert to the access permit issued prior to this permit. If there is no valid prior permit then the access rights and uses shall revert to the historic use.
 - d. This permit is not valid unless the land uses enumerated herein have been approved by the local (City/County) Planning Authority.
2. Permit Number **521066** is issued for the **reconstruction and continued use** of:
 - a. A **Paved full-movement** access to **State Highway 291** for **Salida Bottle Company, LLC at approximate mile marker 1.237 Right**
3. The access shall be **Paved a distance of 20 feet** from the edge of traveled way and gravel surfaced any remaining distance within State Highway ROW. The access shall have a width of **24 feet** and be **constructed according to M-609-1, Type 3, see attached.**
4. The access shall be **perpendicular** to the travel lanes of the State Highway for a minimum distance of **40 feet from the edge of pavement or to the ROW, whichever is furthestmost,** and beyond the back of sidewalk shall not exceed **eight percent (8%)** grade up or down to the ROW line.
5. **Temporary Traffic Control, with prior written approval by CDOT,** is required at all times during construction of the access in accordance with a **Traffic Control Plan (TCP).** The TCP **shall be developed and implemented** by a **Traffic Control Supervisor (TCS) certified** by the **American Traffic Safety Services Association (ATSSA)** or the **Colorado Contractors Association (CCA).**
6. The category for this section of **SH 291** is **NR-C.** The access shall be in conformance with the State of Colorado State Highway Access Code, Volume Two, Code of Colorado Regulations 601-1, August 31, 1998 as amended.

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7. The access shall serve a tract of land located at street address 323 West First Street, Salida, Colorado, 81201, parcel number 368132419160. The location of the access is shown in **EXHIBIT "A" (Location Map)**.
8. Incorporated as part of this permit are the following:
 - a. State Highway Access Permit pages 1-3 and Page 101a
 - b. Access Permit Terms and Conditions Pages **1 through 12**
 - c. **EXHIBIT "A,"** (Location Map)
 - d. **EXHIBIT "B,"** (Traffic Control Typical Application)
 - e. CDOT M&S Standards M-208-1, M-210-1, M-608-1, and M-609-1, **Type 3**.
 - f. CDOT Late Fall, Winter and Spring Special Provisions for Access Construction and Utility Installations
 - g. CDOT Environmental Clearances Information Summary
 - h. Water Quality Program Summary
 - i. State Highway Access Permit Application (CDOT Form No. 137) received **November 2, 2021**
9. This Permit describes the access and improvements that will serve the following land uses:
 - a. **16 Townhomes (ITE Code 220)**
 - b. **740 sq. ft. General Retail (ITE Code 814)**

Total – 13 DHV
10. For the Access Category of **NR-C**, the vehicular volumes using this access shall not exceed the following:
 - a. An average Peak Hour Volume of **25 left-turning entrance movements** from the State Highway into the access.
 - b. An average Peak Hour Volume of **50 right-turning entrance movements** from the State Highway into the access.
11. A passenger car equivalent of **two (2)** for **each vehicle or combination at or over 20 feet in length but less than 40 feet** and a passenger car equivalent of **three (3)** shall be used for **each bus and all trucks and combination at or over 40 feet in length or longer** when determining the volumes listed above.
12. Any changes in the type, use and/or volume of traffic using the access in excess of the values stated above will require a new permit and will require the installation of warranted access improvements within the earliest construction season. Such improvements include but are not limited to:
 - a. Increasing the access width
 - b. Increasing the access radii
 - c. Improving the access surfacing
 - d. Installing acceleration and deceleration lanes
 - e. A full width overlay of the State Highway corresponding to the start and end of the acceleration and deceleration lanes

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13. Any future warranted highway improvements shall be designed and constructed by the Permittee or the property owner at no cost to CDOT.
14. Under no circumstances will the access be allowed to continue operation in an unsafe manner. Failure to provide the warranted improvements will result in closure of the access.
15. At the access location, **SH 291** has a posted speed limit of **25 mph** with less than approximate **6:1 foreslopes** and an Average Daily Traffic of **4,300** which correlates to a minimum Clear Zone of **14** feet from the edge of traveled way. The Permittee/Contractor shall take the minimum Clear Zone into consideration during the design and construction of the access.
16. **Any damaged curb and gutter, sidewalk and abandoned curb cuts along the property adjacent to the State Highway shall be replaced as part of this project.**
17. "Right-of-Way" means the entire width between the boundary lines of every way publicly maintained when any part thereof is open to the use of the public for purposes of vehicular travel or the entire width of every way declared to be a public highway by any law of this state.
18. Internal site circulation and parking must be adequate to serve the land uses described here.
19. No backing into the Right-of-Way will be allowed under any circumstances.
20. No parking within the Right-of-Way will be allowed under any circumstances.
21. Both backing into the Right-of-Way and parking within the Right-of-Way are considered to be traffic offenses and can be ticketed by any law enforcement officer of the jurisdiction in which the access is located.
22. Any violation of the above provisions may be grounds for revocation by the Department of this access permit and may result in physical closure of the access.

B. REQUIREMENTS PRIOR TO NOTICE-TO-PROCEED (NTP) FOR CONSTRUCTION:

1. The Permittee/Contractor must contact **Ms. Randee Reider** at phone number **970-385-3626** or via email at **randee.reider@state.co.us** to schedule a meeting with one of our inspectors **thirty (30) working days prior to beginning any access improvements** or construction of any kind within the highway Right-of-Way (ROW). Failure to comply with this condition may result in revocation of this permit.
2. It is the responsibility of the Permittee/Applicant to determine which **environmental clearances** and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance Information Summary" for details. **FAILURE TO COMPLY WITH REGULATORY**

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REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.

3. A **written request for a Notice to Proceed** must be submitted to this issuing office along with the following items:
 - a. The Permittee shall provide **written approval** from the Local Authority for the proposed land use that will be served by the access. Granting of an access permit in no way implies CDOT concurrence or non-concurrence with the Permittee's proposed land use.
 - b. **The Permittee/Contractor is required to provide comprehensive general liability and property damage** insurance naming the Department (CDOT) as an additional insured party in the amounts of not less than **\$1,000,000 per occurrence** and **automobile liability insurance of \$1,000,000** combined single limit bodily injury and property damage for each accident, during the period of access construction. By accepting the permit, Permittee agrees to save, indemnify, and hold harmless to the extent allowed by law, the Department, its officers, and employees from suits, actions, claims of any type or character brought because of injuries or damage sustained by any person resulting from the Permittee's use of the access permit during the construction of the access. **CDOT shall be listed as "Additional Insured", and CDOT shall be listed as "Certificate Holder" on the Certificate of Insurance (COI).** Copies of insurance coverage shall be submitted to the Region 5 Access Manager prior to the issuing of the NTP. A copy of the insurance policy is required to be available at the construction site at all times for inspection.
 - c. The **Traffic Control Supervisor (TCS)** shall provide a **Traffic Control Plan (TCP)** in accordance with the current edition of the Manual on Uniform Traffic Control Devices (MUTCD). The **TCP shall be submitted** to the Region 5 Access Manager for review and acceptance **a minimum of ten (10) working days prior to the desired implementation date.** **Exhibit "C,"** provides a typical application from the MUTCD as a basis for developing the TCP. If construction of the access improvements involves a Traffic Control application that differs from **Exhibit "C,"** the **TCS** shall submit a new TCP for review and acceptance. Traffic Control of any nature will not be allowed unless authorized in writing by CDOT.

C. GENERAL DESIGN REQUIREMENTS:

1. **Design of improvements** within the highway ROW shall be in compliance with the most current editions of the following manuals and documents except as indicated:
 - a. CDOT Design Guide
 - b. CDOT Drainage Design Manual
 - c. CDOT Standard Plans M&S Standards
 - d. AASHTO Roadside Design Guide
 - e. AASHTO Policy on Geometric Design of Highways and Streets
 - f. CDOT Standard Specifications for Road and Bridge Construction

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- g. CDOT Standard Special Provisions
 - h. Manual on Uniform Traffic Control Devices (MUTCD)
 - i. 1998 State Highway Access Code, Volume 2, Code of Regulations 601-1, as amended
 - j. ITE Traffic Engineering Handbook
 - k. ITE Trip Generation Manual, **6th Edition**
 - l. 2011 CDOT CAD Manual
2. **No grading, construction, structures or toes of slopes necessary for site development shall be placed within CDOT ROW.**
 3. Permittee is required to comply with the **Americans with Disabilities Act Accessibility Guidelines (ADAAG)** that have been adopted by the U.S. Architectural and Transportation Barriers Compliance Board (Access Board), and incorporated by the U.S. Attorney General as a federal standard. These guidelines are defining traversable slope requirements and prescribing the use of a defined pattern of truncated domes as detectable warnings at street crossings. The current Standard Plans reflect these requirements.
 4. It is the responsibility of the Permittee/Applicant to determine which **environmental clearances** and/or regulations apply to the project, and to obtain any clearances that are required directly from the appropriate agency. Please refer to "CDOT Environmental Clearance Information Summary" for details. **FAILURE TO COMPLY WITH REGULATORY REQUIREMENTS MAY RESULT IN SUSPENSION OR REVOCATION OF THE CDOT ACCESS PERMIT, OR ENFORCEMENT ACTIONS BY OTHER AGENCIES.**
 4. ALL discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include substances such as: wash water, paint, automotive fluids, solvents, oils or soaps.
 5. Unless otherwise identified by CDOT or the Colorado Department of Public Health and Environment (CDPHE) Water Quality Control Division (WQCD) as not being a source of pollutants to the waters of the State, the following discharges to storm water systems are allowed without a Colorado Discharge Permit System permit: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from fire fighting activities, and water incidental to street sweeping (including associated sidewalks and medians) and that is not associated with construction. Discharges from these sources may still require separate CDPS permit coverage to be obtained by the discharger.
 6. ANY OTHER DISCHARGES may require Colorado Discharge Permit(s) or separate permits from CDPHE or the appropriate agency before work begins. For additional information and forms, go to the CDPHE website at: <http://www.cdphe.state.co.us/wq/PermitsUnits/wqcdpmt.html> or contact the CDOT Water Quality Program Manager at 303-757-9343.

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7. Discharges may also be subject to additional State and Local restrictions, such as MS4 (Municipal Separate Storm Water Sewerage Systems) requirements for permanent sediment control, TMDL (Total Maximum Daily Limit), TMAL (Total Maximum Annual Limit) or discharge.

D. DRAINAGE DESIGN REQUIREMENTS:

1. No site drainage from the constructed access shall enter onto the traveled way of the highway.
2. Drainage to the State Highway Right-of-Way shall not exceed the historical undeveloped rate of flow.
3. If the State Highway includes a drainage ditch at the proposed access location, the Permittee shall install a minimum of an 18" Corrugated Steel Pipe side drain culvert for drainage. The side drain culvert shall include steel end sections at both ends. The access drainage requirements to include the required side drain culvert size shall be discussed with the CDOT Maintenance representative prior to any construction of the access.
4. Required Cross Culverts under the State Highway, Side Drain Culverts under the Access, Curb, Gutter, Inlets, Sidewalk and Driveways shall conform to CDOT Standards and facilitate proper drainage along the State Highway.

E. PAVEMENT DESIGN REQUIREMENTS:

1. Materials shall conform with:
 - a. Section 304 - Aggregate Base Course (ABC) - Class 6, with resistance values of at least 70 and 76 respectively when tested by the Hveem Stabilometer method.
 - b. Section 403 - Hot Mix Asphalt Grading S or SX, PG 58-28.
 - c. Section 412 & 601 - Concrete Pavement Class P or D = 4,500 psi
2. Unless a pavement design is submitted, pavements shall conform to the following compacted thicknesses:
 - a. Hot Mix Asphalt (HMA) Pavement-
 - i. HMA- 4 inches on the Access. Any pavement replaced on the State Highway shoulder shall match the existing pavement thickness.
 - ii. ABC (Class 6)- 6 inches
 - iii. ABC (Class 1 or 2)- 12 inches
 - b. Concrete Pavement-
 - i. Concrete- 6 inches
 - ii. ABC (Class 6)- 6 inches

F. GENERAL CONSTRUCTION REQUIREMENTS:

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1. **A COPY OF THIS PERMIT AND THE VALIDATED NOTICE TO PROCEED MUST BE ON THE JOB WITH THE CONTRACTOR AT ALL TIMES OR ANY WORK ONSITE AND OFFSITE WILL BE ORDERED TO BE IMMEDIATELY SUSPENDED UNTIL THIS TERM IS COMPLIED WITH.**
2. **Construction Activities** within the highway ROW shall be in compliance with the most current editions of the following manuals:
 - a. CDOT Standard Specifications for Road and Bridge Construction
 - b. CDOT Standard Special Provisions
 - c. CDOT Standard Plans M&S Standards
 - d. CDOT Construction Manual
 - e. CDOT Field Materials Manual
 - f. CDOT Laboratory Manual of Test Procedures
 - g. Manual on Uniform Traffic Control Devices (MUTCD) Part IV and the Colorado Supplement
 - h. **EXHIBIT "B,"** (Traffic Control Typical Application)
3. The Permittee/Contractor is responsible for obtaining any necessary additional **Federal, State and/or City/County permits or clearances** required for construction of the access. Approval of this access permit does not constitute verification of this action by the Permittee.
4. **Any removal of existing fence, in excess of opening required for the access, or installation of a fence that is erected adjacent to the highway ROW requires a separate CDOT Fencing Agreement.**
5. **Any landscaping** within CDOT ROW requires a separate **CDOT Landscaping Permit.**
6. **Any Utility work** within CDOT ROW requires a separate **CDOT Utility Permit.**
7. The Permittee will be responsible for **verification of existing utility locations.** The Permittee must notify owners or operators of **underground utility facilities** at least two (2) business days prior to beginning excavation in the vicinity of such facilities, as required under Section 9-1.5-103, Colorado Revised Statutes. **Call Utility Notification Center of Colorado** (UNCC), **811** or 1-800-922-1987 for marking of member utilities. Call non-member utilities directly.
8. The Permittee/Contractor shall coordinate access construction with any utility installations.
9. Any damage to utilities during construction shall be the Permittee's responsibility to repair or replace the utility at no cost to CDOT.
10. The Permittee/Contractor shall not make any changes to the access design without prior approval from the Region 5 Access Manager or other authorized Region 5 CDOT representative. If necessary, minor changes, corrections, and/or additions to this permit will be ordered by CDOT to meet unanticipated site conditions.

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11. Any damage to any existing highway facilities shall be repaired by the Permittee prior to continuing other work.

G. SAFETY, WORKING TIMES AND TRAFFIC CONTROL:

1. CDOT reserves the right to suspend any construction activities, to include Traffic Control, that interfere with the safe operation of the State Highway. Any such suspensions shall require a written plan of action detailing how the Permittee/Contractor will prevent further safety infractions prior to recommencing construction activities.
2. All equipment, materials or any other non-crashworthy item shall be stored outside the clear zone during non-working times.
3. Existing highway signs requiring removal within the limits of the construction activities shall be removed and delivered to the CDOT Maintenance Shop for storage and future replacement by the Permittee unless otherwise agreed to by CDOT and Permittee. Installation shall be as directed by CDOT.
4. The Permittee/Contractor will be responsible for keeping the State Highway travel lanes and shoulders clear of any mud or debris tracked onto it throughout construction of the access on a daily basis or as otherwise directed by CDOT.
5. The existing paved shoulder edge shall not be saw cut back until the future pavement is ready to be installed.
6. Any pavement drop-offs that will be left overnight shall be delineated with appropriate channelizing devices and any reasonably obtained lateral buffer space.
7. The Permittee/Contractor shall comply with Revision of Section 107.06 of the CDOT Specifications regarding Safety, Health, and Sanitation Provisions.
8. No work within the highway ROW will be allowed on Saturdays, Sundays, legal holidays, or during periods of adverse weather conditions.
9. All construction activities within the state highway ROW will not be allowed to begin before sunrise and shall be required to cease prior to sunset. Traffic Control operations may begin one half hour before sunrise and continue until one half hour after sunset.
10. No disruption of traffic flow will be allowed during the morning (7:00 AM to 8:30 AM) and evening (4:30 PM to 6:00 PM) peak hour traffic flows, unless otherwise authorized in writing by CDOT.

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H. SPECIFIC CONSTRUCTION REQUIREMENTS:

1. All existing ROW and survey control markers shall be protected during construction of this access. Any damage to these markers shall require resetting by a Colorado Professional Land Surveyor.
2. All **erosion control devices** shall be in place prior to the start of construction. Typical erosion control devices are shown in M-208-1.
3. For any **ROW fence** that must be removed, the posts on either side of the entrance must first be braced with an end post prior to cutting the fence as shown in M-607-1. Removed fencing material shall remain the property of CDOT and shall be given to the CDOT Maintenance representative.
4. If livestock animals roam freely within the property served by the access, the access shall close the break in the ROW fence with a gate conforming to CDOT Standard Plan M-607-1 or a Cattle Guard conforming to M-611-1. Gates shall be located so that the longest vehicle using the access can completely clear the highway when the gate is closed.
5. The Permittee/Contractor shall remove obstructions, clear and grub the proposed access location to the toe of fill or the top of cut. Cleared topsoil shall be stockpiled for final stabilization.
6. Prior to the placement of any fill, the surface to receive the fill shall be scarified a depth of 6 inches and compacted with moisture and density control. Any cut that shall subsequently receive Aggregate Base Course shall also be scarified and compacted in the same manner. Subsequent Fill shall also be constructed with moisture density control. The compaction shall conform to AASHTO T99 or AASHTO T180 as shown in the following table:

	AASHTO T99	AASHTO T180
Soil Classification	Percent Min.	Percent Min.
(AASHTO M 145)	Relative Compaction	Relative Compaction
A-1 through A-2-5	100	95
All others	95	90

7. Fill placed on slopes steeper than 4:1 shall be continuously benched into the existing slope.
8. Fill shall be placed in layers not to exceed 8 inches of loose material prior to compaction.
9. Fill material shall not have rock larger than 6 inches in diameter.
10. If a side drain culvert is required under the access fill, the fill shall first be constructed full width to a height of 1/3 the diameter of the culvert. The fill shall then be trenched for installation of the culvert. The trench width shall be the culvert diameter 18 inches on both sides. If the bottom of the trench is in rock, loose bedding material shall be 12 inches of Structure Backfill (Class I).

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11. The culvert shall be installed with steel end sections and will connect the flowline of the roadside ditch crossing the access.
12. The culvert shall be backfilled with the same material and the same moisture density control as the rest of the fill. Backfill shall be brought up equally on both sides using 6 inch lifts of loose material prior to compaction.
13. Aggregate Base Course (ABC) shall be placed in layers not to exceed 6 inches once compacted. Compaction shall be 95% of AASHTO T180.
14. The final ABC shall have a smooth surface free of irregularities and any substance other than ABC.
15. The existing State Highway shoulder at the access location shall be saw cut a minimum of one (1) foot from the existing pavement edge to assure a straight edge for placement of adjacent pavement. If using asphalt pavement, the exposed vertical edge of the existing asphalt shall be coated with Emulsified Asphalt (Slow Setting).
16. For Hot Mix Asphalt (HMA) Pavement the following applies:
 - a. The ABC shall not be frozen and the air and ABC surface temperatures shall be 50 degrees Fahrenheit and rising.
 - b. The HMA shall be placed in layers not to exceed 2 inches compacted thickness.
 - c. Longitudinal joints between layers shall be offset by 6 inches and shall not be in the wheel path.
 - d. Any segregated areas shall be removed and replaced.
 - e. The Permittee/Contractor shall use rolling equipment to compact the HMA immediately after placement.
 - f. Compaction shall be 92 to 96 percent maximum theoretical density determined according to Colorado Procedure 51.
 - g. The finished surface shall be smooth and conform to the lines and grades shown in M-609-1.
17. For Concrete Pavement the following applies:
 - a. The ABC shall not be frozen and Concrete shall not be placed if the temperature is expected to fall below 45 degrees Fahrenheit or if the temperature of the delivered concrete is above 90 degrees.
 - b. The concrete shall conform to the approved mix design and additional water added at the delivery site shall not exceed the maximum water cement ratio.
 - c. The concrete shall be free of any foreign material.
 - d. Concrete shall be placed on the ABC to require as little rehandling as possible and vibrated to insure consolidation.
 - e. Concrete shall be struck off, screed, floated and finished in a manner that will leave a uniform surface of gritty texture. Additional water applied to the surface for finishing is not allowed.

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- f. The finished surface shall be smooth and conform to the lines and grades shown in M-609-1.
 - g. Immediately after finishing the entire concrete surface shall be cured by being kept moist with water and protected from the sun or sprayed uniformly with a membrane forming curing compound that is VOC compliant and meets AASHTO M148, Type 2.
 - h. The curing period shall be a minimum of 120 hours (5 days). If the forms are removed prior to the end of the curing period, the exposed concrete sides shall be cured for the remainder of the curing period in the same manner as the rest of the concrete.
 - i. Joints shall be constructed during the curing period to control cracking.
 - j. The concrete shall not be subjected to traffic until it has reached a compressive strength of 3,000 psi.
18. Shouldering material shall be placed to eliminate any vertical edges upon completion of the paving.
19. If a **mailbox** is to be installed, it shall be crashworthy and conform to M-210-1. The mailbox shall be located as far from the edge of travel way as possible and allow for mail delivery vehicles to stop completely outside of the traveled way.

I. **FINAL STABILIZATION REQUIREMENTS:**

- 1. **All areas disturbed** during the construction of the access **shall be immediately stabilized** upon completion of the access.
- 2. Break points at the top of cut slopes and in the bottom of ditches shall be rounded on construction for a pleasing appearance.
- 3. A minimum of 4 inches of topsoil shall be placed on all slopes which are to be seeded and mulched.
- 4. Soil preparation, seeding, and mulching shall be required within the ROW limits on all disturbed areas not surfaced. The following types and rates shall be used unless a separate Landscaping Permit states otherwise:

Seed Requirements:

<u>COMMON NAME</u>	<u>BOTANICAL NAME</u>	<u>LBS.</u>
<u>PLS\ACRE</u>		
Western Wheatgrass (V. Arriba)	Pascopyrum Smithii	16
Slender Wheatgrass (V. San Luis)	Elymus Trachycaulus	6
Indian Ricegrass (V. Paloma)	Oryzopsis Hymenoides	6
Hard Fescue (V. Durar)	Festuca Ovina Duriuscula	6
Alsike Clover	Trifolium Hybridium	4
Sand Dropseed	Sporobolus Cryptandrus	<u>0.50</u>
Total lbs/acre		38.50

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 State Highway 291 Milepost 1.237 Right
 Salida Bottle Company, LLC Access

Seed shall be mechanically drilled to a depth of 0.25 or 0.5 inches into the soil on slopes flatter than 3:1. Seed shall be broadcast on slopes 3:1 or steeper and raked into soil.

5. **Fertilizer Requirements:**

<u>Nutrient Type</u>	<u>% AVAILABLE</u>	<u>LBS\ACRE</u>
Nitrogen:	18	45
Phosphorus:	46	115

Fertilizer shall be incorporated to a depth of 2" to 4" into the topsoil.

6. **Mulching Requirements and Application:** 2 tons/acre straw mechanically crimped into soil on slopes flatter than 3:1. Place a soil retention blanket consisting of woven wood or straw coconut material on slopes 3:1 or steeper.

J. FINAL PROJECT ACCEPTANCE:

1. **Final Project Acceptance** will be by the Regional Transportation Director (RTD) or their authorized designee.
2. **Reconstruction or improvements** to the access will be required when the Permittee fails to meet the required design and/or materials specifications. If any construction element fails within two years of CDOT's final acceptance due to improper construction or materials, the Permittee is responsible for all such repairs.

DocuSigned by:
 Eric Warner
 APPLICANT: _____ DATE 12/8/2021 | 5:22 PM CST
 Eric Warner for Salida Bottling Company, LLC

Salida Bottle Company LLC
Access Permit # 521066
SH 291A, MP 1.237 Left

CHAFFEE

291A

1.237

Source: Esri, Maxar, GeoEye, Earthstar Geographics,
CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the
GIS User Community, Esri, HERE, Garmin, (c)
OpenStreetMap contributors, and the GIS user community

Notes for Figure 6H-6—Typical Application 6
Shoulder Work with Minor Encroachment

Guidance:

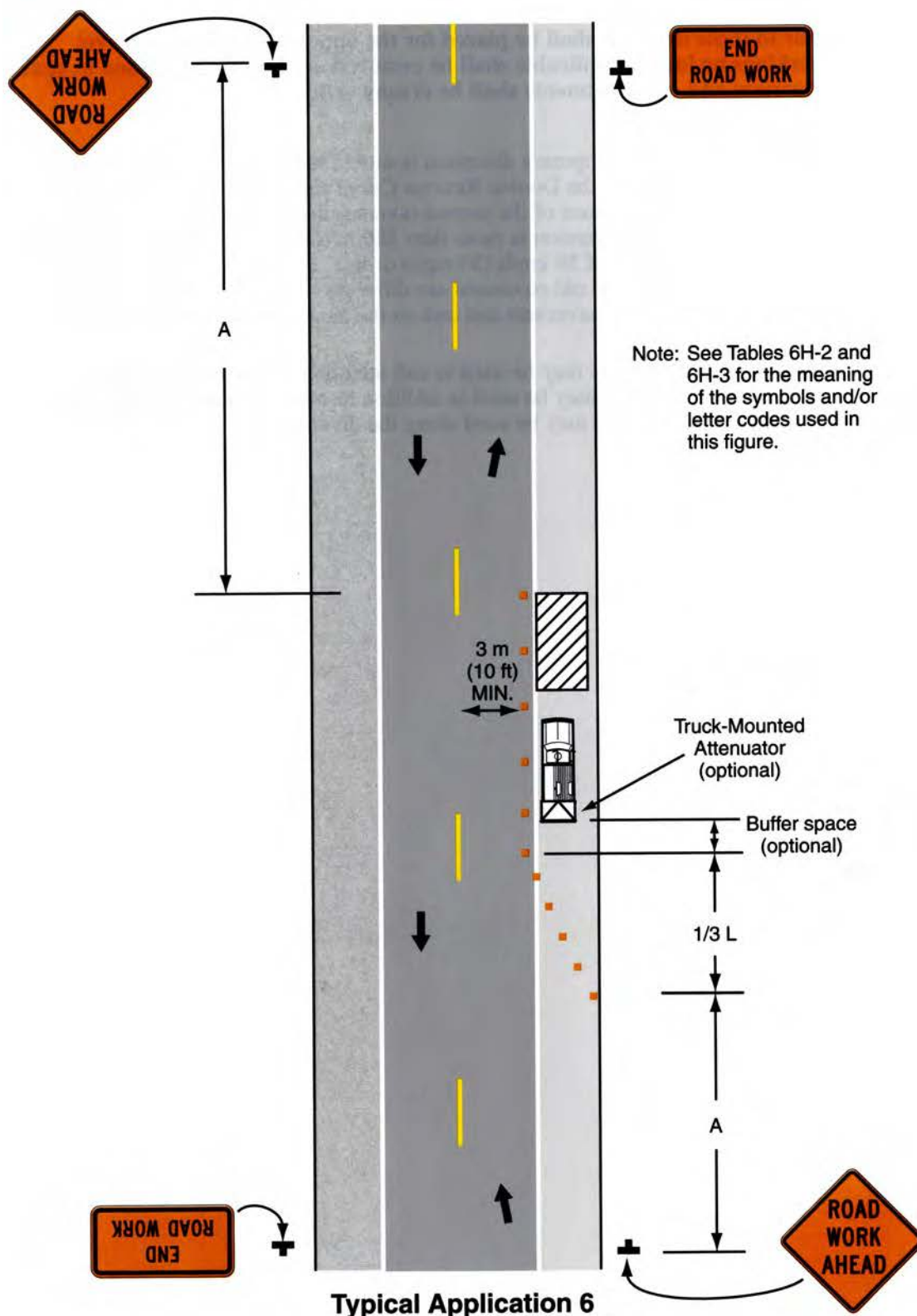
1. All lanes should be a minimum of 3 m (10 ft) in width as measured to the near face of the channelizing devices.
2. The treatment shown should be used on a minor road having low speeds. For higher-speed traffic conditions, a lane closure should be used.

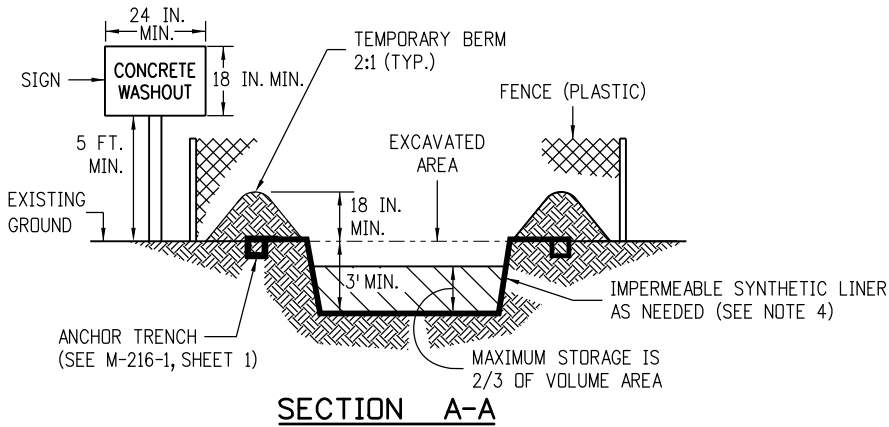
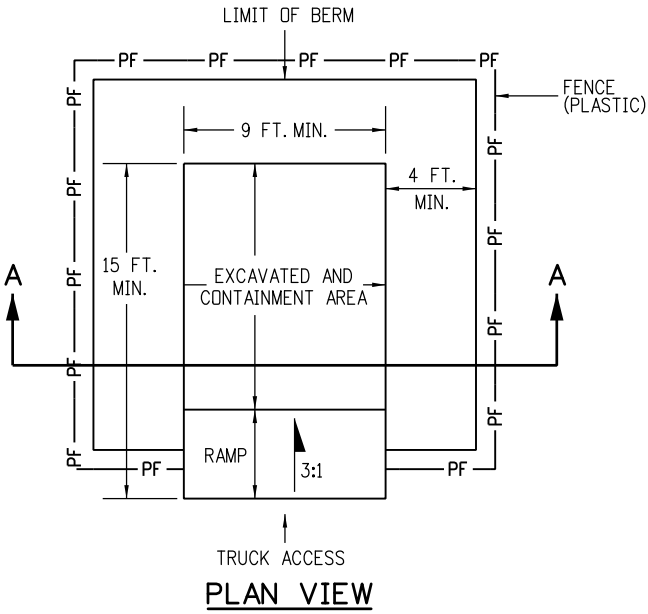
Option:

3. For short-term use on low-volume, low-speed roadways with vehicular traffic that does not include longer and wider heavy commercial vehicles, a minimum lane width of 2.7 m (9 ft) may be used.
4. Where the opposite shoulder is suitable for carrying vehicular traffic and of adequate width, lanes may be shifted by use of closely spaced channelizing devices, provided that the minimum lane width of 3 m (10 ft) is maintained.
5. Additional advance warning may be appropriate, such as a ROAD NARROWS sign.
6. Temporary traffic barriers may be used along the work space.
7. The shadow vehicle may be omitted if a taper and channelizing devices are used.
8. A truck-mounted attenuator may be used on the shadow vehicle.
9. For short-duration work, the taper and channelizing devices may be omitted if a shadow vehicle with activated high-intensity rotating, flashing, oscillating, or strobe lights is used.
10. Vehicle hazard warning signals may be used to supplement high-intensity rotating, flashing, oscillating, or strobe lights.

Standard:

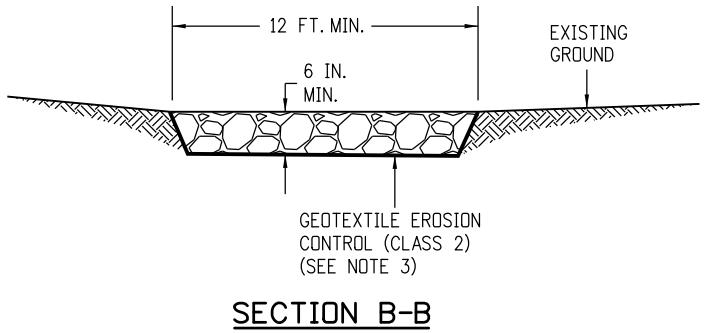
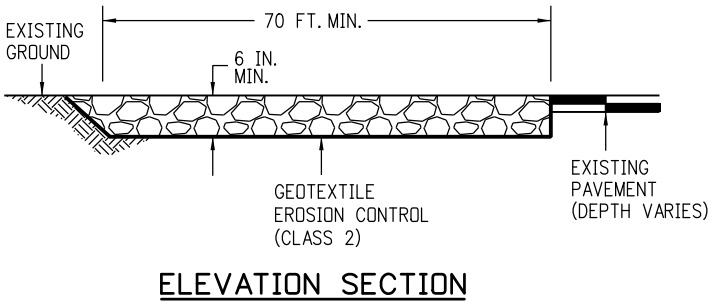
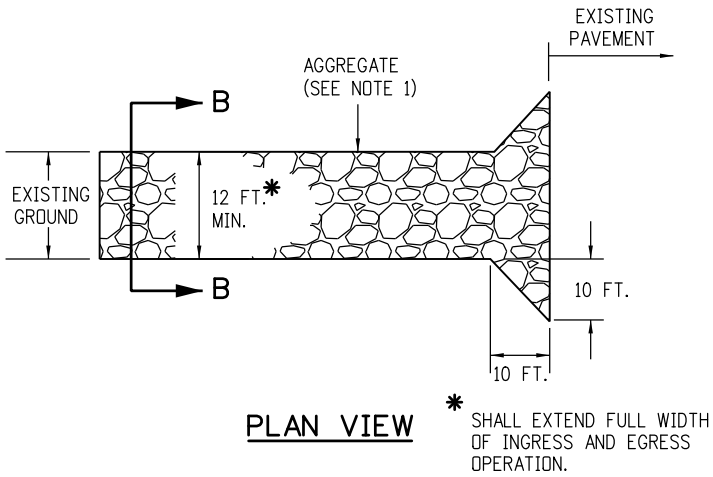
11. Vehicle hazard warning signals shall not be used instead of the vehicle's high-intensity rotating, flashing, oscillating, or strobe lights.

Figure 6H-6. Shoulder Work with Minor Encroachment (TA-6)



- NOTES:
1. A FENCE (PLASTIC) CONFORMING TO SECTION 607 SHALL BE INSTALLED AROUND THE CONCRETE WASHOUT AREA, EXCEPT AT THE OPENING.
 2. THE CONCRETE WASHOUT SIGN SHALL HAVE LETTERS AT LEAST 3 INCHES HIGH AND CONFORM TO SUBSECTION 630.02.
 3. ALL MATERIALS AND LABOR TO COMPLETE THE CONCRETE WASHOUT STRUCTURE SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 4. THE BOTTOM OF EXCAVATION SHALL BE A MINIMUM OF FIVE FEET ABOVE GROUND WATER. IF NOT, THE BOTTOM OF EXCAVATION SHALL BE IN ACCORDANCE WITH 208.02 (j).
 5. THE PAY ITEM NUMBER FOR CONCRETE WASHOUT STRUCTURE (EACH) IS 208-00045.

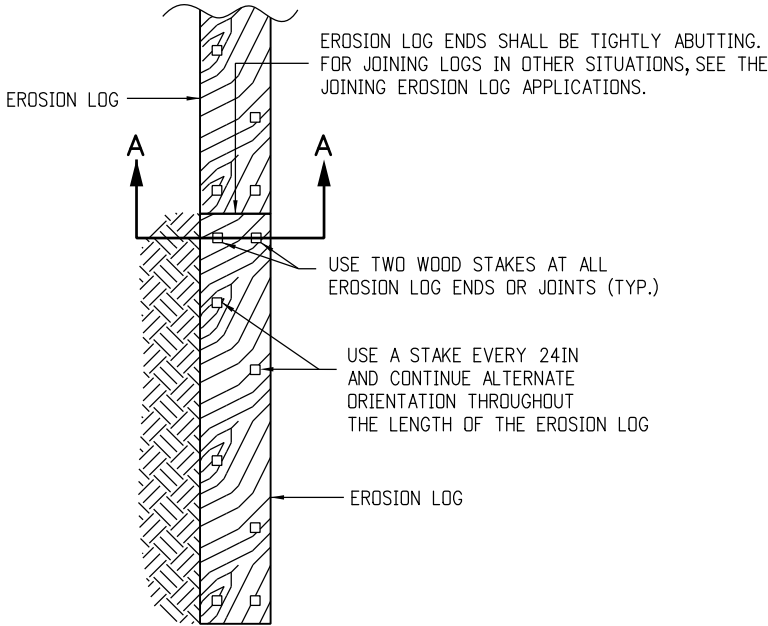
CONCRETE WASHOUT STRUCTURE



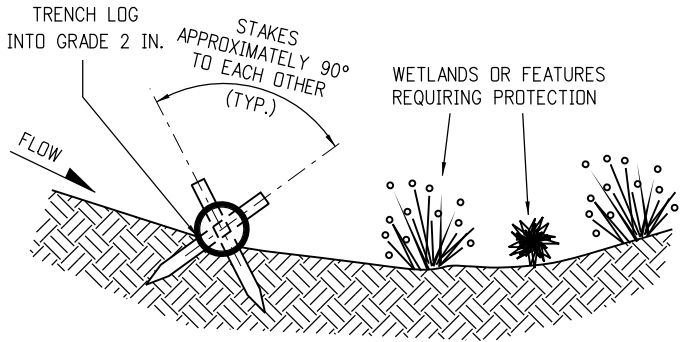
- NOTES:
1. AGGREGATE SHALL CONFORM TO SUBSECTION 208.02 (i).
 2. THE CONTRACTOR SHALL PROTECT CURB AND GUTTER THAT CROSSES THE ENTRANCE FROM DAMAGE, WHILE NOT BLOCKING FLOW OF WATER THRU STRUCTURE. PROTECTION OF THE CURB AND GUTTER SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 3. GEOTEXTILE SHALL CONFORM TO SUBSECTION 712.08.
 4. ALL MATERIALS AND LABOR TO COMPLETE THE VEHICLE TRACKING PAD SHALL BE INCLUDED IN THE COST OF WORK AND NOT PAID FOR SEPARATELY.
 5. THE PAY ITEM NUMBER FOR VEHICLE TRACKING PAD (EACH) IS 208-00070.

VEHICLE TRACKING PAD

Computer File Information		Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK	Date:	Comments				M-208-1	
Last Modification Date: 04/01/19	Initials: LTA	(R-X) 07/16/15	Deleted the two Soil Retention Blanket detail sheets. They are now standard M-216-1 Soil Retention Covering.					
Full Path: www.codot.gov/business/designsupport		(R-X) 03/29/16	Minor revisions to some dimensions and General Notes.					
Drawing File Name: 2080101011.dgn		(R-X) 04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(R-X)			Issued By: Project Development Branch July 4, 2012		Sheet No. 1 of 11	

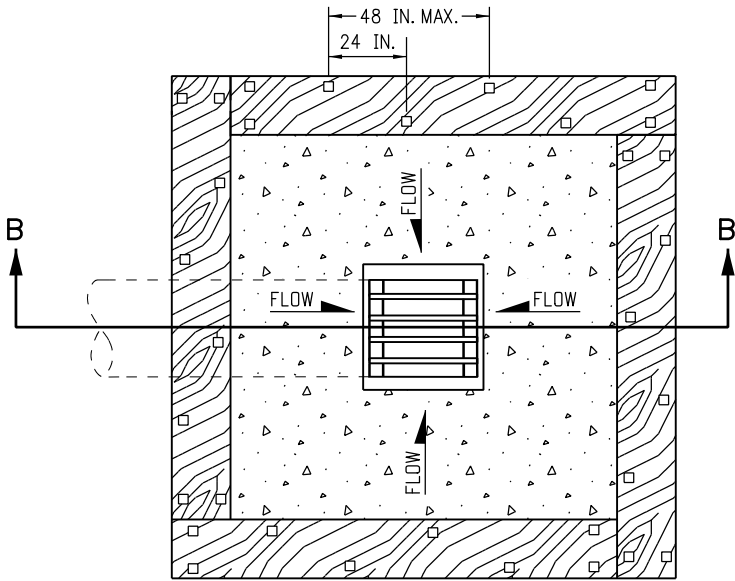


PLAN VIEW

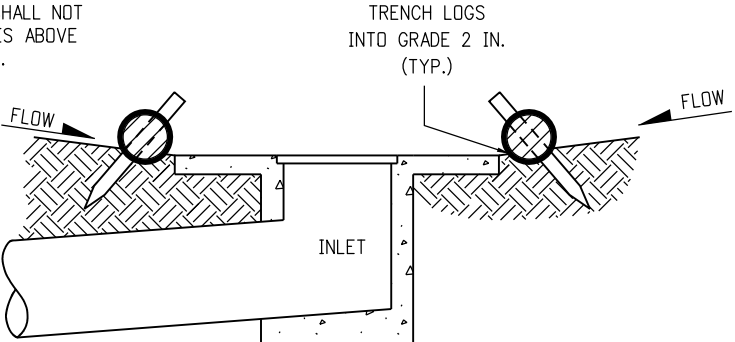


SECTION A-A
TYPICAL STAKE INSTALLATION

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.



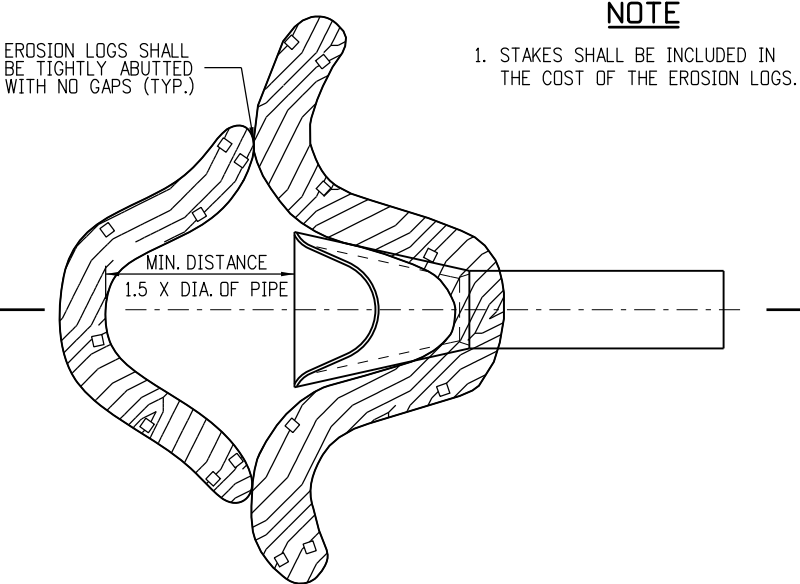
PLAN VIEW



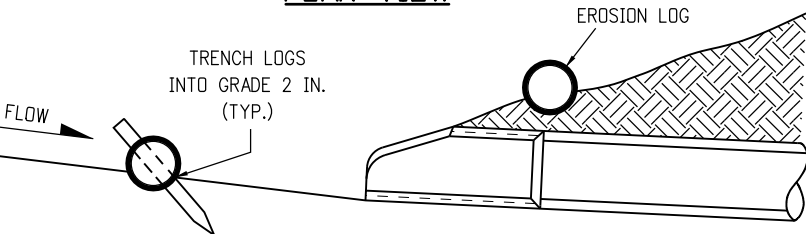
SECTION B-B

NOTE: LOCATE EROSION LOGS AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

EROSION LOG FILTER AT DROP INLET

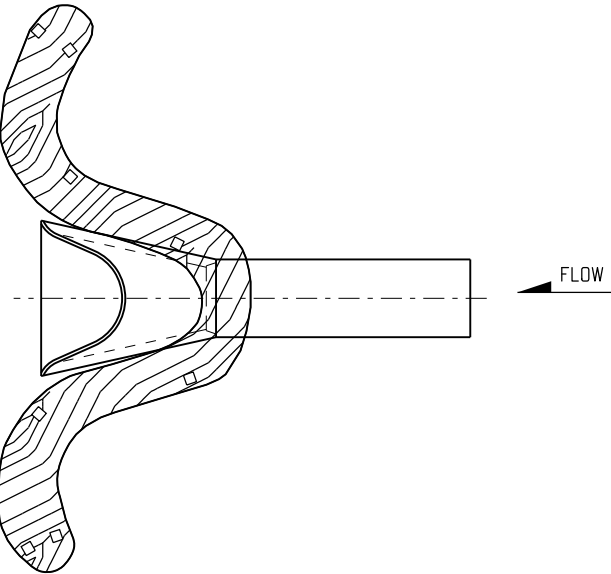


PLAN VIEW

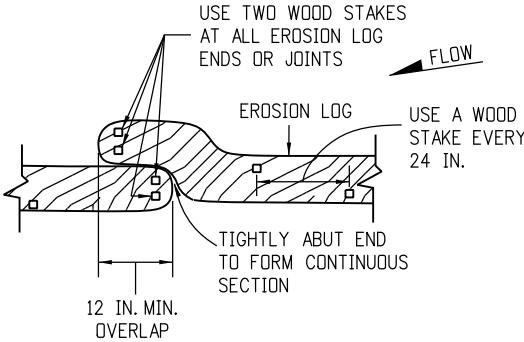


SECTION C-C
(NOT ALL LOGS SHOWN)

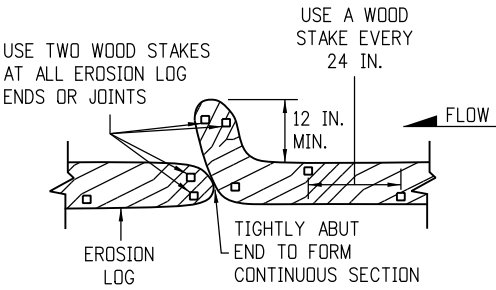
EROSION LOG CULVERT INLET PROTECTION



EROSION LOG CULVERT OUTLET PROTECTION



OVERLAP JOINING DETAIL



J-HOOK JOINING DETAIL

JOINING EROSION LOG APPLICATIONS

EROSION LOG APPLICATIONS

Computer File Information	
Creation Date: 07/04/12	Initials: JBK
Last Modification Date: 04/01/19	Initials: LTA
Full Path: www.codot.gov/business/designsupport	
Drawing File Name: 2080102011.dgn	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	

Sheet Revisions	
Date:	Comments
03/29/16	Minor revisions to some dimensions.
04/01/19	Added Erosion Logs Pay Item table.
	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.

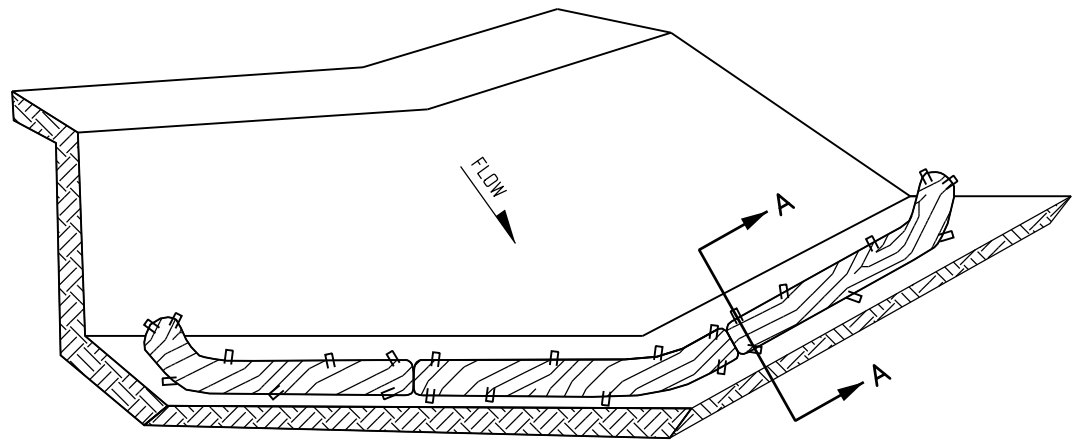


Colorado Department of Transportation
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Denver, CO 80204
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Division of Project Support JBK/LTA

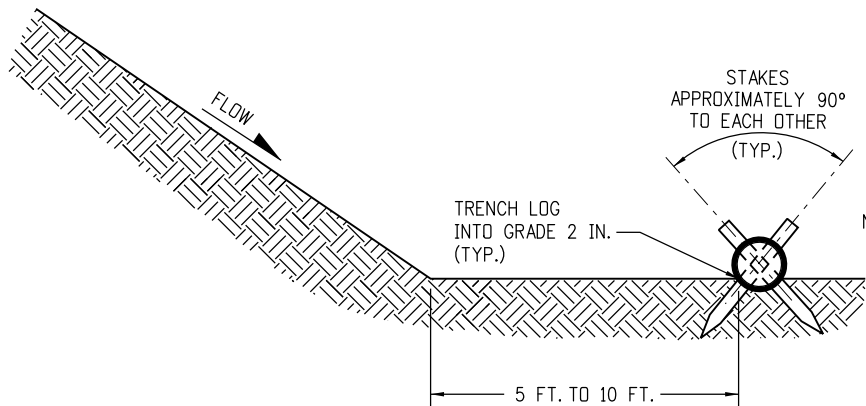
TEMPORARY
EROSION CONTROL

Issued By: Project Development Branch July 4, 2012

STANDARD PLAN NO.
M-208-1
Sheet No. 2 of 11



ISOMETRIC VIEW



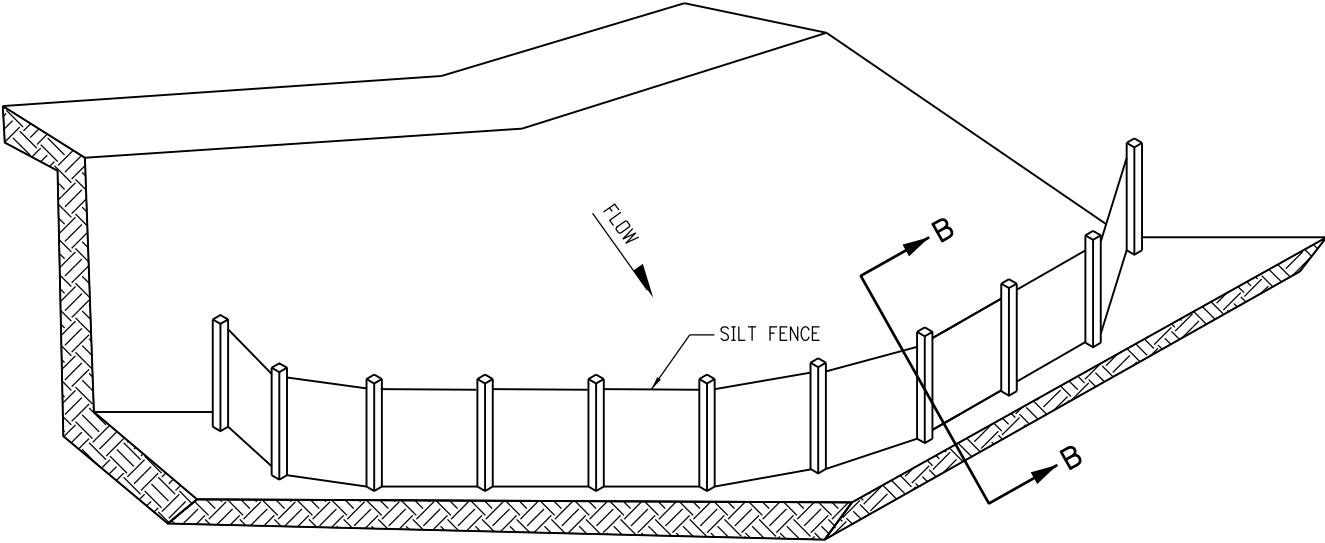
SECTION A-A

NOTE: THE TOPS OF ALL STAKES SHALL NOT EXTEND MORE THAN 2 INCHES ABOVE THE TOPS OF EROSION LOGS.

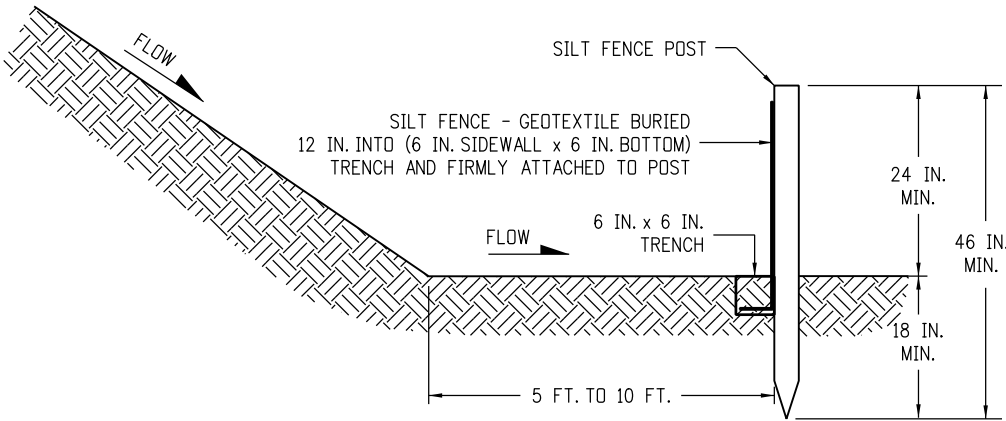
EROSION LOGS PAY ITEMS	
NUMBER	DESCRIPTION
208-00012	TYPE 1 (9 IN.)
208-00002	TYPE 1 (12 IN.)
208-00013	TYPE 1 (20 IN.)
208-00007	TYPE 2 (8 IN.)
208-00008	TYPE 2 (12 IN.)
208-00009	TYPE 2 (18 IN.)
208-00022	TYPE 3 (9 IN.)
208-00023	TYPE 3 (12 IN.)
208-00024	TYPE 3 (20 IN.)

- NOTES:
- 1. EROSION LOGS USED AT TOE OF SLOPE SHALL BE PLACED 5 TO 10 FEET BEYOND TOE OF SLOPE TO PROVIDE STORAGE CAPACITY.
 - 2. EROSION LOGS SHALL BE PLACED ON THE CONTOUR WITH ENDS FLARED UP SLOPE.
 - 3. SEE SHEET 2 OF 11 FOR JOINING LOGS DETAIL.

EROSION LOG TOE OF SLOPE PROTECTION



ISOMETRIC VIEW



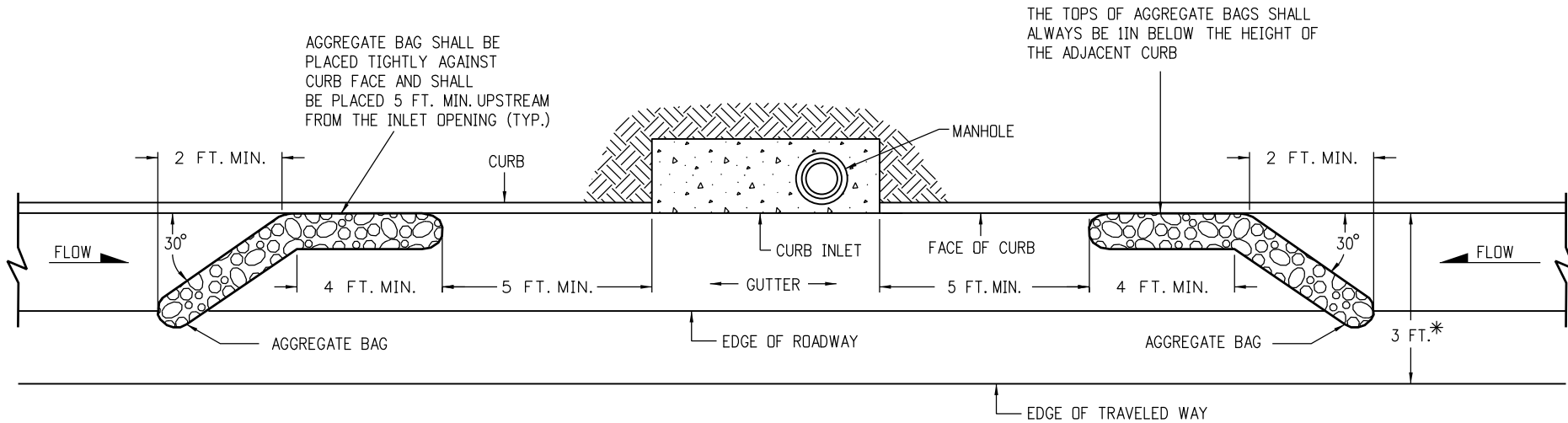
SECTION B-B

SILT FENCE TOE OF SLOPE PROTECTION

NOTE: THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.

TOE OF SLOPE PROTECTION APPLICATIONS

Computer File Information		Sheet Revisions		CDOT 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments				
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Minor revisions to some dimensions. Added Erosion Logs Pay Item table.				M-208-1
Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
Drawing File Name: 2080103011.dgn							Sheet No. 3 of 11
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English				Issued By: Project Development Branch July 4, 2012			

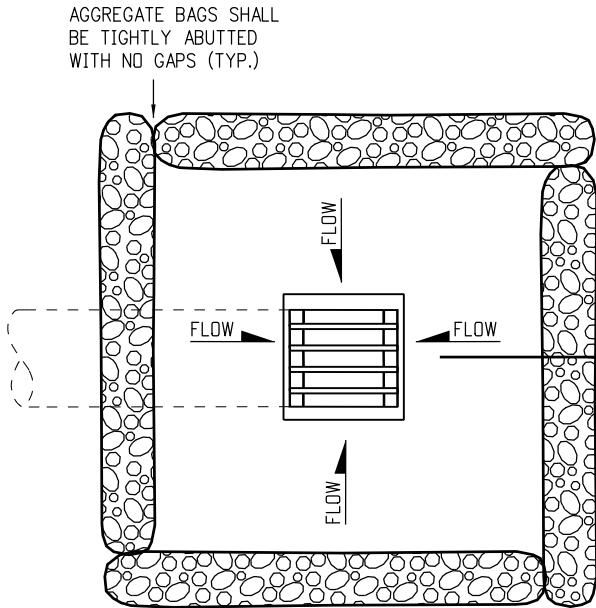


PLAN VIEW

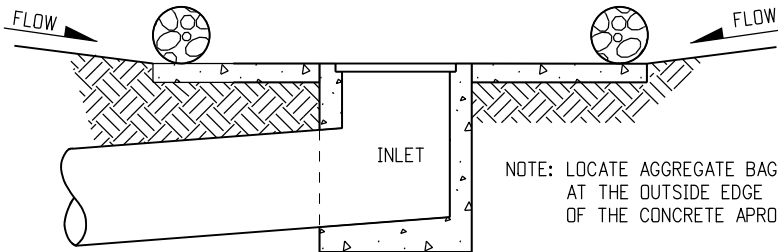
* NOTE: USE AGGREGATE BAGS ONLY WHEN THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY (INCLUDING CONDITIONS DURING DETOURS) TO THE FACE OF CURB.

LENGTH (L) OF INLET FT.	NUMBER OF AGGREGATE BAGS UPSTREAM OF INLET
0 - 5	1
6 - 10	2
L > 10	3

AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I)



PLAN VIEW



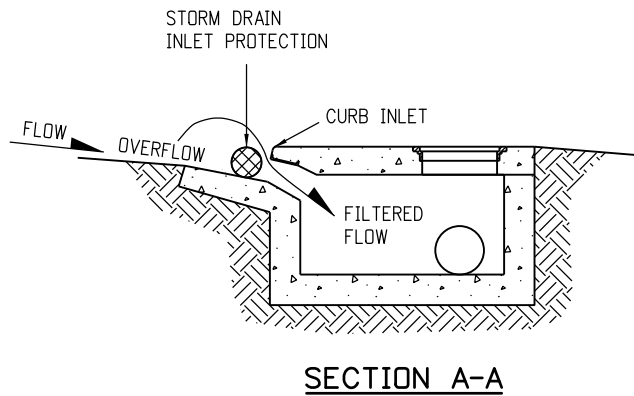
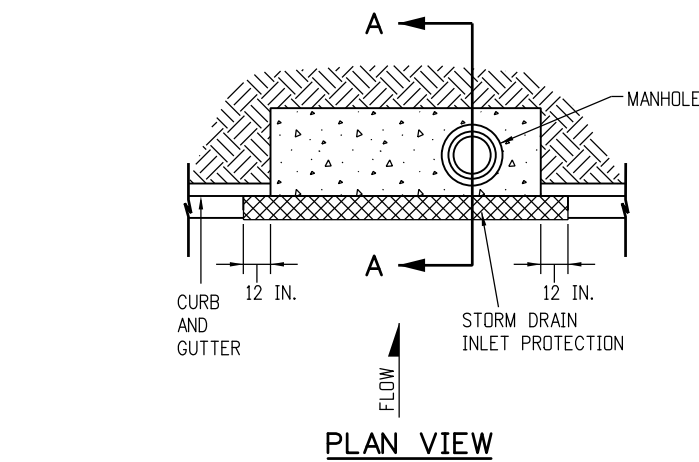
SECTION A-A

AGGREGATE BAGS AT DROP INLET

AGGREGATE BAG APPLICATIONS

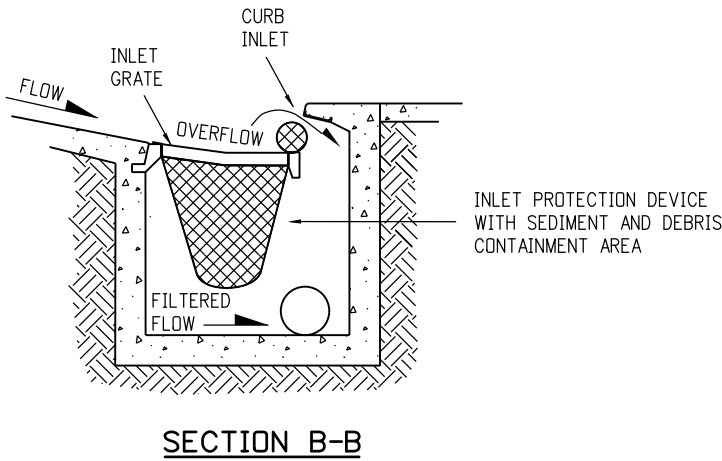
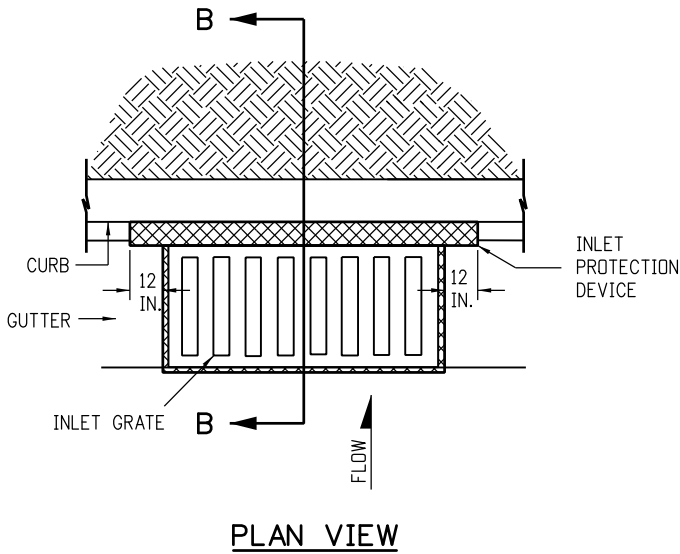
NOTE: THE PAY ITEM NUMBER FOR AGGREGATE BAG (LF) IS 208-00035

Computer File Information		(R-X) (R-X) (R-X) (R-X)	Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK		Date:	Comments		M-208-1		Sheet No. 4 of 11	
Last Modification Date: 04/01/19	Initials: LTA		03/29/16	Added some dimensions and Note.					
Full Path: www.codot.gov/business/designsupport			04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
Drawing File Name: 2080104011.dgn									
CAD Ver.: MicroStation V8	Scale: Not to Scale		Units: English				Issued By: Project Development Branch July 4, 2012		

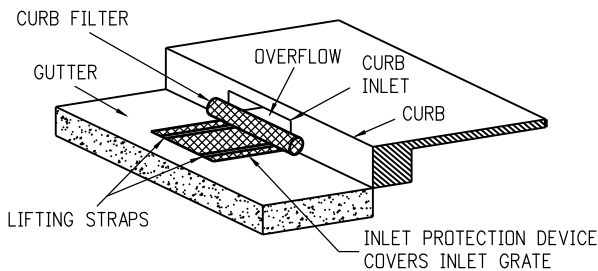


SECTION A-A
STORM DRAIN INLET PROTECTION (TYPE I)

- NOTES:
1. INLET PROTECTION DEVICE SHALL EXTEND 12 INCHES PAST EACH END OF THE INLET.
 2. THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE I) ARE 208-00051 (LF), 208-00053 84 INCHES (EACH), 208-00057 144 INCHES (EACH), AND 208-00058 204 INCHES (EACH).
 3. FOR STORM DRAIN INLET TYPES I AND II, IF THERE IS A MINIMUM CLEARANCE OF 3 FEET FROM THE EDGE OF THE TRAVELED WAY TO THE FACE OF CURB, USE THE AGGREGATE BAGS AT STORM DRAIN INLET (TYPE I) DETAIL ON SHEET 4 INSTEAD.

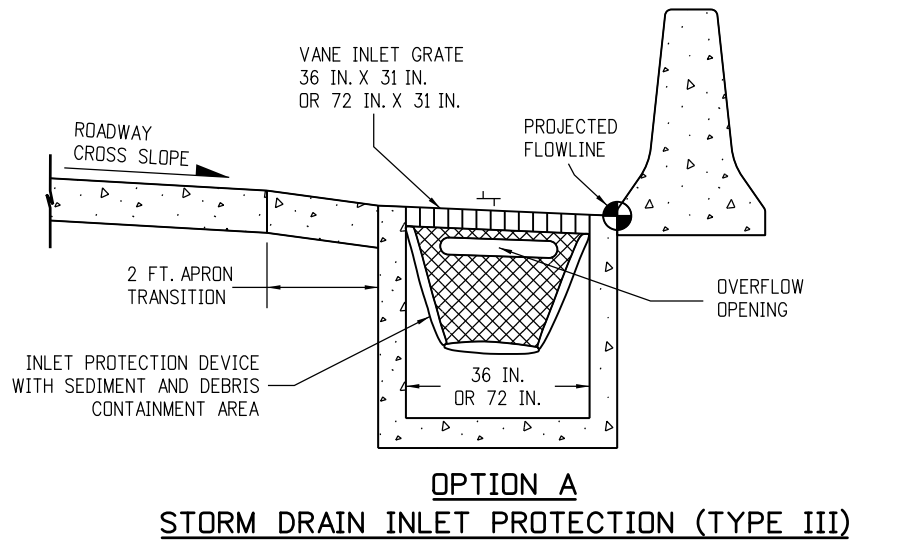


SECTION B-B
OPTION A
STORM DRAIN INLET PROTECTION (TYPE II)

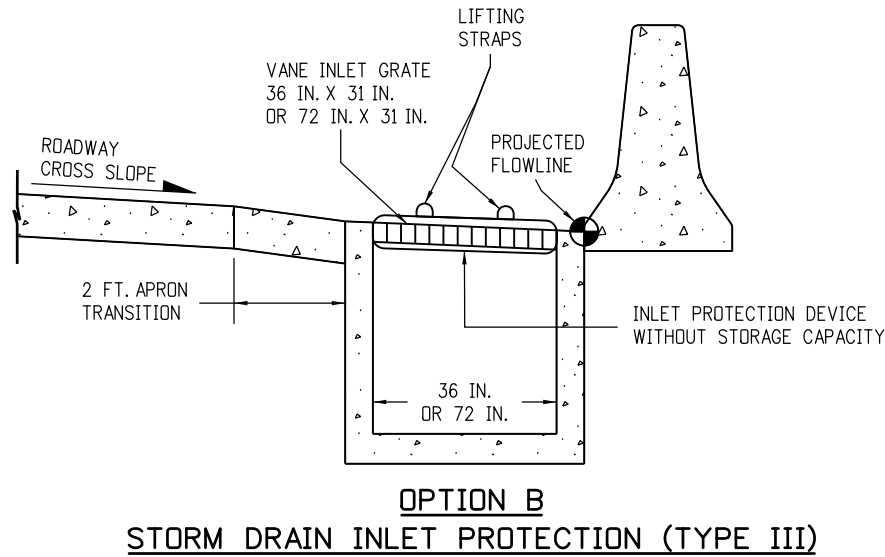


ISOMETRIC VIEW
OPTION B
STORM DRAIN INLET PROTECTION (TYPE II)

NOTE: THE PAY ITEM NUMBERS FOR STORM DRAIN INLET PROTECTION (TYPE II) ARE 208-00054 (EACH).



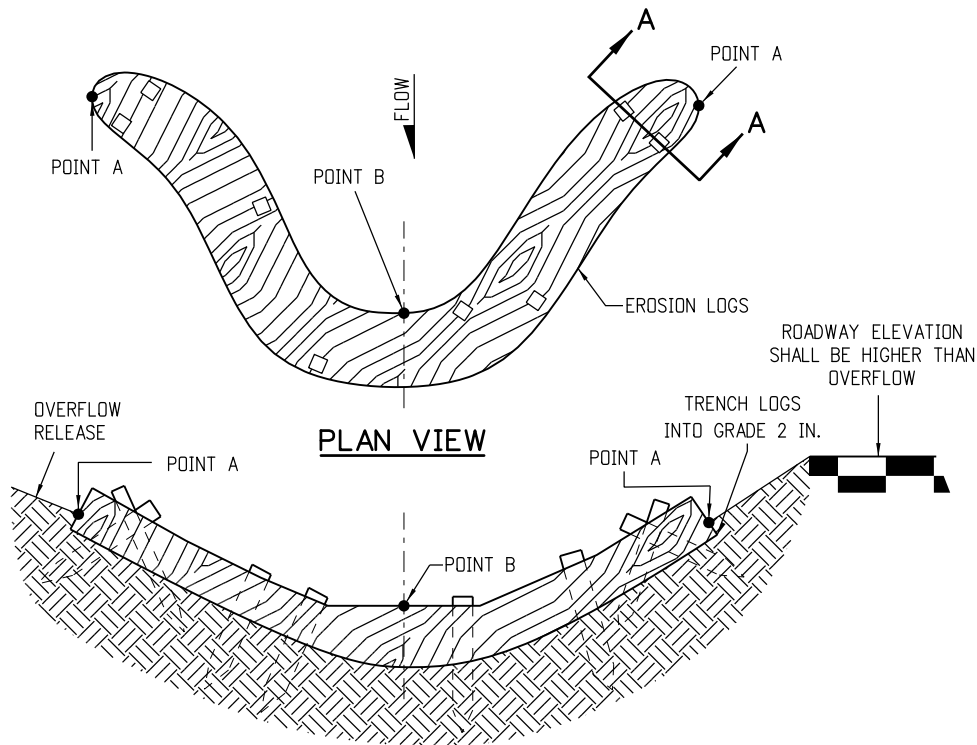
OPTION A
STORM DRAIN INLET PROTECTION (TYPE III)



OPTION B
STORM DRAIN INLET PROTECTION (TYPE III)
NOTE: THE PAY ITEM NUMBER FOR STORM DRAIN INLET PROTECTION (TYPE III) (EACH) IS 208-00056.

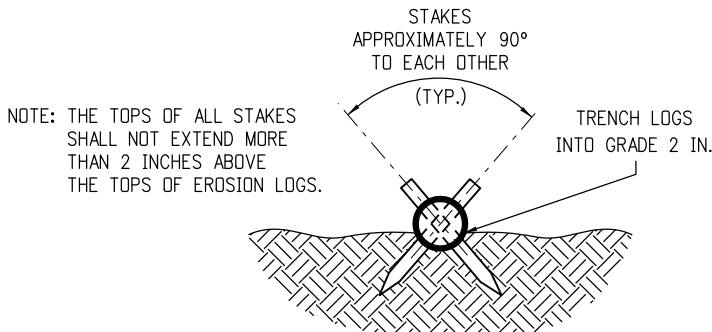
STORM DRAIN INLET PROTECTION TYPES

Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK	Date:	Comments		Issued By: Project Development Branch July 4, 2012		M-208-1	
Last Modification Date: 04/01/19	Initials: LTA	(R-X) 03/29/16	Added Note 3.				Sheet No. 5 of 11	
Full Path: www.codot.gov/business/designsupport		(R-X) 08/10/17	Added new Pay Item numbers for Type I and II.					
Drawing File Name: 2080105011.dgn		(R-X) 04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English		(R-X)						



NOTE: POINTS "A" SHALL BE A MINIMUM 4 IN. HIGHER THAN POINT "B".

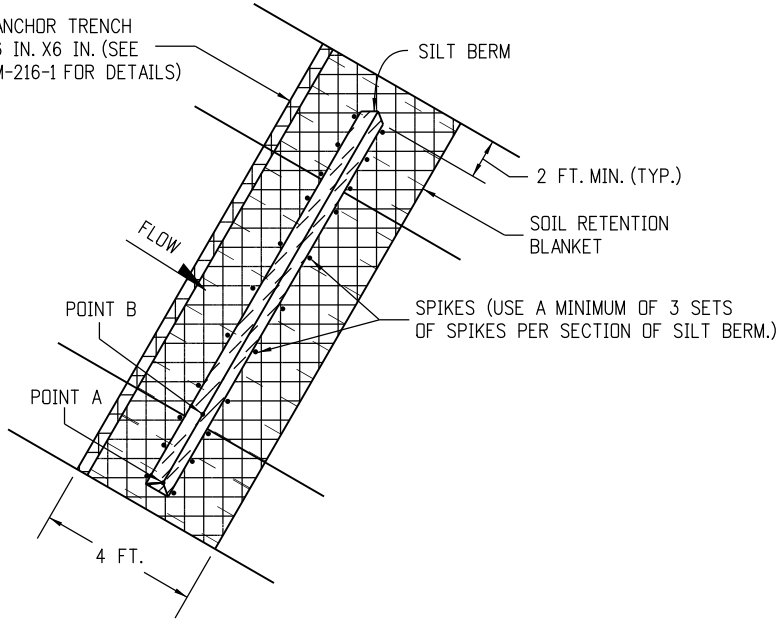
ELEVATION



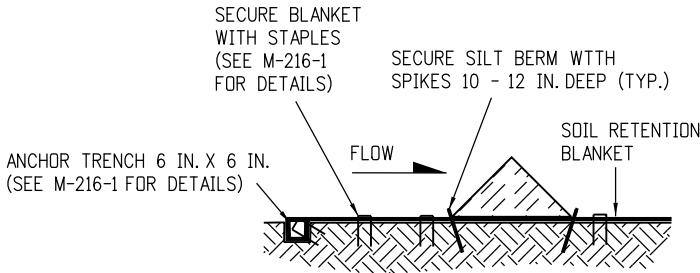
SECTION A-A

- NOTES:
- 1. EROSION LOGS SHALL BE EMBEDDED 2 INCHES INTO THE SOIL.
 - 2. EROSION LOGS SHALL BE TIGHTLY ABUTTED WITH NO GAPS.
 - 3. V-SHAPED TEMPORARY DITCHES SHALL NOT BE USED. DITCHES SHALL BE GRADED IN A PARABOLIC OR TRAPEZOIDAL SHAPE.

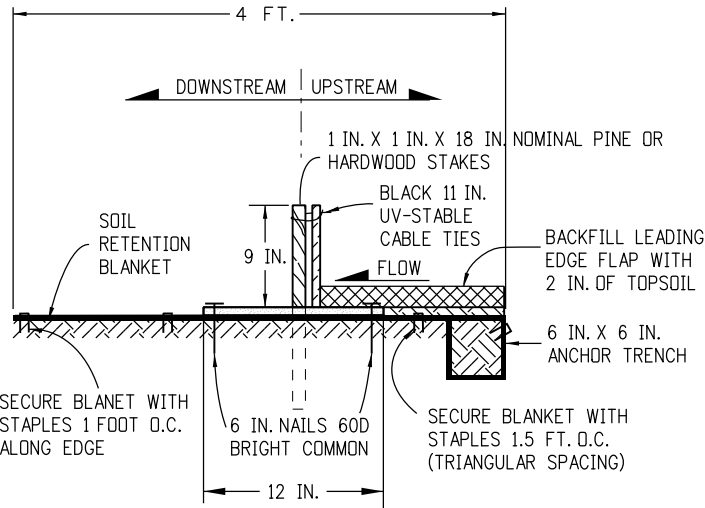
EROSION LOG INSTALLATION



PLAN VIEW

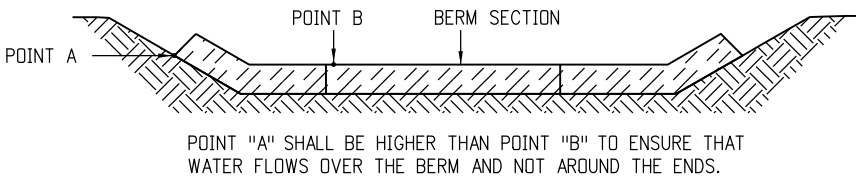


SILT BERM (1) SECTION VIEW



- NOTES:
- 1. MINIMUM 4 NAILS PER SEGMENT (UPSTREAM).
 - 2. MINIMUM 2 NAILS PER SEGMENT (DOWNSTREAM).
 - 3. MINIMUM 2 WOOD STAKES PER SEGMENT.

SILT BERM (2) SECTION VIEW



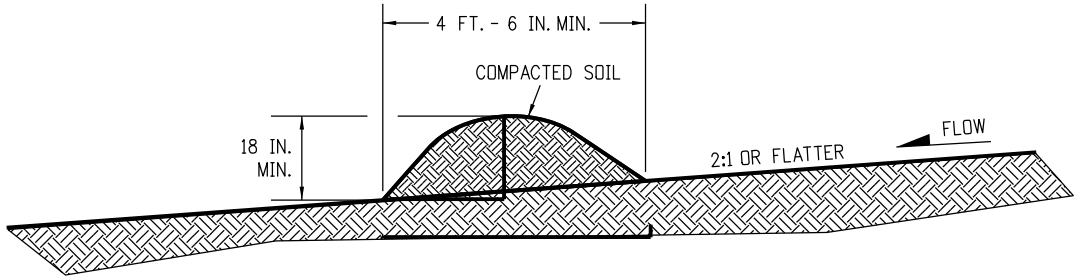
FRONT VIEW

- NOTES
- 1. ANCHOR SOIL RETENTION BLANKET INTO TRENCH WITH 8 INCHES MIN. STAPLES PLACED AT 1 FOOT INTERVALS ALONG EDGE.
 - 2. FILL AND COMPACT TRENCH.
 - 3. SECTIONS OF THE SILT BERM SHALL BE OVERLAPPED WITH NO GAPS.
 - 4. FOR SLOPE AND CHANNEL SPACING SEE THE "SECTION VIEW ALONG DITCH FLOWLINE" DETAIL ON SHEET 11 OF 11.
 - 5. SOIL RETENTION BLANKET SHALL ALWAYS BE REQUIRED.
 - 6. THE PAY ITEM NUMBER FOR SILT BERM (LF) IS 208-00004.

SILT BERM INSTALLATION

DRAINAGE DITCH APPLICATIONS

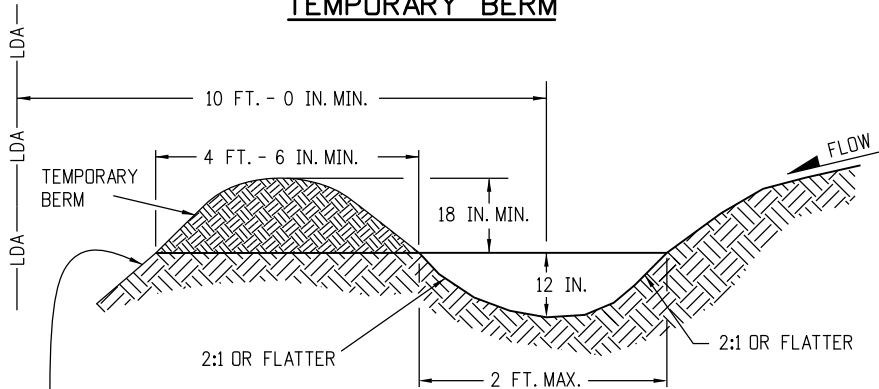
Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK	Date:	Comments					
Last Modification Date: 04/01/19	Initials: LTA	04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				M-208-1	
Full Path: www.codot.gov/business/designsupport								
Drawing File Name: 2080106011.dgn							Sheet No. 6 of 11	
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Issued By: Project Development Branch July 4, 2012			



NOTES:

1. BERMS SHALL HAVE A HEIGHT OF 18 INCHES, SIDE SLOPES OF 2:1 OR FLATTER AND A MINIMUM BASE WIDTH OF 4 FT. -6 IN.
2. BERMS SHALL BE USED TO INTERCEPT AND DIVERT DRAINAGE TO A DESIGNATED OUTLET.
3. BERMS SHALL NOT BE USED WHERE DRAINAGE AREA EXCEEDS 10 ACRES.
4. BERMS SHALL BE CONSTRUCTED OUT OF ACCEPTABLE MATERIAL THAT CAN BE COMPACTED AND RECEIVE AT A MINIMUM HEAVY EQUIPMENT WHEEL ROLLED COMPACTION.
5. TEMPORARY BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
6. THE PAY ITEM NUMBER FOR TEMPORARY BERM (LF) IS 208-00300.

TEMPORARY BERM

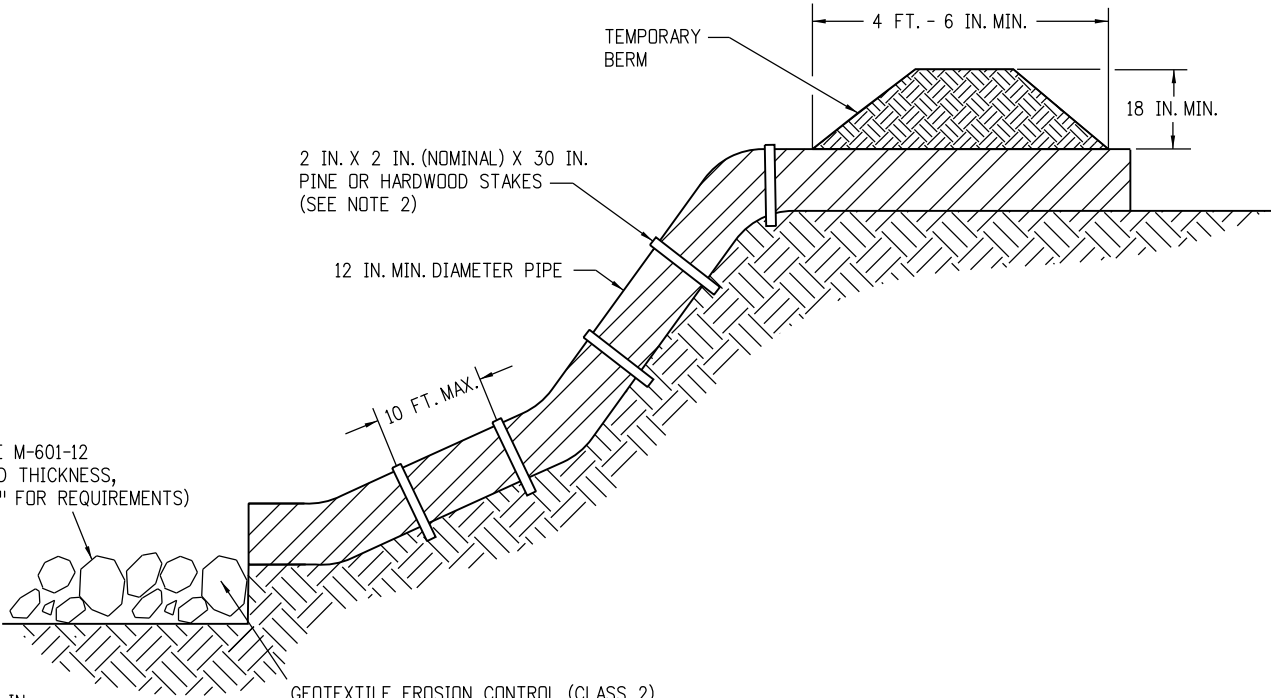


FOR BERMS TALLER THAN 2 FT.,
INSTALL TOE OF SLOPE CNTOL MEASURES.
SEE SHEET 3 OF 11 FOR DETAILS.

NOTES:

1. TEMPORARY DIVERSION DITCHES SHALL BE CONSTRUCTED ACROSS THE SLOPE TO INTERCEPT RUNOFF AND DIRECT IT TO A STABLE OUTLET OR SEDIMENT TRAP.
2. USE THE TEMPORARY DIVERSION DITCH IMMEDIATELY ABOVE A NEW CUT, FILL SLOPE, OR AROUND THE PERIMETER OF A DISTURBED AREA.
3. THE GRADIENT ALONG THE FLOW PATH SHALL HAVE A POSITIVE GRADE TO ASSURE DRAINAGE, BUT SHALL NOT BE SO STEEP AS TO RESULT IN EROSION DUE TO HIGH VELOCITY.
4. THE DIVERSION FLOWLINE SHALL ALWAYS BE LOCATED A MINIMUM 10 FEET FROM THE OUTSIDE LIMITS OF DISTURBED AREA BOUNDARY.
6. DIVERSION BERMS SHALL BE CONSTRUCTED OUT OF EMBANKMENT (SUBSOIL) AND IN NO CIRCUMSTANCE CONSTRUCTED OUT OF SALVAGED TOPSOIL.
5. THE PAY ITEM NUMBER FOR TEMPORARY DIVERSION (LF) IS 208-00301.

TEMPORARY DIVERSION



* RIPRAP OUTLET PROTECTION (SEE M-601-12
FOR MIN. HORIZONTAL LAYOUT AND THICKNESS,
AND SPECIFICATION 506 "RIPRAP" FOR REQUIREMENTS)

* RIPRAP SIZE D₅₀ = 6 IN.
OR AS SHOWN ON THE PLANS.

GEOTEXTILE EROSION CONTROL (CLASS 2)
SHALL ALWAYS BE REQUIRED

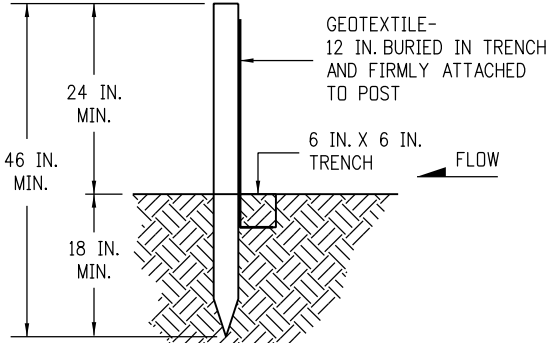
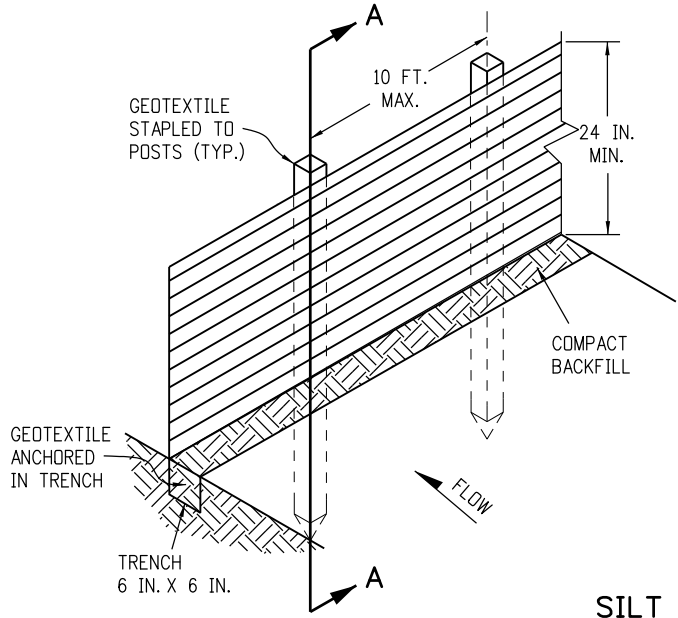
NOTES:

1. ANCHOR SIZE VARIES ACCORDING TO PIPE SIZE
2. TO SECURE THE PIPE, DRIVE STAKES INTO GROUND, THEN TIE A 12 GAUGE WIRE BETWEEN THEM ABOVE AND ACROSS THE PIPE'S WIDTH.
3. THE OUTLET SHALL BE ALIGNED WITH THE FLOW DIRECTION OF THE EXISTING GRADE. PERPENDICULAR DISCHARGE TO A CHANNEL SHALL NOT BE ACCEPTABLE.
4. THE GRADE AROUND THE INLET TO THE PIPE SHALL BE COMPACTED.
5. THE PAY ITEM NUMBER FOR TEMPORARY SLOPE DRAINS (LF) IS 208-00060.

TEMPORARY SLOPE DRAINS

GRADING APPLICATIONS

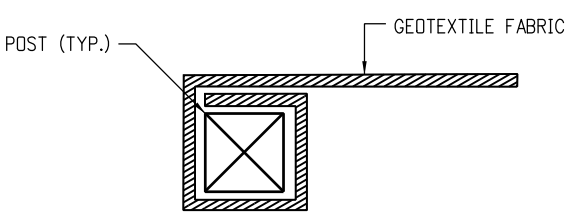
Computer File Information		Sheet Revisions		CDOT CO Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments				
Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Revisions to some dimensions and Notes.				M-208-1
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Drawing File Name: 2080107011.dgn	(R-X)						Sheet No. 7 of 11
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)	Issued By: Project Development Branch July 4, 2012			



SECTION A-A

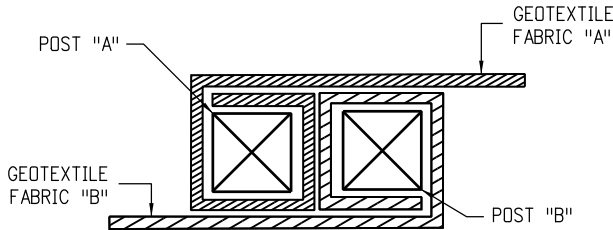
SILT FENCE

- NOTES:
- 1. GEOTEXTILE SHALL BE ATTACHED TO WOOD POSTS WITH THREE OR MORE STAPLES PER POST. STAPLES SHALL BE HEAVY DUTY WIRE AND AT LEAST 1 INCH LONG.
 - 2. WOOD POST SHALL BE 1 IN. X 1 IN. NOMINAL.
 - 3. THE PAY ITEM NUMBER FOR SILT FENCE (LF) IS 208-00020.
 - 4. THE SILT FENCE SHALL BE PLACED ON THE CONTOUR (AT THE SAME ELEVATION ± 6 IN.). THE ENDS SHALL BE FLARED UP SLOPE (MINIMUM ELEVATION GAIN OF 18 IN.).



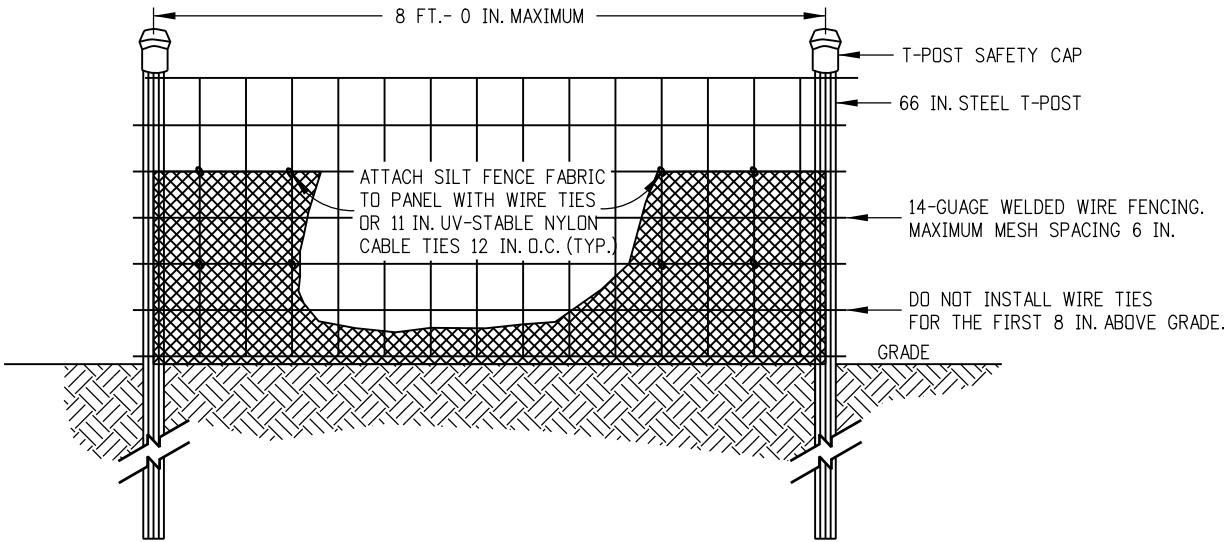
END SECTION DETAIL (PLAN VIEW)

- NOTE:
- 1. THE END OF THE SILT FENCE FABRIC SHALL BE WRAPPED APPROX. 6 INCHES AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.

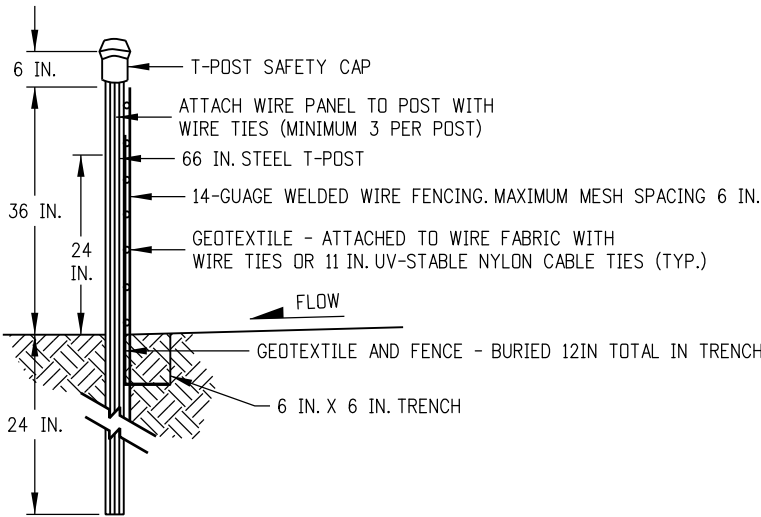


JOINING SECTION DETAIL (PLAN VIEW)

- NOTES:
- 1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A WOODEN POST ONE FULL TURN, THEN SECURED ALONG THE POST WITH 6 HEAVY DUTY WIRE STAPLES AT LEAST 1 INCH LONG.
 - 2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.



ELEVATION VIEW



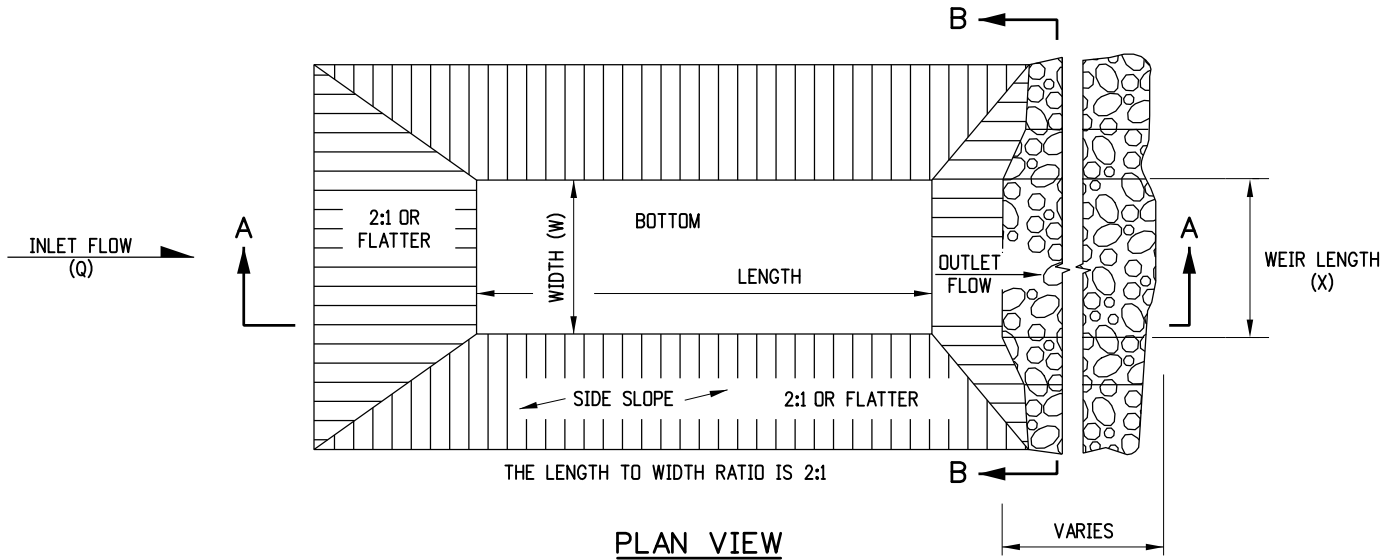
SIDE VIEW

- NOTES:
- 1. THE ENDS OF THE SILT FENCE FABRIC SHALL BE JOINED TOGETHER BY WRAPPING APPROX. 6 INCHES OF EACH END AROUND A STEEL T-POST, THEN SECURED ALONG THE POST WITH WIRE TIES (MINIMUM 3 PER POST).
 - 2. POSTS SHALL BE TIGHTLY ABUTTED WITH NO GAPS TO PREVENT POTENTIAL FLOW-THROUGH OF SEDIMENT AT JOINT.
 - 3. SILT FENCES SHALL NOT BE USED FOR CHECK DAMS.
 - 4. THE PAY ITEM NUMBER FOR SILT FENCE (REINFORCED) (LF) IS 208-00021.

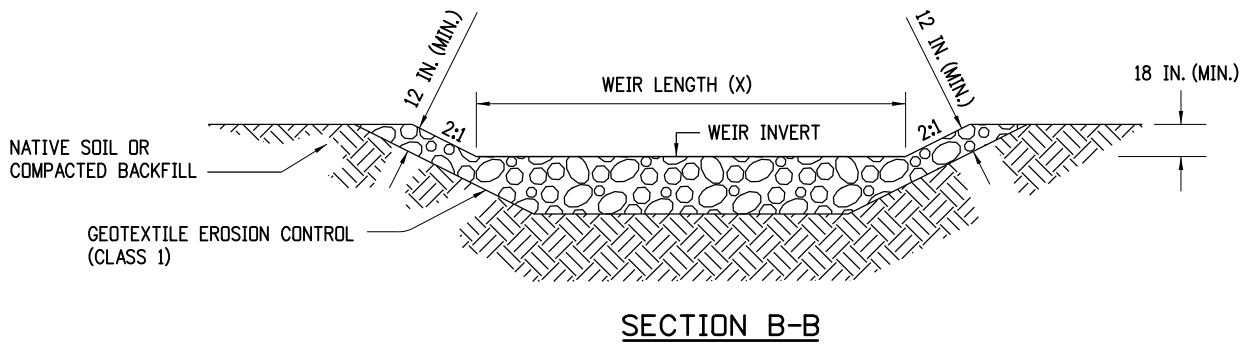
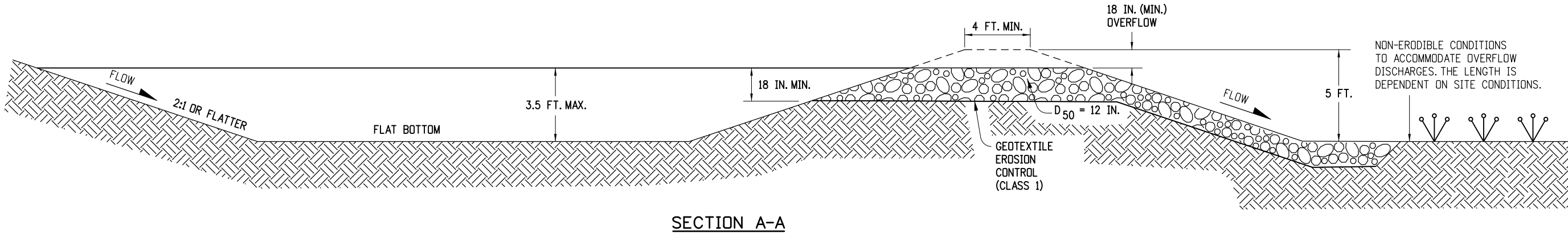
SILT FENCE (REINFORCED)

SILT FENCE APPLICATIONS

Computer File Information		Sheet Revisions		Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL		STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments				
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Drawing File Name: 2080108011.dgn	(R-X)						
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- NOTES**
1. THE MAXIMUM DRAINAGE AREA IS 5 ACRES.
 2. THE MAXIMUM STRUCTURE LIFE IS 2 YEARS.
 3. THE STORAGE AREA IS 1800 CUBIC FEET PER ACRE.
 4. THE MAXIMUM EMBANKMENT HEIGHT SHALL BE 5 FT. MEASURED ON THE DOWNSTREAM SIDE.
 5. THE LENGTH/WIDTH RATIO MAY BE ADJUSTED TO MEET SITE CONDITIONS WHEN APPROVED BY THE ENGINEER.
 6. WIDTH (W) OF SEDIMENT TRAP IS APPROXIMATELY EQUAL TO THE WEIR LENGTH (X).
 7. SEDIMENT TRAP DESIGN SHALL BE APPROVED BY THE ENGINEER.
 8. THE DOWN GRADE FROM WEIR SHALL BE STABLE AND NON-ERODIBLE.
 9. THE PAY ITEM NUMBER FOR SEDIMENT TRAP (LF) IS 208-00033.

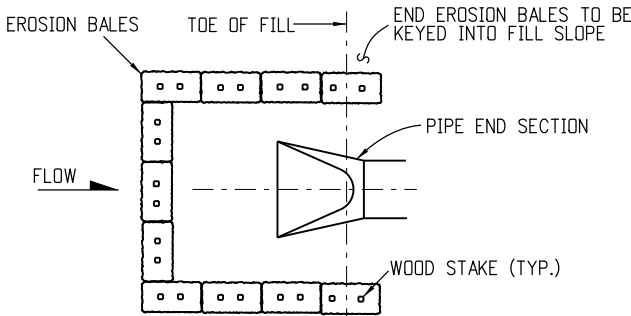
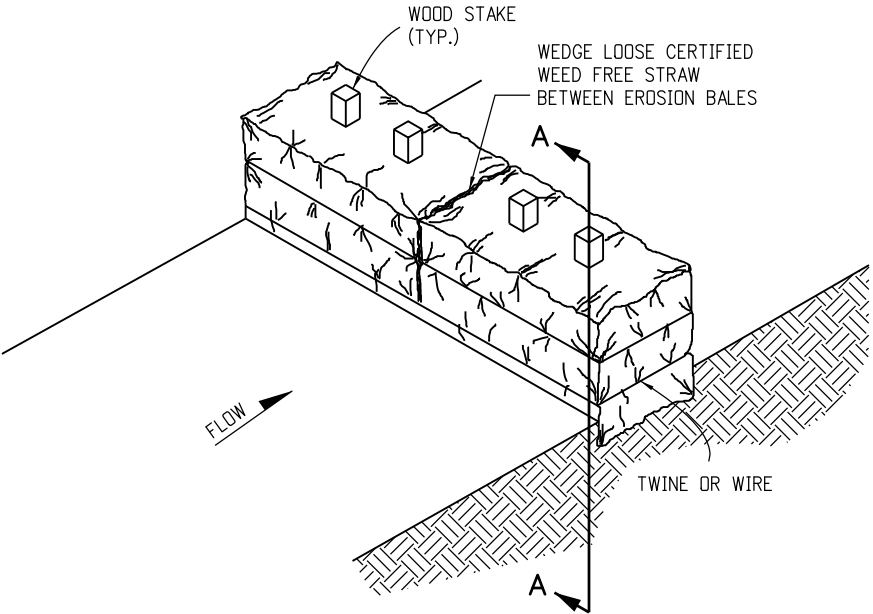
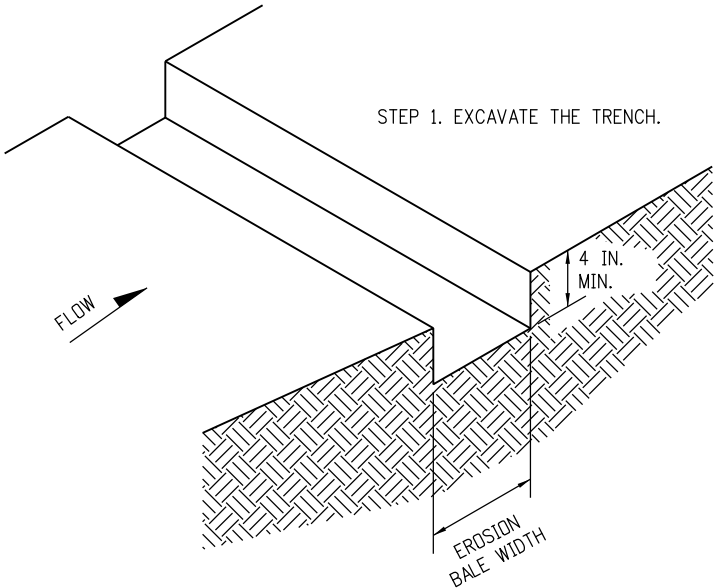


DRAINAGE AREA (ACRES)	WEIR LENGTH (FEET)
1	4
2	6
3	8
4	10
5	12

WEIR LENGTH TABLE

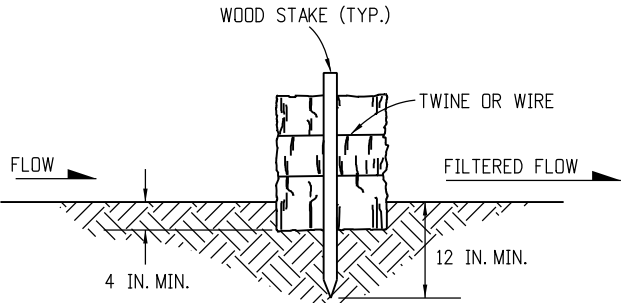
SEDIMENT TRAP

Computer File Information		Sheet Revisions		 Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.
Creation Date: 07/04/12 Initials: JBK		Date:	Comments			M-208-1
Last Modification Date: 04/01/19 Initials: LTA		03/29/16	Minor revisions to some dimensions.			
Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.			
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CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English					Issued By: Project Development Branch July 4, 2012	Sheet No. 9 of 11



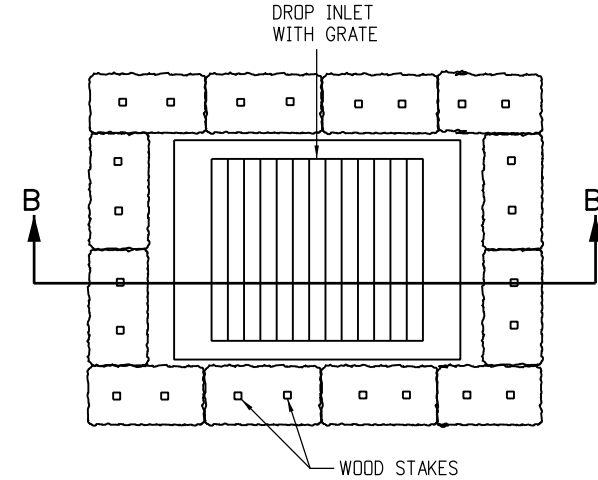
PLAN VIEW

EROSION BALE CULVERT INLET PROTECTION

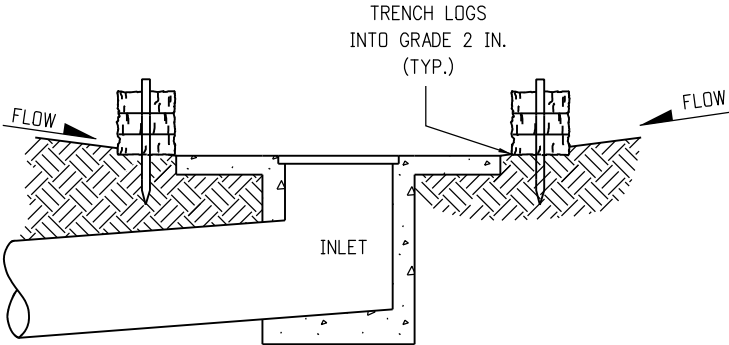


SECTION A-A

EROSION BALE TRENCHING AND STAKING



PLAN VIEW



SECTION B-B

NOTE: LOCATE EROSION BALES AT THE OUTSIDE EDGE OF THE CONCRETE APRON.

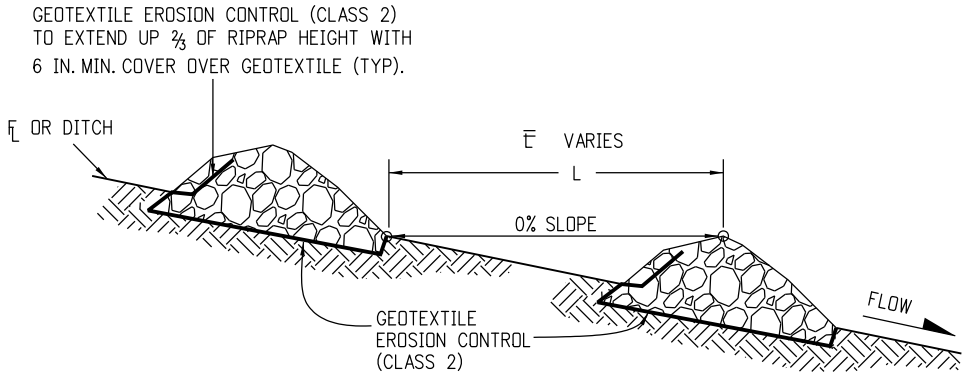
EROSION LOG FILTER AT DROP INLET

NOTES

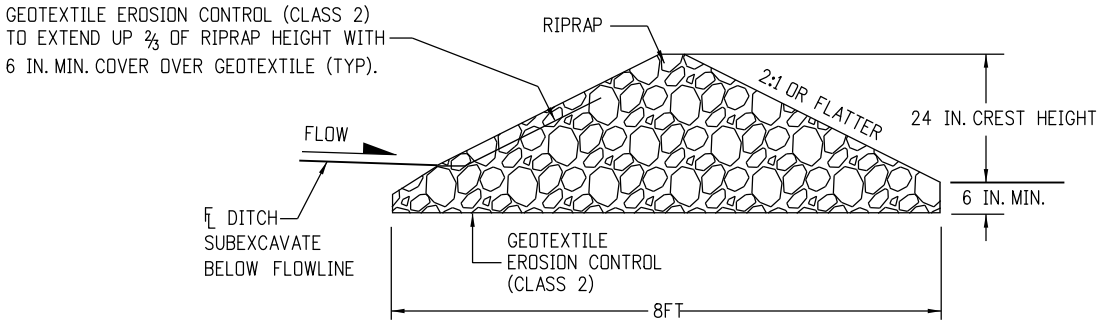
1. STAKES SHALL BE WOOD AND SHALL BE 2 IN. X 2 IN. X 30 IN. NOMINAL.
2. EROSION BALES SHALL BE 18 IN. X 18 IN. X 36 IN.
3. EROSION BALES SHALL BE ENTRENCHED 4 IN. MINIMUM INTO THE SOIL, THIGHTLY ABUTTED WITH NO GAPS, STAKED, AND BACKFILLED AROUND THE ENTIRE OUTSIDE PERIMETER.
4. EROSION BALES CANNOT BE USED FOR CHECK DAMS.
5. EROSION BALE FILTER SHALL BE LOWER THAN BERM ELEVATION OR USED IN A SUMP CONDITION.
6. THE PAY ITEM NUMBER FOR EROSION BALES (WEED FREE) (EA) IS 208-00011.

EROSION BALE APPLICATIONS

Computer File Information		Sheet Revisions			Colorado Department of Transportation 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	TEMPORARY EROSION CONTROL	STANDARD PLAN NO.	
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Last Modification Date: 04/01/19	Initials: LTA	03/29/16	Minor revisions to some dimensions.					
Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.					
Drawing File Name: 20801010011.dgn								
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English				Issued By: Project Development Branch July 4, 2012	Sheet No. 10 of 11	



SECTION VIEW ALONG DITCH FLOWLINE

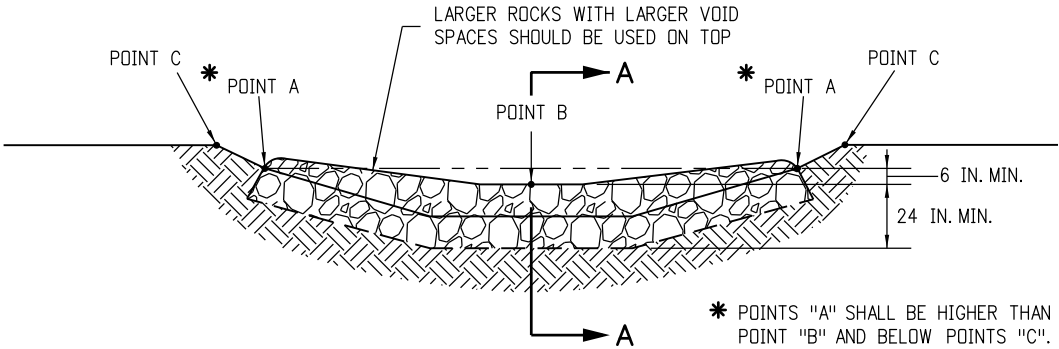


SECTION A-A

- NOTES:
1. RIPRAP SIZE D_{50} = 6IN OR AS SHOWN ON THE PLANS.
 2. THE GEOTEXTILE EROSION CONTROL SHALL BE CLASS 2 AND CONFORM TO THE REQUIREMENTS OF SUBSECTION 712.08.
 3. THE ENDS OF RIPRAP CHECK DAM SHALL BE A MINIMUM OF 6 IN. HIGHER THAN CENTER OF CHECK DAM.
 4. FOR USE AS TEMPORARY CHECK DAMS ONLY AND NOT FOR PERMANENT INSTALLATIONS.
 5. THE PAY ITEM NUMBER FOR ROCK CHECK DAM (EA) IS 208-00041.

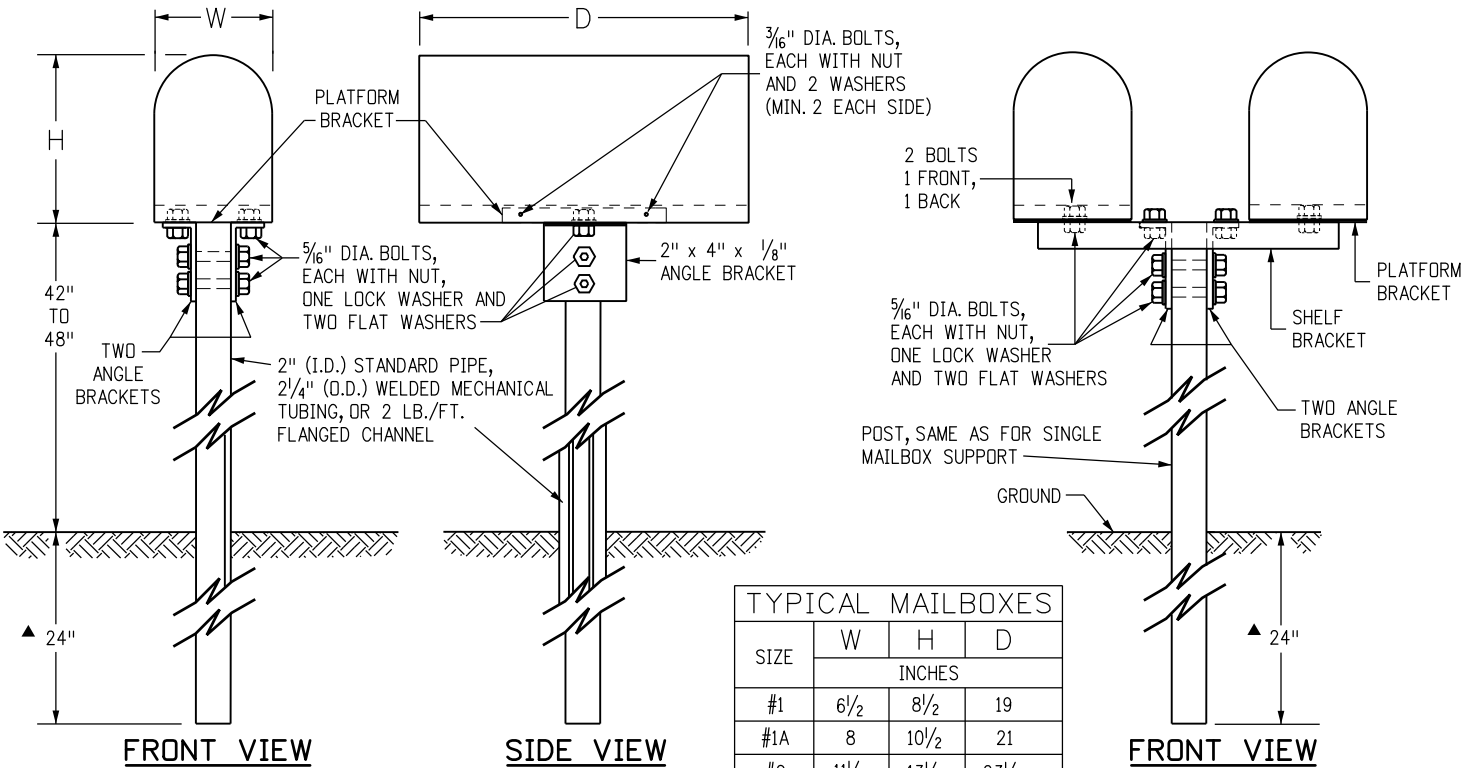
NOTE: ALL MATERIALS AND LABOR TO COMPLETE THE ROCK CHECK DAM SHALL BE INCLUDED IN THE COST OF WORK.

ROCK CHECK DAM

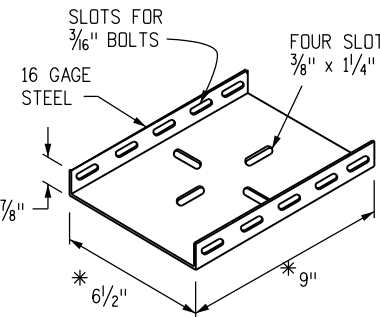


TYPICAL SECTION VIEW

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Full Path: www.codot.gov/business/designsupport		04/01/19	Revised to comply with the updated Stormwater Construction Permit (SCP) requirements.				
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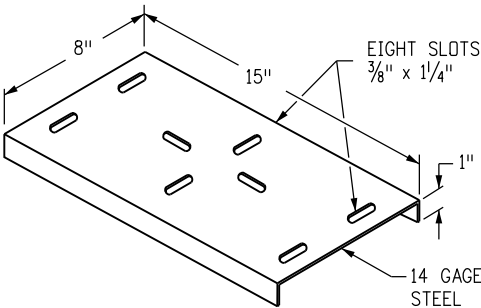


SINGLE (TYPE 1) AND DOUBLE (TYPE 2) MAILBOX SUPPORTS

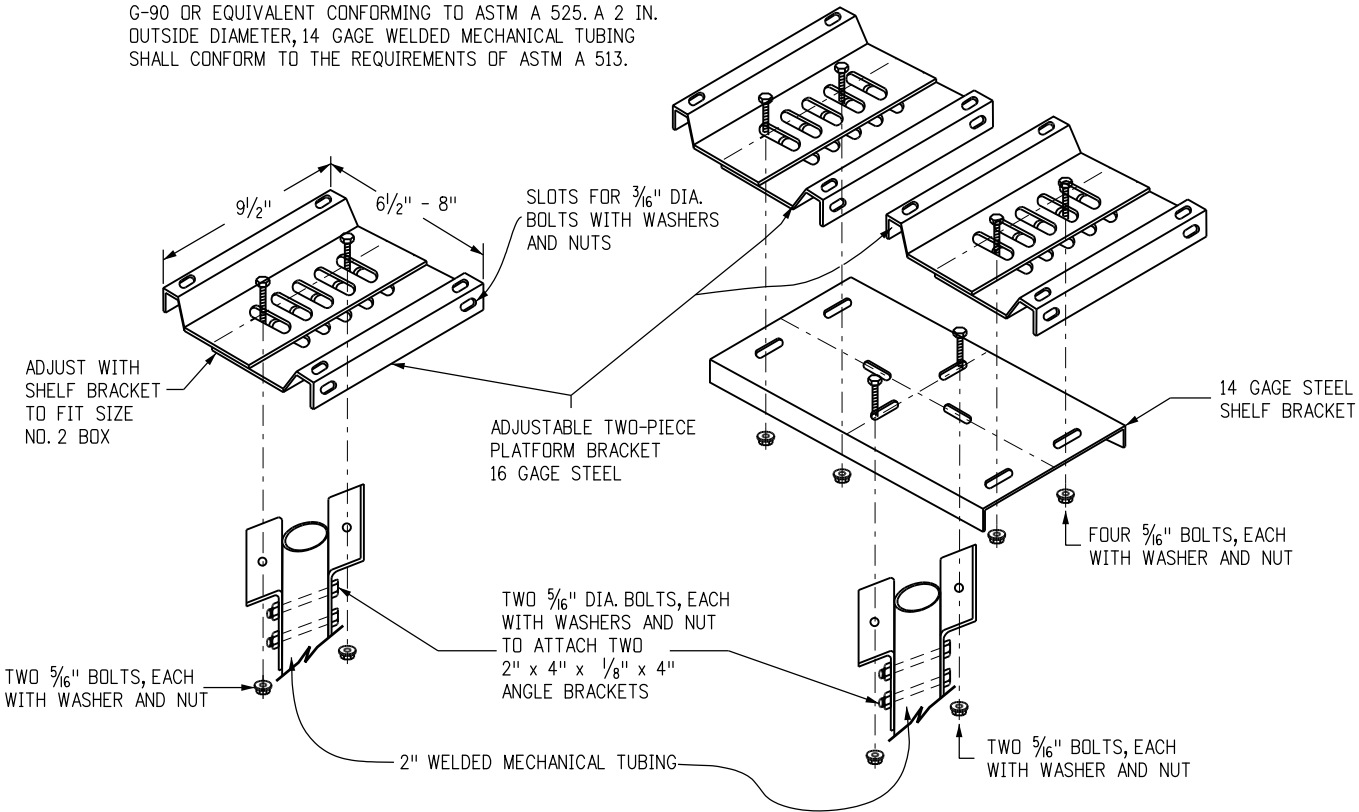


* DIMENSIONS VARY TO FIT SIZE OF MAILBOX USED

PLATFORM BRACKET

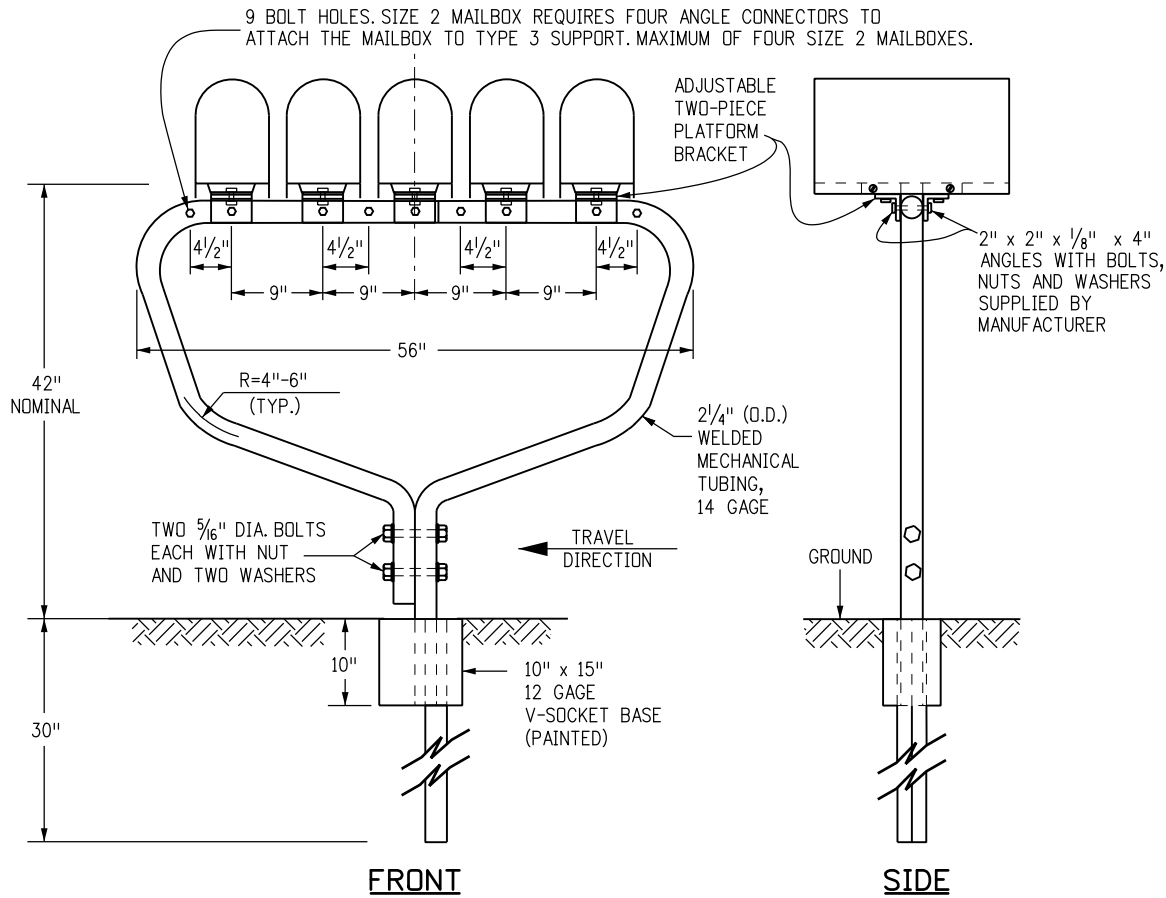


SHELF BRACKET

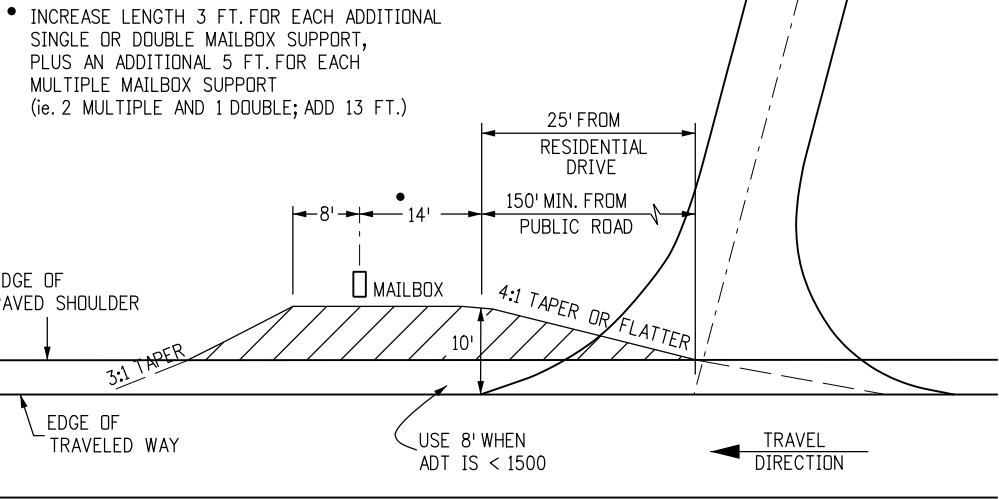
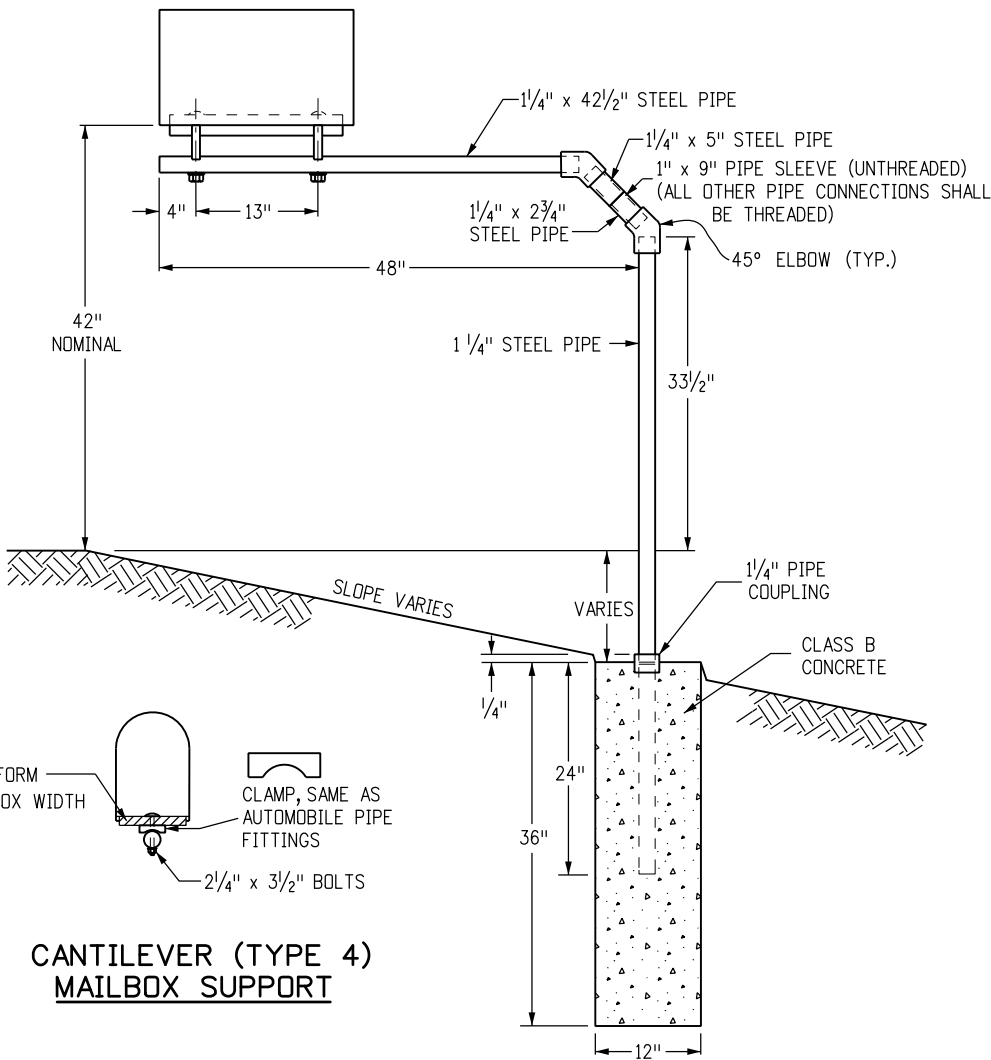


SINGLE AND DOUBLE MAILBOX SUPPORTS ALTERNATIVE

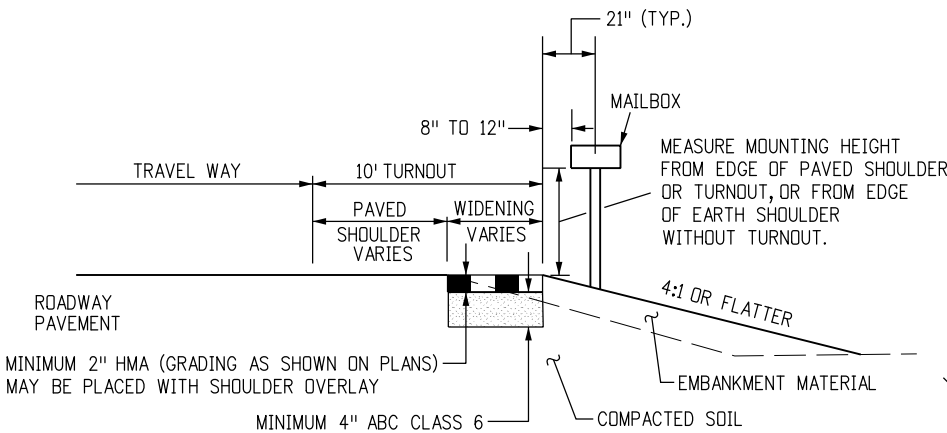
1. WHEN A MAILBOX TURNOUT IS REQUIRED, THE NECESSARY PAY QUANTITIES WILL BE SHOWN ON THE PLANS.
2. A SINGLE MAILBOX SHALL BE RESET AT THE FINAL DESIGNATED LOCATION ON A NEW TYPE 1 SUPPORT. TWO MAILBOXES RESET AT THE SAME LOCATION SHALL BE RESET ON ONE DOUBLE (TYPE 2) SUPPORT OR ON TWO SINGLE (TYPE 1) SUPPORTS AS DESIGNATED. THREE, FOUR, OR FIVE MAILBOXES SHALL BE RESET ON A MULTIPLE (TYPE 3) SUPPORT. AN EXISTING MAILBOX THAT IS MOUNTED ON A CANTILEVER SUPPORT SHALL BE RESET ON A CANTILEVER (TYPE 4) SUPPORT. ALL WORK AND MATERIALS SHALL BE INCLUDED IN THE UNIT BID PRICE FOR "RESET MAILBOX STRUCTURE (TYPE _)".
3. WHEN THE ENGINEER DETERMINES THAT THE EXISTING MAILBOX CAN NOT BE REUSED, A NEW METAL MAILBOX OF SIMILAR SIZE SHALL BE SUPPLIED AND ERECTED BY THE CONTRACTOR. A NEW PLASTIC MAILBOX CONFORMING TO POSTAL SERVICE SPECIFICATIONS MAY BE USED AS AN ALTERNATIVE WHEN APPROVED BY THE ENGINEER. AN EXISTING MAILBOX LARGER THAN A SIZE NO. 2 SHALL BE REPLACED WITH A NEW SIZE NO. 2 MAILBOX. THE COST OF SUPPLYING THE NEW MAILBOX WILL BE PAID FOR IN ACCORDANCE WITH SUBSECTION 109.04(b). EXCEPTION: A CUSTOM BUILT, RURAL-TYPE MAILBOX MAY BE RESET IF THE MAILBOX OWNER OBTAINS PRIOR WRITTEN APPROVAL FROM THE POSTMASTER.
4. THE ADDRESS INFORMATION THAT APPEARED ON THE ORIGINAL MAILBOX SHALL BE PLACED ON THE APPROACH SIDE OF THE REPLACEMENT MAILBOX. SIZE AND STYLE OF LETTERING AND MATERIALS ARE SUBJECT TO THE ENGINEER'S APPROVAL.
6. POSTS, BRACKETS, AND ALL MOUNTING HARDWARE SHALL BE GALVANIZED IN CONFORMANCE WITH AASHTO M 232 AND M 111, EXCEPT THE WELDED MECHANICAL TUBING COATING SHALL BE G-90 OR EQUIVALENT CONFORMING TO ASTM A 525. A 2 IN. OUTSIDE DIAMETER, 14 GAGE WELDED MECHANICAL TUBING SHALL CONFORM TO THE REQUIREMENTS OF ASTM A 513.
6. EXACT DIMENSIONS OF ANGLES, PLATFORM AND SHELF BRACKETS, BOLT HOLES, SLOTS AND MULTIPLE MAILBOX SUPPORT COMPONENTS MAY VARY FROM THOSE SHOWN OR IMPLIED HEREIN SO THAT ALL COMPONENTS WILL FIT TOGETHER PROPERLY.
7. PLASTIC NEWSPAPER RECEPTACLES MAY BE REMOUNTED BELOW THE MAILBOX ON THE SUPPORT. PLASTIC NEWSPAPER RECEPTACLES SHALL BE MOUNTED IN THEIR INTENDED ORIENTATION USING A GALVANIZED U-BOLT AND HARDWARE OR OTHER MOUNTING SYSTEM APPROVED BY THE ENGINEER. ASSOCIATED COSTS WILL NOT BE PAID FOR SEPARATELY BUT WILL BE INCLUDED IN THE WORK.
8. ON ROADS WITH CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND SO THE FRONT OF THE MAILBOX SHALL BE 8 IN. TO 12 IN. BACK FROM THE CURB FACE. THE HEIGHT SHALL BE 42 IN. TO 48 IN. MEASURED FROM THE GUTTER FLOW LINE TO THE BOTTOM OF THE MAILBOX.
9. ON ROADS WITH SIDEWALK ATTACHED TO CURB AND GUTTER, THE MAILBOX SUPPORT SHALL BE LOCATED IN THE GROUND BEHIND THE SIDEWALK. THE FRONT OF THE MAILBOX SHALL BE IN LINE WITH OR SLIGHTLY BEHIND THE EDGE OF THE SIDEWALK. THE MOUNTING HEIGHT SHALL BE 42 IN. TO 48 IN. ABOVE THE SIDEWALK.
10. THE GROUND SURROUNDING THE MAILBOX SUPPORTS SHALL BE FIRM, UNDISTURBED GROUND, OR WELL COMPACTED REGRADED SOIL. THE SUPPORTS ARE NORMALLY DRIVEN, BUT THEY MAY BE PLACED IN A DUG HOLE WITH WELL COMPACTED BACKFILL.
11. PROPRIETARY MAILBOX SUPPORT SYSTEMS LISTED ON THE CDOT APPROVED PRODUCTS LIST WILL BE ACCEPTED AS EQUIVALENT ALTERNATIVES.



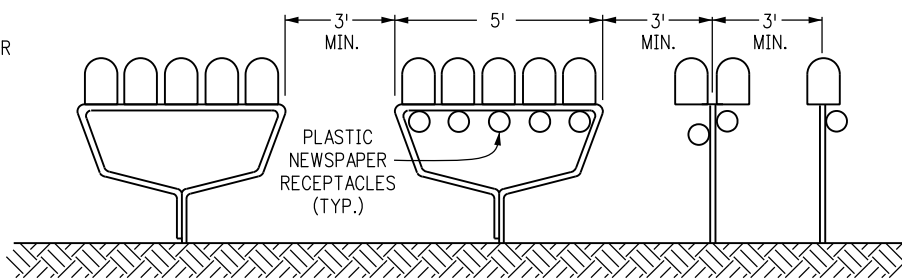
MULTIPLE (TYPE 3) MAILBOX SUPPORT
FOR 3, 4, OR 5 MAILBOXES OR APPROVED EQUAL
FIVE SIZE 1 MAILBOXES SHOWN



MAILBOX TURNOUT



TURNOUT TYPICAL SECTION



SUPPORT SPACING
NOTE: SEE SHEET 1, GENERAL NOTE 7, FOR MOUNTING PLASTIC NEWSPAPER RECEPTACLES.

Computer File Information		Sheet Revisions		Colorado Department of Transportation  4201 East Arkansas Avenue Denver, Colorado 80222 Phone: (303) 757-9083 Fax: (303) 757-9820 Project Development Branch DD/LTA	MAILBOX SUPPORTS		STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: DD	Date:	Comments				M-210-1	
Last Modification Date: 07/04/12	Initials: LTA						Sheet No. 2 of 2	
Full Path: www.coloradodot.info/business/designsupport	(R-X)							
Drawing File Name: 210010202.dgn	(R-X)							
CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)		Issued By: Project Development Branch July 4, 2012			

CURB RAMP GENERAL NOTES:

- ①
- IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION, PROVIDE A SEPARATE CURB RAMP FOR EACH MARKED OR UNMARKED PEDESTRIAN STREET CROSSING. CURB RAMPS SHALL BE CONTAINED WHOLLY WITHIN THE WIDTH OF THE PEDESTRIAN STREET CROSSING OR CROSSWALK THEY SERVE, OR AS SHOWN ON THE CONTRACT PLANS.
- ②
- ALTERATIONS ARE DEFINED AS CHANGES TO AN EXISTING HIGHWAY THAT AFFECT PEDESTRIAN ACCESS, CIRCULATION, OR USE. ALTERATIONS INCLUDE, BUT ARE NOT LIMITED TO, RESURFACING, REHABILITATION, RECONSTRUCTION, CURB RAMP RETROFITS, HISTORIC RESTORATION, OR CHANGES OR REARRANGEMENT TO STRUCTURAL PARTS OR ELEMENTS OF A PEDESTRIAN FACILITY.
- ③
- A WALKABLE SURFACE IS DEFINED AS A PAVED SURFACE ADJACENT TO A CURB RAMP OR TURNING SPACE, WITHOUT RAISED OBSTACLES, THAT COULD BE MISTAKENLY TRAVERSED BY A USER WHO IS VISUALLY IMPAIRED.
- ④
- IN ALTERATIONS, WHERE AN EXISTING PHYSICAL CONSTRAINT PREVENTS PROVIDING A SEPARATE CURB RAMP FOR EACH PEDESTRIAN STREET CROSSING, A SINGLE DIAGONAL RAMP (ON THE APEX) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. THE USE OF A SINGLE DIAGONAL RAMP SHALL BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION OR FULL-DEPTH RECONSTRUCTION.
- ⑤
- DETECTABLE WARNINGS SURFACES (DWS) ARE INTENDED TO INDICATE THE BOUNDARY BETWEEN A PEDESTRIAN ROUTE AND VEHICULAR ROUTE WHERE THERE IS A FLUSH RATHER THAN CURBED CONNECTION. DWS ARE NOT INTENDED TO PROVIDE WAYFINDING. DWS SHALL BE PROVIDED AT THE FOLLOWING LOCATIONS;

1. CURB RAMPS, BLENDED TRANSITIONS, AND DEPRESSED CORNERS AT PEDESTRIAN STREET CROSSINGS;

2. PEDESTRIAN REFUGE ISLANDS (6 FEET IN WIDTH OR GREATER);

3. BOARDING PLATFORMS AT TRANSIT STOPS WHERE THE EDGE OF THE PLATFORM IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC; AND

4. BOARDING AREAS AT SIDEWALK OR STREET LEVEL TRANSIT STOPS WHERE THE AREA IS NOT PROTECTED TO PEDESTRIAN CROSS TRAFFIC.
- ⑥
- DETECTABLE WARNING SURFACES SHALL CONTRAST VISUALLY WITH THE ADJACENT GUTTER, HIGHWAY, OR PEDESTRIAN ACCESS ROUTE SURFACE, EITHER LIGHT-ON-DARK OR DARK-ON-LIGHT. FEDERAL YELLOW COLOR IS PREFERRED, HOWEVER, OTHER COLORS MAY BE USED IF APPROVED BY THE ENGINEER.
- ⑦
- IN ALTERATIONS, TO AVOID CHASING GRADE INDEFINITELY ON STEEP ROADWAYS, A CURB RAMPS LENGTH IS NOT REQUIRED TO EXCEED 15 FEET REGARDLESS OF THE RESULTING RAMP RUNNING SLOPE.
- ⑧
- ALL SLOPES ARE MEASURED WITH RESPECT TO A LEVEL PLANE.
- ⑨
- DRAINAGE STRUCTURES, TRAFFIC SIGNAL EQUIPMENT, OR OTHER OBSTRUCTIONS SHALL NOT BE INSTALLED ON THE CURB RAMP, OR TURNING SPACE AREAS.
- ⑩
- IN NEW CONSTRUCTION, PULL BOXES, METER BOXES, MAINTENANCE HOLE COVERS, VAULT LIDS, OR SIMILAR, SHALL NOT BE CONSTRUCTED WITHIN ANY PART OF CURB RAMP OR TURNING SPACE. IN ALTERATIONS, WHERE THESE ITEMS CANNOT BE RELOCATED OUTSIDE OF THE CURB RAMP OR TURNING SPACE, THEY MUST NOT CREATE A VERTICAL DISCONTINUITY GRATER THAN 1/2 INCH. ANY VERTICAL DISCONTINUITY BETWEEN 1/4 INCH AND 1/2 INCH SHALL BE BEVELED WITH A SLOPE NOT STEEPER THAN 1V:2H. THE BEVEL SHALL BE APPLIED ACROSS THE ENTIRE SURFACE DISCONTINUITY.
- ⑪
- CONSTRUCTION OF ANY REQUIRED PEDESTRIAN CURB SHALL BE INCLUDED IN THE BID PRICE OF THE CONCRETE CURB RAMP AND WILL NOT BE PAID FOR SEPARATELY.
- ⑫
- ALL CURB RAMP JOINTS AND GRADE BREAKS SHALL BE FLUSH (0'-1/8"). THE JOINT BETWEEN THE ROADWAY SURFACE AND THE GUTTER PAN SHALL BE FLUSH.
- ⑬
- THE CONTRACTOR SHALL VERIFY REMOVAL LIMITS ARE SUFFICIENT TO PROVIDE POSITIVE DRAINAGE, MAINTAIN EXISTING DRAINAGE PATTERNS, AND AVOID PONDING IN THE FINAL CONFIGURATION.
- ⑭
- FLARED SIDE SLOPES MAY EXCEED 10.0% ONLY WHERE THEY ABUT A NON-WALKABLE SURFACE, OR WHERE THE ADJACENT RAMP SURFACE IS BLOCKED TO PEDESTRIAN TRAFFIC.
- ⑮
- THE CHANGE IN GRADE AT THE BOTTOM OF THE CURB RAMP SHALL NOT EXCEED AN ALGEBRAIC DIFFERENCE OF 13.33%. THE COUNTER SLOPE OF THE GUTTER AT THE FOOT OF A RAMP, TURNING SPACE, OR BLENDED TRANSITION SHALL NOT EXCEED 5.0%.
- ⑯
- GRADE BREAKS AT THE TOP AND BOTTOM OF RAMP RUNS SHALL BE PERPENDICULAR TO THE DIRECTION OF THE RAMP RUN. GRADE BREAKS SHALL NOT BE PERMITTED ON THE SURFACE OF THE RAMP RUN OR TURNING SPACE. SURFACE SLOPES THAT MEET AT GRADE BREAKS SHALL BE FLUSH.
- ⑰
- A BROOM FINISH, WITH SWEEPS PERPENDICULAR TO THE DIRECTION OF PEDESTRIAN TRAFFIC, SHALL BE APPLIED TO ALL RAMP AND TURNING SPACE SURFACES.
- ⑱
- IN ALTERATIONS, WHERE A RAMP OR TURNING SPACE MUST TIE INTO AN EXISTING GRADE THAT CANNOT BE ALTERED, THE RAMP OR TURNING SPACE MAY BE WARPED TO TRANSITION TO THE REQUIRED CROSS SLOPE. THE TRANSITION TO THE REQUIRED CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP OR TURNING SPACE TO MINIMIZE THE DEGREE OF WARPING. THE RATE OF CHANGE ON A RAMP OR TURNING SPACE SHALL NOT EXCEED 3% PER LINEAR FOOT.
- ⑲
- DESIGN AND CONSTRUCT CURB RAMPS, TURNING SPACES, AND FLARE SLOPES WITH THE FLATTEST SLOPES POSSIBLE. THE SLOPES INDICATED IN THESE DETAILS SHOW THE MAXIMUM SLOPES ALLOWABLE. PREFERRED VALUES TO BE USED DURING DESIGN, LAYOUT, AND CONSTRUCTION ARE:

- RAMP RUNNING SLOPE 7.5%

- RAMP CROSS SLOPE 1.5%

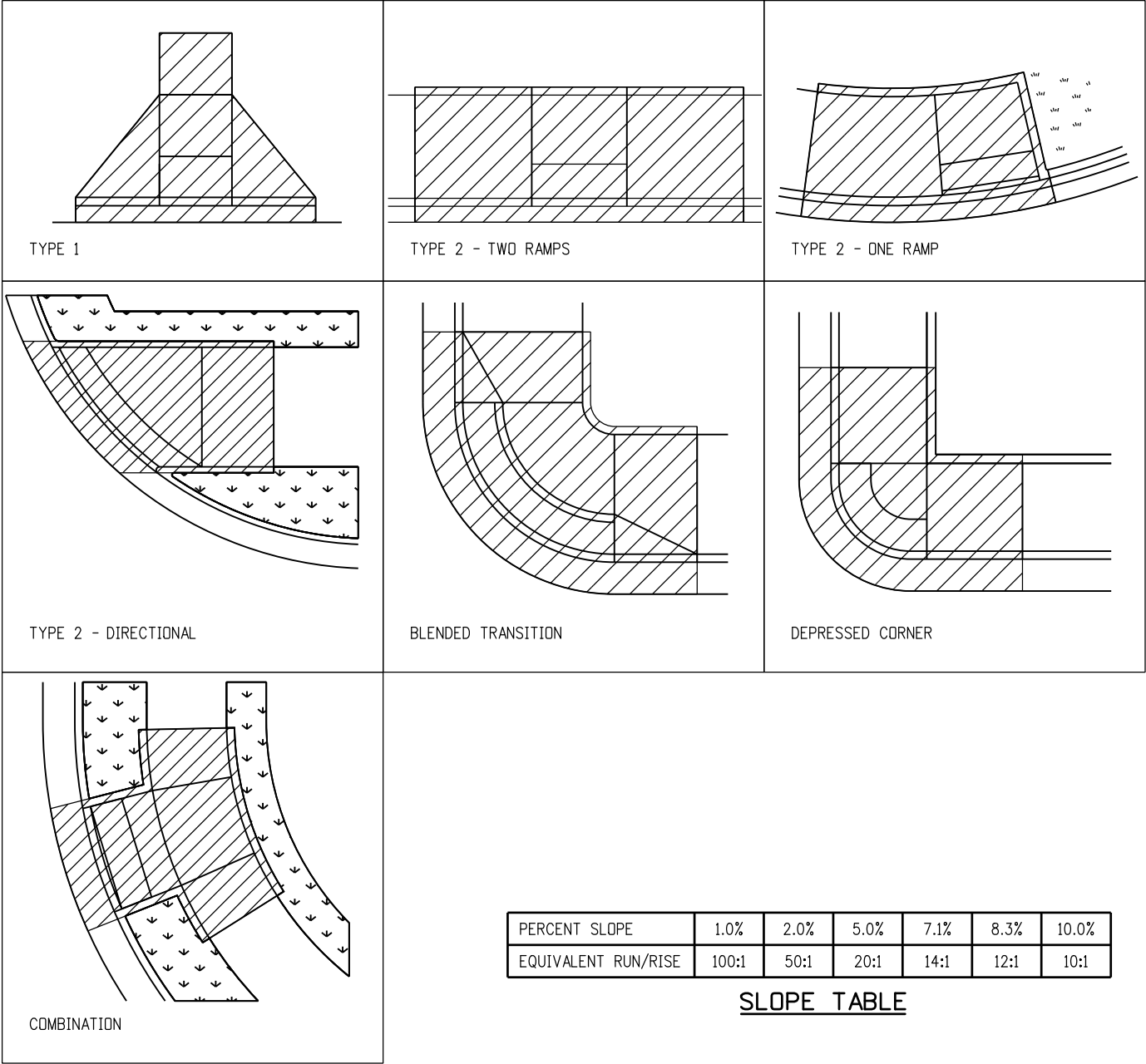
- TURNING SPACE RUNNING SLOPE 1.5%

- TURNING SPACE CROSS SLOPE 1.5%

- FLARE SLOPE 8.0-9.0%

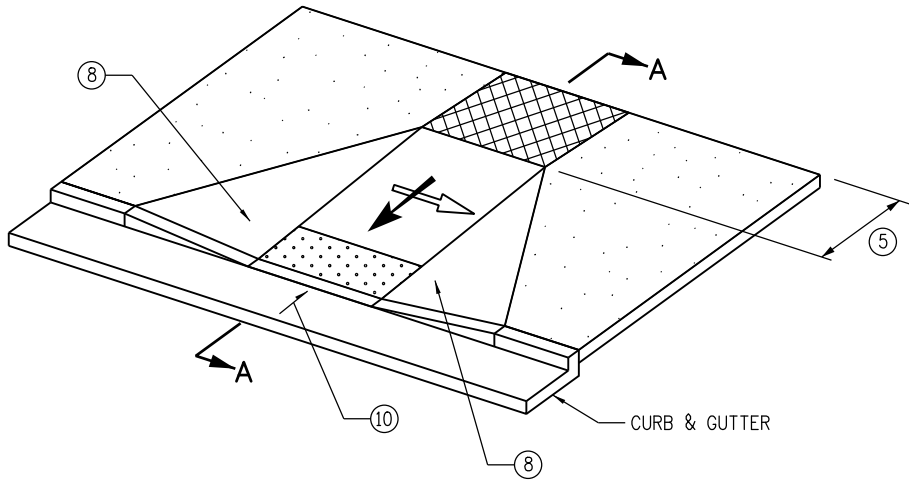
- ⑳
- WHERE SNOW REMOVAL EQUIPMENT WILL BE USED TO CLEAR THE PEDESTRIAN ACCESS ROUTE, CONSULT THE ENGINEER PRIOR TO CONSTRUCTION TO ENSURE THE WIDTH AND THICKNESS OF CURB RAMPS IS SUFFICIENT TO ACCOMODATE SUCH EQUIPMENT.
- ㉑
- PROVIDE EXPANSION JOINT MATERIAL 1/2" THICK WHERE CURB RAMPS ADJOIN ANY RIGID PAVEMENT, OR STRUCTURE. THE TOP OF THE JOINT FILLER MATERIAL SHALL BE FLUSH WITH ADJOINING CONCRETE SURFACES. THE EXPANSION JOINT MATERIAL SHALL EXTEND FOR THE FULL DEPTH OF THE CONCRETE SURFACE.
- ㉒
- PROVIDE TIE BAR REINFORCING BETWEEN INDEPEDENTLY POURED CONCRETE CURB RAMPS OR TURNING SPACES AND CURB AND GUTTER. DRILL AND GROUT NO. 4 12 INCH LONG REINFORCEMENT BARS (EPOXY COATED) AT 18 INCHES CENTER TO CENTER MINIMUM.

CURB RAMP PAY AREAS

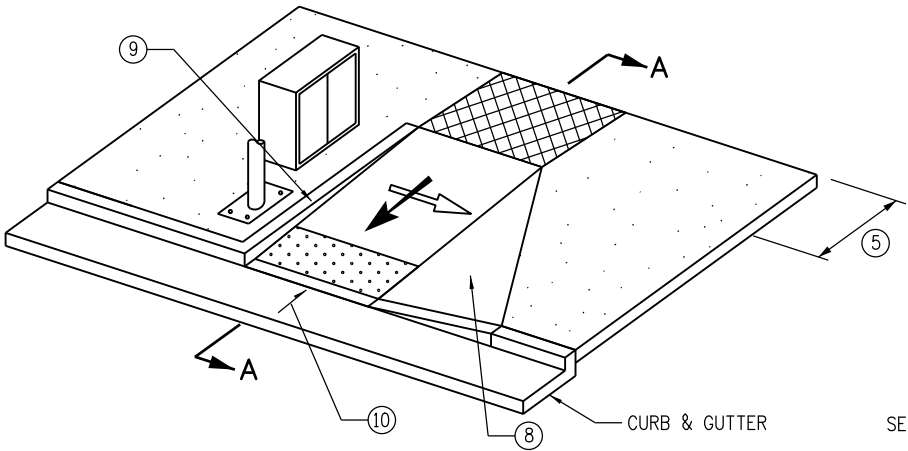


GENERAL NOTES & PAY AREAS

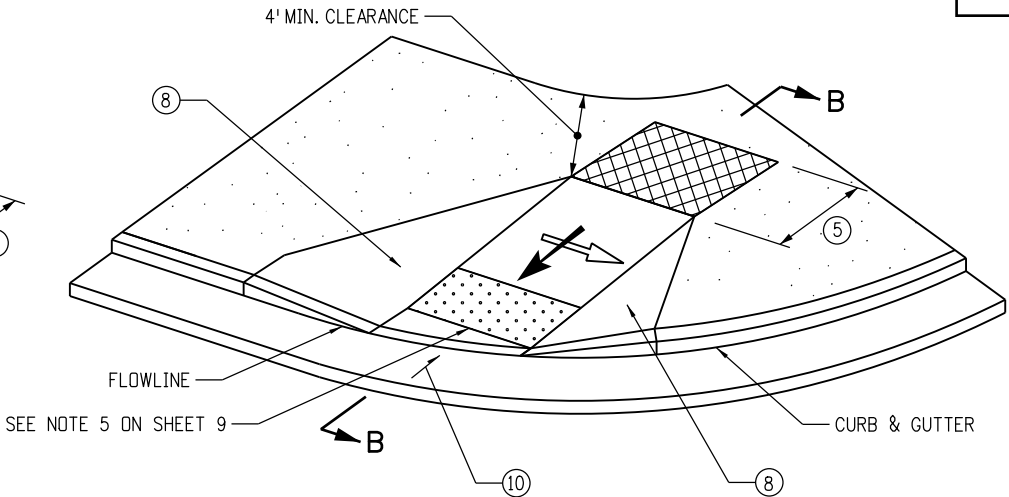
Computer File Information		CDOT CO 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	Sheet Revisions		Colorado Department of Transportation	CURB RAMPS	STANDARD PLAN NO.	
Creation Date: 07/04/12	Initials: JBK		Date:	Comments			M-608-1	
Last Modification Date: 05/03/19	Initials: LTA		05/03/19	Completely revised every sheet.				
Full Path: www.codot.gov/business/designsupport	(R-X)							
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CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)			Issued By: Project Development Branch July 4, 2012	Sheet No. 1 of 10	



PERPENDICULAR RAMP
(TYPICAL)



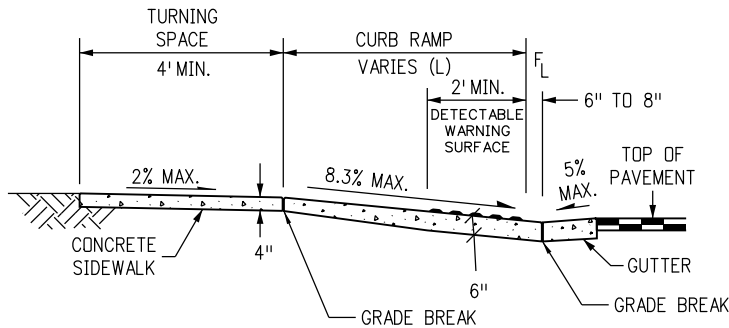
PERPENDICULAR RAMP
(WITH VERTICAL RETURN CURB)



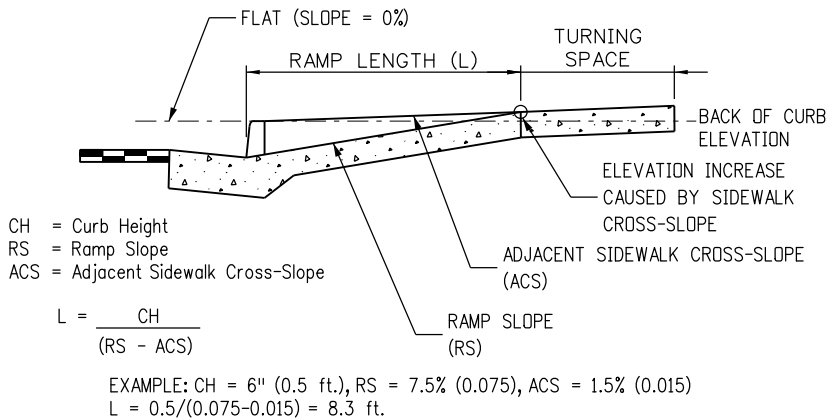
PERPENDICULAR RAMP
(DIRECTIONAL)

PERPENDICULAR RAMP NOTES

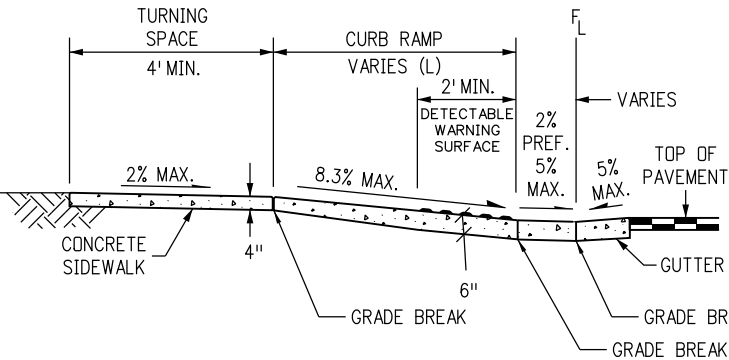
- ① RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 8.3% MAX.
- ③ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED IN THE SAME DIRECTION AS THE RAMP RUNNING SLOPE.
- ④ RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
- ⑤ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE TOP OF PERPENDICULAR RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. TURNING SPACE LENGTH MUST BE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. WHEN A TURNING SPACE IS CONSTRAINED AT THE BACK OF SIDEWALK, INCREASE LENGTH TO 5 FT. MINIMUM IN THE DIRECTION OF THE RAMP RUN.
- ⑥ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. IF A DIAGONAL RAMP IS USED, A CLEAR SPACE 4 FT. X 4FT. MUST BE PROVIDED AT THE BASE OF THE RAMP. THE CLEAR SPACE MUST BE WITHIN BOTH CROSSWALKS AND WHOLLY OUTSIDE OF ANY ADJACENT VEHICULAR TRAVEL LANES. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- ⑦ RAMP LENGTH - PERPENDICULAR RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE, HEIGHT OF CURB, AND ADJACENT SIDEWALK CROSS-SLOPE WHICH MUST BE INTERCEPTED. SEE DETAIL A FOR CALCULATING RAMP LENGTH WHEN CHASING SIDEWALK CROSS-SLOPE. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ⑧ RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE SHALL BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
- ⑨ VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
- ⑩ GUTTER COUNTER SLOPE - 5.0% MAX.



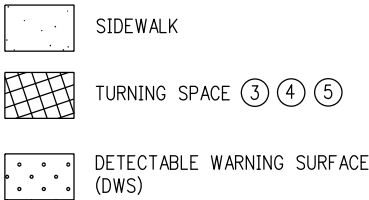
SECTION A-A



DETAIL A - RAMP LENGTH

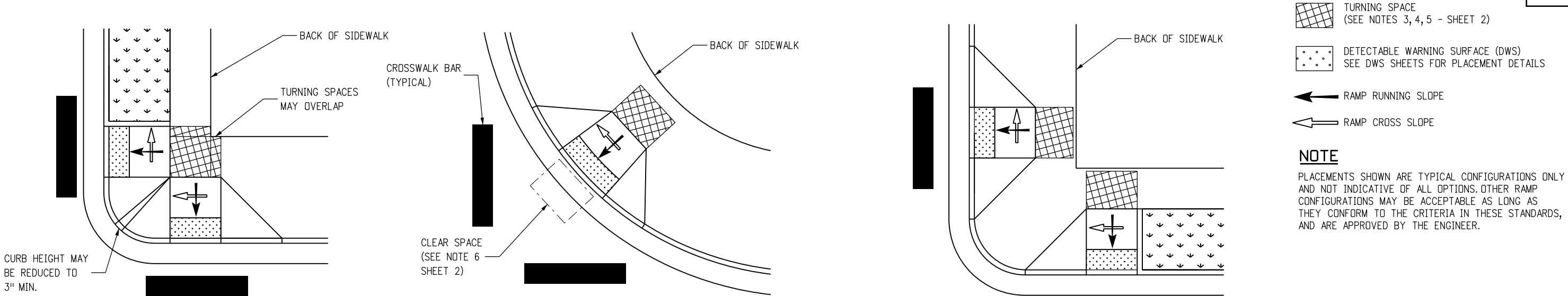


SECTION B-B



TYPE 1 PERPENDICULAR CURB RAMPS

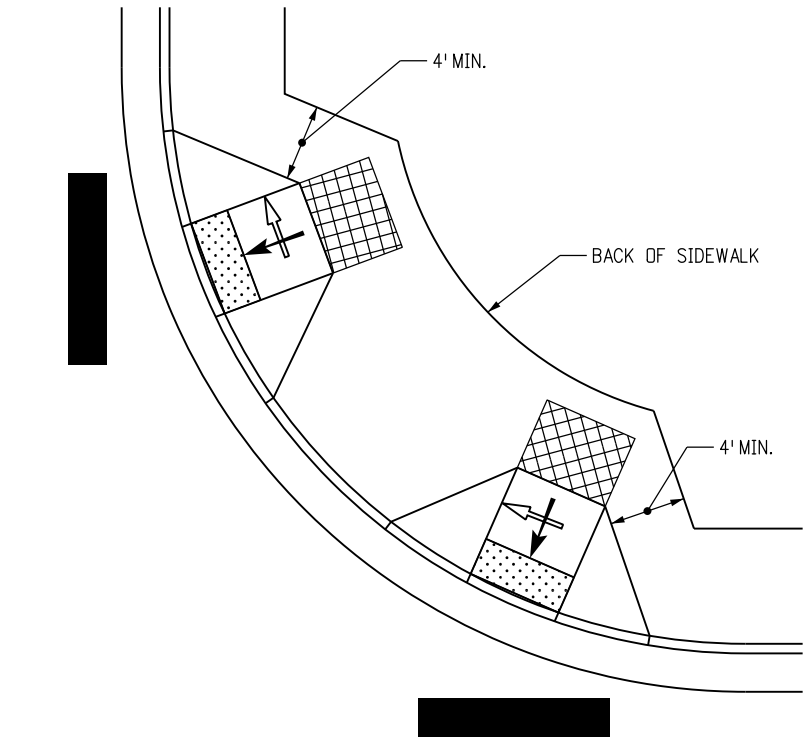
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Creation Date: 07/04/12	Initials: JBK		Date:	Comments			M-608-1	
Last Modification Date: 05/03/19	Initials: LTA		05/03/19	Completely revised every sheet.			Sheet No. 2 of 10	
Full Path: www.codot.gov/business/designsupport	(R-X)						Issued By: Project Development Branch July 4, 2012	
Drawing File Name: 6080102010.dgn	(R-X)							
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)							



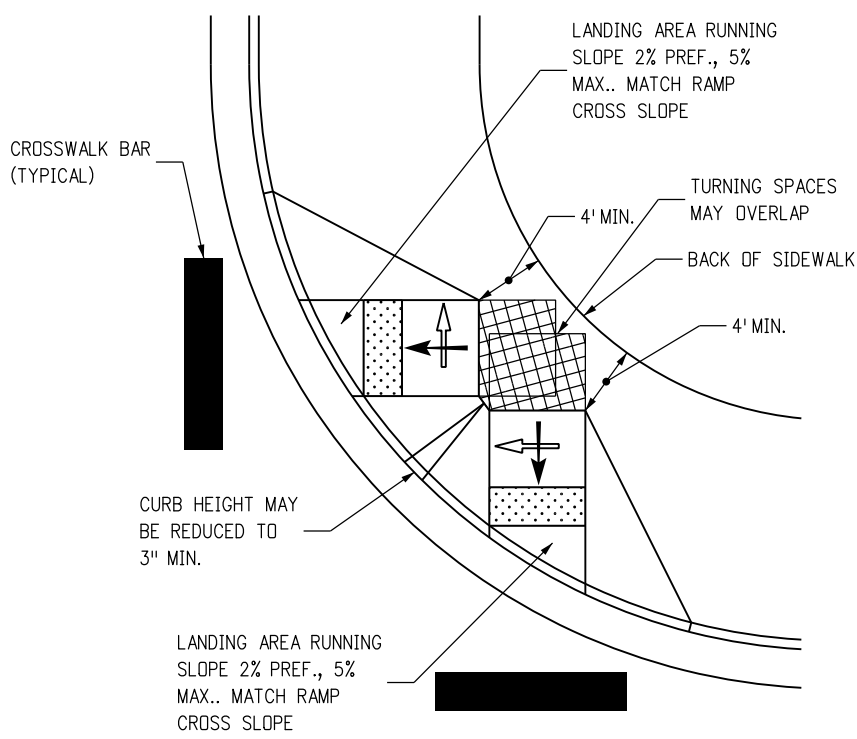
TYPE 1 RAMPS FOR WIDE SIDEWALK
(3" REDUCED CURB)

TYPE 1 RAMP
(DIAGONAL)
NOT ALLOWABLE IN NEW CONSTRUCTION/FULL DEPTH RECONSTRUCTION
SEE GENERAL NOTE 4

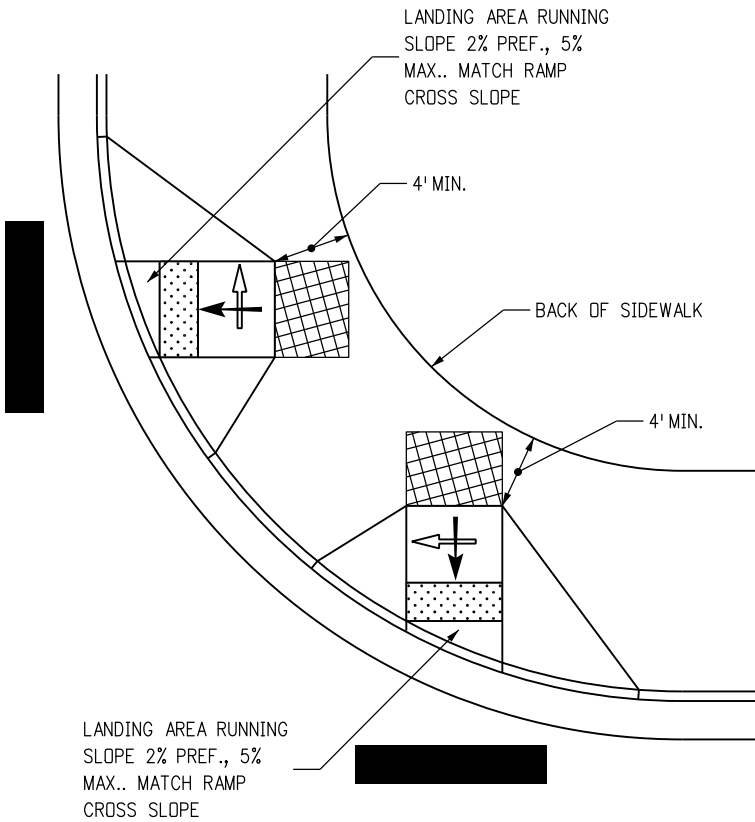
TYPE 1 RAMPS FOR WIDE SIDEWALK



TYPE 1 PERPENDICULAR RAMPS



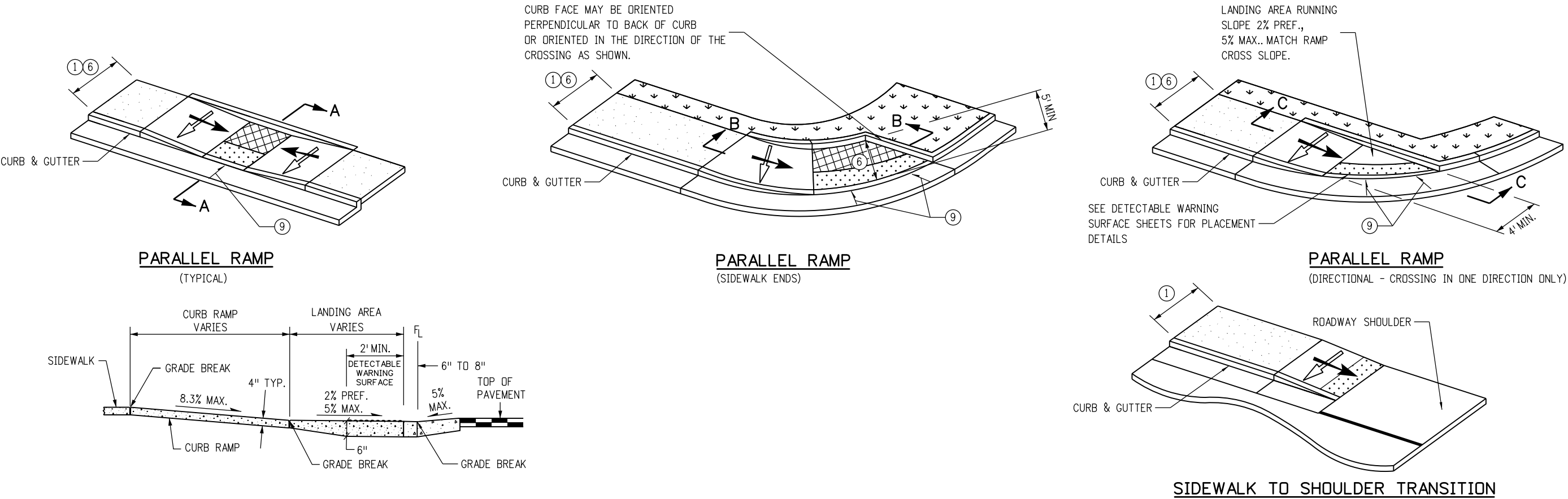
TYPE 1 DIRECTIONAL RAMPS
(3" REDUCED CURB)



TYPE 1 DIRECTIONAL RAMPS
(LARGE RADIUS)

TYPE 1 CURB RAMPS TYPICAL CONFIGURATIONS

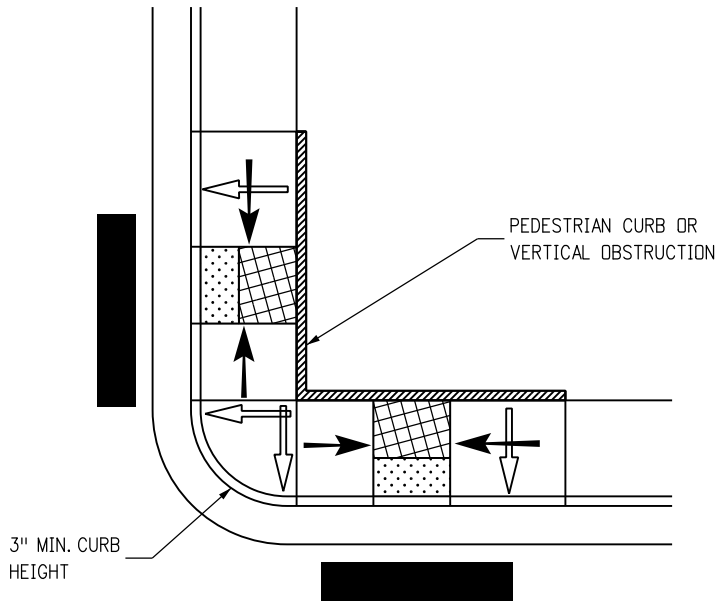
Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	CURB RAMPS		STANDARD PLAN NO.
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CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)		Issued By: Project Development Branch July 4, 2012		Sheet No. 3 of 10



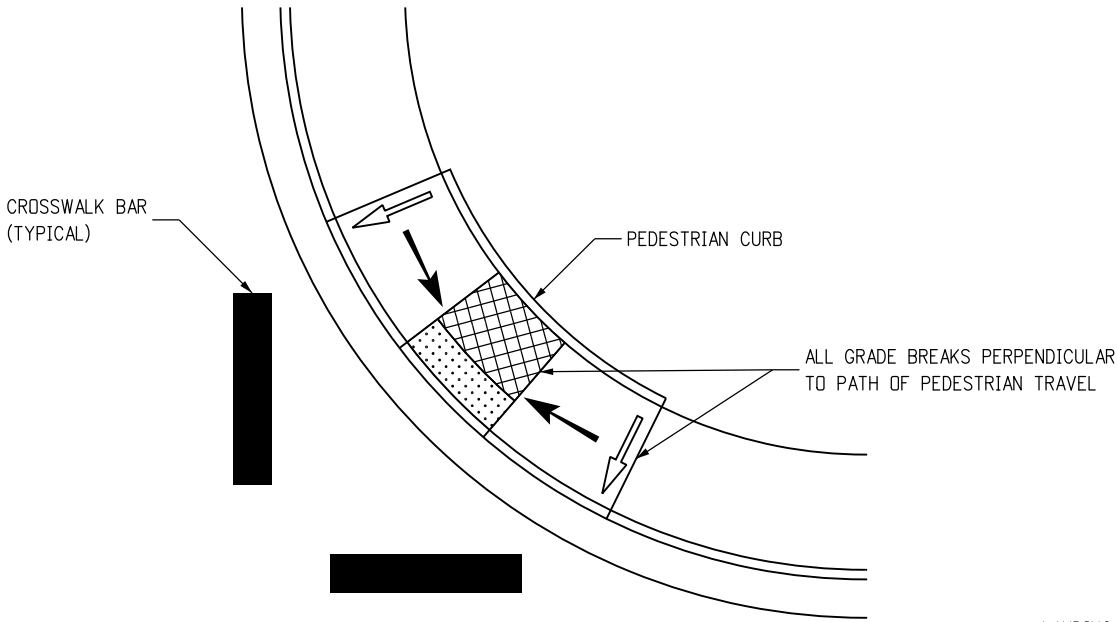
PARALLEL RAMP NOTES

- ① RAMP WIDTH - PROVIDE A RAMP WIDTH EQUAL TO THE ADJOINING SIDEWALK, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
- ② RAMP RUNNING SLOPE - 8.3% MAX.
- ③ RAMP CROSS SLOPE - 2.0% MAX.
- ④ TURNING SPACE RUNNING SLOPE - 2.0% MAX. TURNING SPACE RUNNING SLOPE IS MEASURED PERPENDICULAR TO THE BACK OF CURB.
- ⑤ TURNING SPACE CROSS SLOPE - 2.0% TYPICAL, AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE. TURNING SPACE CROSS SLOPE IS MEASURED IN THE DIRECTION OF THE RAMP RUN.
- ⑥ TURNING SPACE DIMENSIONS - PROVIDE A TURNING SPACE AT THE BOTTOM OF PARALLEL RAMPS WITH A WIDTH EQUAL TO THE WIDTH OF THE CURB RAMP. PROVIDE 4 FT. MINIMUM, MEASURED IN THE DIRECTION OF THE RAMP RUN. IF THE TURNING SPACE IS CONSTRAINED ON TWO SIDES, PROVIDE 5 FT. MEASURED IN THE DIRECTION OF PEDESTRIAN STREET CROSSING. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACE.
- ⑦ RAMP ALIGNMENT - RAMPS SHALL BE ALIGNED SO THE TURNING SPACE IS FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING THEY SERVE. PROVIDE ONE RAMP FOR EACH STREET CROSSING DIRECTION. IN ALTERATIONS, WHERE EXISTING PHYSICAL CONSTRAINTS PREVENT PROVIDING ONE CURB RAMP FOR EACH CROSSING DIRECTION, A SINGLE DIAGONAL CURB RAMP (ON THE APEX OF A CORNER) SHALL BE PERMITTED TO SERVE BOTH PEDESTRIAN STREET CROSSINGS. DIAGONAL RAMPS ARE NOT ACCEPTABLE IN NEW CONSTRUCTION, OR FULL-DEPTH RECONSTRUCTION.
- ⑧ RAMP LENGTH - PARALLEL RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
- ⑨ GUTTER COUNTER SLOPE - 5.0% MAX.

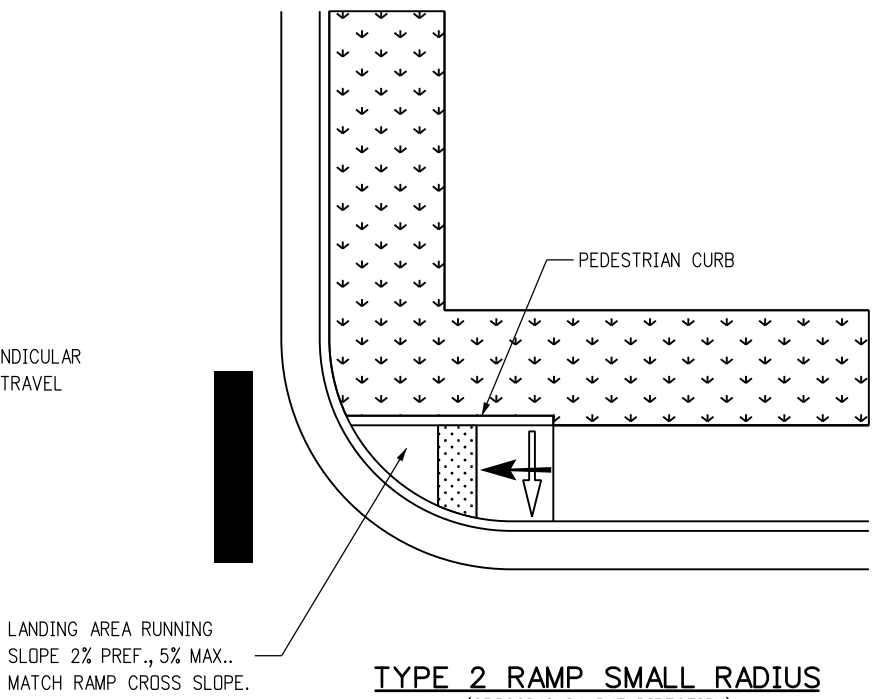
Computer File Information			Sheet Revisions		Colorado Department of Transportation CDOT CO 2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	CURB RAMPS Issued By: Project Development Branch July 4, 2012	STANDARD PLAN NO.	
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Last Modification Date: 05/03/19	Initials: LTA		05/03/19	Completely revised every sheet.				
Full Path: www.codot.gov/business/designsupport	(R-X)							
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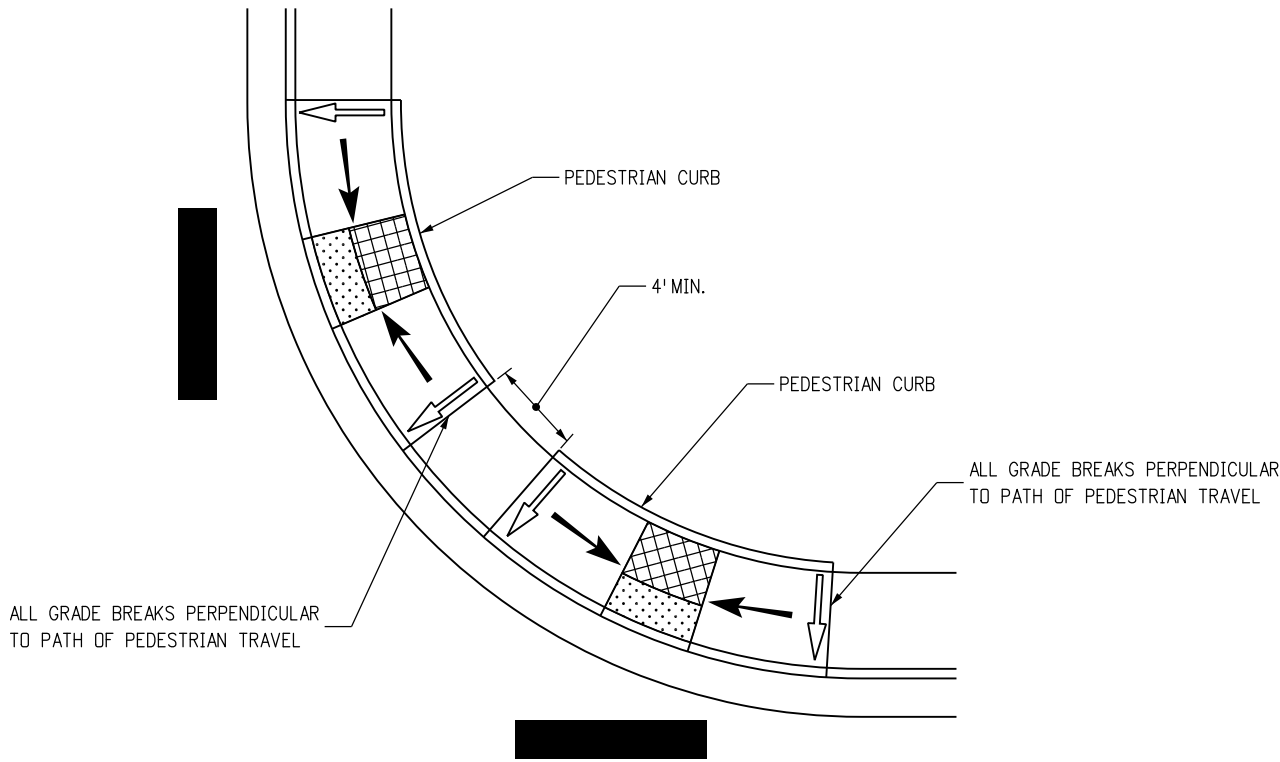
TYPE 2 RAMPS SMALL RADIUS
(3" REDUCED CURB)



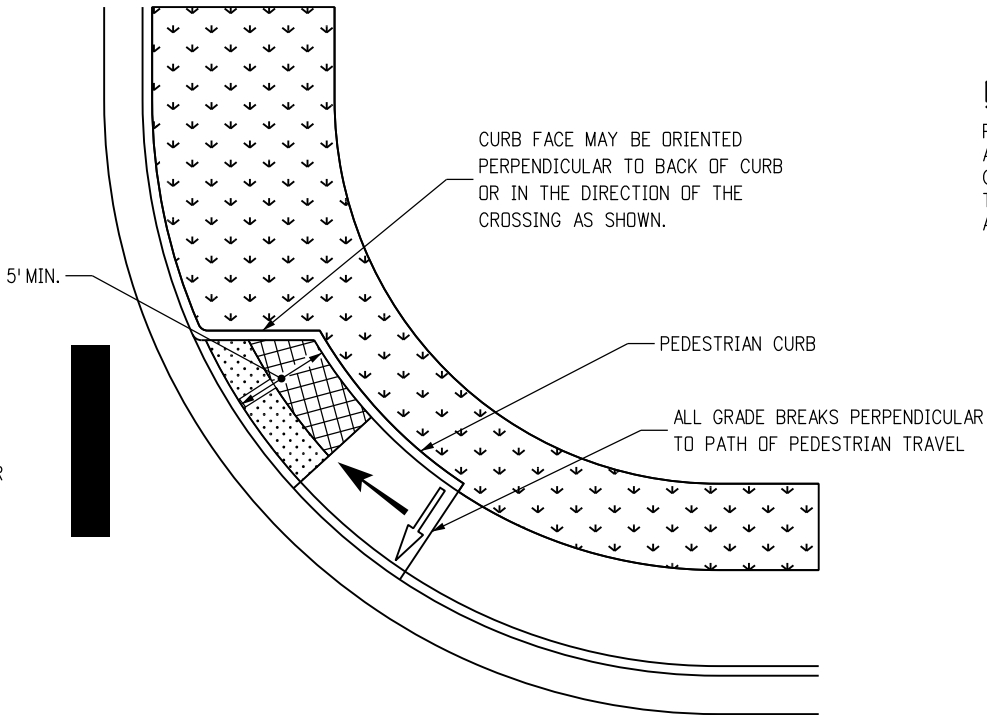
TYPE 2 RAMP (DIAGONAL)
NOT ALLOWABLE IN NEW CONSTRUCTION/FULL-DEPTH RECONSTRUCTION
SEE NOTE GENERAL NOTE 4



TYPE 2 RAMP SMALL RADIUS
(CROSSING IN ONE DIRECTION)



TYPE 2 RAMPS LARGE RADIUS



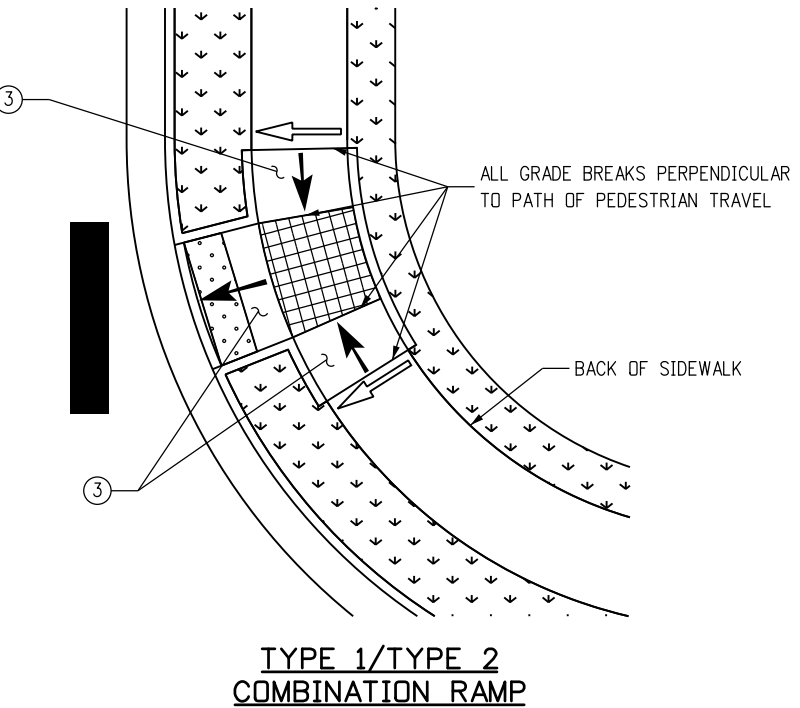
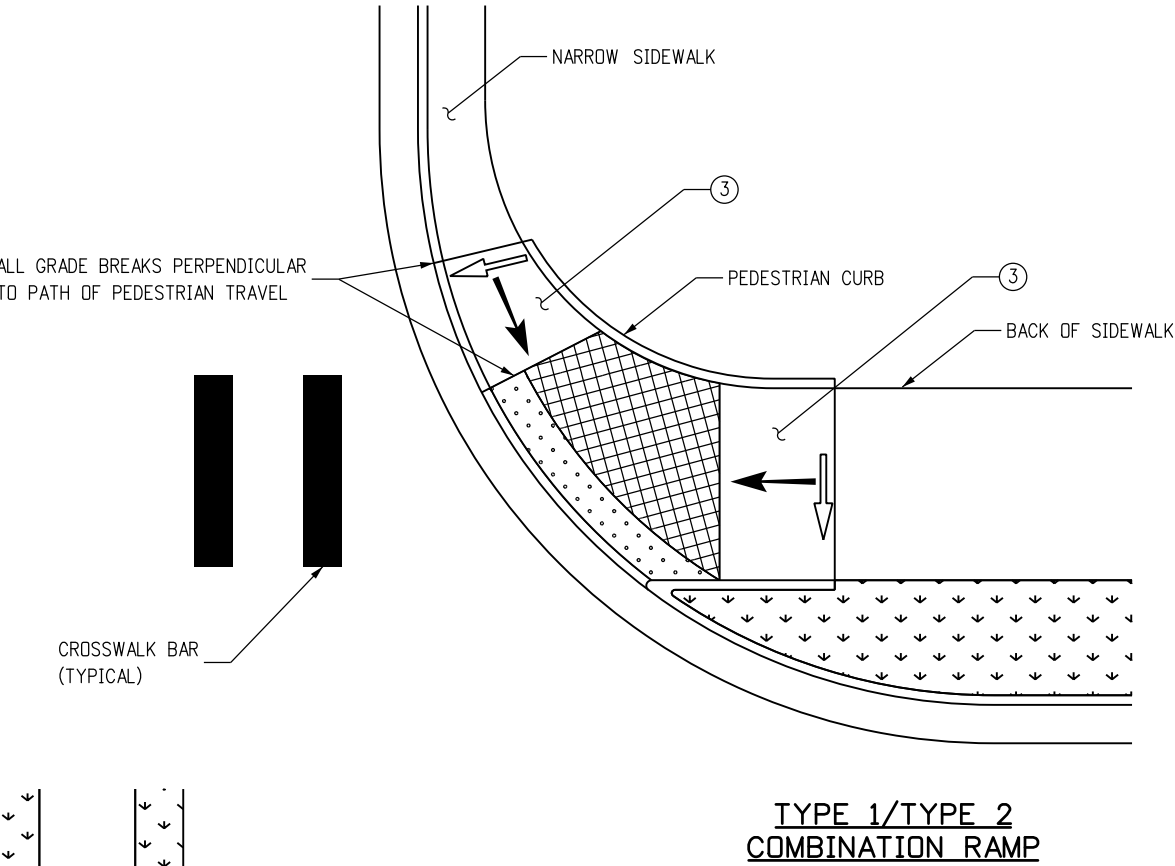
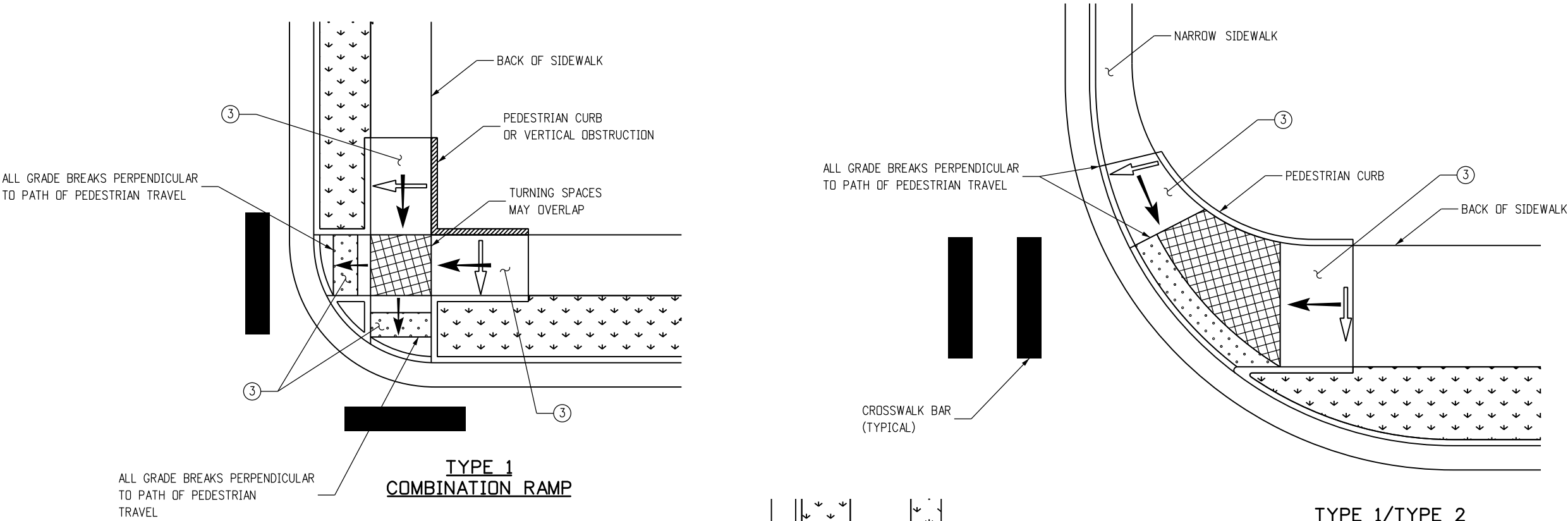
TYPE 2 RAMP LARGE RADIUS
(CROSSING IN ONE DIRECTION)

NOTE
PLACEMENTS SHOWN ARE TYPICAL CONFIGURATIONS ONLY AND NOT INDICATIVE OF ALL OPTIONS. OTHER RAMP CONFIGURATIONS MAY BE ACCEPTABLE AS LONG AS THEY CONFORM TO THE CRITERIA IN THESE STANDARDS, AND ARE APPROVED BY THE ENGINEER.

- TURNING SPACE
(SEE NOTE 4, 5, 6 - SHEET 4)
- DETECTABLE WARNING SURFACE (DWS)
SEE DWS SHEETS FOR PLACEMENT DETAILS
- RAMP RUNNING SLOPE
- RAMP CROSS SLOPE

TYPE 2 CURB RAMPS TYPICAL CONFIGURATIONS

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CAD Ver.: MicroStation V8	Scale: Not to Scale	Units: English	(R-X)		Issued By: Project Development Branch July 4, 2012		



- COMBINATION CURB RAMP NOTES:**
- ① THE CURB RAMP PLACEMENTS SHOWN ARE TYPICAL CONFIGURATIONS ONLY AND NOT INDICATIVE OF ALL OPTIONS. OTHER CURB RAMP CONFIGURATIONS MAY BE ACCEPTABLE AS LONG AS THEY CONFORM TO THE CRITERIA IN THESE STANDARDS, AND ARE APPROVED BY THE ENGINEER.
 - ② RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF THE RAMP AND TURNING SPACE MAY EQUAL THE HIGHWAY GRADE. AT MIDBLOCK PEDESTRIAN STREET CROSSINGS THE RAMP AND TURNING SPACE CROSS SLOPE MAY EQUAL THE HIGHWAY GRADE.
 - ③ WHERE IT IS ACCEPTABLE FOR A RAMP OR TURNING SPACE CROSS SLOPE TO EXCEED 2.0% AND MATCH THE HIGHWAY GRADE, THE RAMP ABOVE THE TURNING SPACE MAY BE WARPED TO TIE INTO THE ADJOINING SIDEWALK CROSS SLOPE. THE TRANSITION TO THE SIDEWALK CROSS SLOPE SHALL BE SPREAD EVENLY OVER THE LENGTH OF THE RAMP TO MINIMIZE WARPING. THE RATE OF CHANGE IN CROSS SLOPE MAY NOT EXCEED 3.0% PER LINEAR FOOT.

TURNING SPACE ② ③

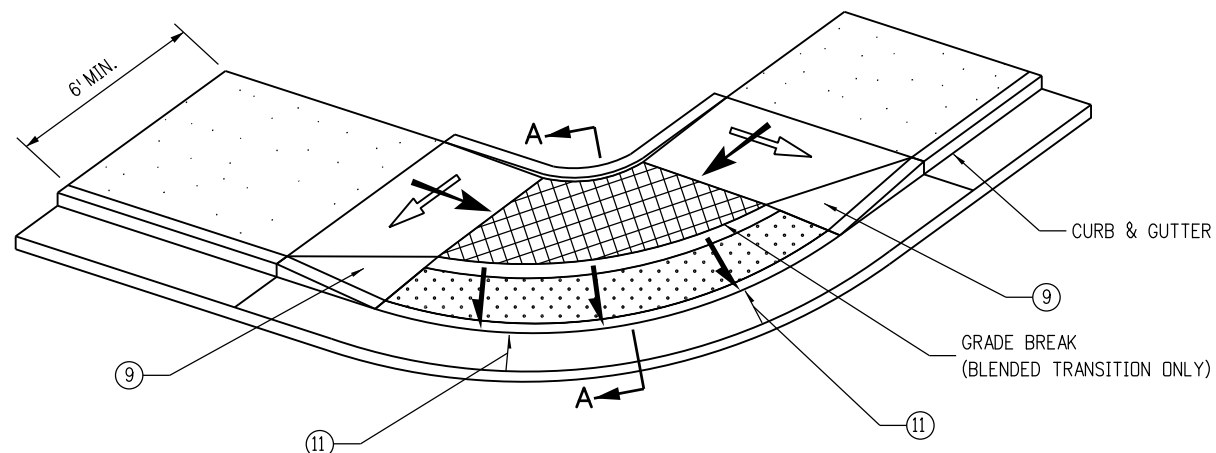
DETECTABLE WARNING SURFACE (DWS)
SEE DWS SHEETS FOR PLACEMENT DETAILS

RAMP RUNNING SLOPE

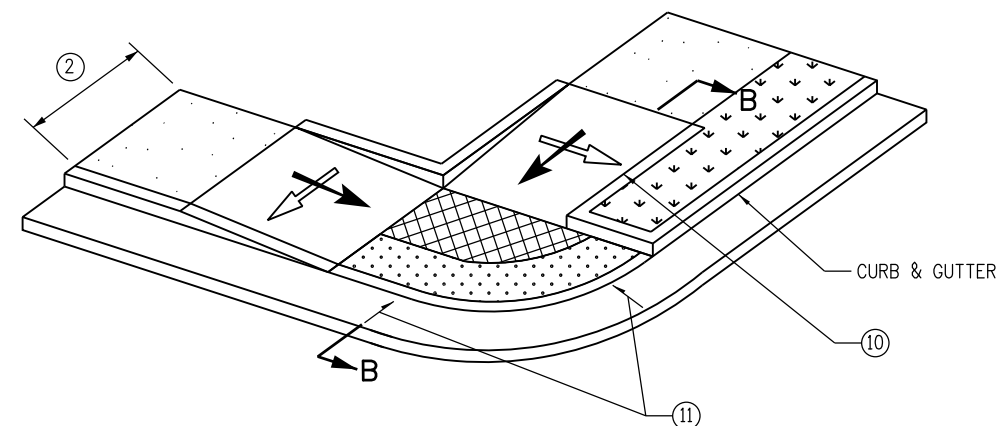
RAMP CROSS SLOPE ② ③

COMBINATION CURB RAMPS TYPICAL CONFIGURATIONS

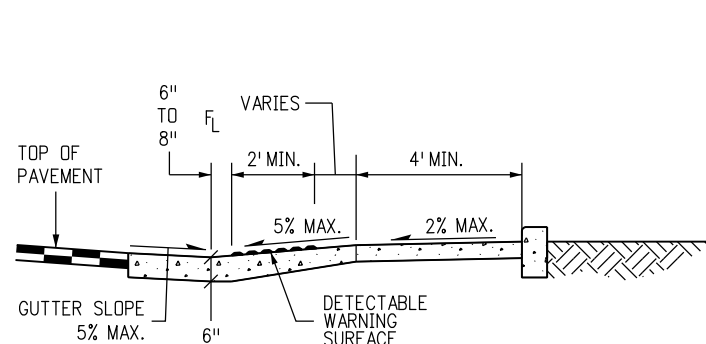
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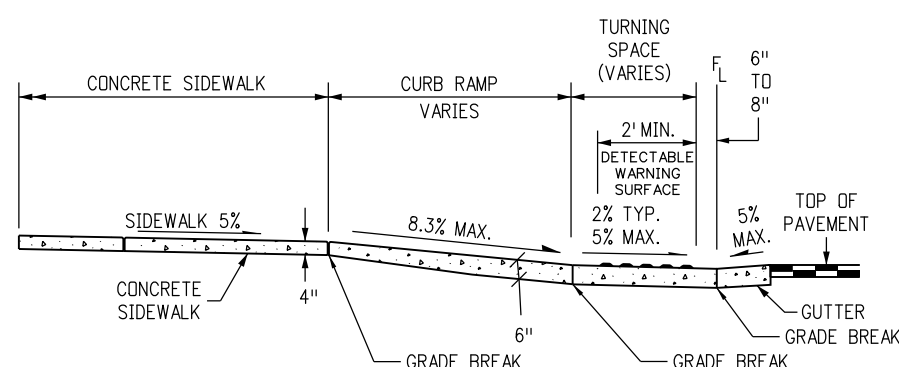
BLENDING TRANSITION



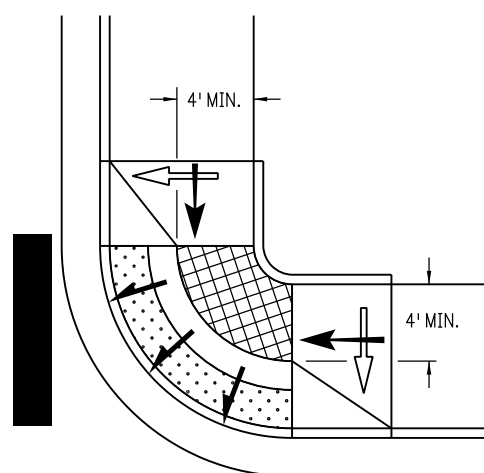
DEPRESSED CORNER



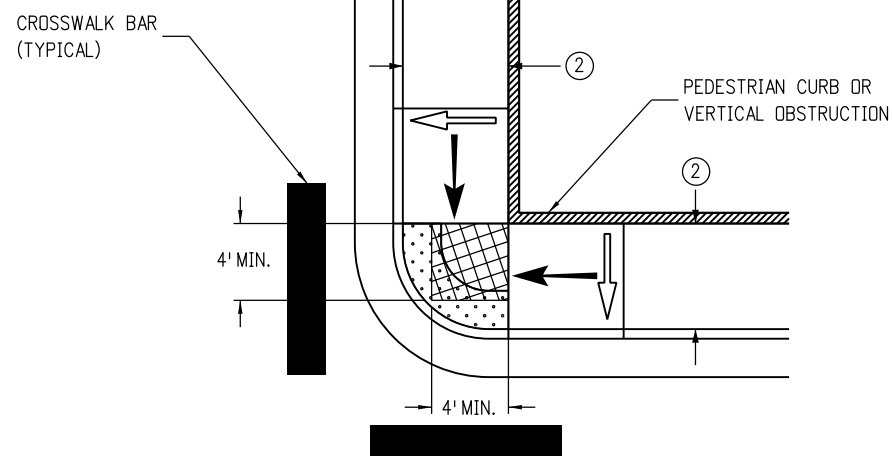
SECTION A-A



SECTION B-B



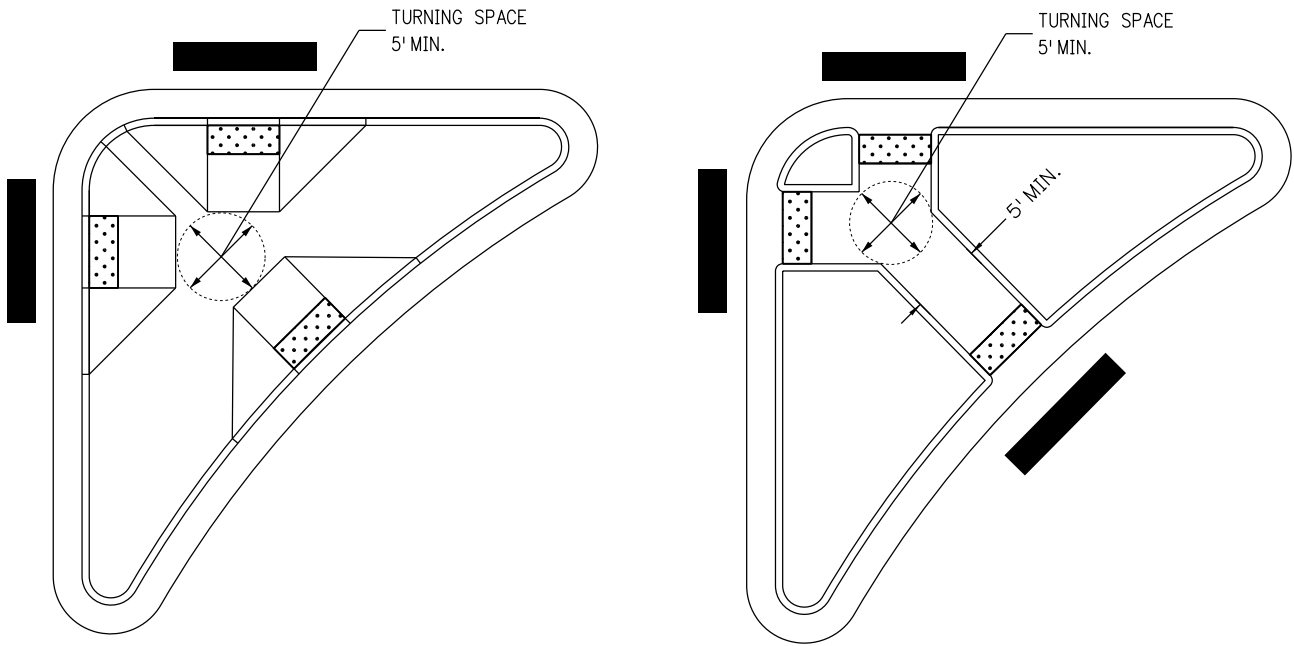
BLENDING TRANSITION



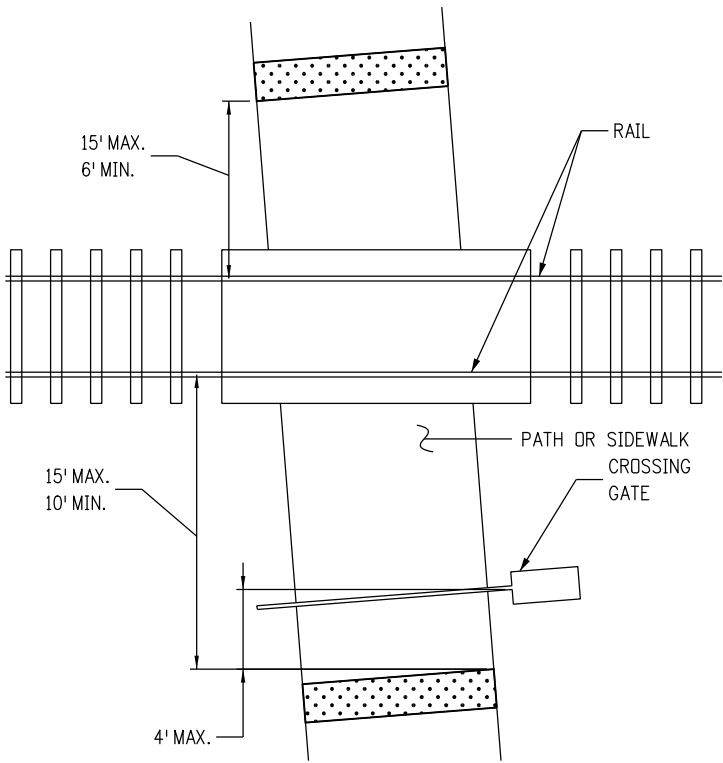
DEPRESSED CORNER

- ## **BLENDED TRANSITION & DEPRESSED CORNER NOTES**
- ① PERPENDICULAR AND PARALLEL RAMP CONFIGURATIONS ARE PREFERRED. BLENDED TRANSITIONS AND DEPRESSED CORNERS SHOULD ONLY BE USED WHERE SITE CONDITIONS MAKE THEM A MORE APPROPRIATE OPTION, OR WHERE PERPENDICULAR OR PARALLEL RAMPS CANNOT BE INSTALLED DUE TO A PHYSICAL SITE CONSTRAINT.
 - ② RAMP WIDTH - PROVIDE 5 FT. OR GREATER WHERE POSSIBLE. IF SITE CONSTRAINTS DO NOT PERMIT, PROVIDE 4 FT. WIDTH MINIMUM. RAMPS SERVICING SHARED USE PATHS SHALL MATCH THE WIDTH OF THE PATH.
 - ③ RAMP RUNNING SLOPE - 8.3% MAX.
 - ④ BLENDED TRANSITION RUNNING SLOPE - 5.0% MAX.
 - ⑤ RAMP AND TURNING SPACE CROSS SLOPE - 2.0% TYPICAL. AT CROSSINGS WITHOUT YIELD OR STOP CONTROL, OR WITH A SIGNAL WHERE VEHICLES CAN PROCEED THROUGH THE INTERSECTION WITHOUT SLOWING OR STOPPING, THE CROSS SLOPE OF RAMPS AND TURNING SPACES MAY EQUAL THE HIGHWAY GRADE.
 - ⑥ TURNING SPACE DIMENSIONS - PROVIDE A 4 FT. X 4 FT. MIN. TURNING SPACE AT THE BOTTOM OF RAMP RUNS. THE TURNING SPACE MAY CONTAIN THE DETECTABLE WARNING SURFACES.
 - ⑦ RAMP ALIGNMENT - TURNING SPACE SHALL BE ALIGNED TO BE FULLY CONTAINED WITHIN THE CROSSWALK OR STREET CROSSING(S) THEY SERVE.
 - ⑧ RAMP LENGTH - RAMP LENGTH IS DEPENDENT UPON THE RAMP SLOPE AND THE CHANGE OF ELEVATION FROM THE TURNING SPACE TO THE SIDEWALK. WHERE TERRAIN IS SLOPING A RAMP IS NOT REQUIRED TO CHASE GRADE MORE THAN 15 FT. REGARDLESS OF THE RESULTING RAMP SLOPE.
 - ⑨ RAMP FLARES - WHERE A RAMP EDGE ABUTS A WALKABLE SURFACE, A FLARED SIDE MUST BE PROVIDED. RAMP FLARE SLOPES SHALL NOT EXCEED 10.0%.
 - ⑩ VERTICAL CURB RETURNS - VERTICAL CURB RETURNS MAY BE USED ONLY WHERE A RAMP ABUTS A NON-WALKABLE SURFACE, OR WHERE A RAMP IS PROTECTED FROM PEDESTRIAN CROSS TRAFFIC (FOR EXAMPLE BY A SIGNAL CABINET OR UTILITY POLE WHICH BLOCKS PASSAGE).
 - ⑪ GUTTER COUNTER SLOPE - 5.0% MAX.
 - ⑫ DWS PLACEMENT - DWS SHALL BE PLACED AROUND THE RADIUS AND LOCATED AT THE BACK OF CURB ON BLENDED TRANSITION AND DEPRESSED CORNER RAMPS.

Computer File Information		Sheet Revisions		Colorado Department of Transportation  2829 West Howard Place CDOT HQ, 3rd Floor Denver, CO 80204 Phone: 303-757-9021 FAX: 303-757-9868 Division of Project Support JBK/LTA	CURB RAMPS	STANDARD PLAN NO.
Creation Date: 07/04/12	Initials: JBK	Date:	Comments			M-608-1
Last Modification Date: 05/03/19	Initials: LTA	05/03/19	Completely revised every sheet.			
Full Path: www.codot.gov/business/designsupport	(R-X)				Sheet No. 7 of 10	
Drawing File Name: 6080107010.dgn	(R-X)					
CAD Ver.: MicroStation V8 Scale: Not to Scale Units: English	(R-X)					
				Issued By: Project Development Branch July 4, 2012		



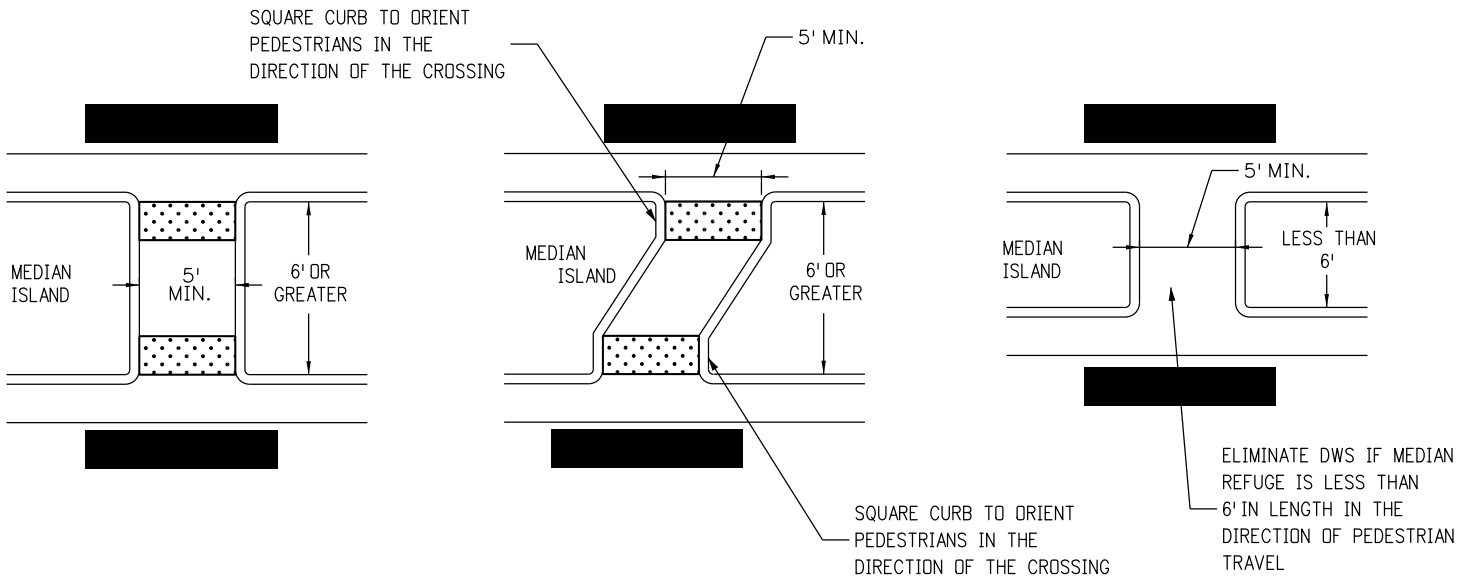
INTERSECTION ISLANDS



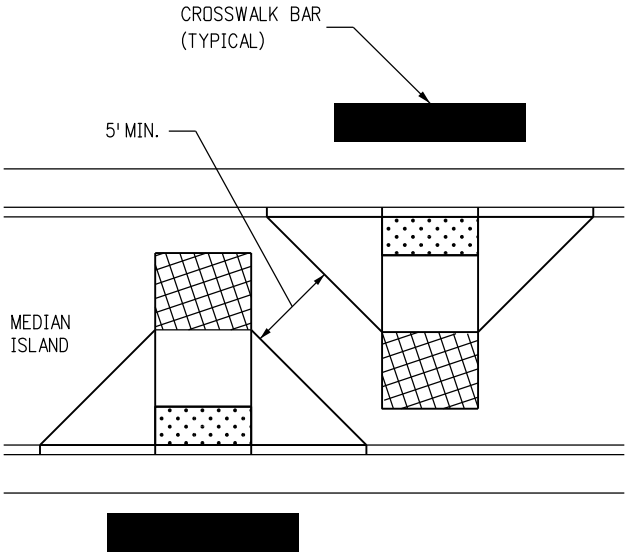
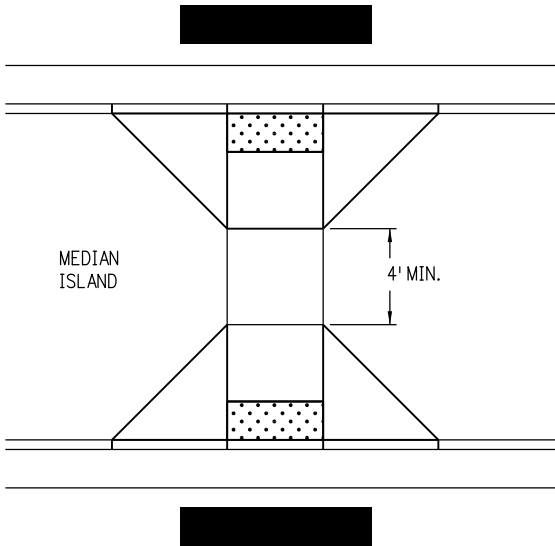
AT-GRADE RAIL CROSSING

NOTES:

- ① DETECTABLE WARNING SURFACES SHALL BE PLACED IN ALIGNMENT WITH THE BACK OF CURB.
- ② FLARED SIDES ARE PREFERENTIAL ON RAISED INTERSECTION ISLANDS AND SHOULD BE PROVIDED ON ISLANDS WHICH SERVE SHARED USE PATHS, OR AT LOCATIONS WHERE BICYCLE USE IS EXPECTED.
- ③ FOR CUT-THROUGH MEDIAN ISLANDS, DETECTABLE WARNING SURFACES SHALL BE PLACED IN ALIGNMENT WITH THE BACK OF CURB AND BE SEPARATED BY A MINIMUM 2 FOOT SPACE WITHOUT DWS. IF A 2 FOOT SEPARATION BETWEEN DETECTABLE WARNING SURFACES CANNOT BE PROVIDED NO DETECTABLE WARNING SURFACE SHALL BE INSTALLED.
- ④ CURB RAMP AND CUT-THROUGH WIDTHS SHOULD BE THE SAME WIDTH AS ANY SIDEWALK OR SHARED USE PATH WHICH THEY SERVE.



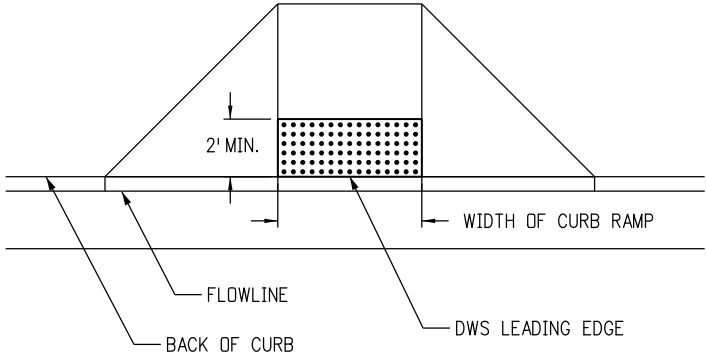
MEDIAN ISLANDS



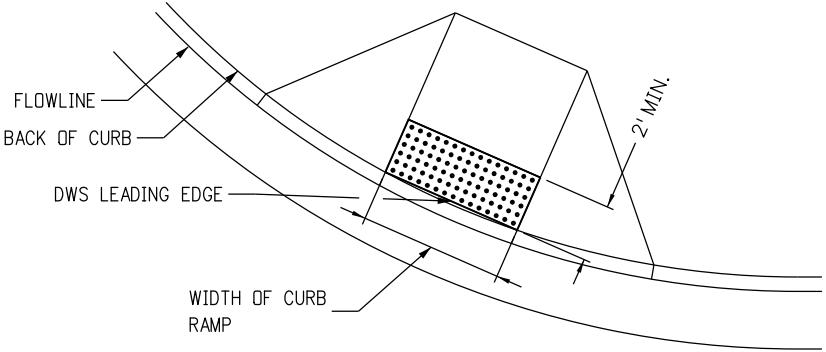
TURNING SPACE

MEDIANS / RAILROADS / ISLANDS

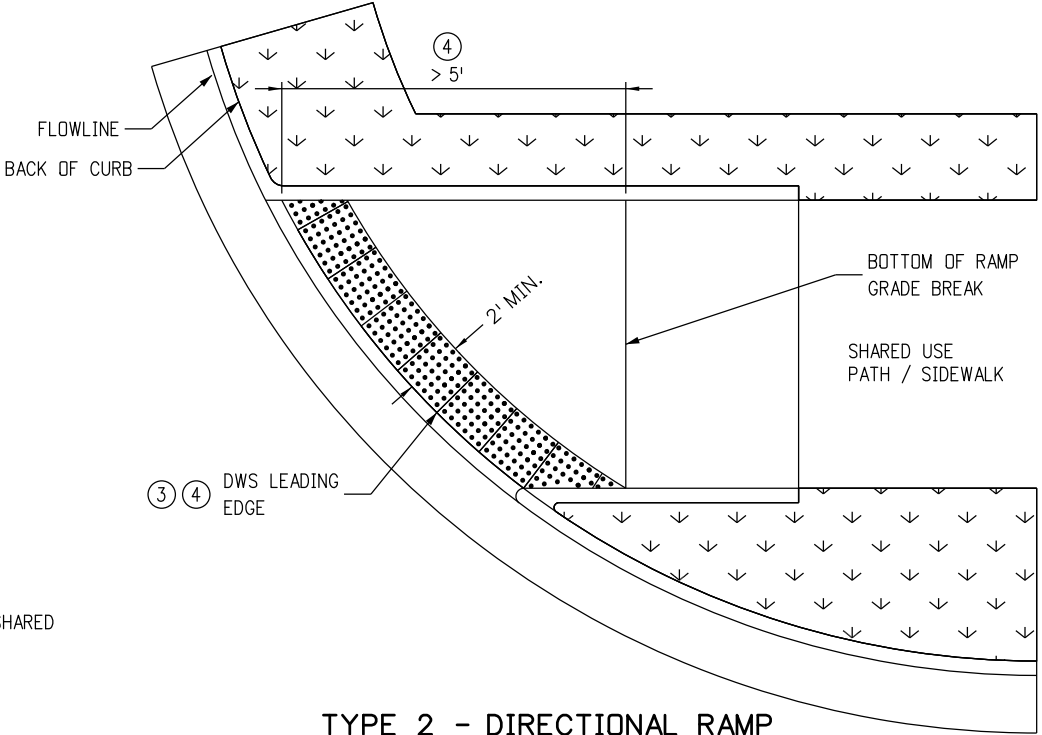
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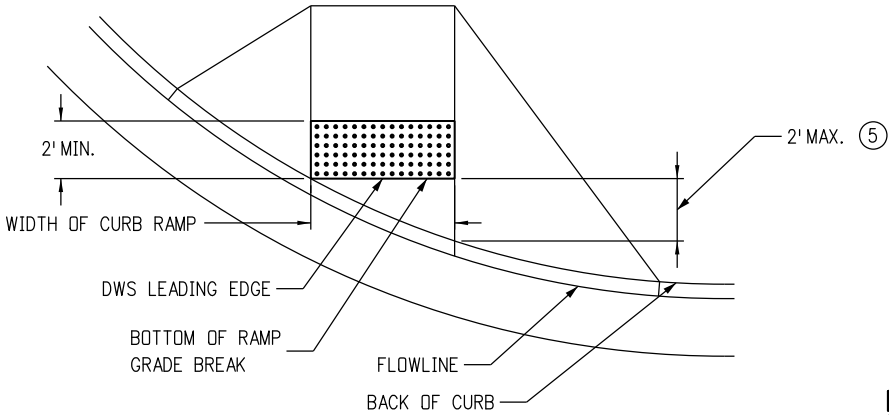
TYPE 1 CURB RAMP
(PERPENDICULAR ON TANGENT)



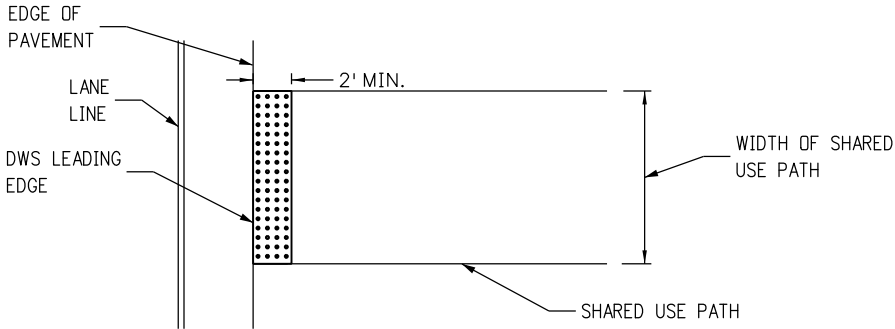
TYPE 1 CURB RAMP
(PERPENDICULAR ON RADIUS)



TYPE 2 - DIRECTIONAL RAMP



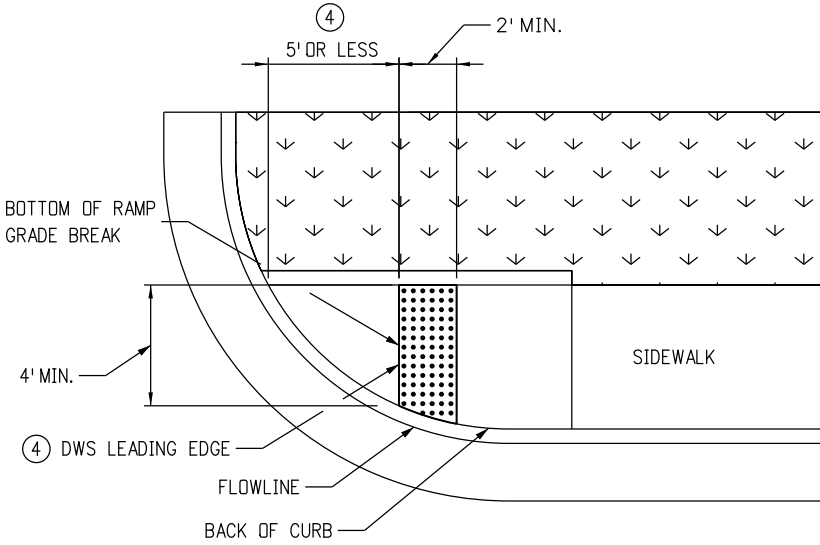
TYPE 1 CURB RAMP
(DIRECTIONAL ON RADIUS)



SHARED USE PATH CROSSING

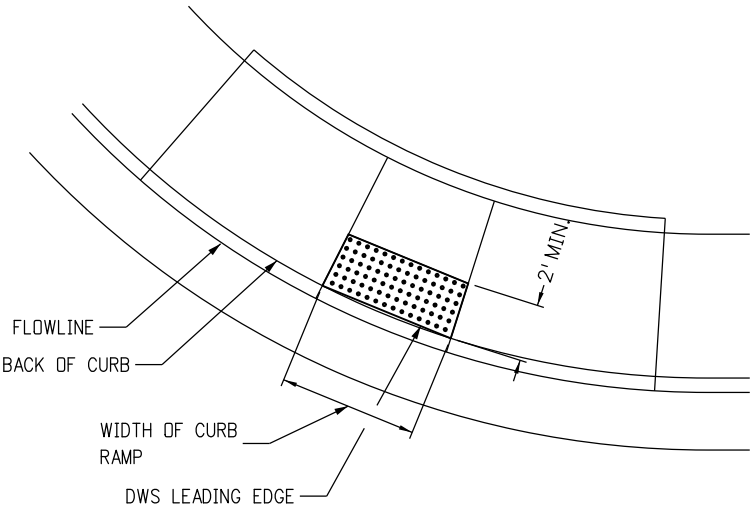
DETECTABLE WARNING SURFACE NOTES:

- DETECTABLE WARNING SURFACES (DWS) SHALL BE INSTALLED AT SIDEWALK, OR SHARED USE PATH, TO STREET TRANSITIONS, AND SHALL CONSIST OF TRUNCATED DOME SURFACES. ANY TRUNCATED DOME PANELS OR PAVERS WHICH ARE USED MUST BE ON THE CDOT APPROVED PRODUCTS LIST (APL).
- THE DETECTABLE WARNING SURFACE SHALL SPAN THE FULL WIDTH OF THE CURB RAMP, SHARED USE PATH, OR OTHER ROADWAY ENTRANCE AS APPLICABLE. A GAP OF 2 INCHES FROM THE EDGE OF THE DETECTABLE WARNING SURFACE TO THE EDGE OF THE CURB RAMP OR SHARED USE PATH IS PERMITTED.
- WHEN DETECTABLE WARNING SURFACES ARE PLACED ON A SLOPE GREATER THAN 5.0%, TRUNCATED DOMES SHOULD BE ALIGNED IN THE DIRECTION OF THE RAMP RUN; OTHERWISE DOMES ARE NOT REQUIRED TO BE ALIGNED. TRUNCATED DOMES SHALL BE IN A SQUARE GRID OR RADIAL PATTERN. WHEN PLACED RADIALLY, PLACE ADJACENT DWS PLATES EDGE TO EDGE. EDGES OF CUT PLATES SHALL BE STRAIGHT.
- LOCATE ONE CORNER OF THE DWS LEADING EDGE AT THE BACK OF CURB. NO POINT ON THE LEADING EDGE OF THE DWS MAY BE MORE THAN 5 FT. FROM THE BACK OF CURB. WHEN ANY POINT OF THE LEADING EDGE OF THE DWS WILL BE GREATER THAN 5 FT. FROM THE BACK OF CURB, PLACE THE DWS RADIALLY AT THE BACK OF CURB.
- WHERE PERPENDICULAR DIRECTIONAL RAMPS ABUT A WALKABLE SURFACE, THE LEADING EDGE OF THE DWS SHALL NOT BE PLACED FURTHER THAN 2 FEET FROM THE BACK OF CURB. IF THE RADIUS OF A CORNER MAKES THIS IMPOSSIBLE, ORIENT THE CURB RAMP PERPENDICULAR TO THE CURB AND GUTTER.
- IF THE DETECTABLE WARNING SURFACE IS CUT, GRIND OFF THE REMAINING PORTION OF ANY CUT TRUNCATED DOMES. SEAL ALL CUT PANEL EDGES WITH AN APL SEALANT TO PREVENT WATER DAMAGE.
- TRUNCATED DOME PLATES SHALL BE EMBEDDED IN THE CONCRETE CURB RAMP WHILE THE CONCRETE IS PLASTIC.
- DWS SHALL NOT BE PLACED OVER GRADE BREAKS.



TYPE 2 - DIRECTIONAL RAMP

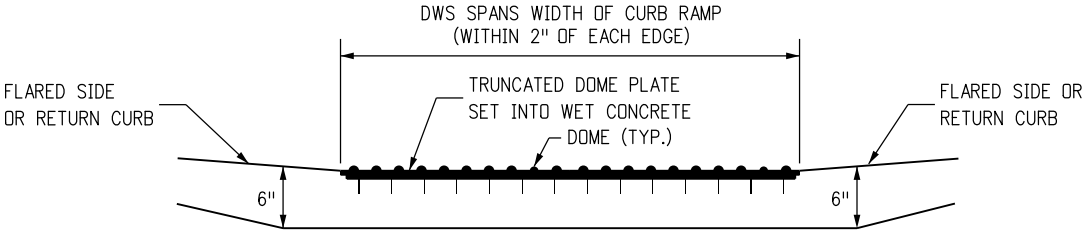
 DETECTABLE WARNING SURFACE (DWS)



TYPE 2 CURB RAMP

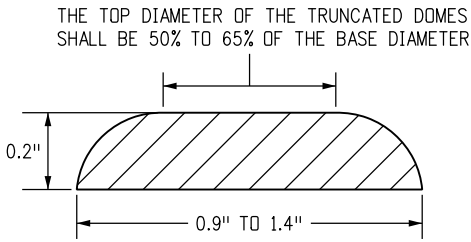
DETECTABLE WARNING SURFACE PLACEMENT

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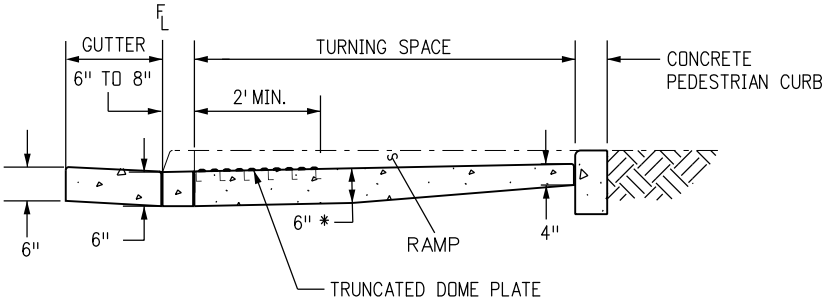


SECTION VIEW OF DETECTABLE
WARNING SURFACE PLATE

(LOOKING AT PERPENDICULAR RAMP
RUN FROM STREET)

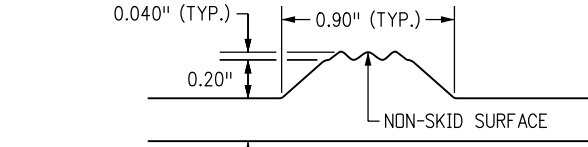


ELEVATION VIEW OF SINGLE
TRUNCATED DOME

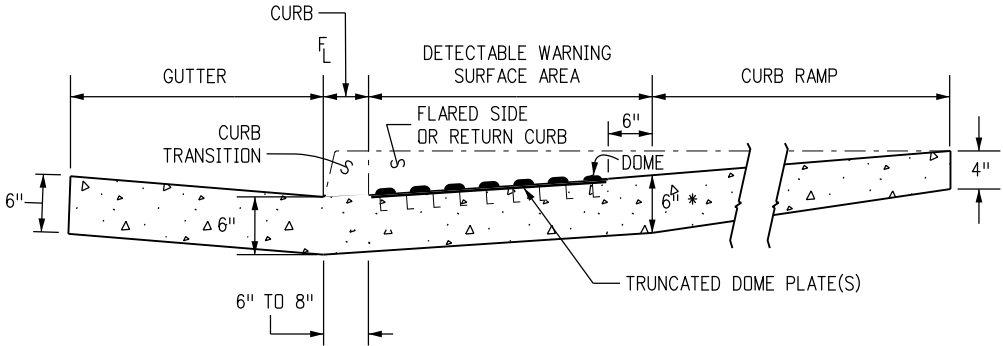


SECTION VIEW FOR PARALLEL
CURB RAMP TYPES

(LOOKING PERPENDICULAR TO TURNING SPACE)

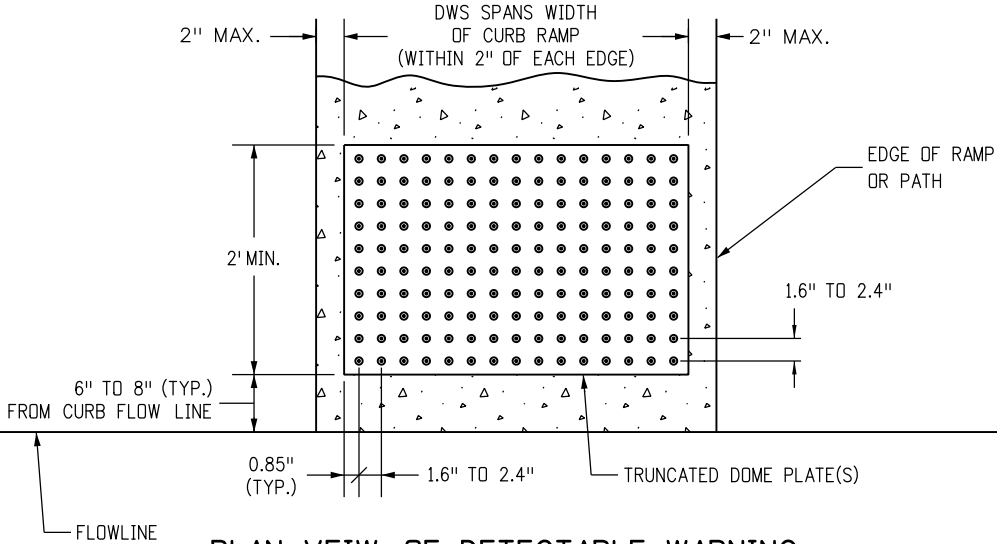


ELEVATION VIEW OF TRUNCATED DOME
FOR DETECTABLE WARNING PLATE



SECTION VIEW FOR PERPENDICULAR
CURB RAMP TYPES

(LOOKING PERPENDICULAR TO RAMP RUN)



PLAN VEIW OF DETECTABLE WARNING
SURFACE PLATE

DETECTABLE WARNING SURFACE DETAILS

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STATE OF COLORADO

DEPARTMENT OF TRANSPORTATION

Region 5, Traffic and Safety Unit

3803 N. Main Avenue, Suite 100

Durango, CO 81301

(970) 385-8360

(970) 385-8361 Fax



LATE FALL, WINTER AND SPRING SPECIAL PROVISIONS FOR ACCESS CONSTRUCTION AND UTILITY INSTALLATIONS

It's that time of year again when work within the Right of Way (ROW) becomes a special concern. Due to Southwest Colorado's unpredictable weather, utility work in the ROW can create several types of hazards for the traveling public, contractors and their personnel. The condition of the highway can change quickly. Mud tracked onto the highway by equipment, or ice and snowpack are just a few of the conditions that make the roadway more hazardous for all concerned. The terrain within the ROW must be kept clear of hazards as well. Holes, trenches, equipment and materials can make the terrain "unrecoverable" for a driver should his/her vehicle leave the highway.

Activities must be shut down when the roadway is other than dry. The use of frozen materials for backfilling will only lead to settlement. The contractor must make extra effort to compact the excavation. In the spring, any settlement of backfill shall be repaired. The re-vegetation shall take place yet this fall or early next spring.



COLORADO DEPARTMENT OF TRANSPORTATION

Environmental Clearances Information Summary

PURPOSE - This summary is intended to inform entities external to CDOT that may be entering the state highway right-of-way to perform work related to their own facilities (such as Utility, Special Use or Access Permittees), about some of the more commonly encountered environmental permits/clearances that may apply to their activities. This listing is not all-inclusive—additional environmental or cultural resource permits/clearances may be required in certain instances. Appropriate local, state and federal agencies should be contacted for additional information if there is any uncertainty about what permits/clearances are required for a specific activity. **IMPORTANT: Please Review The Following Information Carefully – Failure to Comply With Regulatory Requirements May Result In Suspension or Revocation of Your CDOT Permit, Or Enforcement Actions By Other Agencies.**

CLEARANCE CONTACTS - As indicated in the permit/clearance descriptions listed below, the following agencies may be contacted for additional information:

- Colorado Department of Public Health and Environment (CDPHE): General Information – (303) 692-2000
Water Quality Control Division (WQCD): (303) 692-3500
Environmental Permitting Website <https://www.colorado.gov/pacific/cdphe/all-permits>
- CDOT Water Quality Program Manager: (303) 512-4053 <https://www.codot.gov/programs/environmental/water-quality>
- CDOT Asbestos Project Manager: (303) 512-5519
- Colorado Office of Archaeology and Historic Preservation: (303) 866-5216
- U.S. Army Corps of Engineers, District Regulatory Offices:
Omaha District (Northeastern CO), Denver Office (303) 979-4120
<http://www.nwo.usace.army.mil/Missions/RegulatoryProgram/Colorado.aspx>
Sacramento District (Western CO), Grand Junction Office (970) 243-1199
<http://www.spk.usace.army.mil/Missions/Regulatory.aspx>
Albuquerque District (Southeastern CO), Pueblo Office (719) 543-9459
<http://www.spa.usace.army.mil/Missions/RegulatoryProgramandPermits.aspx>
- CDOT Utilities, Special Use and Access Permitting: (303) 757-9654 <https://www.codot.gov/business/permits>

Wildlife Resources - Disturbance of wildlife shall be avoided to the maximum extent practicable. Entry into areas of known or suspected threatened or endangered species habitat requires special authorization from the CDOT permitting office. If any threatened or endangered species are encountered during the progress of the permitted work, work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Information about threatened or endangered species may be obtained from the CDOT website, <http://www.codot.gov/programs/environmental/wildlife/guidelines>, or the Colorado Parks and Wildlife (CPW) website, <http://www.cpw.state.co.us/learn/Pages/SOC-ThreatenedEndangeredList.aspx>. Additional guidance may be provided by the appropriate Region Planning and Environmental Manager (RPEM).

Cultural Resources - The applicant must request a file search of the permit area through the Colorado Office of Archaeology and Historic Preservation (OAHP), Denver, to ascertain if historic or archaeological resources have previously been identified (<https://www.historycolorado.org/file-access>; 303-866-5216). Inventory of the permit area by a qualified cultural resources specialist may be necessary, per the recommendation of CDOT. If archaeological sites/artifacts or historic resources are encountered as the project progresses, all work in the subject area shall be halted and the CDOT Regional Permitting Office and Region Planning and Environmental Manager shall be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office and RPEM.

Paleontological Resources - The level of effort required for paleontological resources is dependent on the amount of ground disturbance, including rock scaling, digging, trenching, boring, ground leveling, and similar activities.

- If the permit will involve extensive ground disturbance (generally involving more than one mile of CDOT ROW), a full review will be required by a qualified paleontologist, including map, file, and locality searches, with final recommendations provided by the CDOT paleontologist upon receipt of the report. Based on results of the review, a survey or inventory of the permit area may be necessary.
- If the permit will involve a small amount of ground disturbance (less than one mile of ROW), the applicant must request a fossil locality search through the University of Colorado Museum of Natural History (<https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure>) and the Denver Museum of Nature and Science (<https://www.dmns.org/science/earth-sciences/earth-sciences-collections/>). The museum collections manager will provide information about localities in the project area. If there are no known localities, the permit requirement for paleontology is complete upon submitting that information to CDOT. If there are known localities, the CDOT paleontologist will be contacted by the museum with details, and additional recommendations will be made if necessary. Note that museum staff are not required to disclose the details of fossil localities to the permit applicant, nor is detailed locality information required for the permit application to proceed.
- If the permit involve no ground disturbance, no action is required for paleontological resources. If fossils are encountered during the permitted action, all work in the immediate area of the find should stop and the CDOT Staff Paleontologist and the Region Environmental Manager should be contacted immediately. Authorization must be provided by CDOT prior to the continuation of work. Additional guidance may be provided by the Regional Permitting Office in the Permit Special Provisions. Contact Information: See the museum websites listed above. The CDOT Paleontologist is not able to conduct locality searches independently. For further information contact CDOT Paleontologist Nicole Peavey at nicole.peavey@state.co.us or (303)757-9632.

Hazardous Materials, Solid Waste - The Solid Wastes Disposal Sites and Facilities Act C.R.S. 30-20-100, et al, and Regulations Pertaining to Solid Waste Disposal Sites and Facilities (6 CCR 1007-2), prohibit solid waste disposal without an approved Certificate of Designation (a landfill permit). The Colorado Hazardous Waste Act C.R.S. 25-15-301 et al, and the Colorado Hazardous Waste Regulations (6 CCR 1007-3) prohibit the transfer, storage or disposal (TSD) of hazardous waste except at permitted TSD sites. There are no permitted landfills or TSD sites within the State Highway Right of Way. Therefore, all solid or hazardous wastes that might be generated by the activities of entities entering the State Highway Right of Way must be removed from the ROW and disposed of at a permitted facility or designated collection point (e.g., for solid waste, a utility or construction company's own dumpster). If pre-existing solid waste or hazardous materials contamination (including oil or petroleum contaminated soil, asbestos, chemicals, mine tailings, etc.) is encountered during the performance of work, the permittee shall halt work in the affected area and immediately contact the CDOT Regional Permitting Office for direction as to how to proceed.

Contact Information: Theresa Santangelo-Dreiling, CDOT Hazardous Materials Management Supervisor: (303) 512-5524.

Asbestos Containing Materials, Asbestos Contaminated Soil - All work on asbestos containing materials (ACM) must comply with the applicable requirements of the CDPHE Air Pollution Control Division's (APCD) Regulation 8. Disposal of ACM, and work done in asbestos-contaminated soil, must comply with the CDPHE Hazardous Materials and Waste Management Division's (HMWMD) Solid Waste Regulations. The application for any CDOT permit must specifically identify any ACM involved in the work for which authorization is being requested. Additional guidance or requirements may be specified in the permit special provisions.

Contact Info: CDPHE APCD and HMWMD Regulations can be accessed via the CDPHE Environmental Permitting Website listed above. Additional information **concerning clearance on CDOT projects** is available from the CDOT Asbestos Project Manager (303) 512-5519, or Theresa Santangelo-Dreiling, Hazardous Materials Management Supervisor: (303) 512-5524.

Transportation of Hazardous Materials - No person may offer or accept a hazardous material for transportation in commerce unless that person is registered in conformance with the United States Department of Transportation regulations at 49 CFR, Part 171. The hazardous material must be properly classed, described, packaged, marked, labeled, and in condition for shipment as required or authorized by applicable requirements, or an exemption, approval or registration has been issued. Vehicles requiring a placard, must obtain authorization and a State HAZMAT Permit from the Colorado Public Utilities Commission.

Contact Information: For authorization and more info call the Federal Motor Safety Carrier Administration, US DOT for inter- and intra-state HAZMAT Registration (303) 969-6748. Colorado Public Utilities Commission: (303) 894-2868.

Discharge of Dredged or Fill Material – 404 Permits Administered By the U.S. Army Corps of Engineers, and Section 401 Water Quality Certifications Issued by the CDPHE WQCD - Clean Water Act section 404 permits are often required for the discharge of dredged or fill material into waters of the U.S., including wetlands. Several types of section 404 permits exist, including nationwide, regional general, and individual permits. Nationwide permits are the most commonly authorized type for activities with relatively minor impacts. If an individual 404 permit is required, section 401 water quality certification from the CDPHE WQCD is also required. Contact the appropriate Corps District Regulatory Office for information about what type of 404 permit may be required (contact information above). Contact the CDPHE Water Quality Control Division at (303) 692-3500.

Working on or in any stream or its bank - In order to protect and preserve the state's fish and wildlife resources from actions that may obstruct, diminish, destroy, change, modify, or vary a natural existing stream or its banks or tributaries, it may be necessary to obtain a Senate Bill 40 certification from the Colorado Department of Natural Resources. A stream is defined as 1) represented by a solid blue line on USGS 7.5' quadrangle maps; and/or 2) intermittent streams providing live water beneficial to fish and wildlife; and/or 3) segments of streams supporting 25% or more cover within 100 yards upstream or downstream of the project; and/or 4) segments of streams having wetlands present within 200 yards upstream or downstream of the project measured by valley length. The CPW application, as per guidelines agreed upon by CDOT and CPW, can be accessed at <https://www.codot.gov/programs/environmental/wildlife/guidelines>.

Erosion and Sediment Control Practices - Any activities that disturb one or more acres of land require a Stormwater Construction Permit (SCP) from the CDPHE-WQCD. Erosion & sediment control requirements will be specified in that permit. In situations where a stormwater permit is *not* required, all reasonable erosion and sediment control measures should be taken to minimize erosion and sedimentation. Control practices should be in accordance with CDOT Standard Specifications 107.25, 208, 213 and 216 (<https://www.codot.gov/business/designsupport/cdot-construction-specifications>). The CDOT Erosion Control and Stormwater Quality Guide (website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>) can also be used to design erosion/sediment controls. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>

Site Stabilization - All disturbances require a stabilization plan, native seeding or landscape design plan according to applicable CDOT Standard Specifications 212-217 and 623. The CDOT Erosion Control and Stormwater Quality Guide should also be used to plan restoration of disturbed vegetation. Website: <https://www.codot.gov/programs/environmental/landscape-architecture/erosion-storm-quality>

Stormwater Discharge From Industrial Facilities - Discharges of stormwater runoff from certain types of industrial facilities, such as concrete batch plants - require a CDPS Stormwater Permit. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Website: <https://colorado.gov/pacific/cdphe/wq-commerce-and-industry-permits>

Concrete Washout - Waste generated from concrete activities shall NOT be allowed to flow into the drainage ways, inlets, receiving waters, or in the CDOT ROW. Concrete waste shall be placed in a temporary concrete washout facility and must be located a minimum of 50 feet from state waters, drainageways, and inlets. Concrete washout shall be in accordance to CDOT specifications and guidelines at <https://www.codot.gov/business/designsupport/cdot-construction-specifications> and refer to the specifications and their revisions for sections 101, 107 and 208.

Construction Dewatering (Discharge or Infiltration) and Remediation Activities - Discharges of water encountered during excavation or work in wet areas may require a Construction Dewatering or Remediation Activities Discharge Permit. **Contact**

Information: Contact the CDPHE-WQCD at (303) 692-3500. For Applications and Instructions: <https://www.colorado.gov/pacific/cdphe/wq-construction-general-permits>.

Municipal Separate Storm Sewer System (MS4) Requirements - When working in a MS4 area, discharges to the storm sewer system are subject to CDOT's or other municipalities' MS4 Permit. For activities within the boundaries of a municipality that has a MS4 permit, the owner of such activity should contact the municipality regarding stormwater related requirements. All discharges to the CDOT highway drainage system or within the Right of Way (ROW) must comply with the applicable provisions of the Colorado Water Quality Control Act, the Water Quality Control Commission (WQCC) Regulations (<https://www.colorado.gov/pacific/cdphe/wqcc-regulations-and-policies-and-water-quality-statutes>) and the CDOT MS4 Permit #COS-000005 (<https://www.codot.gov/programs/environmental/water-quality/documents>). Discharges are subject to inspection by CDOT and CDPHE. For CDOT-related MS4 programs and requirements, go to: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs>.

Post-Construction Permanent Water Quality - When working in a CDOT MS4 area and the activity disturbs one or more acres, permanent water quality control measures may be required. Information on the requirements can be found under the CDOT Permanent Water Quality MS4 Program at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/pwq-permanent-water-quality>

Discharges to Storm Sewer Systems

Prohibited Discharges - All discharges are subject to the provisions of the Colorado Water Quality Control Act and the Colorado Discharge Permit Regulations. Prohibited discharges include, but are not limited to, substances such as wash water, paint, automotive fluids, solvents, oils or soaps and sediment.

Allowable Discharges - The following discharges to stormwater systems are allowed without a permit from the CDPHE-WQCD: landscape irrigation, diverted stream flows, uncontaminated ground water infiltration to separate storm sewers, discharges from potable water sources, foundation drains, air conditioning condensation, irrigation water, uncontaminated springs, footing drains, water line flushing, flows from riparian habitats and wetlands, and flow from firefighting activities. **Contact Information:** Contact the CDPHE-WQCD at (303) 692-3500. Information can also be found in the CDOT Illicit Discharge MS4 Program PDD at: <https://www.codot.gov/programs/environmental/water-quality/stormwater-programs/idde.html>.

Spill Reporting - Spills shall be contained and cleaned up as soon as possible. Spills shall NOT be washed down into the storm drain or buried. All spills shall be reported to the CDOT Illicit Discharge Hotline at (303) 512-4426 (4H20), as well as the Regional Permitting Office and Regional Maintenance Supervisor. Spills on highways, into waterways, any spill in the highway right-of-way exceeding 25 gallons, or that may otherwise present an immediate danger to the public shall be reported by calling 911, and shall also be reported to the CDPHE at 1-877-518-5608. More information can be found at <https://www.colorado.gov/pacific/cdphe/emergency-reporting-line>.

Disposal of Drilling Fluids - Drilling fluids used in operations such as Horizontal Directional Drilling may be classified as "discharges" or "solid wastes," and in general, should be pumped or vacuumed from the construction area, removed from the State Highway Right of Way, and disposed of at permitted facilities that specifically accept such wastes. Disposal of drilling fluids into storm drains, storm sewers, roadside ditches or any other type of man-made or natural waterway is prohibited by Water Quality Control and/or Solid Waste regulations. Small quantities of drilling fluid solids (less than 1 cubic yard of solids) may be left on-site after either being separated from fluids or after infiltration of the water, provided: 1) the drilling fluid consists of only water and bentonite clay, or, if required for proper drilling properties, small quantities of polymer additives that are approved for use in drinking water well drilling; 2) the solids are fully contained in a pit, and are not likely to pose a nuisance to future work in the area, 3) the solids are covered and the area restored as required by CDOT permit requirements (Utility, Special Use, or Access Permits, etc.). **Contact Information:** Contact CDPHE (telephone #'s listed above).

Noxious Weeds and Invasive Species Management Plan - Noxious Weeds and Invasive Species guidance can be found by contacting the Colorado Department of Agriculture (<https://www.colorado.gov/pacific/agconservation/noxiousweeds>) and the Colorado Division of Parks and Wildlife (<http://cpw.state.co.us/aboutus/Pages/RS-NoxiousWeeds.aspx>). In either case, management plans involving the control of noxious weeds associated with the permitted activity and cleaning of equipment will be required.



What is stormwater runoff?

Stormwater runoff occurs when precipitation from rain or snowmelt flows over the ground. Impervious surfaces like roads and sidewalks prevent stormwater from naturally soaking into the ground

Why is stormwater runoff a problem?

Stormwater can pick up debris, chemicals, dirt and other pollutants and flow into CDOT's storm drain system or directly into a stream, river, lake, wetland or reservoir. Anything that enters CDOT's storm drain system is discharged untreated into the waterways we use for fishing, swimming, and providing drinking water.



Dredged spoil, dirt, slurry, solid waste, incinerator residue, sewage, sewage sludge, garbage, trash, chemical waste, biological nutrient, biological material, radioactive material, heat, pH, wrecked or discarded equipment, **rock, sand,** any industrial, municipal, or agricultural waste.

Tips for Reporting an Illicit Discharge

Call the illicit discharge hotline at **(303) 512-4426**

From a safe distance try to estimate the amount of the discharge.

Identify characteristics of the discharge (color, odor, algae, etc.).

Obtain information on the vehicle dumping the waste (if applicable).

Do not approach!

Call *CSP for illicit dumping.

If possible, take a photo, record a license plate.

REMEMBER:

Never get too close to the illicit discharge, it may be dangerous!!!

For more information on CDOT Utility Permits:

<https://www.codot.gov/business/permits/utilities/specialuse>

For more information on CDOT Access Permits:

<https://www.codot.gov/business/permits/access/permits>

For more information on CDOT Water Quality Program:

Water Quality Program Manager
4201 E. Arkansas Ave.
Shumate Building
Denver, Colorado 80222
303-757-9343



Water Quality Program Industrial Facilities Program

CDOT has a Municipal Separate Storm Sewer System permit, otherwise known as (MS4) from the Colorado Department of Public Health and Environment. The permit states that only stormwater can be discharged from CDOT's storm drain system



As part of the permit, CDOT has several different programs to prevent pollutants from entering into the storm drain system:

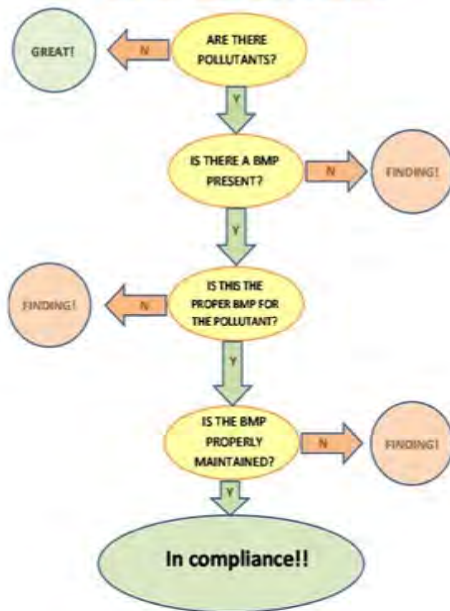
- Construction Site Program
- New Development Redevelopment Program
- Illicit Discharge Program
- Industrial Facilities Program
- Public Education and Outreach Program
- Pollution Prevention and Good Housekeeping Program
- Wet Weather Monitoring Program



Control Measures for Industrial Facilities

Industrial facilities can use control measures (CM) otherwise known as Best Management Practices (BMP) during the construction of a facility and when operating the facility. Control measures are schedules of activities, maintenance procedures, and other management practices to prevent and reduce pollution entering into CDOT's storm drain system. Control Measures also include treatment, operating procedures, and practices to control site run off which can include structural and non-structural controls.

THE GAUNTLET



CDOT defines a utility, or utility facility as any privately, publicly, or cooperatively owned line, facility, or system producing, transmitting or distributing the following:

- ✓ Communications
- ✓ Cable television
- ✓ Power
- ✓ Electricity
- ✓ Light
- ✓ Heat Gas
- ✓ Oil
- ✓ Crude Products
- ✓ Water
- ✓ Stream
- ✓ Waste
- ✓ Stormwater not connected with highway drainage
- ✓ Similar Commodity



Item 10.

Industrial Facilities Program Elements:

1. Educate and outreach to owners or operators that have potential to contribute substantial pollutant to water.
2. Report and include information on discharge and water quality concerns. Provide written notification within 15 days of discovery to CDPHE.
3. Submit an annual report to CDPHE containing the number of informational brochures distributed; name and title of each individual trained.

Education

There are instances when a utility company or other entity doing work in the state highway right-of-way will require some type of environmental permit or clearance for that work. CDOT has put together an Environmental Clearances Information Summary for those applying for a CDOT Utility and Special Use Permit or Access Permit to obtain all required clearances. This fact sheet is given to each permittee and is available at:

<http://www.coloradodot.info/programs/environmental/resources/guidance-standards/Environmental%20Clearances%20Info%20Summary.pdf>

COLORADO DEPARTMENT OF TRANSPORTATION

STATE HIGHWAY ACCESS PERMIT APPLICATION

Issuing authority application acceptance date:

Instructions:

Please print or type

- Contact the Colorado Department of Transportation (CDOT) or your local government to determine your issuing authority.
- Contact the issuing authority to determine what plans and other documents are required to be submitted with your application.
- Complete this form (some questions may not apply to you) and attach all necessary documents and Submit it to the issuing authority.
- Submit an application for each access affected.
- If you have any questions contact the issuing authority.
- For additional information see CDOT's Access Management website at <https://www.codot.gov/business/permits/accesspermits>

1) Property owner (Permittee) Salida Bottling Company, LLC		2) Applicant or Agent for permittee (if different from property owner)															
Street address 777 Dunlavy Street, Apt 8204		Mailing address															
City, state & zip Houston, TX 77019	Phone # 832-294-1354	City, state & zip	Phone # (required)														
E-mail address ewarner497@gmail.com		E-mail address if available															
3) Address of property to be served by permit (required) 323 W 1st Street, Salida, CO 81201																	
4) Legal description of property: If within jurisdictional limits of Municipality, city and/or County, which one? <table border="1"> <tr> <td>county</td> <td>subdivision</td> <td>block</td> <td>lot</td> <td>section</td> <td>township</td> <td>range</td> </tr> <tr> <td>Chaffee</td> <td></td> <td>19</td> <td>4-9</td> <td>32</td> <td>50N</td> <td>9E</td> </tr> </table>				county	subdivision	block	lot	section	township	range	Chaffee		19	4-9	32	50N	9E
county	subdivision	block	lot	section	township	range											
Chaffee		19	4-9	32	50N	9E											
5) What State Highway are you requesting access from? 291		6) What side of the highway? ☐ N ☐ S ☐ E ☒ W															
7) How many feet is the proposed access from the nearest mile post? 1120 feet ☒ N ☐ S ☐ E ☐ W from: 1		How many feet is the proposed access from the nearest cross street? 240 feet ☐ N ☒ S ☐ E ☐ W from: I Street															
8) What is the approximate date you intend to begin construction? 4/1/2022																	
9) Check here if you are requesting a: ☒ new access ☐ temporary access (duration anticipated:) ☐ improvement to existing access ☒ change in access use ☒ removal of access ☐ relocation of an existing access (provide detail)																	
10) Provide existing property use Rented by City of Salida for public parking. Parking lot currently has 1 access to SH 291.																	
11) Do you have knowledge of any State Highway access permits serving this property, or adjacent properties in which you have a property interest? ☒ no ☐ yes, if yes - what are the permit number(s) and provide copies: and/or, permit date:																	
12) Does the property owner own or have any interests in any adjacent property? ☒ no ☐ yes, if yes - please describe:																	
13) Are there other existing or dedicated public streets, roads, highways or access easements bordering or within the property? ☐ no ☒ yes, if yes - list them on your plans and indicate the proposed and existing access points.																	
14) If you are requesting agricultural field access - how many acres will the access serve?																	
15) If you are requesting commercial or industrial access please indicate the types and number of businesses and provide the floor area square footage of each.																	
business/land use	square footage	business	square footage														
General Commercial	725																
16) If you are requesting residential development access, what is the type (single family, apartment, townhouse) and number of units?																	
type	number of units	type	number of units														
townhouse	16																
17) Provide the following vehicle count estimates for vehicles that will use the access. Leaving the property then returning is two counts.																	
Indicate if your counts are ☒ peak hour volumes or ☐ average daily volumes.	# of passenger cars and light trucks at peak hour volumes 13	# of multi unit trucks at peak hour volumes 0															
# of single unit vehicles in excess of 30 ft.	# of farm vehicles (field equipment) 0	Total count of all vehicles 13															

18) Check with the issuing authority to determine which of the following documents are required to complete the review of your application.

- | | |
|--|---|
| a) Property map indicating other access, bordering roads and streets. | e) Subdivision, zoning, or development plan. |
| b) Highway and driveway plan profile. | f) Proposed access design. |
| c) Drainage plan showing impact to the highway right-of-way. | g) Parcel and ownership maps including easements. |
| d) Map and letters detailing utility locations before and after development in and along the right-of-way. | h) Traffic studies. |
| | i) Proof of ownership. |

1- It is the applicant's responsibility to contact appropriate agencies and obtain all environmental clearances that apply to their activities. Such clearances may include Corps of Engineers 404 Permits or Colorado Discharge Permit System permits, or ecological, archeological, historical or cultural resource clearances. The CDOT Environmental Clearances Information Summary presents contact information for agencies administering certain clearances, information about prohibited discharges, and may be obtained from Regional CDOT Utility/Special Use Permit offices or accessed via the CDOT Planning/Construction-Environmental-Guidance webpage: <https://www.codot.gov/programs/environmental/resources/guidance-standards/environmental-clearances-info-summary-august-2017/view>

2- All workers within the State Highway right of way shall comply with their employer's safety and health policies/procedures, and all applicable U.S. Occupational Safety and Health Administration (OSHA) regulations - including, but not limited to the applicable sections of 29 CFR Part 1910 - Occupational Safety and Health Standards and 29 CFR Part 1926 - Safety and Health Regulations for Construction.

Personal protective equipment (e.g. head protection, footwear, high visibility apparel, safety glasses, hearing protection, respirators, gloves, etc.) shall be worn as appropriate for the work being performed, and as specified in regulation. At a minimum, all workers in the State Highway right of way, except when in their vehicles, shall wear the following personal protective equipment: High visibility apparel as specified in the Traffic Control provisions of the documentation accompanying the Notice to Proceed related to this permit (at a minimum, ANSI/ISEA 107-1999, class 2); head protection that complies with the ANSI Z89.1-1997 standard; and at all construction sites or whenever there is danger of injury to feet, workers shall comply with OSHA's PPE requirements for foot protection per 29 CFR 1910.136, 1926.95, and 1926.96. If required, such footwear shall meet the requirements of ANSI Z41-1999.

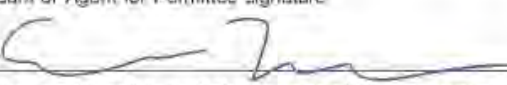
Where any of the above-referenced ANSI standards have been revised, the most recent version of the standard shall apply.

3- The Permittee is responsible for complying with the Revised Guidelines that have been adopted by the Access Board under the American Disabilities Act (ADA). These guidelines define traversable slope requirements and prescribe the use of a defined pattern of truncated domes as detectable warnings at street crossings. The new Standards Plans and can be found on the Design and Construction Project Support web page at: <https://www.codot.gov/business/civilrights/ada/resources-engineers>

If an access permit is issued to you, it will state the terms and conditions for its use. Any changes in the use of the permitted access not consistent with the terms and conditions listed on the permit may be considered a violation of the permit.

The applicant declares under penalty of perjury in the second degree, and any other applicable state or federal laws, that all information provided on this form and submitted attachments are to the best of their knowledge true and complete.

I understand receipt of an access permit does not constitute permission to start access construction work.

Applicant or Agent for Permittee signature 	Print name Eric Warner	Date July 16, 2021
If the applicant is not the owner of the property, we require this application also to be signed by the property owner or their legally authorized representative (or other acceptable written evidence). This signature shall constitute agreement with this application by all owners-of-interest unless stated in writing. If a permit is issued, the property owner, in most cases, will be listed as the permittee.		
Property owner signature	Print name	Date



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
City Attorney	Nina P. Williams - City Attorney	May 3, 2022

ITEM

Personnel Manual Update

BACKGROUND

Periodically, the City Attorney's Office reviews the City's various policies to ensure that the City remains legally compliant and up to date with accepted best practices around the state. As part of that review, the City Attorney has identified two subject matters that were not currently addressed in the City's Personnel Handbook.

First, an "Employee Use of Social Media" policy is proposed, as a new Section 6.19 to the Personnel Manual. Modern practicalities and current events made it obvious that this topic, and the City's expectations, should be memorialized. These parameters were requested and approved by Administration. The section was drafted and reviewed by the City Attorney to balance First Amendment considerations along with operational direction and protection.

Second, with many in-person conferences and business meetings returning after a two-year hiatus, staff noticed that the City did not have a written "Travel and Expense Reimbursement" policy. This new Section 6.20 clarifies the process regarding reimbursement or payment of certain expenses incurred by employees in the course of their employment.

These two updates are being proposed to modernize the City's standards and expectations, and for convenience, clarity and transparency to all employees.

FISCAL NOTE

None

STAFF RECOMMENDATION

The City Attorney recommends approval of the modified Personnel Manual, updated to reflect its new effective date of May 3, 2022.

SUGGESTED MOTION

A City Councilmember should state, "I move to approve the updated City of Salida Personnel Manual, dated May 3, 2022," followed by a second and a roll call vote.



PERSONNEL MANUAL

Adopted by the Salida City Council
Effective May 3, 2022

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INTRODUCTION

The purpose of this manual is to inform employees of the personnel policies of general applicability for the City of Salida (the City or Salida). This manual is not all-inclusive and does not purport to address all conceivable circumstances but addresses those topics likely to be of interest to employees in the course of day-to-day operations.

The policies in this manual are not intended to supersede applicable ordinances, statutes, or other laws; in case of any conflict between these policies and such ordinances, statutes or other laws, the latter shall prevail. The provisions of this manual apply to all employees of the City except as otherwise specified. Departments may have their own policies and procedures.

The policies in this manual are not intended and shall not be construed to vest any employee of the City of Salida with any rights arising from any express or implied contract of employment, and employment with the City of Salida is at will, and can be terminated at any time without procedures, cause, or notice. The City reserves the right to change or rescind these policies and to determine the application of these policies to specific circumstances using its sole discretion. The City further reserves the right to alter or eliminate any benefits provided to its employees as referenced in the personnel policies. Any alteration, elimination, or revision may be made applicable to then-current as well as future employees.

Any matter not specifically covered by this manual may be administered by the City Administrator or their designee in a manner consistent with this manual.

IMPORTANT NOTICE

AT THE CITY OF SALIDA, NEITHER THE EMPLOYEE NOR THE CITY IS COMMITTED TO AN EMPLOYMENT RELATIONSHIP FOR A FIXED PERIOD OF TIME. EMPLOYMENT WITH THE CITY OF SALIDA IS AT-WILL. EITHER THE EMPLOYEE OR THE CITY HAS THE RIGHT TO TERMINATE THE EMPLOYMENT RELATIONSHIP AT ANY TIME, FOR ANY REASON. THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS BY THE CITY ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR IS THERE A GUARANTEE OF EMPLOYMENT FOR ANY SPECIFIC DURATION. NO REPRESENTATIVE OF THE CITY OF SALIDA, OTHER THAN THE ELECTED OFFICIAL OR AGENCY HEAD, HAS AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY THE ELECTED OFFICIAL OR AGENCY HEAD AND THE EMPLOYEE.

THE CONTENTS OF THIS HANDBOOK ARE SUMMARY GUIDELINES FOR EMPLOYEES AND THEREFORE ARE NOT ALL INCLUSIVE. THIS HANDBOOK SUPERSEDES ALL PREVIOUSLY ISSUED EDITIONS. EXCEPT FOR THE AT-WILL NATURE OF THE EMPLOYMENT, THE CITY RESERVES THE RIGHT TO SUSPEND, TERMINATE, INTERPRET, OR CHANGE ANY OR ALL OF THE GUIDELINES MENTIONED, ALONG WITH ANY OTHER PROCEDURES, PRACTICES, BENEFITS, OR OTHER PROGRAMS OF THE CITY OF SALIDA. THESE CHANGES MAY OCCUR AT ANY TIME, WITH OR WITHOUT NOTICE.

SECTION 1 – EMPLOYMENT PRACTICES

1.1 Equal Employment Opportunity and Unlawful Harassment

The City is dedicated to the principles of equal employment opportunity. We prohibit unlawful discrimination against applicants or employees on the basis of age 40 and over, race, sex, color, religion, national origin, disability, military status, genetic information, or any other status protected by applicable state or local law.

1.2 ADA and Religious

The City will make reasonable accommodation for qualified individuals with known disabilities unless doing so would result in an undue hardship to the City or cause a direct threat to health or safety. The City will make reasonable accommodation for employees whose work requirements interfere with a religious belief, unless doing so poses undue hardship on the City.

1.3 Pregnancy Accommodation

Employees have the right to be free from discriminatory or unfair employment practices because of pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth.

Employees who are otherwise qualified for a position may request a reasonable accommodation related to pregnancy, a health condition related to pregnancy or the physical recovery from childbirth. If an employee requests an accommodation, the City will engage in a timely, good faith, and interactive process with the employee to determine whether there is an effective, reasonable accommodation that will enable the employee to perform the essential functions of her position. A reasonable accommodation will be provided unless it imposes an undue hardship on the City's business operations.

The City may require that an employee provide a note from her health care provider detailing the medical advisability of the reasonable accommodation. Employees who have questions about this policy or who wish to request a reasonable accommodation under this policy should contact the City Administrator.

The City will not deny employment opportunities or retaliate against an employee because of an employee's request for a reasonable accommodation related to pregnancy, a health condition related to pregnancy, or the physical recovery from childbirth. An employee will not be required to take leave or accept an accommodation that is unnecessary for the employee to perform the essential functions of the job.

1.4 EEO Harassment

The City strives to maintain a work environment free of unlawful harassment. In doing so, the City prohibits unlawful harassment because of age 40 and over, race, sex, color, religion, national origin, disability, military status, genetic information, or any other status protected by applicable state or local law.

Unlawful harassment includes verbal or physical conduct that has the purpose or effect of substantially interfering with an individual's work performance or creating an intimidating, hostile, or offensive work environment. Actions based on an individual's age 40 and over, race, sex, color, religion, national origin, disability, military status, genetic information, or any other applicable status protected by state or local law will not be tolerated. Prohibited behavior may include but is not limited to the following:

- Written form such as cartoons, e-mails, posters, drawings, or photographs.
- Verbal conduct such as epithets, derogatory comments, slurs, or jokes.
- Physical conduct such as assault, or blocking an individual's movements.

This policy applies to all employees including supervisors, co-workers, and non-employees such as customers, clients, vendors, consultants, etc.

1.5 Sexual Harassment

Because sexual harassment raises issues that are to some extent unique in comparison to other types of harassment, the City believes it warrants separate emphasis.

The City strongly opposes sexual harassment and inappropriate sexual conduct. Sexual harassment is defined as unwelcome sexual advances, requests for sexual favors, and other verbal or physical conduct of a sexual nature, when:

- Submission to such conduct is made explicitly or implicitly a term or condition of employment.
- Submission to or rejection of such conduct is used as the basis for decisions affecting an individual's employment.
- Such conduct has the purpose or effect of unreasonably interfering with an individual's work performance or creating an intimidating, hostile, or offensive work environment.

All employees are expected to conduct themselves in a professional and businesslike manner at all times. Conduct, which may violate this policy, includes, but is not limited to, sexually implicit or explicit communications whether in:

- Written form, such as cartoons, posters, calendars, notes, letters, e-mails.
- Verbal form, such as comments, jokes, foul or obscene language of a sexual nature, gossiping or questions about another's sex life, or repeated unwanted requests for dates.
- Physical gestures and other nonverbal behavior, such as unwelcome touching, grabbing, fondling, kissing, massaging, and brushing up against another's body.

Employees should report the incident to their supervisor, Department Head, or the City Administrator who will investigate the matter and take corrective action. Employee complaints will be kept as confidential as practicable. Employees who would prefer not to go to any of these individuals with their complaint should report the incident to the Mayor.

The City prohibits retaliation against an employee for filing a complaint under this policy or for assisting in a complaint investigation. If an employee perceives retaliation for making a complaint or their participation in the investigation they should follow the complaint procedure outlined above. The situation will be investigated by their supervisor, Department Head, the City Administrator or the Mayor.

If the City determines that an employee's behavior is in violation of this policy, disciplinary action will be taken, up to and including termination of employment.

1.6 Violence in the Workplace

Employees must not engage in intimidation, threats or hostile behaviors, physical abuse, vandalism, arson, sabotage, use of weapons, carrying weapons on to City property, or any other act, which in the City's opinion is inappropriate to the workplace. In addition, employees must refrain from making bizarre or offensive comments regarding violent events and/or behavior. Employees are expected to report any prohibited conduct to the City. Employees should directly contact proper law enforcement authorities if they believe there is a serious threat to the safety and health of themselves or others.

The City prohibits the possession or use of unconcealed weapons and the use of concealed weapons on City property, regardless of whether or not the person is licensed to carry the weapon. This guideline applies to all employees, contract and temporary employees, visitors and customers on City property, regardless of whether or not they are licensed to carry a concealed weapon.

Concealed weapons for which the individual has a permit must be unloaded or properly disarmed so as to render them un-dischargeable or unusable while on City property. Further, the individual with the concealed weapon who has a permit must report to the Chief of Police that they are carrying a concealed weapon while on City property, must show the Chief of Police the permit, and must provide the Chief of Police the weapon for inspection. Additional precautions may be taken depending upon the circumstances.

1.7 Open Records and Confidentiality

The City of Salida is governed by the Colorado Open Records Act (See C.R.S. 24-72-201 *et seq.*) which states that it is the public policy of the State of Colorado that all public records will be open for inspection by any person at reasonable times. Notwithstanding that general policy, the law provides that some records are not open to public inspection and are to be kept confidential. Examples of such “non-public” records include but are not limited to: individual medical and mental health records; employee personnel files and reference letters; deliberative work product information; law enforcement investigation and intelligence records; privileged information and confidential commercial and financial data.

Employees of the City of Salida may work with, have access to, or gain knowledge of records or information that belongs to the City, its employees, citizens and/or suppliers and which is not open to public inspection. City employees shall maintain the confidentiality of and shall not use, disclose or in any way make available to anyone else, either outside or within the City, any confidential, non-public records or information at any time, except as directed by the City Administrator and/or in the proper performance of duties as an employee of the City of Salida. If an employee has any doubt or concern as to whether a particular record or item of information is open to the public or whether a particular disclosure is appropriate, the employee should contact the City Administrator for direction.

1.8 Personnel Records

The City maintains a personnel file on each employee. Personnel files are the property of the City, but every existing employee can inspect and review his or her own personnel file upon request to the City Administrator. The following persons are also authorized to access personnel files:

- The employee’s direct supervisor or Department Head
- The City Administrator
- The City Attorney
- Administrative personnel in the course of updating basic data; and
- An employee’s designated representative, with a written and signed authorization by the employee.

An employee who wishes to review their personnel file should submit a written request to the custodian of the personnel files. An appointment will be scheduled within three (3) working days at which time the records will be available for inspection.

Other than as required by the Colorado Open Records Act, C.R.S. § 24-72-102 *et seq.*, no documents shall be released from a personnel record without a consent from the employee designating the documents to be released, the person or entity to which the release is to be made, and indemnifying and holding harmless the City from any liability, claims, and demands resulting from such release.

Each employee must provide written notice to the City Administrator of any changes to the employee’s legal name, marital status, insurance changes, tax exemptions, residence, telephone, emergency notification, and other relevant information within 30 days of the change.

1.9 Performance Evaluations

Communication between the City and employee is a key element in the successful operation of the City government. At least once a year, on a schedule established by the City Administrator, supervisors and employees will endeavor to meet to discuss performance. Factors to be considered include quality and quantity of work, ability to learn, initiative, attendance and punctuality, conduct and overall performance. Goals and measures established during a formal evaluation, or on an informal basis, will form the basis of the annual evaluation and provides a forum for establishment of goals for the next period of employment. Changes in employee compensation are not necessarily tied to the time of a formal evaluation and may be made at any time the City deems appropriate.

Performance management is an on-going process. Supervisors and employees shall discuss progress toward performance goals and personal development throughout the year. The annual performance appraisal is a re-cap or summary of the discussions that have occurred throughout the year. Supervisors are encouraged to document performance discussions and, in certain situations involving performance issues, will be required to document interim discussions. Supervisors and Department Heads should consult with the City Administrator regarding performance issues and before a disciplinary process is initiated.

The formal, annual evaluation shall be in writing, in a format prescribed by the City Administrator, and shall be made a part of the employee's personnel file. Any documents or notes from meetings regarding performance should be sent to the City Administrator for filing in the employee's personnel file. Having more documentation will make it easier for the supervisor to write the annual review.

Job performance evaluations do not have to be formal or in writing in order to put an employee on notice of job performance goals, achievements and deficiencies. Employees must be receptive to their supervisors' and Department Heads' input, instructions, and constructive criticism, whether verbal or in writing, on a day-to-day basis.

1.10 Attendance and Work Schedule

Regardless of what position an employee holds, punctuality and regular attendance are essential to the effective operation of the City. Regular and reliable attendance is an essential function of each and every position at the City. If an employee knows in advance they are going to be unavoidably late or absent, they must personally notify their supervisor according to the provisions set forth in section 3.3 or 3.5.D of this manual. Departments may have additional specific procedures for such notification.

Assignment of scheduled working hours will be made by the employee's Department Head or supervisor. Likewise, scheduled working hours may change at the discretion of the employee's Department Head or supervisor. Employees are to be present at work during all scheduled hours, unless arrangements in accordance with the leave policies have been made. Unexcused absences and failure to be at the employee's appointed workstation at the start of the work period will result in corrective action up to and including dismissal.

1.11 Separation

Employees are free to resign at any time for any reason. Employees desiring to end their employment relationship with the City should notify their supervisor as soon as possible of the intended separation. Notice generally allows sufficient time to transfer work, cover shifts, return City property, review eligibility for continuation of insurance, and make arrangements for final pay.

Employees who plan to retire are asked to provide sufficient advance notice so the City can timely process any pension forms or other retirement benefits to which an employee may be entitled.

SECTION 2 – WAGE AND HOUR PRACTICES

2.1 Pay Status and Classifications

- A. Employee Type. For administrative purposes and to determine eligibility for benefits, the City classifies personnel as follows:
1. Full-time (FT) - Persons who are normally scheduled to work 40 hours (or more in the case of firefighters) each workweek and 52 workweeks each year are full-time employees and are eligible for all legally mandated benefits as well as City discretionary benefits outlined separately in a benefits overview document.
 2. Special Full-time (FT-S) - Persons who are normally scheduled to work 30 hours or more but less than 40 hours each workweek and at least 50 workweeks each year are special full-time employees and are eligible for all legally mandated benefits as well as participation in City discretionary benefits, that may be limited or pro-rated, as outlined separately in a benefits overview document.
 3. Part-time Benefitted (PT-B) - Persons who are regularly scheduled to work 20 hours or more but less than 30 hours each workweek and at least 50 workweeks each year are part-time benefitted employees and are eligible for all legally mandated benefits as well as participation in a sub-set of City discretionary benefits outlined separately in a benefits overview document, subject to limitations in plan documents. To the extent such documents differ from this policy, the plan documents will control eligibility.
 4. Part-time Non-benefitted (PT) - Persons who are regularly scheduled to work less than 20 hours per week are part-time employees. Part-time employees are not eligible for the City benefits except where required by law.
 5. Seasonal (S) - Workers performing duties of a seasonal nature, typically not to exceed 26 weeks of continuous service, are seasonal employees and are not eligible for the City benefits except where required by law.
 6. Temporary (T) - Persons who are hired in a job established for a temporary period or for a specific assignment. Temporary employees may work either full-time or part-time depending upon the requirements of the assignment. Temporary employees working less than 30 hours per week are not eligible for the City benefits as outlined in the benefits overview document except where required by law.
 7. Elected Officials (E) - The mayor, council members, and treasurer who are elected are not considered employees. Elected officials are not subject to the provisions of this Manual and are not eligible for the City discretionary benefits. The City does not pay unemployment insurance for these individuals.
- B. Employee Classification. Employees whose jobs are governed by the Fair Labor Standards Act (FLSA) are either “exempt” or “non-exempt.” Non-exempt employees are entitled to overtime pay. Exempt employees are not.
1. Non-exempt Employee - Non-exempt employees are generally paid by the hour and do not meet the exclusion criteria of exempt employees. They are eligible for overtime compensation in accordance with the FLSA and Section 2.5, *Overtime Compensation*.
 2. Exempt Employee - Exempt employees are persons who hold positions considered to be executive, administrative, or professional as defined by the FLSA. Employees classified as exempt will receive a salary that will constitute full compensation for all hours worked and are not eligible for overtime pay or compensatory time off.

2.2 Paychecks and Paydays

Employees are paid on a bi-weekly basis on alternating Fridays. Time sheets must be submitted to department supervisors for review and approval no later than the Tuesday prior to payday. A summary of the timesheets for each department is provided to the Finance Department on the Wednesday prior to payday covering the previous two-week period. In the event that a regularly scheduled payday falls on a holiday, employees will receive pay on the last day of work before the regularly scheduled payday. If a regular payday falls during an employee's vacation, the employee's paystub or paycheck will be available upon his or her return from vacation. Employees can elect direct deposit of their paycheck by completing the required form and providing a voided check to the Finance Department.

An employee who has lost or destroyed a paycheck must complete a Check Request form approved by their supervisor and must submit payment to the City for the cost to stop payment on the lost check. If the employee believes the circumstances surrounding the lost or destroyed check justify a waiver of the stop payment fee, they may appeal the fee to the City Administrator.

2.3 Recording and Record Keeping

Accurately recording time worked is the responsibility of every non-exempt employee. Federal and state laws require the City to keep an accurate record of time worked in order to calculate employee pay and benefits. Time worked is all the time actually spent on the job performing assigned duties. Non-exempt employees must accurately record the time they begin and end their work, as well as the total number of hours worked during the day. Overtime work must always be approved before it is performed, except for emergency call back for operations personnel. They must record the beginning and ending time of any split shift or departure from work for personal reasons. Payroll time sheets must be initialed by the employee and Department Head or supervisor.

Altering, falsifying, tampering with time records, or recording time on another employee's time record is strictly prohibited and may result in disciplinary action, up to and including termination of employment.

2.4 Standby Compensation

Non-public-safety employees working a seven-day standby rotation will be paid standby compensation at a rate of two (2) hours of regular pay each day for the seven-day standby period, plus two (2) additional hours of regular pay on a scheduled holiday. Employees will receive two (2) times their regular hourly rate, a minimum of one (1) hour, for unscheduled call-outs requiring the employee to report to their workplace. Employees must respond to their workplace within one (1) hour from being contacted. Call-out response that can be handled via communications not requiring the employee to report to their workplace shall be included as part of the standby compensation. Employees may elect to receive Personal Time Off (PTO) in lieu of paid compensation if approved in advance in writing by the employee's Department Head or supervisor.

2.5 Overtime Compensation

The FLSA requires that employees classified as non-exempt (other than police officers and firefighters who are covered by different provisions in the FLSA) are eligible for overtime pay equal to one and one-half (1½) times their regular rate of pay for each hour worked in excess of forty (40) hours in a workweek. The City's work week for FLSA purposes generally runs from Wednesday 12:00 AM to Tuesday 11:59 PM. The work week for FLSA purposes for the fire department runs from Wednesday 7:30 AM to the following Wednesday 7:30 AM. Police officers are eligible for overtime pay after working 86 hours in a 14-day pay period, and firefighters are eligible for overtime pay after working 106 hours in a 14-day pay period. Exempt employees are not covered by the FLSA's overtime pay provisions. Hours worked in excess of the normal work schedule before reaching 86 hours for police and 106 hours for firefighters in a 14-day cycle are considered "straight-time" overtime and are compensated at the employee's regular rate of pay.

Work will be organized so that overtime is avoided whenever possible, and then should be kept to a minimum. Any overtime must be coordinated by the Department Head. This may take the form of direct consent each time or, alternatively, consistent application of guidelines approved by the Department Head. Sick, vacation, bereavement leave and holidays are not counted for the purpose of computing overtime.

2.6 Wage Deductions

- A. Required Deductions. The City shall automatically take the legally required deductions (e.g. FICA, income tax withholdings) from gross wages. Deductions for insurance premiums and other benefits shall require the prior written authorization from the employee, except in cases of court order or where otherwise permitted by law.
- B. Deductions for Property Not Returned At Termination. Employees are entrusted during their employment with property that belongs to the City and that has value. Employees are responsible for returning this property to the City upon request or at the time of termination of employment, whichever is first. The City has the right to withhold an employee's final pay check for up to 10 days in order to audit the return of all property and to determine the value of any property not returned or returned in a damaged condition.
- C. Deduction from Pay Check. The City will deduct from employee's pay check the value of any of the City's property that is not returned within this 10-day audit period or that is returned in a damaged condition, to the fullest extent permitted by law.
- D. Damages and Penalties. Employees are responsible for paying to the City the balance of any amount owed for property not returned to the City or returned to the City in a damaged condition. Employees who convert or steal the City's property may be liable to the City for three times the value of the property not returned, plus the City's costs and attorney's fees incurred in obtaining a judgment for the damages and penalties, pursuant to Colorado's civil theft statute (§18-4-405).
- E. Salary for Exempt Employees. It is the City's guideline to comply with the salary basis requirements of the FLSA. Therefore, the City prohibits all supervisors and Department Heads from making any improper deductions from the salaries of exempt employees. Deductions from salaries that are permissible:
 - 1. Personal absences. The City may deduct for full day absences for personal reasons other than sickness or disability.
 - 2. Absences for illness or injury. The City may deduct for full day absences due to illness or injury if bona fide sick pay/disability plans are in place.
 - 3. Absences for FMLA Leave. The City may deduct for full day absences taken as FMLA leave and partial day absences for hours taken as intermittent or reduced FMLA leave.
 - 4. Offsets. The City may offset employees' pay for amounts received by the employee for jury fees, witness fees, or military pay.
 - 5. Infractions of safety rules. The City may deduct for penalties imposed when salaried employees violate safety rules of major significance.
 - 6. Infractions of workplace conduct rules. The City may suspend exempt employees without pay for full days for infractions of written workplace conduct rules. This deduction is meant to cover only suspensions for "serious workplace misconduct" such as sexual harassment or drug and alcohol violations.

7. First or last weeks of employment. The City may make partial week payments during an employee's first or last weeks of employment.

Employee believing that an improper deduction has been made to their salary should immediately report this information to the City Administrator. Reports of improper deductions will be promptly investigated by the City Administrator. If it is determined that an improper deduction has occurred, employees will be promptly reimbursed.

2.7 Differential Pay for Temporary Assignment

Employees who are temporarily assigned to higher grade position for a minimum of 30 days may be awarded a differential pay increase for the duration of the assignment, with a range of 5-25% (depending on circumstances) of their pay rate. Requests for Differential Pay shall be submitted to and approved by the City Administrator. Differential Pay for an Acting City Administrator and other special circumstances outside of the parameters within this paragraph require City Council approval.

SECTION 3 – EMPLOYEE BENEFITS AND LEAVES

3.1 Employee Benefits

The following benefits are offered to certain employees based on employee type as defined in section 2.1 and subject to plan documents and provider agreements.

Employee Benefit Offering	Employee Type		
	FT	FT-S	PT-B
1. Medical Insurance	X	X	
2. Life Insurance	X	X	X
3. Accidental Death and Dismemberment	X	X	X
4. Short-term Disability	X	X	
5. Long-term Disability	X	X	
6. Tele-doctor Service	X	X	X
7. Dental Insurance	X	X	X
8. Supplemental Accident and/or Critical Illness	X	X	X
9. Free Swimming at Salida Hot Springs Aquatic Center for employee	X	X	X
10. Free Swimming at Salida Hot Springs Aquatic Center for immediate family members (all pool employees eligible)	X	X	
11. Discounted golf pursuant to the most current agreement with the facility operator	X	X	
12. Personal Time Off	X	X	X
13. Paid Holidays	X	X	
14. Retirement Savings – 457 deferred savings plans	X	X	X
15. Retirement Savings – 401(a) or FPPA plans	X		
16. Section 125 Cafeteria Plan	X	X	

Part-time employees who work less than 20 hours or more per week, seasonal employees and temporary employees are not eligible for the City discretionary benefits except for a free individual pool pass to the Hot Springs Aquatic Center, and except where required by law. Elected officials are eligible to receive free family swimming at the Hot Springs Aquatic Center.

A summary of the insurance benefits and cafeteria plan can be found at the ADP portal at <https://portal.adp.com/public/index.htm>. For more detailed benefit information, contact the Finance Director. Medical insurance eligibility begins the first day of the month following the full-time hire date. However, eligibility for insurance is governed by the plan, and to the extent it differs from this policy, the plan controls. City contributions to the 401(a) retirement plan begin at the start of the pay period after six months from the date of hire for Full-time employees.

3.2 Workers' Compensation

The City provides Workers' Compensation Insurance as required by law for employees who suffer job-related injuries or diseases. Employees must verbally report the injury or disease to the Department Head immediately, and then notify, in writing, the City as soon as practicable but in any event within four working days after the accident. Alcohol and Drug testing may be required, pursuant to applicable laws, if the employee's own actions or omissions could possibly have caused the accident that led to injury. Failure to report the injury and to timely submit to testing, if required, could result in discipline or discharge.

The City has the right to require that employees are treated by a treating physician selected from a list of physicians designated by the City. The department head shall provide the injured employee with a list of designated treating physicians. Failure to use a physician from the designated list may result in loss of medical benefits. The injured employee is responsible for arranging an appointment with a designated treating physician.

The injured employee's treating physician may recommend that he or she return to work on limited duty. In such event, the City may require the employee to return to work performing duties within the medical restrictions even if such work is different than the employee's regular job duties. An employee's refusal of limited duty may be the basis for discipline or discharge.

3.3 Personal Time Off

Unless different provisions are agreed upon through the hiring process, the following Personal Time Off benefits shall apply for all employees.

- A. Purpose. Recognizing the varying work schedules of City employees and employee's diverse needs for time away from work, the City provides a general Personal Time-Off (PTO) leave program for its employees. Personal Time Off is accrued by all employees to use for vacations; a mental or physical illness, injury, or health condition that prevents them from working; preventive medical care, or to get a medical diagnosis, care, or treatment of any mental or physical illness, injury or health condition; care for a family who has a mental or physical illness, injury, or health condition or who needs care, medical diagnosis, or treatment of same; the employee or the employee's family member having been a victim of domestic abuse, sexual assault, or criminal harassment, and needing leave for related medical attention, mental health care or other counseling, victim services (including legal services), or relocation; or due to a public health emergency, a public official having closed either the employee's place of business or the school or place of care of the employee's child, requiring the employee needing to be absent from work to care for the child. PTO is provided in an amount of hours and with sufficient pay, for all the same purposes, and under all the same conditions as the Colorado Healthy Families and Workplace Act (HFWA) and applicable rules. This includes, but is not limited to, accrual, use, payment, annual carryover of unused accrued leave, notice and documentation requirements, and anti-retaliation and anti-interference rights. Additional HFWA leave will not be provided if an employee uses all of their available PTO for non-HFWA-qualifying reasons (for example, vacation), except when a public health emergency is declared after usage of PTO, requiring supplemental leave.
- B. Eligibility Criteria:
1. Effective on appointment, all employees will accrue Personal Time Off on a bi-weekly basis for 26 pay periods each year according to the following schedule:

	Full Time Regular – 40 Hours		Full Time Special – 30+ Hours		Part Time Benefitted – 20+ Hours		Part Time Non Benefitted – Less than 20 Hours		Firefighting Personnel	
Years of Service	Hours per Pay Period	Annual Accrual Days	Hours per Pay Period	Annual Accrual Days	Hours per Pay Period	Annual Accrual Days	Hours per Pay Period	Annual Accrual Days	Hours Per Pay Period	Annual Accrual Days
0 through 3	6.15	20	4.62	15	3.08	10	*	**	7.90	25.75
4 through 5	6.77	22	4.92	16	3.31	10.75	*	**	8.70	28.25
6 through 7	7.08	23	5.31	17.25	3.54	11.50	*	**	9.10	29.5
8 through 10	7.69	25	5.54	18	3.69	12.00	*	**	9.88	32.25
11 through 14	8.00	26	6.00	19.50	4.00	13.00	*	**	10.28	33.5
15 or more	8.92	29	6.69	21.75	4.46	14.50	*	**	11.46	37.25

*Accrue at a rate of 1 hour of Personal Time Off for every 30 hours worked.

**Not to exceed 4.33 days, or 48 hours, annually.

2. Personal Time-Off accruals will increase to the next level beginning on the first full pay period following the employee's appropriate anniversary date, (date of hire with the City as a "regular" benefited employee).
3. PTO will continue to accrue during periods of absence while the employee remains in an active pay status. However PTO accrual will be discontinued during periods of Short Term Disability (STD) and Long Term Disability (LTD) unless the employee uses PTO hours to supplement his/her disability payment in order to receive 100% of their normal base pay.
4. Maximum Accumulation - The maximum accumulation of Personal Time Off will be limited as shown in the following chart. An employee who reaches the maximum accrual limit will not be credited with further Personal Time-Off until their accruals are reduced below the limit.

	Full Time Regular – 40 Hours	Full Time Special – 30+ Hours	Part Time Benefitted – 20+ Hours	Part Time Non Benefitted – Less Than 20 Hours	Firefighting Personnel
Years of Service	Maximum Accrual Hours	Maximum Accrual Hours	Maximum Accrual Hours	Maximum Accrual Hours	Maximum Accrual Hours
0 through 3	210	157.5	105	48	270
4 through 5	225	168.75	112.5	48	290
6 through 7	240	180	120	48	308.5
8 through 10	260	195	130	48	334
11 through 14	270	202.5	135	48	347
15 or more	300	225	150	48	385.5

C. Utilization:

1. Scheduling Personal Time Off: Scheduled PTO is distinguished from unscheduled PTO by the degree of control or discretion the City, through its supervisors and Department Heads, exercise in the scheduling of time off.
 - a) Scheduled Use: Every effort will be made to accommodate the employee's requested dates for PTO. To schedule leave, a Request for Leave form must be submitted in advance of the use of the leave to the supervisor or Department Head no less than five (5) days prior to the usage of leave unless otherwise directed by the employee's Department Head.
 - b) Unscheduled Use: In the event the employee is unable to work due to unforeseen personal illness or injury, or for any reason listed in 3.3.A. other than vacation, the following provisions will apply:
 - 1) Notification – If unable to report to work for any reason, employees should personally communicate this fact to the supervisor or designee as early as possible. Such notification should be made each time a scheduled work shift will be missed..
 - 2) In the event of an unplanned absence of four or more consecutive workdays, reasonable medical or legal documentation/certification is required as soon as the employee can provide it after returning. This documentation should indicate that the employee was unable to work due to one of the reasons listed in 3.3.A., as well as the length of time this restriction lasted.
2. Emergency Donation of Accrued but unused PTO – Employees may donate accrued but unused PTO to be used by other employees who have exhausted all of their available leave time.

D. Compensation:

1. Payment for Personal Time Off at Separation – Upon termination, retirement or death, payment will be paid, at the employee's base rate of pay, for unused PTO time up to the maximum accrual amount the employee is allowed.
 - a) The official separation date will be the last day of active employment and will not be extended with unused PTO leave unless pre-authorized by the City Administrator.
 - b) Upon the death of an employee, compensation of applicable unused accrued PTO leave will be paid to the estate of the deceased employee.

E. Other Provisions:

1. PTO may be taken in quarter-hour increments and must be accurately reported on time sheets. PTO hours will be charged against the employee's accrued PTO for only those hours the employee is regularly scheduled to work. An employee may not take more PTO leave than they have accrued as of the date the leave is used.
2. Designated holidays which occur during PTO leave will not be charged against PTO time.
3. PTO will not be counted as time worked for the purposes of computing overtime.
4. Forfeiture of accrued PTO leave as a disciplinary action will not be authorized and no employee will lose accrued PTO leave when promoted, demoted, or transferred.
5. The City Administrator has the authority to give years of service credit for previous similar employment for PTO accrual purposes during compensation negotiations at the time of hire.

F. Public Health Emergency Leave:

1. Definition of "Public Health Emergency." Act of bioterrorism, pandemic or epidemic for which an emergency is declared by a federal, state or local public health agency; an emergency declared by the governor; or a highly infectious illness or agent with epidemic or pandemic potential for which a disaster emergency is declared by the governor.
2. The City must provide public health emergency leave at the time a Public Health Emergency is declared, through four weeks after the expiration of said emergency.
3. Public Health Emergency Leave Use. Up to 80 hours of this leave may be used for: experiencing applicable symptoms; quarantining or isolating due to exposure; seeking diagnosis care or treatment; preventative care such as vaccines or care for a family member due to these reasons; or if an employee cannot attend their workplace because it is closed, they are deemed a danger (including exposure or symptoms), or to care for a family member whose childcare or school is closed to in-person learning; or if the employee is at risk due to the public health condition.
4. The City cannot require the use or exhaustion of PTO prior to the use of public health emergency leave.

3.4 Paid Holidays

- A. Eligibility. Only full-time and full-time special (FT-S) employees are eligible for paid holiday leave or holiday premium pay, unless on an unpaid leave of absence. Full-time special

employees would receive holiday pay or holiday premium pay only if their normal work schedule falls on a holiday and their pay would be limited to the number of hours normally scheduled.

- B. Recognized Holidays. Except for those employees in departments that run seven-day operations, full-time employees shall receive Holiday Pay for the following days, which have been designated as official paid holidays when department offices are closed. Changes in the holiday schedule will be authorized by City Council:

List of Recognized Holidays:		
New Year's Day	Independence Day	Thanksgiving Day
Martin Luther King Day	Labor Day	Day after Thanksgiving
Presidents' Day	Cabrini Day	Christmas Eve
Memorial Day	Veterans' Day	Christmas Day
Juneteenth		New Year's Eve

- C. Holiday Pay. Holiday Pay is an eight-hour day, eleven-hour day for firefighters, at regular pay rate. When a holiday falls on a Saturday, the previous Friday will be designated as the official holiday. When a holiday falls on a Sunday, the following Monday will be designated as the official holiday, except for non-essential hourly non-exempt workers who will take the holiday as it falls. Official holidays commence at the beginning of the first shift of the holiday and continue for twenty-four (24) hours.

- D. Holiday Pay for Non-Exempt Workers:

- When a non-exempt employee works on an official holiday, the employee will receive premium holiday pay at time and one-half regular pay for the hours worked, plus Holiday Pay.
- When a non-exempt employee has the holiday as a regularly scheduled day off, the employee will be paid Holiday Pay.
- When an employee is sick on an official holiday, the time will be considered a holiday.
- When an official holiday falls during a paid absence, the day will be considered a paid holiday.

- E. Personal Floating Holiday. In addition to the designated holidays, every full-time employee is eligible for one personal floating holiday. The personal floating holiday is one shift off to be scheduled with a Department Head just as vacation time is scheduled. New employees hired after June 1st of each year are not eligible for the personal floating holiday within the same calendar year.

3.5 Statutory Leaves of Absence

- A. Purpose. The following leaves are required by law. This policy is intended to comply with the legal requirements. It is not intended to provide rights or create obligations in addition to the legal requirements. Therefore, if the laws upon which these policies are based are changed, the policies are automatically changed to comply with the revised laws.
- B. Jury Duty. If an employee is served with a summons to jury duty, the employee must inform his or her Department Head by the next regular work day and provide a copy of the summons. The employee will receive leave for jury duty. Non-exempt employees will be paid their regular wages for the first three days of jury duty that they would otherwise have been scheduled to work. Thereafter, any pay they receive for jury duty is paid by the governmental entity requesting the employee to participate in the jury service. Exempt employees will receive their regular salary during jury duty but must remit to the City any pay (not including expense reimbursement) received from the government for jury duty that covers the same period for which the exempt employee is receiving pay from the City. The City has no obligation to pay

wages for jury duty until and unless the employee tenders to the City a juror service certificate provided by the court confirming that the employee was on jury duty during that period. Employees are expected to return to work on any day or portion of a day they are released from jury duty.

- C. Voting Leave. Employees who are, eligible electors entitled to vote at an election shall be entitled to two hours off, with pay, for the purpose of voting on the day of the election during the time the polls are open, if they advise their Department Head of the leave of absence prior to the day of election and if they have less than three hours between the time of opening and the time of closing of the polls during which they are not required to be on the job for the City. The City may specify the hours during which the employee may be absent.
- D. Military Duty. Employees will be allowed leave of absence for military duty in compliance with applicable Federal and State laws. Employees must present official documentation of the military duty prior to the leave and upon returning from leave. Military leave for non-exempt employees is without pay. Exempt employees will be paid their salary, unless no work is performed for the City during the pay period, and subject to reduction for wages received from the Military for the same period. The City will use its best efforts to accommodate monthly military training.

Employees granted a military leave of absence are re-employed and paid in accordance with the laws governing veteran's re-employment rights. The City pays for the first 15 days of leave. After that time, leave is without pay.

- E. Emergency Volunteer Service Leave. Any full-time or part-time employee who is a "Qualified Volunteer" called to service by a "Volunteer Organization" for the purpose of assisting in a "Disaster" as these terms are defined by CRS §24-32-2202 through §24-32-2228, is entitled to an unpaid leave of absence for the time spent assisting, not to exceed a total of fifteen work days in any calendar year. In order to be eligible for this leave, the employee must comply with all requirements of these statutes, including, without limitation, providing the City with proof that he or she is a Qualified Volunteer. Leave need not be granted if the employee is designated an "Essential Employee" by the City (meaning the employee is essential to the operation of the daily enterprise whose absence would likely cause the City to suffer economic injury or whose duties include assisting in disaster recovery for the City) or if granting the leave would result in more than 20% of the City's employees being on Emergency Volunteer Service leave on any work day. This period of leave shall in no way affect the employee's rights to other paid leaves for which the employee is eligible, bonuses, advancement, or other employment benefits or advantages relating to and normally to be expected for the employee's particular employment. Leave is allowed only if the employee returns to his or her job as soon as practicable after being relieved from Emergency Volunteer Service. The employee satisfying the statutory requirements shall be entitled to return to the same or a similar position as held before leave began.

3.7 Domestic Violence Leave

- A. Statutory Rights. Domestic Violence Leave is available to all City employees, and is governed by Colorado law, C.R.S. 24-34-402.7, as amended, as well as under Colorado Healthy Families and Workplace Act (HFWA), as applicable.
- B. Confidentiality. The law requires the City to treat an employee's request for and use of this or any similar leave as confidential and shall discuss it only with those individuals who need to know for purposes of coordinating the employee's absence and work coverage during the period of absence, or for other legitimate business needs.

3.8 Family and Medical Leave of Absence

- A. Statutory Rights Only. This policy is to be read in accordance with the Family Medical Leave Act ("FMLA" or "Act") of 1993, as amended. The policy is intended to explain those rights and obligations required by the Act and is not intended to create any additional or contractual rights or obligations. This policy applies only if the City has 50 or more persons on its payroll during at least 20 workweeks of the current calendar year or 20 workweeks of the last calendar year.
- B. Eligibility. To be eligible for FMLA leave, an employee must have been employed for at least 12 months (total, but not necessarily continuous) by the City, must have worked at least 1,250 hours for the City during the 12 months before leave is to be taken, and must be employed at a work-site where the City employs at least 50 employees within 75 miles.
- C. FMLA Benefit. Eligible employees shall be granted a total of 12 weeks of FMLA leave during a rolling 12-month period for one or more of the following:
- Incapacity due to pregnancy, prenatal medical care, or child birth.
 - To care for the employee's child after birth, or placement for adoption or foster care.
 - To care for the employee's spouse, son or daughter, or parent, who has a serious health condition.
 - Serious health condition that makes the employee unable to perform the employee's job.
- D. Military Family Leave Entitlements. Eligible employees with a spouse, son, daughter, or parent on active duty or called to active duty status in the Armed Forces, National Guard, or Reserves may use their 12-week leave entitlement to address certain qualifying exigencies. Qualifying exigencies may include attending certain military events, arranging for alternative childcare, addressing certain financial and legal arrangements, attending certain counseling sessions, and attending post-deployment reintegration briefings.

FMLA also includes a special leave entitlement that permits eligible employees to take up to 26 weeks of leave to care for a covered servicemember during a single 12-month period. A covered servicemember is: (1) a current member of the Armed Forces, including a member of the National Guard or Reserves, who is undergoing medical treatment, recuperation or therapy, is otherwise in outpatient status, or is otherwise on the temporary disability retired list, for a serious injury or illness*; or (2) a veteran who was discharged or released under conditions other than dishonorable at any time during the five-year period prior to the first date the eligible employee takes FMLA leave to care for the covered veteran, and who is undergoing medical treatment, recuperation, or therapy for a serious injury or illness.*

**The FMLA definitions of "serious injury or illness" for current servicemembers and veterans are distinct from the FMLA definition of "serious health condition."*

- E. Benefits and Protections. During FMLA leave, the City maintains the employee's health coverage under any group health plan on the same terms as if the employee had continued to work. Employees must continue to pay their portion of any insurance premium while on leave. If the employee is able but does not return to work after the expiration of the leave, the employee will be required to reimburse the City for payment of insurance premiums during leave.

Upon return from FMLA leave, most employees are restored to their original or equivalent positions with equivalent pay, benefits, and other employment terms. Certain highly compensated employees (key employees) may have limited reinstatement rights.

Use of FMLA leave cannot result in the loss of any employment benefit that accrued prior to the start of an employee's leave. As with other types of unpaid leaves, paid leave will not accrue

during the unpaid leave. Holidays, funeral leave, or employee's jury duty pay are not granted on unpaid leave.

- F. Eligibility Requirements. Employees are eligible if they have worked for the City for at least 12 months, for 1,250 hours over the previous 12 months, and if they work at a work site with at least 50 employees within 75 miles.
- G. Definition of Serious Health Condition. A serious health condition is an illness, injury, impairment, or physical or mental condition that involves either an overnight stay in a medical care facility, or continuing treatment by a health care provider for a condition that either prevents the employee from performing the functions of the employee's job, or prevents a qualified family member from participating in school or other daily activities.

Subject to certain conditions, the continuing treatment requirement may be met by a period of incapacity of more than three consecutive full calendar days combined with at least two visits to a health care provider or one visit and a regimen of continuing treatment, or incapacity due to pregnancy, or incapacity due to a chronic condition. Other conditions may meet the definition of continuing treatment.

- H. Use of Leave. The maximum time allowed for FMLA leave is either 12 weeks in the 12-month period as defined by the City, or 26 weeks as explained above. The City uses the 12-month period measured forward from the first day of an employee's leave.

An employee does not need to use this leave entitlement in one block. Leave can be taken intermittently or on a reduced leave schedule when medically necessary. Employees must make reasonable efforts to schedule leave for planned medical treatment so as not to unduly disrupt the City's operations. Leave due to qualifying exigencies may also be taken on an intermittent basis.

Employees taking intermittent or reduced schedule leave based on planned medical treatment and those taking intermittent or reduced schedule family leave with the City's agreement may be required to temporarily transfer to another job with equivalent pay and benefits that better accommodates that type of leave.

- I. Substitution of Paid Leave for Unpaid Leave. The City requires employees to use accrued paid leave while taking FMLA leave. Paid leave used at the same time as FMLA leave must be taken in compliance with the City's normal paid leave policies. If an employee's leave of absence does not constitute paid leave as defined in the City's paid leave policies, the employee cannot use accrued paid leave, but can take unpaid leave. FMLA leave is without pay when paid leave benefits are exhausted.
- J. Employee Responsibilities. Employees must provide 30 days advance notice of the need to take FMLA leave when the need is foreseeable. When 30 days' notice is not possible, the employee must provide notice as soon as practicable and generally must comply with the City's normal call-in procedures.

Employees must provide sufficient information for the City to determine if the leave may qualify for FMLA protection and the anticipated timing and duration of the leave. Sufficient information may include that the employee is unable to perform job functions; the family member is unable to perform daily activities; the need for hospitalization or continuing treatment by a health care provider, or circumstances supporting the need for military family leave. Employees also must inform the City if the requested leave is for a reason for which FMLA leave was previously taken or certified.

Employees also may be required to provide a certification and periodic recertification supporting the need for leave. The City may require second and third medical opinions at the City's expense. Documentation confirming family relationship, adoption, or foster care may be required. If notification and appropriate certification are not provided in a timely manner, approval for leave may be denied. Continued absence after denial of leave may result in disciplinary action in accordance with the City's attendance guideline. Employees on leave must contact the Administrative Coordinator at least two days before their first day of return.

- K. The City's Responsibilities. The City will inform employees requesting leave whether they are eligible under FMLA. If they are, the notice will specify any additional information required as well as the employees' rights and responsibilities. If they are not eligible, the City will provide a reason for the ineligibility. The City will inform employees if leave will be designated as FMLA-protected and the amount of leave counted against the employee's leave entitlement. If the City determines that the leave is not FMLA-protected, the City will notify the employee.
- L. Unlawful Acts. FMLA makes it unlawful for the City to:
 - Interfere with, restrain, or deny the exercise of any right provided under FMLA.
 - Discharge or discriminate against any person for opposing any practice made unlawful by FMLA or for involvement in any proceeding under or relating to FMLA.
- M. Enforcement. An employee may file a complaint with the U.S. Department of Labor or may bring a private lawsuit against the City. FMLA does not affect any federal or state law prohibiting discrimination, or supersede any state or local law or collective bargaining agreement which provides greater family or medical leave rights.

3.9 Personal Leave of Absence

The City may grant full-time or part-time employees an unpaid personal leave of absence for compelling reasons subject to the following.

- A. Request for Leave. Requests for personal leave must be made in writing at least two weeks before the leave is to begin, except in an emergency situation. The request must indicate: the reason for the leave, the date the leave is to commence, the expected duration of the leave, and the employee's address and telephone number while on the leave. Requests will be considered in light of expected department work requirements and business needs for the period of time of the leave, the employee's performance history and other factors. Personal leave is granted at the sole and absolute discretion of the employee's Department Head.
- B. Return from Leave. An employee on personal leave of absence must notify the City, in writing, of his or her intention to return to work at least one week in advance. Every effort will be made to reinstate an employee returning from an approved leave of absence, on schedule, into the same or substantially similar position as the one he or she left before the leave, but this cannot be guaranteed. Failure to accept the offered position will be considered a termination of employment, effective immediately.

3.10 Bereavement Leave

In the event of a death in an employee's immediate family, the City Administrator may authorize paid leave of up to five (5) days for full-time employees to manage family affairs and attend the funeral. Part-time employees may be granted up to (5) days of leave without pay by the Department Head. The employee shall submit a written request to his or her Department Head, who shall recommend to the City Administrator an approval, denial or reduction of the leave requested by the employee. Consideration is given to the distance to be traveled and personal demands placed on the employee in authorizing any requests for bereavement leave. "Immediate family" includes spouse, child, parent, parent in-laws, sibling, brother or sister in-law, grandparent, grandchild, stepparent, stepchild, stepbrother, stepsister, legal guardian, or a

person with whom the employee shares a household in a personal relationship. Should additional leave be required, employees may use their available vacation days or sick days with the approval of the Department Head.

3.11 Breastfeeding and Milk Expression Breaks

In accordance with Section 4207 of the Patient Protection and Affordable Care Act under the Fair Labor Standards Act (FLSA) of 2011, and Colorado Revised Statutes 8-13.5-101, it is the policy of the City of Salida to encourage and support employees in their efforts to combine working and breastfeeding, for up to 2 years after the child's birth. Breastfeeding employees who choose to continue providing their milk for their infants after returning to work shall receive milk expression breaks, a place to express milk and staff support.

- A. Breaks. Reasonable break times (generally 15-20 minutes every 2 to 4 hours) will be provided each day to allow the employee to express breast milk for her nursing child for up to two years after the child's birth. Employees may use normal breaks and meal times, accrued vacation, sick leave or any combination thereof, or may be given unpaid break time. Employee can make up time at the beginning or end of shift if needed and approved by their supervisor.
- B. Facilities. A private room (not a toilet stall or restroom) shall be available for employees to breastfeed or express milk, and the City shall make reasonable efforts to provide a location in close proximity to the work area. The room will be private and sanitary, located near a sink with running water for washing hands and rinsing out pump parts, and have an electrical outlet. Breastfeeding employees will be responsible for keeping the area clean. If employees prefer, they may also breastfeed or express milk in their own private offices, or in other comfortable locations agreed upon in consultation with the employee's supervisor. Expressed milk may be stored in a facility refrigerator if it is clearly marked with the employee's name and the date.
- C. Employee Responsibilities. Employees who wish to express milk during the work period shall keep supervisors informed of their needs so that appropriate accommodations can be made to satisfy the needs of both the employee and the City. Breastfeeding employees are responsible for keeping the milk expression areas clean and for keeping the general lactation room clean for the next user. When more than one breastfeeding employees needs to use the designated lactation room, employees can use the sign-in log provided in the room the negotiate milk expression times that are most convenient or best meet their needs.
- D. Other Requirements. Due to the variety of work environments, schedules and staffing needs at the different facilities of the City, other requirements may apply as appropriate. In all cases, reasonable efforts will be made to accommodate the breastfeeding employee's needs.

A private space will be provided, and time will be permitted, for nursing mothers to express milk during the workday. The time permitted typically will not exceed the normal time allowed for lunch and breaks. If additional time is needed above and beyond normal breaks/meal time, the supervisor and employee will agree upon a plan which might include the employee using annual leave/vacation time, arriving at work earlier, or leaving later.

Employees requiring additional accommodation should contact their supervisor or Department Head.

SECTION 4 – EMPLOYEE DISCIPLINE/DISCHARGE

Occasionally performance or other behavior falls short of the City's standards and/or expectations. When this occurs, the City takes action, which in its opinion, seems appropriate.

Disciplinary actions can range from a formal discussion with the employee about the matter to immediate discharge. Action taken by the City in an individual case does not establish a precedent in other circumstances.

SECTION 5 – EMPLOYEE DEVELOPMENT

The City encourages and assists in the professional and technical development of all employees.

5.1 Required Training

The City may require that employees attend special training to stay proficient in their jobs and to meet City needs. Required training must be approved by the Department Head in advance of attendance. Employees will be notified of required training in writing by their Department Head. The Department Head will make all necessary work schedule adjustments to accommodate required training. Travel to and from, and time spent at required training will be compensated in accordance with the FLSA. For required training and travel time of less than eight (8) hours duration (ten (10) hours for employees working four (4) - ten (10) hour shifts), employees will return to work to complete the eight (8) or ten (10) hour shift, make up the time during the pay period, or use appropriate leave time.

5.2 NIMS Training

All full-time employees must have National Incident Management System (NIMS) training and certification to comply with Homeland Security Presidential Declaration 5.

The following guidelines apply to City personnel:

All Department Staff	IS 700 and ICS 100
Supervisors	All courses above plus ICS 200
EOC Staff (Department Heads)	All courses above and ICS 300 and IS 800
Emergency Managers, Select Department Heads with multi-agency coordination system responsibilities	All courses above and ICS 400
Mayor and Council Members	G402

In order to stay within compliance, all new full-time employees must gain their NIMS certifications within 90 days of employment for internet based courses and within one year for courses requiring attendance. Copies of certifications are maintained in personnel files for any auditing that may occur. The City tracks the certifications each employee has completed.

5.3 Requested Training

Employees may request to attend school, seminars, workshops, or conferences if the training will be of mutual benefit to the City and the employee. Requested training must be approved by the Department Head and City Administrator in advance of attendance. Approval of requested training is in the discretion of the City Administrator. Travel to and from, and time spent at requested training is generally not compensable time, except that the Department Head may accept such time as duty time when it falls during a regularly scheduled shift. For requested time and travel of less than eight (8) hours duration (ten (10) hours for employees working four (4)-ten (10) hour shifts), employees will return to work to complete the eight (8) or ten (10) hour shift, make up the time during the pay period, or use appropriate leave time. Schedule adjustments to accommodate requested training are not guaranteed. Transportation, lodging, and meals will be in accordance with City policy:

- A. City payment for approved voluntary attendance at conferences, workshops, seminars or other training sessions will be based on:
 - The direct benefit to the employee and the City;
 - Budgetary considerations; and
 - Relevance to current municipal affairs.

- B. When sufficient funds are available, full-time employees may be eligible for educational reimbursement. Courses must be job related and approved prior to enrollment.
- C. All approved courses must be satisfactorily completed to be eligible for reimbursement. Reimbursement will be made for tuition, registration, fees, and laboratory fees only, at a rate equivalent to the cost of Colorado Mountain College (CMC). "Satisfactory completion of course" will mean a grade of "B-" or better, if the course is graded, or a satisfactory completion if no grade is given. Upon completion of approved course(s), the employee will submit an appropriate verification that:
- The student has successfully completed the course;
 - Shows the date of completion;
 - Shows the final grade; and
 - Indicates the number of units or hours earned.

SECTION 6 – OTHER POLICIES

6.1 Conflict of Interest

Employees exercising influence in connection with a City contract, purchase, payment or any other financial or monetary transaction and who have a substantial personal interest in the transaction will give seventy-two (72) hours written advance notice of the conflict to the City Administrator. Failure to disclose a conflict may result in disciplinary action, up to and including termination.

6.2 Personal Gain

No employee shall request, use or permit the use, whether directly or indirectly, of any publicly owned, or publicly supported equipment, vehicle, facility, labor service, supplies (new, surplus, scrap, or obsolete) or any found property for the personal convenience or the private advantage of said employee or any other person. Any employee who witnesses another employee who they believe is in violation will report the matter to their supervisor. Any employee who finds unattended property of value will contact their supervisor for instructions.

6.3 Gratuities

Employees will not directly or indirectly solicit/accept any gift, including but not limited to money, services, loan, travel, entertainment, hospitality or any other form if (a) it could be reasonably expected that the gift was intended to influence them in the performance of their official duties; or (b) the gift was intended to serve as a reward for any future official action on their part.

6.4 Employment of Related Persons

The following relatives of any officer, employee or elected official of the City who has the authority to hire, fire, or supervise employees, or of his/her spouse, will not be hired by any officer, employee, or elected official of the City of Salida without the prior consent of the City Administrator: spouse, child, parent, brother or sister, mother-in-law, father-in-law, sister-in-law, brother-in-law, or a person with whom the employee shares a household in a personal relationship. All relationships will include those arising from adoption and common-law rules. No appointing authority shall participate or vote on decisions related to hiring, retention, promotion, or determination of the salary level of a member of his or her family. Any person interviewing for employment with the City must notify their supervisor and the City Administrator of any such relationships.

6.5 Employment of Relatives

The City may employ relatives of current employees except in the following situations:

- Relatives would be in a position to supervise another relative.
- Relatives have access to confidential information including payroll and personnel records.
- Relatives audit, verify, receive, or are entrusted with money handled by the other relative.

In cases of marriage or the formation of a civil union between two employees, if the above guidelines apply, one must transfer.

These guidelines apply to all categories of employment, including full-time, part-time, and temporary classifications. They also apply to all relatives and individuals who are not legally related, but who reside with another employee.

6.6 Romantic Relationships

If a romantic relationship develops between two people at work where one is in a supervisory position over the other, the relationship interferes with either employee's work duties; both parties are responsible for reporting the relationship to their supervisor or Department Head. Such relationships can be disruptive to

the work environment, create a conflict of interest or the appearance of a conflict of interest, and lead to complaints of favoritism, discrimination, or sexual harassment. Steps may be taken to change the work relationship to avoid any conflict of interest.

6.7 Outside Employment

No employee may engage in additional employment which, in the opinion of the employee's supervisor, impairs the proper and effective performance of official duties, which results in a conflict of interest, or which would adversely affect the City. The City does not prohibit employees from having outside employment unless the outside employment creates a conflict of interest with the employee's responsibilities to the City of Salida. Employees are reminded; however, that all employees will be judged by performance standards established by the City and will be subject to the City's scheduling demands, regardless of any existing outside work requirements. Employees holding employment outside of the City must fill out an Outside Employment Authorization Form, which is must be signed by the employee's supervisor and the City Administrator.

Employees involved in or contemplating outside work should discuss the issue with their supervisor. Despite any outside employment or business venture, employees are still required to perform their duties with the City. Any conflicts with a second job will not be acceptable excuses for not meeting expectations or attendance requirements, including any overtime work.

Any outside work must not create or appear to create a conflict with the City's business interests. Employees are not permitted to use any of the City's equipment or paid time off benefits for purposes related to an outside job or receive any income or material gain from individuals outside the City for materials produced or services rendered in the performance of their City position. Employees cannot receive any material gain for use of City tools, equipment, material or facilities.

6.8 Political Activity

Political beliefs, activities and affiliation are a private matter to the employees of the City of Salida. No employee or applicant will be required to divulge political beliefs as a requirement of employment, nor participate in, nor make or withhold contributions to, political parties or groups. At the same time, employees will not engage in encouraging candidates to run or openly and actively support any political candidate or issue during scheduled work hours. All City employees are subject to and will comply with the provisions of the Colorado Campaign Reform Act. The following types of political activity are restricted, but are not intended to restrict an employee's freedom to express opinions or exercise their right to vote while off-duty:

- A. No employee, either full-time or part-time, shall campaign for or against or publicly support or oppose any City Council or other candidate while on duty.
- B. No City employee, either full-time or part-time, while on duty or in a uniform which identifies him/her as an employee of the City shall:
 - Canvass on behalf of any candidate, political party, or political issue,
 - Display any political media whether it is campaign related or supportive of an elected official's view,
 - Circulate any petition,
 - Participate in petitioning activities focused on public service issues presented by the general public (non-City Officials), or
 - Serve as a City election judge.
- C. No employee shall place or allow to be placed any political media on a City vehicle.

- D. Any active, full-time or part-time regular employee who is announcing candidacy for an elected office may choose to continue their regular work schedule with the City if no interferences or conflicts of interest are present. If and when a potential conflict of interest or interference is present, the employee will be asked to take a leave of absence, to become effective with the date the candidacy is officially registered. This leave of absence will continue during the total campaign period unless candidacy is withdrawn. After the election, the successful candidate shall be asked to resign their position with the City if the elected office has any dealing whatsoever, with the City.
- E. Department Heads shall remain publicly neutral on all City elections for public office.

6.9 City Property

Employees who use or have City property in their possession are expected to treat it with the same care as they would their own property. All City tools and equipment are to be returned in good condition, ordinary wear and tear excepted. Property lost, damaged, or destroyed due to the employee's willful act or carelessness, will be considered a legal obligation and indebtedness of the employee and will be replaced at the employee's expense.

Whether or not performed on the City's premises, work which employees perform and are paid for by the City is the property of the City of Salida. This includes inventions, works of authorship, improvements, designs, developments, and discoveries that relate in any manner to the present or prospective activities or business of the City.

Any City property issued to employees, such as keys, policy manuals, tools, firearms, or uniforms, must be returned at the time of termination or resignation, or whenever requested by the supervisor. Employees are responsible to pay for any lost or damaged items. As a condition of employment with the City, all employees agree that the value of any property issued and not returned will be considered a valid legal obligation and indebtedness of the non-returning employee and may be deducted from the employee's final paycheck.

6.10 Operation of City or Private Vehicles

- A. Valid Driver's License. Employees who do not have a valid Colorado driver's license or who are not insured against liability for driving, as required by state laws, are not authorized to drive any vehicle during the course of performing work duties or scope of their employment with the City. An employee's driving record must be acceptable to the City's insurance carrier or the employee is not deemed authorized to drive in the course or scope of employment.
- B. Change in Driver Status. If an employee's job duties include driving, then any change in the employee's driver's license status, driving record or insurance coverage must be reported in writing by the employee to his or her Department Head by the next business day.
- C. Safety. Safe and lawful driving practices must be used by employees at all times while driving a City-owned vehicle or personal vehicle on City business. Seat belts must be worn at all times while traveling in a City-owned vehicle or a personal vehicle on City business. It is the employee-driver's responsibility to ensure that all passengers buckle-up before beginning to operate the vehicle.

A Motor Vehicle Record (MVR) for prospective and current employees whose job duties require them to routinely operate a City vehicle will be obtained and reviewed in accordance with the City's current operating procedures.

- D. Alcohol. Employees are not allowed to drink alcohol while on City business. Open containers of alcohol are not allowed in vehicles being used for City business.

- E. Liability. Property damage to vehicles that occurs while an employee is driving the vehicle or is in control of the vehicle is the employee's responsibility. The City has no obligation to pay for damage to an employee's vehicle that occurs while the vehicle is on the City's premises or while it is being used for job-related purposes unless the damage is caused by the City's negligence and is not due to any negligence by the employee.
- F. Accidents during travel. Employees who are involved in an accident while traveling on business must promptly report the incident to their immediate Department Head. Vehicles owned, leased, or rented by the City may not be used for personal use without prior approval.

6.11 Alcohol and Drug-Free Workplace

- A. Purpose. The City is committed to a safe, healthy, and productive work environment for all employees that is free from the effects of substance abuse. Abuse of alcohol, drugs, and controlled substances impairs employee judgment, resulting in increased safety risks, injuries, and faulty decision making. This includes working after the apparent use of marijuana, regardless of marijuana's legal status. Furthermore, working after the use of alcohol, a controlled substance or abuse of any other substance is prohibited.

In accordance with the Drug-Free Workplace Act of 1988, the City prohibits the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance during work time, on City premises, or other work sites. Any employee who is convicted, or pleads guilty or no contest under a criminal drug statute for a violation occurring in the workplace must notify the City within five days of such conviction or plea. Testing is an important element in the City's efforts to ensure a safe and productive work environment. The City has issued a separate statement for this testing program. Employees with other questions should refer to this separate statement or contact their supervisor.

- B. Alcohol and Controlled Substances Prohibited. The following conduct by employees is prohibited on any premises owned, leased or used by the City for performing the City's services, or any place while an employee is performing services for the City: 1) alcohol possession or use; 2) the unlawful manufacture, distribution, dispensation, possession, or use of a controlled substance; 3) having detectable amounts of alcohol or controlled substances in the employee's system or; 4) smelling of alcohol on the job, regardless whether the employee is under the influence.
 1. "Drugs" or "controlled substances" means a controlled substance listed in Schedules I through V of 21 U.S.C. 812 and as further defined by federal regulations (21 CFR Section 1300.11 through 1300.15). This list includes but is not limited to marijuana, cocaine, opiates, amphetamines, phencyclidine (PCP). It does not include over-the-counter medications taken in accordance with the manufacturer's instructions, or drugs prescribed by a physician for the employee when taken in the manner, combination and quantity prescribed, unless possession or use is illegal despite a prescription. Employees who are using over-the-counter or medically prescribed drugs that could adversely affect their ability to perform work in a safe manner must notify their Department Head prior to starting work. The employee may be required to provide a physician's certification that it is safe for the employee to perform the essential job functions while using the medications as a condition of continuing to work.
 2. Any employee who is convicted of a drug-related crime for any violation occurring within the course or scope of employment by the City, must notify the City of the conviction no later than five (5) days after such conviction. 'Conviction' means a finding of guilt (including a plea of *nolo contendere*) or imposition of sentence, or both, by any judicial body charged with the responsibility to determine violation of federal or state criminal drug statutes. Notice of such conviction should be given to the City Administrator.

3. Sanctions will be imposed on any employee so convicted. Within thirty (30) days after receiving notice of the conviction, the City will take appropriate disciplinary action against the employee, up to and including termination.
 4. Sanctions may be imposed if the City has reasonable suspicion of a violation of this policy, regardless of whether the employee is convicted or criminally prosecuted.
- C. Basis for Testing. Testing will be required as a condition of employment under the following circumstances:
1. Post-Offer of Employment. Offers of employment may be contingent upon the new employee submitting to and passing a drug test. Also, existing employees may be required to pass a drug test as a condition of an offer of a specific job or project assignment.
 2. Reasonable Suspicion Testing. If the employee's supervisor has reasonable suspicion that an employee is in violation of this policy, the employee may be required to submit to testing for alcohol and/or controlled substances. "Reasonable suspicion" is defined as facts and circumstances that would lead a reasonable person to believe that another individual is under the influence of drugs, alcohol or controlled substances. Some of the circumstances that might provoke reasonable suspicion testing are evidence of repeated errors on the job, sleeping on the job, slurred speech, uncharacteristic appearance or behavior, or unsatisfactory time or attendance patterns, if coupled with specific events that indicate probable drug/alcohol use. Reasonable suspicion for testing may also exist if other individuals have first-hand knowledge relating to an employee's violation of this policy and report this to the City.
 3. Post-Accident Testing. An employee in a safety sensitive position who is involved in an on-the-job accident may be subject to an alcohol and drug test if the employee's own conduct could possibly be a contributing cause of the accident or injury. In addition, any employee who is involved in a serious on-the-job accident may be subject to an alcohol and drug test.
 - a) Although testing should never delay necessary and immediate medical treatment, testing must be performed as soon as possible following an accident. The employee must submit to an alcohol and drug test within 2 hours following an accident. If testing cannot be completed within the 2 hour time allowed, the employee must provide the City Administrator, or his or her designee, with a written explanation as to why the employee did not comply with this requirement.
 - b) Any employee whose injuries prevent him or her from providing a specimen in a timely manner shall, as soon as able, provide to the City the necessary authorization for obtaining hospital reports and other documents that would indicate whether there were any controlled substances in the Employee's system and the alcohol concentration level.
 4. Return to Duty and Follow-Up Testing. An employee who has failed a drug/alcohol test will likely be terminated for a first offense. At the sole discretion of the City, the employee may be allowed to return to duty or be rehired after the employee submits to return-to-duty testing and tests negative for alcohol and controlled substances. Any employee who tested positive during the past 12 months is subject to unannounced, follow-up testing.
 5. Random Testing. All employees whose position requires a Commercial Driver's License (CDL) are subject to random testing for alcohol and controlled substances during work hours. Random testing is not based on reasonable suspicion of use.
- D. Consequence of Violation. Any violation of this policy will likely result in immediate termination.

E. Refusal to Submit to Testing. The following behavior constitutes a 'refusal' to take a test:

1. Express refusal to take the test.
2. Failure to provide sufficient quantities of breath or urine to be tested without a valid medical explanation for the failure, or engaging in conduct that clearly obstructs the testing.
3. Tampering with, or attempting to adulterate the specimen or collection procedure.
4. Not reporting to the collection site in the time allotted.
5. Leaving the scene of an accident without a valid reason and not submitting to the test as required in this policy.

Refusal to submit to mandated testing is considered a violation of this policy and the consequences will be the same as though there has been a positive test result.

F. Testing Facility. Testing will generally be by urinalysis. Results of blood tests or Breathalyzer (for alcohol) may also be relied upon by the City. The testing will be performed by an approved lab and administered by a qualified testing facility.

G. Employment at will. Nothing in this policy changes the fact that all employment with the City is at will and can be terminated at any time by the employee or the City with or without cause or prior notice. Nothing in this policy requires the City to test before terminating an employee for violation of this policy.

6.12 Communications Systems

The City's computer network, access to Internet, e-mail, and voice mail systems are business tools intended for employees to use in performing their job duties. Therefore, all documents and files are the property of the City. All information regarding access to the City's computer resources, such as user identifications, modem phone numbers, access codes, and passwords are confidential City information and may not be disclosed to non-City personnel.

All computer files, documents, and software created or stored on the City's computer systems are subject to review and inspection at any time. Employees should not assume that any such information is confidential, including e-mail either sent or received.

Computer equipment should not be removed from the City premises without written approval from a Department Head. Upon separation of employment, all communication tools should be returned to the City.

- A. Personal Use of the Internet. Some employees need to access information through the Internet in order to do their job. Use of the Internet is for business purposes during the time employees are working. Personal use of the Internet should not be on business time, but rather before or after work or during breaks or lunch period. Regardless, the City prohibits the display, transmittal, or downloading of material that is in violation of City guidelines or otherwise is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time.
- B. Software and Copyright. The City fully supports copyright laws. Employees may not copy or use any software, images, music, or other intellectual property (such as books or videos) unless the employee has the legal right to do so. Employees must comply with all licenses regulating the use of any software and may not disseminate or copy any such software without authorization. Employees may not use unauthorized copies of software on personal computers housed in City facilities.

- C. Unauthorized Use. Employees may not attempt to gain access to another employee's personal file of e-mail messages or send a message under someone else's name without the latter's express permission. Employees are strictly prohibited from using the City communication systems in ways that supervisors and Department Heads deem to be inappropriate. Employees with questions whether a behavior would constitute unauthorized use should contact their supervisor or Department Head before engaging in such conduct.
- D. E-mail. E-mail is to be used for business purposes. While personal e-mail is permitted, it is to be kept to a minimum. Personal e-mail should be brief and sent or received as seldom as possible. The City prohibits the display, transmittal, or downloading of material that is offensive, pornographic, obscene, profane, discriminatory, harassing, insulting, derogatory, or otherwise unlawful at any time. No one may solicit, promote, or advertise any outside City, product, or service through the use of e-mail or anywhere else on City premises at any time. The City may monitor e-mail from time to time. Employees should be aware that emails might be public records and subject to public disclosure.

Employees are prohibited from unauthorized use of encryption keys or the passwords of other employees to gain access to another employee's e-mail messages.

- E. Voice Mail. The City voice mail system is intended for transmitting business-related information. Although the City does not monitor voice messages as a routine matter, the City reserves the right to access and disclose all messages sent over the voice mail systems for any purpose. Employees must use judgment and discretion in their personal use of voice mail and must keep such use to a minimum.
- F. Telephones/Cell Phones/Mobile Devices. Employee work hours are valuable and should be used for business. Excessive personal phone calls can significantly disrupt business operations. Employees should use their break or lunch period for personal phone calls.

Confidential information should not be discussed on a cell phone or mobile device. Phones and mobile devices with cameras should not be used in a way that violates other City guidelines such as, but not limited to, EEO/Sexual Harassment and Confidential Information.

For safety reasons, employees should avoid the use of cell phones and mobile devices to make calls while driving. Employees must park whenever they need to use a cell phone. Generally, stopping on the shoulder of the road is not acceptable. Employees are prohibited from using a cell phone or other device to text while operating a motor vehicle. Texting is permitted only where the vehicle is at rest in a shoulder lane or lawfully parked.

The City telephone lines should not be used for personal long distance calls.

- G. Postage. The use of City postage for personal correspondence is not permitted.

6.13 Residency Requirements

City employees need not reside within the limits of the City, with the exception of the following:

- A. City Administrator. The City Administrator is required to be a resident of the City within thirty (30) days of their first day of employment.
- B. Emergency Response Team. Key employees who are part of the City's emergency response team are required to respond to an emergency within thirty-five (35) minutes travel time by passenger vehicle from where they live to their primary work location as timed during normal traffic conditions using a commonly accepted mapping application (eg. Mapquest, Google Maps, Traveltime, etc.). Employees may request an exception to increase such travel time up

to 45 minutes from the City Administrator who shall make a determination based upon the particular facts and circumstances of each situation.

The City's emergency response team includes employees who hold positions of responsibility within the Fire, Police and Public Works Departments and excludes administrative assistants and the code enforcement officer. Employees living outside this response time area when hired must relocate to a location meeting the requirements within six months of their starting date. The City Administrator may approve one three-month extension due to special circumstances.

Any employees hired before adoption of this manual are not required to move, but cannot move further away from the City if they currently reside outside the distance outlined in this policy.

6.14 Open Door Policy

This policy outlines a procedure for employees to report actions reasonably believed to violate a law, or regulation or to constitute fraudulent accounting or other unethical practices. It is intended to encourage employee to report such actions should they ever suspect or witness an actual occurrence of illegal, unethical or inappropriate behaviors or practices without fearing retribution.

- A. Employees should promptly report the suspected or actual event to their immediate supervisor. If the employee is uncomfortable or otherwise reluctant to make the report to his/her supervisor, then the employee should report the event to the next highest level of supervision or to the Police Chief, City Administrator, Finance Director or Mayor.
- B. The employee can report anonymously.
- C. The employee shall receive no retaliation or retribution for a report that was provided in good faith – in other words, it was not done primarily with malice to damage another employee, official or the City.
- D. The employee who makes a report that is not done in good faith is subject to discipline, including termination or other legal means to protect the reputation of the City and members of its governing body and staff.
- E. Anyone who retaliates against the employee who reported an event in good faith will be subject to discipline, including termination.
- F. The supervisor, Department Head or elected official who receives a report of illegal, unethical or inappropriate behaviors or practices must promptly act to investigate and/or resolve the issue.
- G. The employee who made the report (unless done so anonymously) shall receive a report promptly following the completion of the investigation and disposition/resolution of the issue.
- H. If the investigation of a report, that was done in good faith and investigated by internal personnel, is not to the employee's satisfaction, then he/she has the right to report the event to the appropriate legal or investigative agency.
- I. The identity of the employee, if known, shall remain confidential to those persons directly involved in applying this policy, unless the issue requires investigation by law enforcement, in which case members of the City are subject to subpoena.

6.15 Ethics

Employees at the City must be committed to the highest ethical standards in the execution of their duties and responsibilities. Employees feeling they are being asked to violate City guidelines should address their concerns with their supervisor, Department Head or the City Administrator.

Employees are expected to report perceived ethical violations. The City expects employees to make a timely report to enable the City to investigate and resolve any behavior that may be in violation. Any report will be kept as confidential as practicable. The City prohibits retaliation against an employee for filing a report or for assisting in an investigation.

6.16 Job Related Problems

Employees who disagree or are dissatisfied with a City practice should promptly discuss the matter with their immediate supervisor, where appropriate. Normally, this discussion should be held within three to five days of the incident, or in a timely manner. Discussions held in a timely manner will enhance the City's ability to resolve concerns while they are fresh in everyone's mind. The majority of misunderstandings can be resolved at this level.

If the solution offered is not satisfactory, or if it is inappropriate to go to the supervisor, then employees are encouraged to take the problem to their Department Head. If the problem still cannot be resolved, employees may submit a written complaint to the City Administrator for review and final decision about the situation. Also see the EEO/Harassment Complaint Procedure on page 6.

6.17 Smoking

Smoking is prohibited within all areas of City buildings and in City vehicles. Smoking includes the use of any tobacco product, as well as vaporizers, vape liquids, electronic or e-cigarettes, and electronic or vapor smoking accessories. Employees may smoke in designated outdoor areas. This restriction applies to all employees and visitors, at all times, including non-business hours.

6.18 Data Disposal Policy

During the course of employment, the City will collect certain information that is classified as "personal identifying information," or PII, under applicable laws. Such information may include, but is not limited to:

- The employee's first and last name or initials;
- Username(s) and password(s);
- Social security number;
- Driver license or other identification card number;
- Medical documentation;
- Biometric data;
- And more.

The City may keep these records in paper and/or electronic format.

When such documentation is no longer needed, pursuant to records retention requirements and best practices, the City will either (a) destroy the records or (b) arrange for their destruction, e.g. by shredding, erasing, or otherwise modifying the personal identifying information in such a manner as to render it unreadable or indecipherable through any means.

6.19 Employee Use of Social Media Policy

Social media can sometimes blur the line between an employee's professional and personal lives and interactions. Statements intended as personal opinion can be mistaken for official expressions

of the City's policy or position. As such, care must be taken to ensure that personal use of social media does not create the appearance of official use of social media, such as by the use of a City title or position in a manner that would create an appearance that the City sanctions or endorses one's activities or statements. All social media postings on behalf of the City must be preapproved and sent by authorized employees.

When using social media, exercise good judgement. The City requests that employees be respectful of the City, other employees, and our residents. Avoid using statements, photographs, video, or audio that reasonably could be viewed as malicious, obscene, threatening, disparaging to other employees or residents, or that might constitute harassment or bullying. Examples of such conduct include inflammatory posts meant to intentionally harm someone's reputation or harassing posts that contribute to a hostile work environment.

Social media is not the ideal place to make an employment-related complaint regarding alleged discrimination, unlawful harassment, or safety issues. Complaints to the City regarding these concerns should be made in accordance with the complaint process outlined in this personnel manual so that the City can promptly address them. Further, nothing in this social media policy is intended to interfere with employees' right under federal law to engage in protected and concerted activity, including employees' ability to discuss the terms and conditions of their employment.

6.20 Travel and Expense Reimbursement

In general, the City will pay or reimburse the cost of certain expenses incurred by employees in the course of their employment. These expenses (e.g., travel, meals, etc.) should be reasonable and customary and must be related to the conduct of official business or attendance at professional meetings, conferences, or training sessions which promote overall job knowledge. To be considered for payment, adequate appropriations must be available, the expenses must be authorized in advance, and the employee must comply with the procedures identified in this section.

- A. Advance Approval. All expense reimbursements must be approved by the relevant Department Head or City Administrator prior to incurring the expense.
- B. Expense Reports. Employees must completely fill out an expense report, along with any necessary documentation (receipts, explanations, etc.), in order for reimbursement to occur. Obtaining sufficient documentation is the responsibility of the employee, and lack of documentation may be grounds for denial of reimbursement from the City. Expense reports must be submitted to the relevant Department Head or City Administrator no later than thirty (30) days after the expense was incurred.
- C. Meals. The City will reimburse employees for reasonable expenses for meals and beverages, excluding alcoholic beverages, while away on City business. Employees will not be reimbursed for meals when otherwise covered in conjunction with the cost of the seminar, conference, or training being attended.
- D. Alcohol. The City will not reimburse employees for the purchase of alcohol, including any alcohol purchased with a meal. If an employee desires to consume alcohol with a meal for which they are expecting reimbursement, the employee must request separate checks for reimbursable meals and non-reimbursable alcohol purchases. Employees should be mindful that their conduct while traveling reflects on the City and of the "Alcohol and Drug-Free Workplace" policy contained within this personnel manual.
- E. Lodging. Overnight reservations should be made at a hotel or motel that is reasonably convenient to the place where your business is to be transacted or the conference designated hotel, whenever possible. Accommodations should be reasonable for the circumstances and similar to what you would occupy if you were on a personal trip. If a spouse accompanies an employee on the trip, the City will pay no more than the single

occupancy rate for the room and the employee or spouse must pay the difference in the room rate actually charged.

- F. Excess Charges. If costs or charges are incurred in excess of reasonable levels in relation to the approved expense, the employee will be responsible for any excess charges. The City may decline reimbursement of any excess costs.

ACKNOWLEDGMENT OF RECEIPT

I HAVE RECEIVED A COPY OF THE EMPLOYEE HANDBOOK DATED JANUARY 18, 2022. I UNDERSTAND THAT I AM TO BECOME FAMILIAR WITH ITS CONTENTS. FURTHER, I UNDERSTAND:

EMPLOYMENT WITH THE CITY OF SALIDA IS AT-WILL. I HAVE THE RIGHT TO END MY WORK RELATIONSHIP WITH THE CITY, WITH OR WITHOUT ADVANCE NOTICE FOR ANY REASON. THE CITY HAS THE SAME RIGHT.

THE LANGUAGE USED IN THIS HANDBOOK AND ANY VERBAL STATEMENTS OF THE CITY ARE NOT INTENDED TO CONSTITUTE A CONTRACT OF EMPLOYMENT, EITHER EXPRESS OR IMPLIED, NOR ARE THEY A GUARANTEE OF EMPLOYMENT FOR A SPECIFIC DURATION.

THE HANDBOOK IS NOT ALL INCLUSIVE, BUT IS INTENDED TO PROVIDE ME WITH A SUMMARY OF SOME OF THE CITY'S GUIDELINES.

THIS EDITION REPLACES ALL PREVIOUSLY ISSUED HANDBOOKS. THE NEED MAY ARISE TO CHANGE THE GUIDELINES DESCRIBED IN THE HANDBOOK, EXCEPT FOR THE AT-WILL NATURE OF EMPLOYMENT. THE CITY OF SALIDA THEREFORE RESERVES THE RIGHT TO INTERPRET THEM OR TO CHANGE THEM WITHOUT PRIOR NOTICE.

NO REPRESENTATIVE OF THE CITY OF SALIDA, OTHER THAN THE CITY COUNCIL, HAS THE AUTHORITY TO ENTER INTO AN AGREEMENT OF EMPLOYMENT FOR ANY SPECIFIED PERIOD AND SUCH AGREEMENT MUST BE IN WRITING, SIGNED BY THE MAYOR OR CITY ADMINISTRATOR AND MYSELF. WE HAVE NOT ENTERED INTO SUCH AN AGREEMENT.

Employee's Signature

Date

Employee's Name



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Bill Almquist - Community Development Director	May 3, 2022

ITEM

Resolution 2022-16: A Resolution of the City Council for the City of Salida, Colorado, Approving the RV Rental Program Addendum to the "Open Doors" Long-Term Rental Program Memorandum of Understanding (MOU) With the Chaffee Housing Authority (CHA)

BACKGROUND

City Council approved the original MOU with CHA regarding the "Open Doors" program on March 1st, 2022 and the MOU was subsequently approved by the CHA Board on April 21, 2022. On April 4, 2022, staff presented Council with an additional emergency housing program idea to purchase and locate up to 10 recreational vehicles at the Salida RV Resort to be rented out to approx. 15 members of the local workforce at least for the high-season months of approximately May-November. Staff has been working with CHA staff to incorporate this program as an addendum of the Open Doors program, especially since the original Open Doors program will likely not be able to be fully implemented until sometime after the summer.

This Resolution and attached addendum to the original MOU outlines the roles of both the City (as owner of the RV units and master lessee for the spaces at the RV Resort) and CHA as administrator of the program to manage marketing, applications, tenant-matching, eligibility, and collection of fees from both participating businesses and tenants. The agreement also details the intent for a separate agreement to be constructed between the City, CHA, and a local RV maintenance company to address any material issues with the units.

FISCAL NOTE

The initial cost to purchase up to 10 RV units is anticipated to be in the vicinity of \$250,000. As master lessee of the spaces at the RV Resort, the City will be obligated for payment of space rental; however, rents charged for the units are anticipated to cover the space rental.

SUGGESTED MOTION

"I move that the City Council approve Resolution 2022-16 Approving the RV Rental Program Addendum to the Open Doors Program MOU with Chaffee Housing Authority."

Attachments:

Resolution 2022-16

RV Rental Addendum to Open Doors MOU with CHA

**RESOLUTION NO. 16
(Series 2022)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
APPROVING THE RV RENTAL PROGRAM ADDENDUM TO THE “OPEN DOORS”
LONG-TERM RENTAL PROGRAM MEMORANDUM OF UNDERSTANDING (MOU)
WITH THE CHAFFEE HOUSING AUTHORITY**

WHEREAS, the City of Salida (“City”) and its City Council (“Council”) recognize that the community continues to experience a severe workforce housing shortage, due to exacerbated pricing and limited availability in the local housing market; and,

WHEREAS, due to these concerns, and to provide incentives to property owners to convert underutilized residential units into long-term rentals for the City’s workforce, the City committed, the City committed funding to establish and financially support the Open Doors Long-Term Rental Incentive Program; and,

WHEREAS, the City Council approved Resolution 2022-10, and entered into a Memorandum of Understanding with the Chaffee Housing Authority to memorialize the collaborative relationship and to clarify the duties of each party as it relates to the establishment, funding, management and operation of the Open Doors Long-Term Rental Incentive Program; and,

WHEREAS, the City and CHA now wish to enter into an Addendum to supplement the original MOU, to address and establish the Open Doors RV Rental Program (“RV Program”), which will make available ten (10) Recreational Vehicle (“RV”) units for long-term rental for six (6) consecutive months to the Salida workforce.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF 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 formally adopts and approves the RV Rental Program Addendum to the Open Doors Long-Term Rental Incentive Program Memorandum of Understanding (MOU) with the Chaffee Housing Authority, attached hereto as Exhibit A.

Section 3. The Salida City Council authorizes the Mayor to execute said Addendum with the Chaffee Housing Authority, attached hereto as Exhibit A, and additionally authorizes the City to execute all applicable documents associated with the Program or necessary to formalize such approval.

RESOLVED, APPROVED, AND ADOPTED this 3rd day of May, 2022.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Exhibit A
RV Rental Program Addendum to
“Open Doors” Long-Term Rental Incentive Program
Memorandum of Understanding

RV RENTAL PROGRAM ADDENDUM TO
“OPEN DOORS” LONG-TERM RENTAL INCENTIVE PROGRAM
MEMORANDUM OF UNDERSTANDING

THIS ADDENDUM TO MEMORANDUM OF UNDERSTANDING (“Addendum”), by and between the CITY OF SALIDA, a Colorado statutory municipal corporation (the “City”), and the CHAFFEE HOUSING AUTHORITY, a Colorado multijurisdictional housing authority (“CHA”), (collectively the “Parties”), is made with an effective date of May 3, 2022.

RECITALS

WHEREAS, the City and CHA previously entered into a Memorandum of Understanding (“MOU”) to memorialize the Parties’ collaborative relationship and understanding regarding the “Open Doors” Long-Term Rental Incentive Program, and to clarify the duties of each Party, as well as to set forth all terms and conditions between the Parties; and

WHEREAS, the City and CHA now wish to enter into this Addendum (“Addendum”) to supplement the original MOU, to address the Open Doors RV Rental Program (“RV Program”).

NOW, THEREFORE, the Parties set forth and memorialize their mutual understandings as follows:

1. **Applicability.** The original Memorandum of Understanding (“MOU”) between the Parties, dated March 1, 2022, and approved by City of Salida Resolution 2022-10, remains in full effect. This Addendum is intended to supplement and create terms additional to the original MOU, specifically as it relates to the RV Program. Should any terms with the MOU and this Addendum conflict, the terms in this Addendum shall apply.

2. **Purpose and Description.** The intent of the RV Program is to make available ten (10) Recreational Vehicle (“RV”) units for long-term rental for six (6) consecutive months. Interested Salida-area businesses, entities or individuals or will apply to the Program and their employees will be eligible to apply to be a tenant in the Program. If chosen, participating employers will pay a fee to CHA for administrative costs in the amount of Two Hundred Fifty Dollars (\$250.00) per month per employee.

3. **Specific Obligations.** The Parties have agreed to provide or facilitate the following components of the RV Program, and to comply with the additional terms under this Addendum as follows:

- A. For the duration of the RV Program, the **City** shall:
 - i. Provide up to ten (10) Recreational Vehicle (RV) units for rent for six (6) consecutive months. Said RV units shall be chosen by City staff and will be placed on selected sites at the Salida RV Resort, through a separate agreement between the City and the Salida RV Resort;

- ii. Enter into a Master Lease agreement, whereby the City serves as the Master Lessee and the Salida RV Resort is the Lessor, and whereby the City agrees to pay Salida RV Resort Six Hundred Forty Three Dollars (\$643.00) per month per unit;
- iii. Enter into Sublease agreements with the tenants in the RV Program.

B. For the duration of the RV Program, **CHA** shall:

- i. Manage and operate the RV Program, including all marketing, receipt of applications, and matching tenants to units and/or pairing tenants with roommates;
- ii. Determine and manage eligibility and qualifications of the workforce tenants;
- iii. Manage administrative fees paid by the local businesses for their workforce who are tenants in the RV Program;
- iv. Educate and assist tenants' orientation to the RV units, and to the rules and regulations of the City of Salida and of the Salida RV Resort; and
- v. Collect monthly rental fees from the tenants, and forward those monthly rental fees to the City.

4. Maintenance. For the duration of the RV program, the City and CHA shall enter into a separate agreement with a local RV maintenance entity or individual, who would respond to any maintenance issues reported to them by CHA. City shall be responsible for all expenses. Maintenance expenses over Five Hundred Dollars (\$500.00) shall require prior written City staff approval.

IN WITNESS WHEREOF, the undersigned have executed this Addendum to be effective as of the day and year written above, and acknowledge and accept the terms and conditions herein.

CITY OF SALIDA

ATTEST

By: _____
Mayor Dan Shore

By: _____
City Clerk Erin Kelley

CHAFFEE HOUSING AUTHORITY

ATTEST

By: _____

By: _____
Secretary

**CITY COUNCIL ACTION FORM**

Department Parks and Recreation	Presented by Diesel Post - Parks and Recreation Director	Date 5/3/22
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ITEM

Resolution 2022 -17 A resolution to allow overnight camping and dogs in Marvin Park from July 29th through July 31st, for the 2022 Gone to Dogs dog agility event.

BACKGROUND

A part of the 2022 Gone to the Dogs dog agility event proposal included a request for overnight camping at Marvin Park. City of Salida Municipal code 11-6-20 prohibits overnight camping in City of Salida Parks. The code also states:

Permission to camp. By resolution, the City Council may grant an individual or group of individuals permission to camp within a City park. The resolution shall specify the group, park and days during which the camping is allowed.

Another part of the Gone to the Dogs event goes against Salida municipal code Sec. 11-6-70. - Prohibited acts and conditions.

(a)Dogs in park.

(1)It is unlawful for any person who owns, harbors or keeps a dog to permit that dog to enter any City park, except areas specifically identified as "dogs permitted" or by motion of the City Council for special events.

(2)The Public Works Director shall post all City parks with clear, legible signs reading "No Dogs Allowed," which signs shall be posted in such a manner as to give all persons entering the parks notice that dogs are not permitted therein.

Resolution 2022- 17 would allow for overnight camping and dogs in the park for this event.

FISCAL NOTE

N/A

STAFF RECOMMENDATION

At the 4/28/22 Special events meeting, all department heads discussed and approved this event and therefore resolution.

SUGGESTED MOTION

A Council member should move to approve resolution 2022-17, to allow overnight camping and dogs in Marvin Park from July 29th through July 31st, for the 2022 Gone to the Dogs Inc. dog agility event

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 17
(Series 2022)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO
TO ALLOW OVERNIGHT CAMPING IN MARVIN PARK FROM JULY 29 THROUGH
JULY 31st, FOR THE 2022 GONE TO THE DOGS INC. DOG AGILITY EVENT.**

WHEREAS, City of Salida Municipal Code 11-6-20 and 11-6-70 prohibits overnight camping in city parks and prohibits dogs from entering City parks except where specifically authorized; and

WHEREAS, the City of Salida desires to collaboratively work with Gone to the Dogs Inc. to hold a dog agility event from July 29th to July 31st, 2022; and

WHEREAS, the City of Salida Municipal Code 11-6-20 section “b” states: *Permission to camp. By resolution, the City Council may grant an individual or group of individuals permission to camp within a City park. The resolution shall specify the group, park and days during which the camping is allowed.*

WHEREAS, the City of Salida Municipal code Sec. 11-6-70 section “a” states: *Prohibited acts and conditions.*

(a)Dogs in park.

(1)It is unlawful for any person who owns, harbors or keeps a dog to permit that dog to enter any City park, except areas specifically identified as "dogs permitted" or by motion of the City Council for special events.

(2)The Public Works Director shall post all City parks with clear, legible signs reading "No Dogs Allowed," which signs shall be posted in such a manner as to give all persons entering the parks notice that dogs are not permitted therein.

WHEREAS, event applications, assurances and paperwork is in order.

WHEREAS, the event application materials have been reviewed by City staff and presented to City Council on 5/3/22.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:

Section 1. The participants in the Gone to the Dogs agility event on July 29th through July 31st, 2022 are allowed have dogs in the park and to overnight camp in the Sackett St. parking lot at Marvin Park.

RESOLVED, APPROVED AND ADOPTED on this 5TH day of MAY, 2022.

CITY OF SALIDA, COLORADO

Mayor Dan Shore

ATTEST:

City Clerk

Proposal for Dog Agility Competition

Date: July 29 - 31, 2022

Event Coordinator: Canine Culture, LLC by Laura Bussing (COI Liability Insurance provided)

Park Requested: Marvin Park Small Ball field- Bayuk Field, & parking lots (see drawing)

Event: 2 day UKI sanctioned dog agility competition

Hours: Friday – 4pm -7pm for set up Saturday: 7a– 5pm (competition) Sunday: 7a -5pm (competition)

Participants: less than 45 competitors

Details: The event will be contained inside the fenced Bayuk Field on the east side of Marvin Park. We will use the outfield grassed area for the competition ring of 120' x 100' and fenced. Dogs will compete with their owners unleashed within the fenced area. They will come into and out of the area on leash. A dog agility course consists of handler directing their dog over a series of jumps, dog walk, a-frame, seesaw and tunnels. The fastest time wins. Dogs of all sizes and various breeds will compete. Within the chain length fenced area of the entire ball field, competitors will set up with dog crates, chairs and individual mobile shade structures.

Parking: parking lot accessed from Sackett Street, as well as the main parking lot along 291.

Equipment & Security: Canine Culture will furnish all equipment for holding the event, that includes all of the specialty equipment for agility and garbage cans. The equipment will be in the grassy area of the outfield during the duration of the rental period. The event coordinator, Laura Bussing & Tony Bussing, will stay on site during the entire duration of the rental including overnight in a self-contained RV for security of equipment.

RV's: Overnight parking for self-contained RV's is needed. They will park in the parking area off Sackett Street and will arrive on Friday after 4pm on July 29. A requirement of the RV's is no generators between 10pm-7am. Exhaust diverters are required. We will limit the # of RV's to 12.

Dog Waste: We will provide poop bags and require all participants to pick up after their dogs. We will require that they walk them in the parking lot or on the trail. The fenced area of the ballfield will be free of pet waste.

Dogs Leashed: When not competing in the specially fenced ring of 120x100, dogs will be on leash at Marvin Park, around town and adjoining trails.

Restrooms: We request use of the Port-a-potties at Marvin Park. We can rent additional ones.

Noise: People and dogs will make noise to some degree. We do not allow dogs to continually bark at an event, competitors generally have very well trained dogs. Noise will be minimum and like a ball game tournament when people are cheering for their team.

Marketing: The announcement of this event will be directed to competitors on UKI's website: <https://ukagilityinternational.com/> and Colorado Dog Agility private IO Group. We will not seek spectators.

Economic Impact: Competitors will stay at local hotels, and short-term rentals. They will spend money in the community at restaurants, gas stations, grocery stores and downtown shopping.

Cleaning of Park: Event Coordinator will be solely responsible for the cleanliness of the rental areas. We guarantee there will not be any dog feces in the park prior to our departure on Sunday late afternoon.

Special Event application

Event Name *

.....

Event contact name *

Laura Bussing

.....

Event contact email address *

bussingl@gmail.com

.....

Event contact phone number *

17192390553

.....

The following questions are similar to the questions that were answered in the online "Park rental and Special event request form". Please provide more detail in this application.

Event location

Marvin Park Ballfield #3

.....

Event start date

MM DD YYYY

07 / 29 / 2022

Event start time

Time

04 : 00 PM ▼

Event end date

MM DD YYYY

07 / 31 / 2022

Event end time

Time

05 : 30 PM ▼

Estimated number of people in attendance

40

Please provide a short description of the event

UKI dog agility competition with pre-registered entries

Will food or merchandise be available from any vendor?

- ☐ Yes
- ☒ No
- ☐ Maybe

If YES, FOOD AND SALES TAX LICENSES MUST BE OBTAINED AND POSSIBLY A MULTI VENDOR PERMIT . Contact the Colorado Department of Revenue for sales tax licenses at (303) 232-2416, and the Chaffee County Public Health Department for food licenses at (719) 539-2124. Vendors must have a fire extinguisher on site. Vendor booths are subject to inspection by the Salida Police and Fire Departments.

Multiple vendor permit

<https://drive.google.com/file/d/1VHVSD9PEo0x-dNvllrrkWRlXr1JaL8o9/view?usp=sharing>

County form:

<https://www.chaffeecounty.org/EndUserFiles/57096.pdf>

Will Alcohol be sold or distributed at your event?

- ☐ Yes
- ☒ No
- ☐ Maybe

If yes, please fill out the Application for Special Events Liquor License (available at the link below) and submit it along with the necessary fees. A State of Colorado Special Event Liquor License permit is ONLY issued to incorporated non- profit organizations. EVENTS REQUIRING ALCOHOL LICENSES MUST SUBMIT THEIR APPLICATION AT LEAST 90 DAYS IN ADVANCE OF THE EVENT.

<https://drive.google.com/file/d/1VGNG7tcBM4NP0KCIJ9hZqgrcvuyjPvu/view?usp=sharing>

Will there be amplified sound at your event?

- ☒ Yes
- ☐ No
- ☐ Maybe

If yes, complete the Amplified Sound Permit available At the City Clerk's office.

Are any streets, sidewalks or other right of way closures required for your event?

- ☐ Yes
- ☒ No
- ☐ Maybe

If yes, it is your responsibility to circulate and submit a petition signed by abutting residents/merchants as to their support or non-support of the closure.

<https://drive.google.com/file/d/1V3xAFRIMqozcGrAQsk9QC3BoClmeO9V/view?usp=sharing>

If yes, please describe the request.

Will you require any security or law enforcement services specific for your event?

- ☐ Yes
- ☒ No
- ☐ Maybe

If yes, for what purpose (security, traffic, parking or public control, Salida Trail System crossings, etc.? .

.....

If additional City of Salida Police Officers are requested, they must be requested through the Salida Police Department (719-539-6880).

Where will people park for your event?

Parking lot at Marvin Park for day use and overnight RV Camping in parking lot off Sackett

.....

How many additional trash cans are needed for your event?

0

.....

Is a quote from a trash service included in your application packet?

- ☐ Yes
- ☒ No

Is the Emergency Action Plan included in your application packet?

- ☒ Yes
- ☐ No

Have you obtained insurance for your event that lists City of Salida as additionally insured?

- ☒ Yes
- ☐ No

Please check that you understand and will adhere to the following requirements:

- ☒ Any violation of the City of Salida Municipal Code or agreements made in the application process are grounds for denial of the Special Events permit in the future.
- ☒ You will be required to have insurance and name the City as an additionally insured party. Because this is often a lengthy process, the City will accept and approve applications pending receipt of proof of insurance.
- ☒ Applicants are also responsible for meeting any other agency requirements. For example, if you are serving food you must meet all Health Department requirements
- ☒ Chaffee County Department of Health requires at least one restroom for every fifty people attending the event.
- ☒ 1 trash can per 50 people is required
- ☒ The event is responsible for emptying ALL trash within the event, including pre-existing city trash cans.
- ☒ All clean up must be completed within 24 hours after the event concludes. If the City has to clean up after the event, a fee will be billed to the organizer.

Digital signature:

Laura Bussing

This form was created inside of City of Salida.

Google Forms



Permit #: _____

Item 13.

CITY OF SALIDA AMPLIFIED SOUND PERMIT

Please fill out form completely, sign and date prior to submission.

Laura Bussing

Pursuant to Article IX Section 10-9-80 S.M.C., _____ (Permittee) has been granted this permit to exceed the maximum sound levels established in Article IX Section 10-9-80, S.M.C., in accordance with the following terms and conditions:

Permittee: **Laura Bussing**

Address: **235 W. Rainbow Blvd**
Salida CO 81201

Telephone: **719-239-0553**

Individual supervising sound (if different from Permittee): _____

Activity/event: **Overnight RV camping**

Type of sound amplification equipment authorized (if any): **generator use between 7am-10pm**

Location: **Sackett St. Parking lot of Marvin Park (by river)**

Date(s): **07/29/2022, 7/30/2022 (2 consec. nights), 7/31 day**

Hours of operation: **7am-10pm**

Additional terms/conditions (attach additional sheets if necessary): _____

Expiration: **07/31/2022 5:30pm**

This permit will not be issued beyond 10:00 p.m.

The Permittee shall ensure that the sound/activity authorized by this permit shall be conducted in compliance with all applicable City ordinances and regulations, and a failure by the Permittee to do so, or to comply with all terms and conditions set forth hereinabove, may result in the summary revocation of this permit.

Accepted and agreed to by the Permittee: _____

Date: _____.

Approved by the City Administrator on the ____ day of _____.

City of Salida: _____ (City Administrator)

Copies to: Police ____ Public Works ____ Fire ____ City Clerk ____ City Zoning ____
Amplified Sound Permit

Salida Special Event Emergency Action Plan

I, the undersigned, agree to comply with the following Emergency Action Plan to the best of my ability. The first person on this list will be the designated Emergency Manager and will take responsibility for public addresses and instruction to the event participants.

Emergency Manager (1 lead, 2 alternates)	Contact info 1	Contact info 2	Signature
1. Laura Bussing	239-0553	539-4220	<i>[Signature]</i>
2. Tony Bussing	239-0658	539-4220	<i>Anthony F Bussing</i>
3. Grete Mortley	970-278-7880	n/a	<i>[Signature]</i>
4.			

Please complete the following template according to your Events plan and location.

The following procedures should be followed in the event of an emergency.

Communications

- The manager or designee will communicate the designated evacuation space to participants at the beginning of the event.
- The Emergency Manager will communicate to the event participants in an emergency with a
 - ☐ Bull Horn
 - ☐ PA system
 - ☒ Emergency level voice

Fire

- Call 911
- Assist injured or disabled personnel.
- Evacuate the building. Activate emergency shutoffs if available.
- Attempt to use a fire extinguisher only if you have been trained.
- Evacuate participant to

Medical Emergency

- Identify the medical emergency.
- If life threatening, call 911.
- Administer first aid if properly trained.
- Evacuate the injured person to

Parking lot, shaded area, await 911

Violent incident

- Call 911.
- Attempt to avoid the situation – move participants away
- Try to deny contact-evacuate to

Parking lot, wait for police

lock/block doors, turn off lights, silence phones.

- If necessary defend - distract, attack, subdue.

Severe Weather/Natural incident

- Move participants away from threat if possible.
- Evacuate to
- Call 911

Parking lot - cars

Urgent Situation (suspicious person, package, activity or bomb threat)

- Call 911.
- State who, what, where, when, why, and how situation occurred.
- If bomb threat, turn off all electronics.



CERTIFICATE OF LIABILITY INSURANCE

DATE (03) Item 13.

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER The Ahbe Group 7167 S Alton Way Centennial CO 80112		CONTACT NAME: Patty Brooks PHONE (A/C, No, Ext): (719) 395-2234 E-MAIL ADDRESS: pbrooks@guardianins.net FAX (A/C, No): (719) 395-2232	
		INSURER(S) AFFORDING COVERAGE	
		INSURER A: Secura Insurance.	
		INSURER B:	
		INSURER C:	
		INSURER D:	
		INSURER E:	
		INSURER F:	

COVERAGES **CERTIFICATE NUMBER:** CL21101533820 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS
A	☒ COMMERCIAL GENERAL LIABILITY	Y		CP3352818	10/06/2021	10/06/2022	EACH OCCURRENCE \$ 1,000,000
	☐ CLAIMS-MADE ☒ OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence) \$ 100,000
							MED EXP (Any one person) \$ 10,000
							PERSONAL & ADV INJURY \$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER: ☒ POLICY ☐ PRO-JECT ☐ LOC OTHER:						GENERAL AGGREGATE \$ 2,000,000
	AUTOMOBILE LIABILITY						PRODUCTS - COMP/OP AGG \$ 2,000,000
	☐ ANY AUTO						Professional Services \$
	☐ OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident) \$
	☐ HIRED AUTOS ONLY						BODILY INJURY (Per person) \$
	☐ SCHEDULED AUTOS						BODILY INJURY (Per accident) \$
	☐ NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident) \$
	UMBRELLA LIAB						
	☐ EXCESS LIAB						EACH OCCURRENCE \$
	☐ OCCUR						AGGREGATE \$
	☐ CLAIMS-MADE						
	DED RETENTION \$						
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY						PER STATUTE OTH-ER
	ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH)	Y / N	N / A				E.L. EACH ACCIDENT \$
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - EA EMPLOYEE \$
							E.L. DISEASE - POLICY LIMIT \$

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

The certificate holder is an additional insured as required by a written contract and as pertains to the operations of the insured.

CERTIFICATE HOLDER

CANCELLATION

City of Salida 448 E. First St. Salida CO 81201	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
	AUTHORIZED REPRESENTATIVE



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Administration	Drew Nelson - City Administrator	May 3, 2022

ITEM

Resolution 2022-18 – Approving A Citizen Appointment to the Harriet Alexander Field – Salida Airport Advisory Board

BACKGROUND

As you are aware, the City of Salida owns half of Harriet Alexander Field in conjunction with Chaffee County. As such, the two bodies agreed to appoint an Advisory Board to recommend planning, operations, maintenance, and capital improvements for the facility. Current Board members include Jim Dickson and Rob Dubin, and Councilmember Justin Critelli has represented the City Council as official liaison.

A vacant position exists on the Advisory Board for a position to be filled to represent the Salida City Council. Terms are recommended to be up to 3 years in duration. There is currently one community member – James Barker – that has expressed interest in joining the Board to represent the Salida City Council's interest; Mr. Barker's background information is attached. The Advisory Board has expressed support for Mr. Barker's appointment to the position.

FISCAL NOTE

None.

STAFF RECOMMENDATION

Staff recommends that the City Council appoint James Barker to a term on the Harriet Alexander Field – Salida Airport Advisory Board as determined by the City Council.

SUGGESTED MOTION

A City Councilmember should state, "I move to approve Resolution 2022-18, approving the appointment of James Barker to the Harriet Alexander Field – Salida Airport Advisory Board for a term to expire on January 1, 2024", followed by a second and a roll call vote.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 18
(Series of 2022)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO,
APPROVING A CITIZEN APPOINTMENT TO THE HARRIET ALEXANDER FIELD –
SALIDA AIRPORT ADVISORY BOARD**

WHEREAS, the City of Salida, Colorado (“City”) is a statutory city, duly organized and existing under the laws of the State of Colorado; and

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code, the City Council shall select and appoint person(s) to serve as members of the City of Salida’s boards and commissions; and

WHEREAS, the City of Salida and Chaffee County jointly own Harriet Alexander Field – Salida Airport, which is governed by an Advisory Board made up of members selected by the Chaffee County Board of Commissioners and the Salida City Council; and

WHEREAS, the City Council appreciates the service these members of the community have devoted to bettering Salida and Chaffee County through participation in the Harriet Alexander Field – Salida Airport Advisory Board; and

WHEREAS, in accordance with Section 2-7-10 of the Salida Municipal Code, the City Council shall confirm the appointments by majority vote.

NOW, THEREFORE, IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, 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 appoints James Barker as a member of the Advisory Board for Harriet Alexander Field – Salida Airport; term to expire January 1, 2024.

RESOLVED, APPROVED, AND ADOPTED this 2nd day of May, 2024.

CITY OF SALIDA

By: _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

Brief Biography for James W. Barker

James W. Barker is a decorated USN veteran, licensed 107 UAS Pilot/flight instructor and digital communications technologist, with over 30 years of experience in the advertising, communications, and software development industries. He is a founder of multiple marketing and advertising companies where he directed successful marketing and advertising campaigns for clients ranging from Fortune 100 companies to small businesses.

Currently, James leads Perfect Shot Photography, a full-service photography studio with deep roots in the marketing and advertising industry. The company specializes in:

- Real Estate (Residential and Commercial),
- Aerial Photography, Video, and Training (Licensed 107 Pilot on staff)
- Private and Corporate Events,
- Marketing and Communications Consulting,
- Outdoor, Architecture, and Fine Art Photography.

Details:

Highly experienced Business/Marketing executive with substantial photography, digital marketing, and communications experience. High premium on providing marketing support for small businesses to large corporations. Focused disciplines on the digital space, lead generation, performance accountability, search effectiveness, and staff leadership/development.

Direct business channel experience within the ad tech, retail, manufacturing, engineering, real estate, financial, healthcare, military, social networking, non-profit, advertising organizations.

Technical and artistic experience provides a unique ability to lead and direct the diverse projects and personalities. Team leadership experience includes supervising job descriptions such as Application Developer, Database Administrator, Project Manager, Creative Director, Graphic Artists, Traffic Manager, PR, Administration, and HR in a wide variety of business applications.

Specializations:

Aviation: Part 107 Drone Pilot with over 4200 hours logged flight time, Licensed flight instructor. Team lead on USN Pilot Briefing system first installed on US Aircraft Carrier, *USS Constellation*. Owner/Operator of 5 drones, for film, photography and survey/construction.

Photography: Real Estate (Residential and Commercial), Aerial Photography and Video, Event Photography (Private and Corporate), Product Photography, Outdoor, Architecture, and Fine Art Photography.

Marketing Communications: Brand Strategy, Marketing & Lead Generation, Digital Marketing and Design: strategic planning, design, copywriting, PR (public and internal), media & marketing plan generation.

Leadership: Community, business and staff growth & development, business operations, account & project management, client consensus building.

Creative: Adobe Creative Suite, Video, Copywriting, Production Management, Radio & TV Production and studio, Final Cut Pro

Technical: NASA trained Micro-miniature Electrical engineering repair, programming skills: HTML, JavaScript, usability & heuristics, C++, CSS, FLASH

Personal: Drone pilot, photographer, artist, martial artist* (Kenpo, Bokken/Iaido, Arnis, Bo & Jo Staff), expert marksman and personal fitness trainer, obstacle course competitor. 1st degree Black Belt and Martial Arts Instructor. *Accredited Specialist in Martial Arts Conditioning.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

ITEM

Ordinance 2022-08: Ordinance 2022-08 First reading and setting the Public Hearing for the Green Heart Major Impact Review application for a Planned Development Overlay at their property located at 535 West Seventh Street.

BACKGROUND

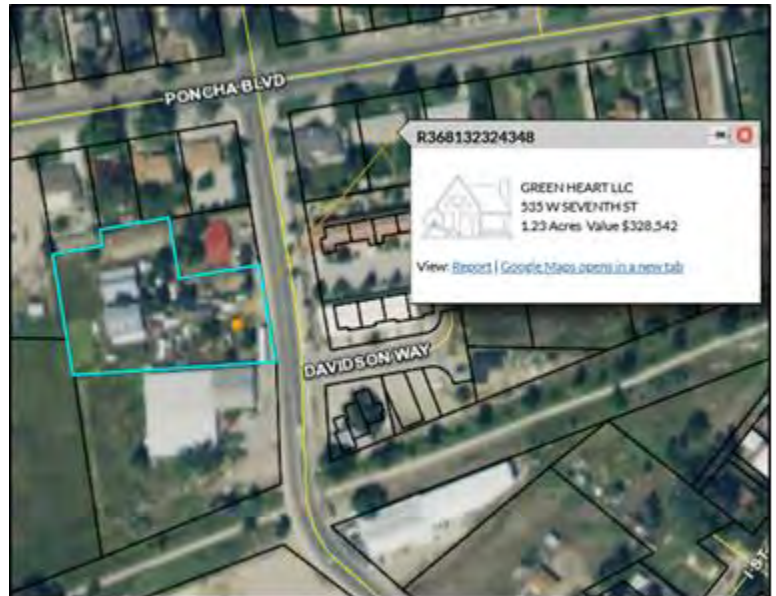
The applicant, Green Heart LLC, represented by Andy Riemenschneider, submitted a Major Impact Review application for a Planned Development Overlay and Minor Subdivision of their 1.23 acre parcel located at 535 West Seventh Street. The property is zoned Single-Family Residential (R-1) and is currently a vacant parcel.

The requests are:

A. Approval of a Planned Development Overlay to allow for a private drive to serve as access for the proposed subdivision and for two lots to have zero public street frontage but oriented off of the private drive. The request also includes approval to apply the Medium Density Residential (R-2) zone district dimensional standards for the two lots fronting Seventh Street. All other dimensional standards are anticipated to be met.

B. Approval of a Minor Subdivision to subdivide the above described 1.23 acre property into 4 residential lots.

A Conceptual Review Meeting with the Planning Commission and City Council occurred on November 15, 2021.





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

The Planning Commission reviewed the Major Impact Review and Minor Subdivision applications and held a public hearing on March 28, 2022.

The properties surrounding this parcel are located within the Single-Family Residential (R-1), Medium-Density Residential (R-2), Industrial (I) and Commercial (C-1) zone districts.

The applicant is requesting approval of a Planned Development Overlay to allow a private road to serve as access for the proposed minor subdivision. The request is also to apply the Medium Density Residential (R-2) zone district dimensional standards for Lots 3 and 4 that front Seventh Street. All other dimensional standards are anticipated to be met.



The private road is shown on the plat as an out-lot. This is not considered an “out-lot” but a private road so the plat will need to be updated to remove “out-lot” and have the private road named.

Since this property is within the (R-1) zone district, the applicant is currently restricted to 1 single-family residence. The applicant could subdivide the parcel in half and meet all of the (R-1) zone district standards with 2 single family residences but, with the size of the parcel, they would like to have 2 additional lots for local families to be able to build on and live here.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

A. PROPOSED PLANNED DEVELOPMENT

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

The applicant is requesting Planned Development approval to allow 4 residential lots with two of the lots (Lots 1 and 2) having zero public street frontage but oriented off of a private drive. The other deviation request is for approval to apply the Medium Density Residential (R-2) zone district dimensional standards for the two proposed lots (Lots 3 and 4) fronting Seventh Street. All other dimensional standards are anticipated to be met.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Per Section 16-7-20 of the Salida Municipal Code, a planned development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. The

Comprehensive Plan Land Use Map shows the Green Heart LLC property as Single Family Residential.

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

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

The 1.23 acre property is vacant. There are existing utilities within West Seventh Street to serve the property. Approval would offer greater opportunity for infill than just 1 or 2 units.





CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

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

The applicant is requesting changes to the underlying dimensional standards in order increase the residential density. Allowed density not being exceeded, but allows for additional lots.

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

The site is within the MSA.

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

The majority of housing types in this specific area are single-family, along with multi-family condominiums across the street. The applicant has stated that lots 1 and 2 will be developed with single-family residential units and lots 3 and 4 have the potential of up to two residential units on each lot which will allow a mix of housing types and would likely provide housing for the “missing middle”.

PLANNED DEVELOPMENT EVALUATION CRITERIA:

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

1. Minimum dimensional standards. In addition to the request to eliminate the public street frontage requirement, the applicant is also requesting to apply the Medium Density Residential (R-2) zone district dimensional standards (shown below) for the two proposed lots that front Seventh Street.
 - The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.



CITY COUNCIL ACTION FORM

DEPARTMENT Planning	PRESENTED BY Kristi Jefferson - Senior Planner	DATE May 3, 2022
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2. Trails. The closest trail near this property is the Monarch Spur Trail. There are existing sidewalks along Seventh Street that provides connection to the trail.

3. Ownership and Maintenance. The development will have a homeowners association to maintain the private drive and the rear access drive.

4. Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.

Table 16-F Schedule of Dimensional Standards			Lots 1 and 2	Lots 3 and 4
Dimensional Standards	(R-1) REQUIREMENTS	(R-2) REQUIREMENTS	Proposed REQUIREMENTS	Proposed REQUIREMENTS
Min. lot size (sq. ft.)	7,500	5,625	7,500	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,750	3,125	3,750	3,125
Min lot size (sq. ft.)—attached units	NA	3,125	NA	3,125
Min. lot frontage	50'	37'6"	Fronting Private Road	37'6"
Min. lot frontage—attached units	NA	20'	NA	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	35%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	10%	15%	10%	15%
Min. landscape area	55%	45%	55%	45%
Min. setback from side lot line for a primary bldg.	8'	5'	8'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5' or 10'	3', 5' or 10'	3', 5' or 10'	3', 5' or 10'
Min. setback from rear lot line: principal bldg.	30'	20'	30'	20'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	20'
Min. setback from front lot line; principal bldg.	30'	20'	30' for Lot 1 40' for Lot 2	20'
Max. building height for a primary bldg.	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'

- The applicant has provided improvement plans that include designs for sewer and water services to serve the interior of the site. The plans have been reviewed by the Public Works Department and the City Engineers JVA their comments are included at the end of this section and attached to the staff report.

5. Residential Density. The allowable density for Lots 1 and 2, given the R-1 zoning, is 2 residential units. The allowable density for Lots 3 and 4 is 4 residential units if the PD is approved. The building setbacks are shown on the subdivision plat and the units will be spaced in conformance with standard setback requirements, adequate privacy is provided. This criterion is satisfied.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

- The applicant is only requesting an increase in density for Lots 3 and 4 and the proposed density is compatible with the surrounding neighborhood. Because of the 20' rear access easement the applicant may restrict these two lots to single-family. One ADU would be allowed on any lot, consistent with code.
6. Relationship to the Subdivision Regulations. The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. The applicant submitted a 4 lot minor subdivision to be review concurrent with this planned development application. This criterion is satisfied.
 7. Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development.
 - The only deviation the applicant is requesting from in Article VIII is to be allowed a private road to meet the lot frontage requirement and to provide access for all of the lots created with the minor subdivision.
 8. Maximum height. The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.
 9. Gross Building Floor Area. There are no uses proposed other than residential. This criterion is not applicable.
 10. Permitted Uses. The proposed residential use is a use by right within the existing zone district. The applicant is not requesting deviations within the R-1 zone district Table 16-D Schedule of Uses. The size of the development site is not large enough to justify the requirement of any other uses such as commercial, recreational, or educational amenities.
 11. Transportation design. The development provides direct access to West Seventh Street, a collector street, which is designed to support the anticipated additional traffic generated by the proposed number of units. The Fire and Public Works Departments have no concerns regarding



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

the private road. The development also provides safe and adequate pedestrian access from the development to nearby trails and schools. This criterion is satisfied.

12. Development Standards. As mentioned above, the applicant is requesting deviation from the requirement to have frontage for all lots onto a public street and is proposing to have 2 lots with frontage from the proposed private road and access for all lots from the private road.
13. Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.
14. Variety in Housing Types. The applicant is proposing a minor subdivision of 4 lots and will be constructing a single-family residence on Lot 1 and on Lot 2. Lots 3 and 4 have the potential to have up to two units constructed on each lot so there should be a variety of housing in this planned development.
15. Fiscal Impacts. The private drive and utilities are to be maintained by the homeowners association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.
16. Higher levels of amenities. There are no private or public parks or recreational areas proposed within the planned development.
17. Physical Conditions or Constraints. The size of the lot, depth of the lot, existing private drive access, and the standard requirement for frontage on a public street are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.
18. Adjacent and nearby developments. Staff has not found that there are any detrimental effects on the neighborhood as this property is across the street from several condominiums.
 - The applicant has stated that the property was purchased with the intent to build two single-family residences for their personal families as requested by the previous owner



CITY COUNCIL ACTION FORM

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Planning	Kristi Jefferson - Senior Planner	May 3, 2022

of the lot. They are also wanting to provide the 2 lots fronting Seventh Street that locals could afford to build and live here.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

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

- (1) Staging of Development. There shall be no staging of development in a minor PD. The applicant does not indicate any phasing of the development of infrastructure for this project.
- (2) Types of Uses. A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
 - The applicant is not proposing any non-residential uses, nor are any recommended given the property’s zone district and location.
- (3) Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement.
 - There are no public gathering places proposed in the development, nor would one be warranted given the location of the development and proximity to Longfellow Elementary School and Thonhoff Park.
- (4) Economic Opportunity. The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.
 - Given the size of this parcel and the existing R-1 zoning it is challenging to have additional density because the standards for street frontage, and other requirements of the zone district. This PD will allow the applicant to create additional lots for up to 6 residential primary units on the 4 proposed lots. This would be done by eliminating the requirement for public street frontage, and



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allowing access via a private road along with allowing the dimensional standards of the R-2 zone district for Lots 3 and 4.

- (5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.
- No open space is dedicated or required through this development. The applicant acknowledges that required open space fees-in-lieu will be paid at the time of building permit submittal for each residential unit.

B. MINOR SUBDIVISION PLAT REVIEW

A minor subdivision requires limited impact review but the subdivision could not be achieved without Planned Development Overlay approval so the applications will be reviewed concurrently as Major Impact Review as required in Land Use Code Sec. 16-7-30. The Planning Commission will make recommendations to City Council for the Planned Development and Minor Subdivision.

The applicant is requesting that the Planning Commission make a recommendation of approval of the 4-lot residential subdivision, along with a private road to be commonly-owned by the homeowners association. The residential lots vary in size and the applicant intends to construct single-family residences on Lots 1 and 2 meeting the R-1 zone district standards. The intent is for Lots 3 and 4 to meet the R-2 zone district standards, if the Planned Development Overlay is approved. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan.

The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing and access to nearby trails and schools. Staff finds that the development is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.

2. Zone District Standards.

The proposed subdivision and ultimate development of the lots will comply with the underlying R-1 zone district for Lots 1 and 2, with the exception of public street frontage. The applicants are requesting to apply the R-2 zone district dimensional standards for Lots 3 and 4 with the Planned



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Planning	Kristi Jefferson - Senior Planner	May 3, 2022

Development. Deviations to such standards have been requested through the concurrent Planned Development application.

3. Improvements.

The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.

- a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - The existing streets are adequate to carry anticipated traffic generated by future development of this subdivision.
 - The 25' private road is adequate for the proposed 4 lots. Lots 3 and 4 will not have access from Seventh Street. Both lots will be required to use the 20' private access easement at the rear of the lots as shown on the subdivision plat.
- b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Water and sewer are available in Seventh Street for Lots 3 and 4 and the applicant will install water and sewer lines in the private road to serve Lots 1 and 2.
- c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - There will not be phases with this development.

4. Natural Features.

The site is relatively flat but has several trees. The applicant intends on saving as many of the trees as possible. Staff is unaware of any extraordinary natural features on the site.

5. Floodplains.

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

6. Noise Reduction.

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



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

7. Future Streets.

As discussed in the report for the PD, a future private road is planned off of Seventh Street. There is no need for a public street connection within this property. The proposed private drive will provide access to the property. All other required access and utility easements are provided through this development.

8. Parks, Trails and Open Space.

No public open space dedication is proposed nor desired within this development. The Monarch Spur Trail, Thonhoff Park and Longfellow Elementary School is very close to the subject property and public access to any open space would not be reasonable. The applicant (or future homeowners) will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each unit constructed on the property.

9. Common Recreation Facilities.

This development does not include any common recreation facilities.

10. Lots and Blocks.

The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. This standard is met.

11. Architecture.

This standard applies to residential subdivisions of five lots or more.

12. Codes.

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

13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Minor and major subdivisions; and condominium plats of five (5) units or greater must meet the requirements of Article XIII.

- Approval of the minor subdivision carries the responsibility to meet the affordable housing requirements.



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

- The applicant has indicated that they intend to meet the Inclusionary Housing standards by paying the fees in lieu, staff recommends the following conditions of approval:
 - A plat note must be added that all new residential dwelling units constructed on the Property shall meet the inclusionary housing requirements of Chapter 16, Article XIII of the Salida Municipal Code. The applicants volunteer and agree to provide an in-lieu fee at the rate in effect prior to issuance of certificate of occupancy of any new residential dwelling units on any of the lots, unless an IH unit is provided.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- **Salida Fire Department:** Kathy Rohrich, Assistant Fire Chief responded "Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through."
- **Salida School District:** David Blackburn, Superintendent responded "I have no concerns. We will accept the fees in lieu of land."
- **Salida Utilities:** Renee Thonhoff, Staff Accountant stated "Currently there are no water or sewer utilities on the property located at 535 W. Seventh Street. Upon development system development fees will need to be paid for all residences."
- **Atmos Energy:** Dan Higgins responded: "There is gas service onto this lot so prior to demo the line will have to be retired. Any future development is subject to Atmos Energy main Extension Contract arrangements to be service by natural gas."
- **Salida Public Works Department:** Public Works Director, David Lady, submitted the following comments: "I don't have any comments to add. Technically Lots 1 and 2 do not front public right-of way but I understand you will be documenting that on your end. There is a driveway cut and utility services proposed per our standard details."
- **JVA Engineering Consultants:** JVA Inc. has reviewed Green Heart Planned Development documents submitted through email dated April 8, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we find that the revised submittal documents can proceed with planning commission recommendation for approval. Additionally, we have provided engineering comments to be addressed prior to second reading and public hearing of the Ordinance. (JVA's full review and comments are attached).



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.
2. This application meets the requirements of a Major Impact Review and, with the conditions herein, meets the subdivision review standards of Section 16-6-120.

STAFF RECOMMENDATION

Based upon the criteria for a Planned Development and Minor Subdivision, consistency with the Salida Comprehensive Plan, and the outlined findings above, staff recommends approval of the Planned Development and Minor Subdivision requests with the following conditions:

Conditions for the Planned Development:

1. Applicant agrees to give a preference to current Chaffee County residents or workforce for Lots 3 and 4 on the Property, to the extent permitted by law. Such marketing and vetting shall be the Applicant's responsibility, with guidance provided by City staff and the Chaffee Housing Authority. The applicant will need to show a good faith effort to find local residents to purchase the property.
2. Access to all of the lots must be off of the private road. No access will be allowed off of Seventh Street for any of the lots.

Conditions for the Minor Subdivision:

1. A name for the private road be added to the plat and "out-lot" removed.
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants
3. A plat note shall be added that states that "Fees-in-lieu for Open Space shall be paid at the time of building permit submittal of any residential units."



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	May 3, 2022

4. The following plat note must be added: "New residential dwelling units constructed on the Property shall meet the inclusionary housing requirements of Chapter 16, Article XIII of the Salida Municipal Code. The applicants volunteer and agree to provide an in-lieu fee at the rate in effect prior to issuance of certificate of occupancy of any new residential dwelling units on any of the lots, unless an IH unit is provided".
5. That the applicant meet the requirements of Atmos Energy.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held March 28, 2022 and the Commission recommended Council approve the proposed Green Heart LLC Planned Development and Minor Subdivision with staffs recommended conditions and added condition number 5 that the applicant meet the requirements of Atmos Energy.

SUGGESTED MOTION

A council person should make the motion to "approve Ordinance 2022-08 on first reading and set the second reading and public hearing for May 17, 2022."

Attachments: Planning Commission minutes March 28, 2022
 Ordinance 2022-08
 Agency Review comments
 Emails from neighbors
 Civil Drawings dated April 5, 2022
 Green Heart LLC Planned Development and Minor Subdivision Application Materials



PLANNING COMMISSION REGULAR MEETING

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

March 28, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/190909234220683277>

CALL TO ORDER BY CHAIRMAN – 6:51 PM

ROLL CALL

PRESENT

Chairman Greg Follet
 Vice-Chair Francie Bomer
 Commissioner Judith Dockery
 Commissioner Giff Kriebel
 Commissioner Michelle Walker
 Commissioner Dave Haynes
 Alternate Commissioner Brian Colby

ABSENT

Alternate Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. February 28, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.
 Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes, Alternate Commissioner Colby

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

AMENDMENT(S) TO AGENDA- NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **Rivian Creative Sign** - The request is to approve a creative sign for Rivian Automotive, LLC, 232 G Street, per Section 16-10-90 of the Salida Municipal Code.

- A. Open Public hearing – 6:53 pm
- B. Proof of Publication -Yes
- C. Staff Review of Application –

Commissioners asked staff:

- What the speed limit was by the proposed mural
- Whether there was wording on the mural advertising for Rivian

- About the QR code that provided more information about star gazing

D. Applicant's Presentation – Rivian Representative, Diane French, and Muralist, Mike Buckley, spoke on the application and the QR Code.

Commissioners asked applicant:

- About the size of the plaque
- Where the charging stations were located in reference to the mural

E. Public Input – NA

F. Close Public Hearing – 7:03 pm

G. Commissioner Discussion –

H. Commission Decision -

Motion to approve the request for a creative sign made by Commissioner Haynes, Seconded by Vice-Chair Bomer.

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

THE MOTION PASSED.

3. **Green Heart LLC Planned Development and Minor Subdivision** - The request is for approval of a Major Impact Review for a Planned Development Overlay and Minor Subdivision for the 1.23 acre parcel located at 535 W. Seventh Street. The parcel is zoned Single-Family Residential (R-1). Below are the two requests:

A. Major Impact Review approval of a Planned Development Overlay to allow a private road to serve as access for the proposed minor subdivision. The request is also to apply the Medium Density Residential (R-2) zone district dimensional standards for Lots 3 and 4 fronting Seventh Street. All other dimensional standards are anticipated to be met.

B. Approval of a Minor Subdivision to subdivide the above described 1.23 acre property into 4 residential lots.

A. Open Public hearing – 7:08 pm

B. Proof of Publication -Yes

C. Staff Review of Application –

Commissioners asked about whether the fee in lieu was based off of square footage

Planner, Jefferson confirmed it was.

D. Applicant's Presentation – Applicant, Andrew Riemenschneider, spoke on behalf of the application.

E. Public Input –

Karen Peratt, 513 Davidson Way wanted clarification on how many homes could be built in the subdivision and what will happen to the existing structures.

Planner, **Jefferson** states that it could have up to two units per lot.

Riemenschneider clarified that the structures would be taken down and removed from site.

Elizabeth Amettis, 307 Poncha Blvd, asked if there would be a retaining wall due to the slope.

Riemenschneider said they don't plan to disturb the slope and backfill behind the wall of the house.

F. Close Public Hearing – 7:25 pm

G. Commissioner Discussion –

Commissioners asked for clarification on notes from JB Engineering.

Applicant discussed the feedback that Engineering and Atmos provided to the LLC.

H. Commission Recommendation -

A. Major Impact Review approval of a Planned Development Overlay subject to the conditions recommended by staff.

A motion was made by Vice-Chair Bomer to recommend City Council approve the Planned Development Overlay with recommendations by staff, Seconded by Commissioner Haynes. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Walker, Alternate Commissioner Colby

THE MOTION PASSED.

B. Minor Subdivision

A motion was made by Vice-Chair Bomer to recommend City Council approve the Green Heart Minor Subdivision subject to the conditions recommended by staff and adding a 5th condition to meet Atmos requirements, Seconded by Commissioner Walker.

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

THE MOTION PASSED.

UPDATES

Community Development Director, **Almquist**, reviewed the inclusionary housing changes and the calculation for smaller projects.

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:42 p.m.

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 08
SERIES OF 2022**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO APPROVING THE GREEN HEART LLC MAJOR IMPACT REVIEW
FOR A PLANNED DEVELOPMENT OVERLAY AND MINOR SUBDIVISION OF THE
1.23 ACRE PARCEL LOCATED AT 535 WEST SEVENTH STREET**

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request for a Planned Development Overlay and Minor Subdivision for the property located at 535 West Seventh Street on March 28, 2022 and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached Green Heart Planned Development Plat (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the Green Heart Minor Subdivision a four-lot subdivision within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property 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

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on May 17, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section One

That the entirety of the property comprising the Green Heart Planned Development, to wit, the 1.23 acres is hereby zoned Single-Family Residential (R-1) with a Planned Development Overlay as shown on the Green Heart LLC Planned Development plat and Minor Subdivision attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the Green Heart LLC Planned Development Overlay 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 this approval by the City Council, the applicant shall submit a final Mylar of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

Conditions for the Planned Development:

1. Applicant agrees to give a preference to current Chaffee County residents or workforce for Lots 3 and 4 on the Property, to the extent permitted by law. Such marketing and vetting shall be the Applicant's responsibility, with guidance provided by City staff and the Chaffee Housing Authority. The applicant will need to show a good faith effort to find local residents to purchase the property.
2. Access to all of the lots must be off of the private road. No access will be allowed off of Seventh Street for any of the lots.

Conditions for the Minor Subdivision:

1. A name for the private road be added to the plat and "out-lot" removed.
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants
3. A plat note shall be added that states that "Fees-in-lieu for Open Space shall be paid at the time of building permit submittal of any residential units."
4. The following plat note must be added: "New residential dwelling units constructed on the Property shall meet the inclusionary housing requirements of Chapter 16, Article XIII of the Salida Municipal Code. The applicants volunteer and agree to provide an in-lieu fee at the rate in effect prior to issuance of certificate of occupancy of any new residential dwelling units on any of the lots, unless an IH unit is provided".
5. That the applicant meet the requirements of Atmos Energy.

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.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

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.

INTRODUCED ON FIRST READING, on May 3, 2022, ADOPTED and set for second reading and public hearing on the 17th day of May, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the _____ day of _____, 2022, and **BY TITLE ONLY**, after final adoption on the _____ day of _____, 2022.

City Clerk/Deputy City Clerk



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 | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Variance | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Appeal Application | |
| ☐ Certificate of Approval | ☒ Major Impact Review:
(Type) <u>PLANNED DEVELOPMENT</u> |
| ☐ Creative Sign Permit | |
| ☐ Historic Landmark/District | ☐ Other: _____ |
| ☐ License to Encroach | |
| ☐ Text Amendment to Land Use Code | |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: GREEN HEART LLC ANDY RIEMENSCHNEIDER

Mailing Address: 834 14 STREET, SALIDA CO 81201

Telephone Number: 505-690-5873 FAX: _____

Email Address: andy@lwconcepts.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: GREEN HEART PLANNED DEVELOPMENT

Street Address: 535 7th ST., SALIDA CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

PARCEL A GREEN HEART BOUNDARY LWF ADJUSTMENT

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

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

Signature of applicant/agent [Signature] Date 2-1-22

Signature of property owner _____ Date _____



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 | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Variance | |
| ☐ Appeal Application | ☒ Limited Impact Review:
(Type) <u>Minor Subdivision</u> |
| ☐ Certificate of Approval | |
| ☐ Creative Sign Permit | ☐ Major Impact Review:
(Type) _____ |
| ☐ Historic Landmark/District | |
| ☐ License to Encroach | ☐ Other: _____ |
| ☐ Text Amendment to Land Use Code | |
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Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

PARCEL A GREEN HEART BOUNDARY LUT ADJ.

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

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

Signature of applicant/agent: [Signature] Date 2-3-22

Signature of property owner: _____ Date _____

Green Heart LLC Subdivision at 535 7th Street

As an introduction, Green Heart LLC is two families who have partnered together to purchase the parcel of land at 535 7th Street. Our names are Robin Nejame, Zack Zeiset, Annie Ruiter and Andy Riemenschneider. We are all local Salida residents who have each lived in Salida for at least 20 years.

Our goal is for both families to live on this parcel of land and to create a development that is a good fit for the neighborhood. We want to live next to local families who live and work in our community. Below are a few key points for this project.

- The Green Heart Planned Development doubles the number of lots in comparison to the Use by Right and provides access to 541 7th Street to allow this lot to add an Accessory Dwelling Unit (ADU). Including the lot at 541 7th Street, the number of additional units for these two lots can be 10 if you count the ADU's.
- Note, the location of the private roadway was chosen to try and keep the two mature spruce trees on 7th street. This roadway as shown goes between these two trees which are about 25 feet apart.
- Lots 3 and 4 are shown with a private access alley at the back of the lots. These lots fronting 7th Street, sold at market rate, can provide reasonably priced housing for young families and our work force.
- The preferred alternative would require the following deviations from the Dimensional Standards:
 - o Lots 1 and 2 The minimum lot frontage be measured from the new private road.
 - o Lots 3 and 4 The minimum lot frontage, lot area, lot coverage, landscape area and setbacks to match R2. Because of the rear access across the lot, the rear setback will be 20'
 - o Lot 2 the rear setback was increased to 40'. This was to allow Lot 1 to have a less unobstructed view corridor.

There have been numerous conversations regarding the maximum developable potential for this parcel. Fiscally, a large multi-unit project is not something we can afford and is not our goal. We were sold this property because the previous owner wanted families to live here and did not want to see big expensive condominiums. We are trying to meet this same goal and want to provide lots that locals can afford. Also, the City has zoned this parcel R-1 which we believe is not where high density project should be developed. The current city code states:

The purpose of the Single-Family Residential (R-1) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings at relatively low densities.

We are open to discussions regarding the best way to meet the needs of the City and our goals. We understand that this may require us to develop this lot as a Planned Development (PD). We are interested to hear what this joint session has to say, so we can determine the best way forward.

Andy Riemenschneider



GREEN HEART

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

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

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

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

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

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

BY: GREEN HEART, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

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

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATION OF TITLE

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

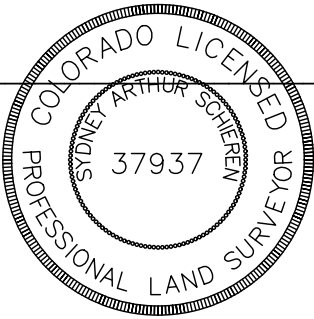
DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

LAND SURVEYOR'S CERTIFICATE

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

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



CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS ____ DAY OF
_____, 2021.

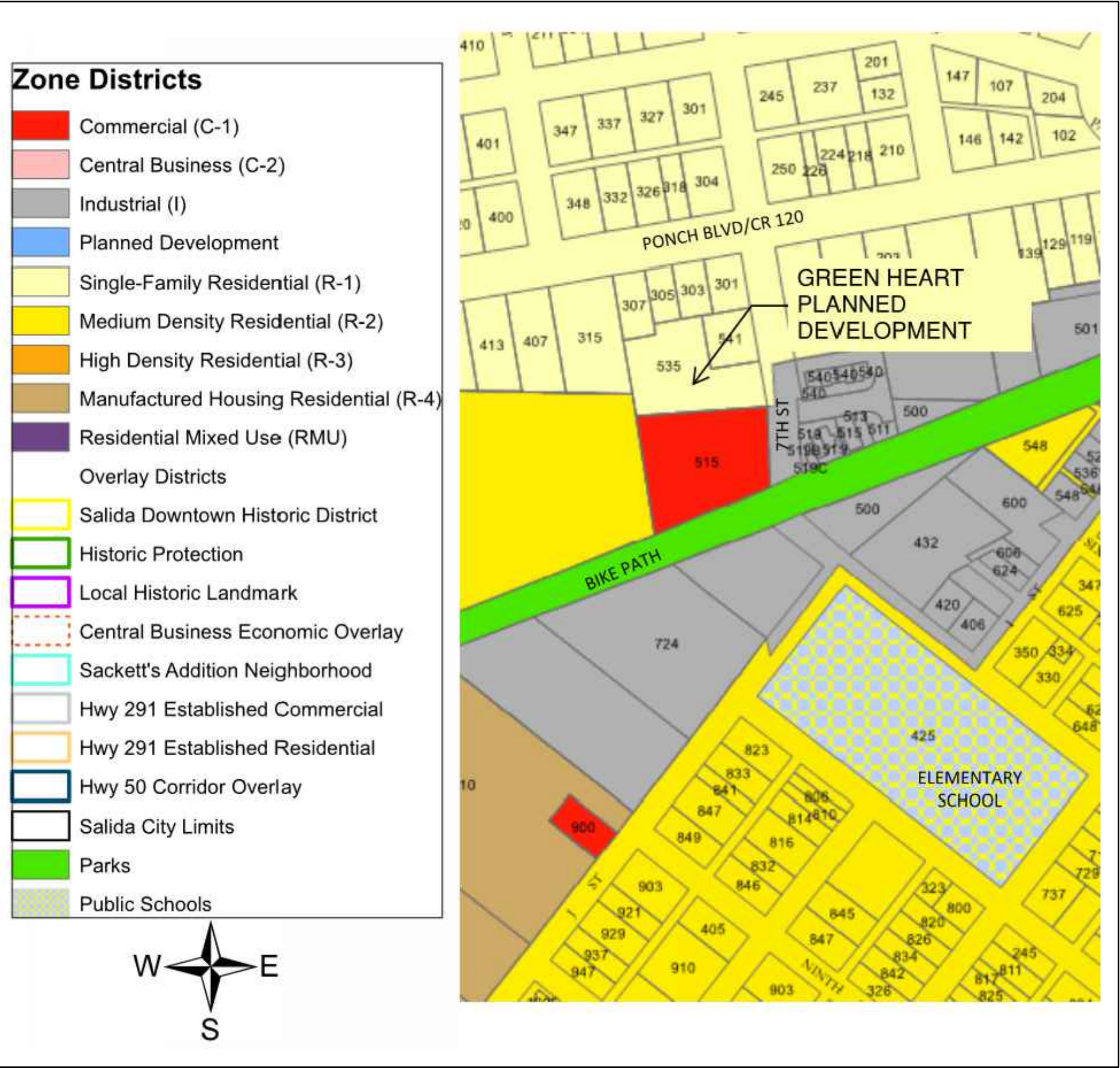
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY,
COLORADO, AT _____.M. ON THIS ____ DAY OF _____, 2021 UNDER
RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

VICINITY AND ZONING MAP



CONDITIONS OF APPROVAL FOR THE GREEN HEART PD:

- 1.
- 2.
- 3.

GENERAL NOTES

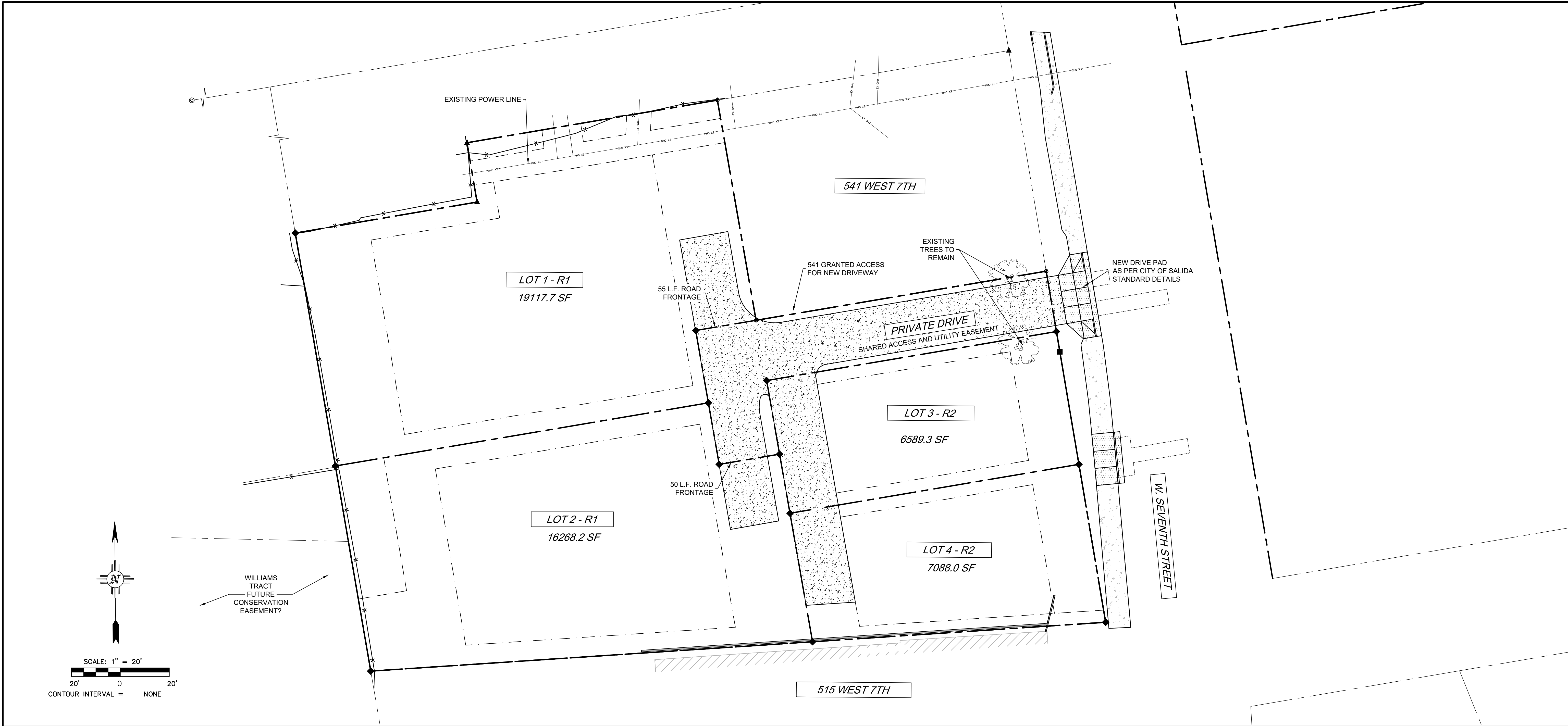
- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1½" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

GREEN HEART PLANNED DEVELOPMENT (PD)
SALIDA, COLORADO

SHEET NO.

D1

DRAFT - 4/27/22



LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- EASEMENT

GREEN HEART - PLANNED DEVELOPMENT SUMMARY

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

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

SCHEDULE OF DIMENSIONAL STANDARDS

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

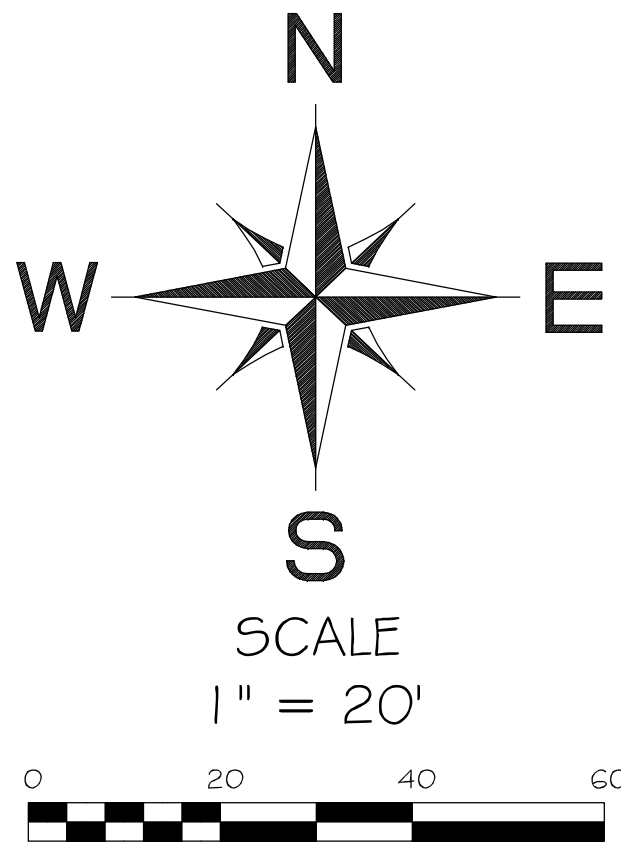
- Notes:
1. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT THE PRIVATE R.O.W. (OUTLOT) FOR LOTS 1 AND 2
 2. REAR SETBACK FOR LOT 2 IS 40'
 3. REAR SETBACK TO BE 20' FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS

GREEN HEART PLANNED DEVELOPMENT (PD) SALIDA, COLORADO

SHEET NO.

D2

DRAFT - 4/27/22



ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

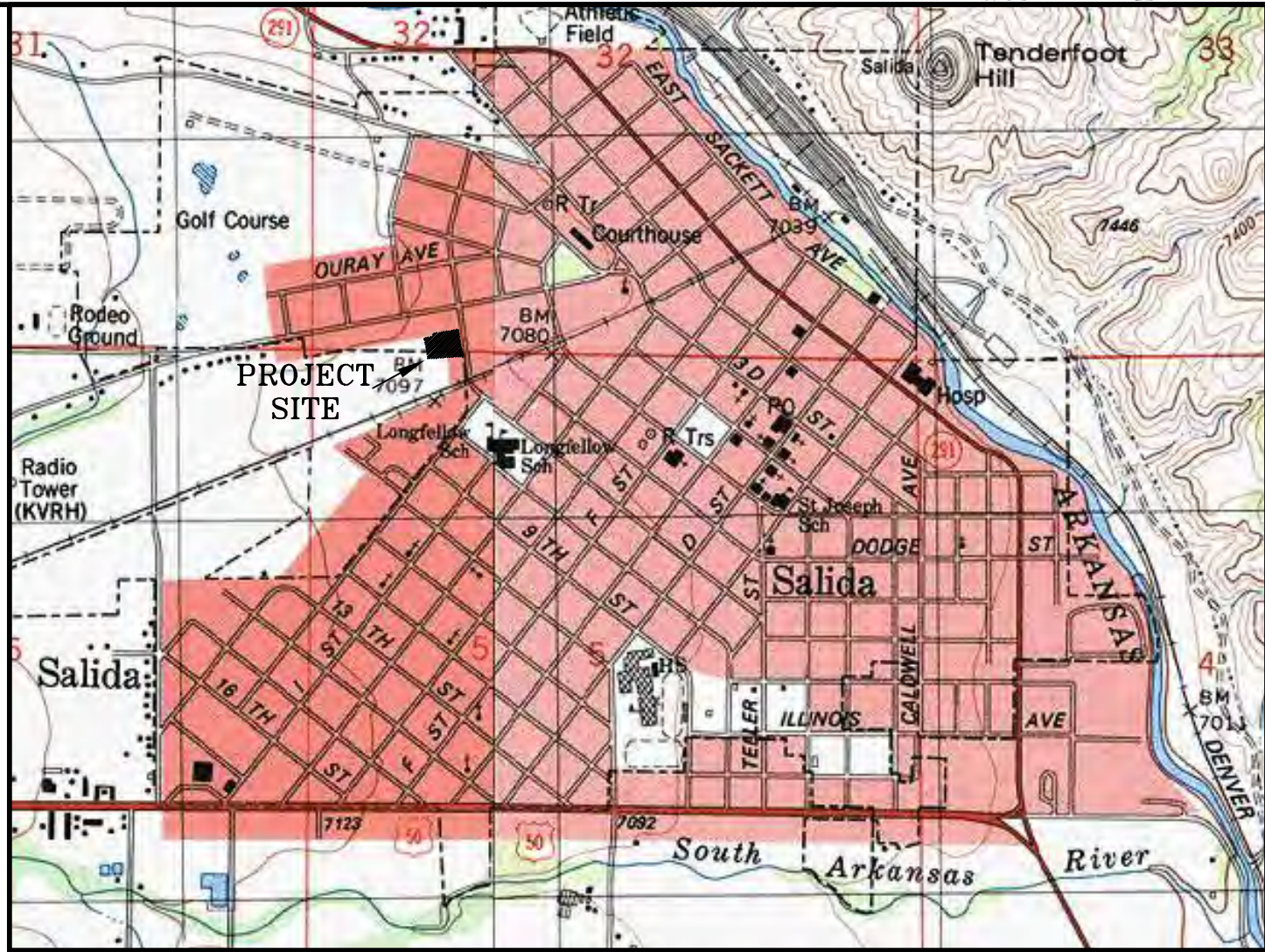
COUNTY OF _____)
) SS.
STATE OF _____)

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

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

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



VICINITY MAP
NOT TO SCALE

LEGEND

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

CERTIFICATION OF TITLE

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

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT _____

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 116.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOT LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

PLANNING COMMISSION APPROVAL

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

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

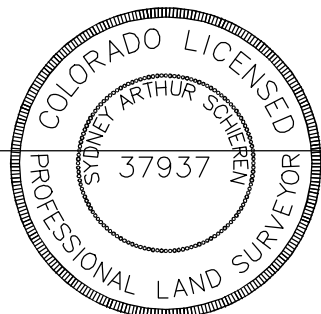
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

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

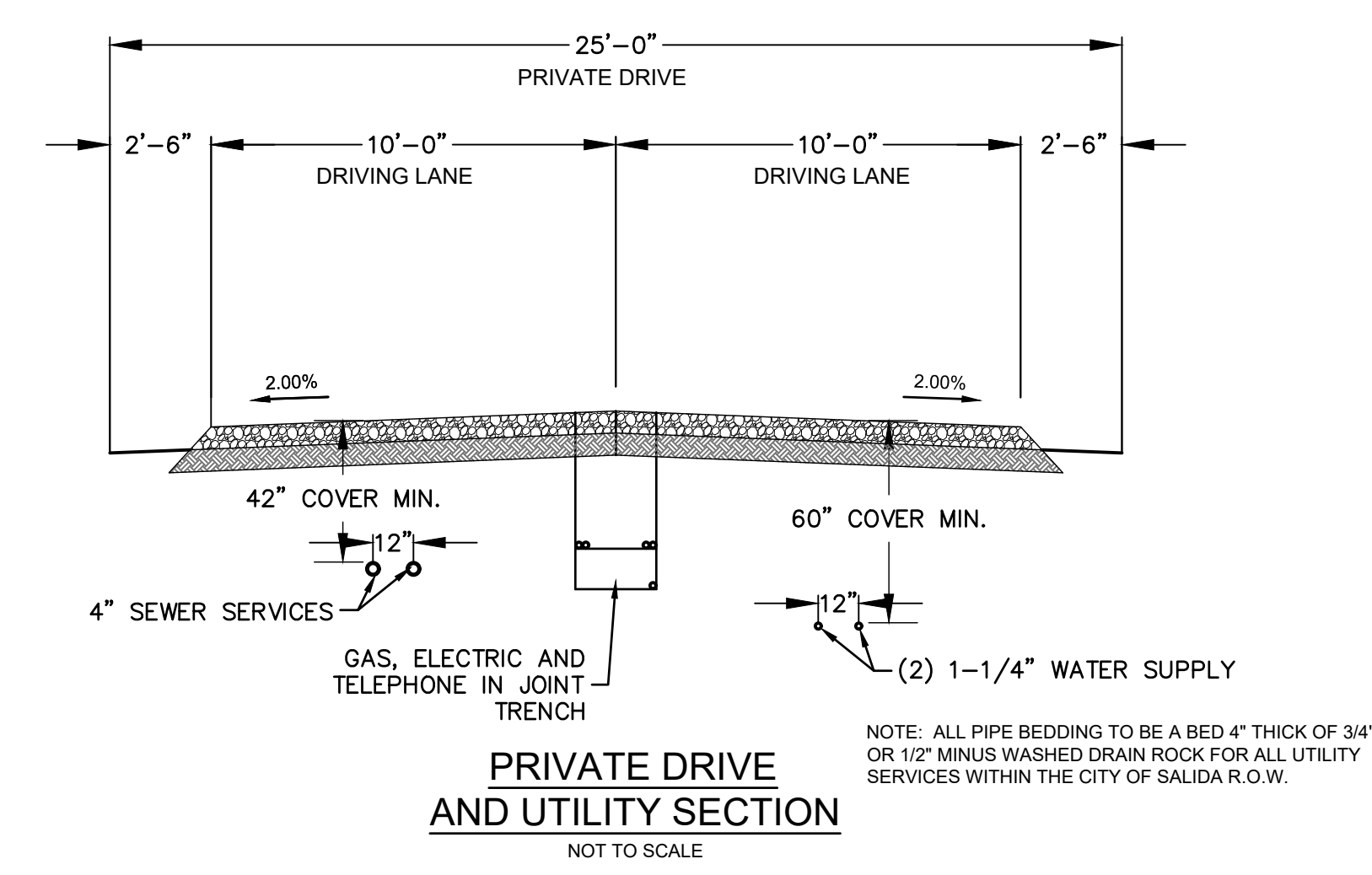
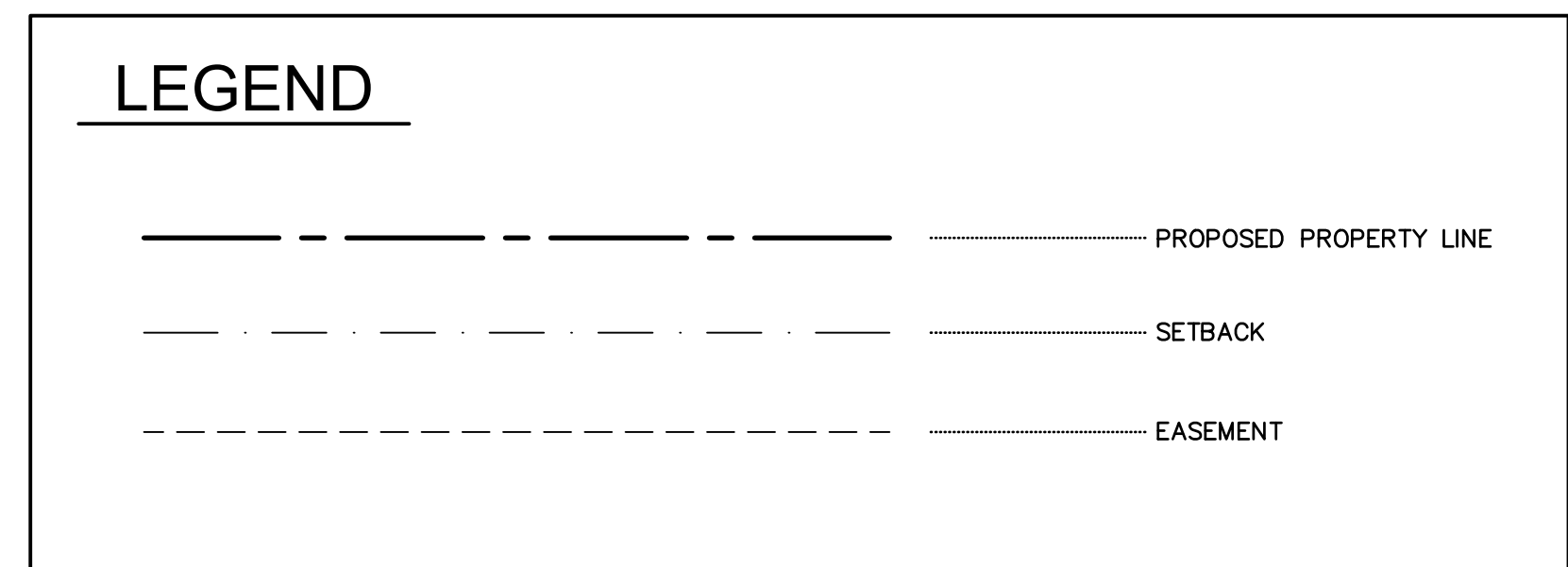


REVISED: MARCH 31, 2022
APRIL 1, 2022
JOB # 21137
DATE: JANUARY 17, 2022
SHEET 1 OF 1

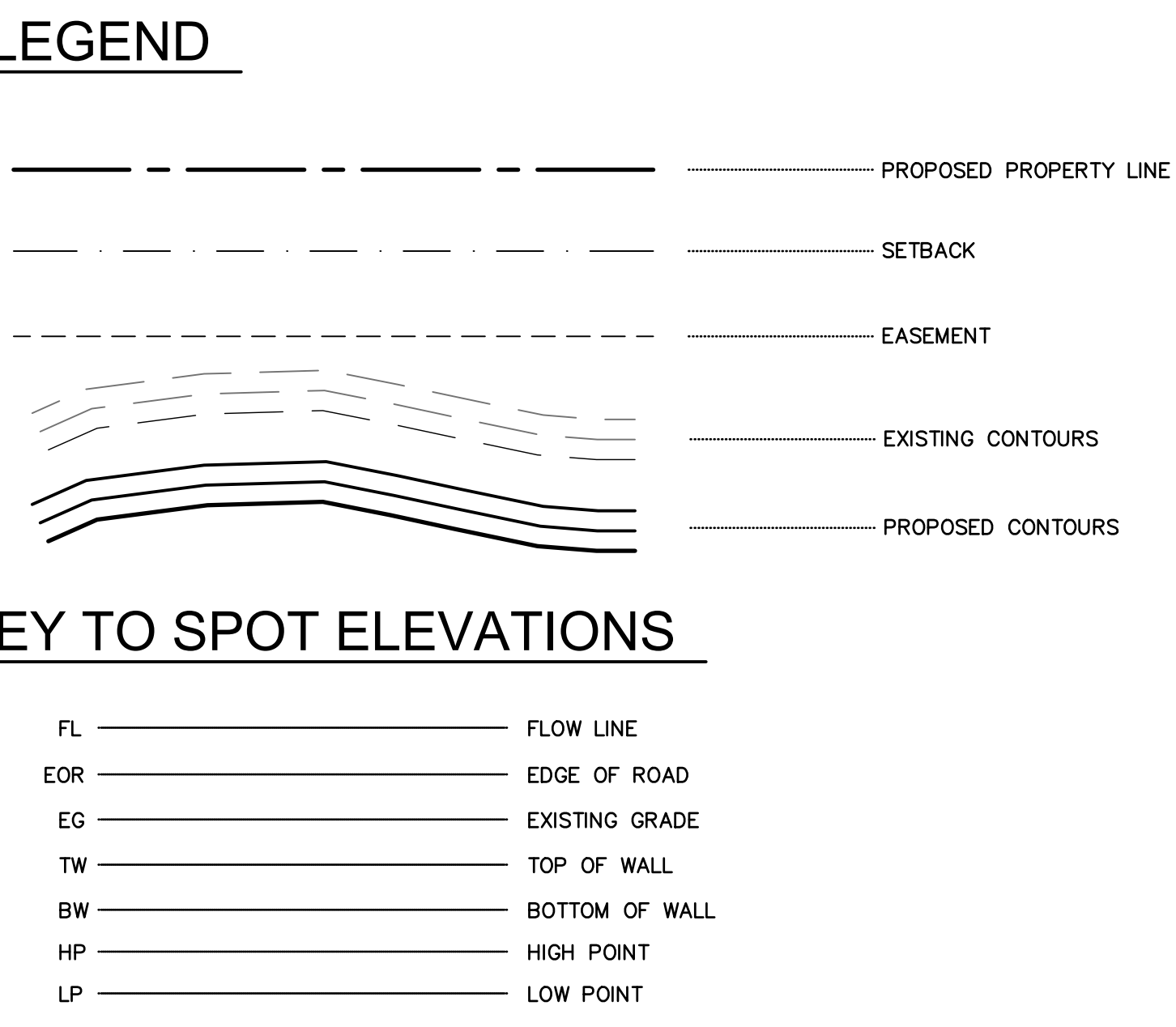
GREEN HEART MINOR
SUBDIVISION

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





SHEET NO. C1	CITY REVIEW		PROJECT:	GREEN HEART PLANNED DEVELOPMENT STREET IMPROVEMENT PLAN	W • E Walker Engineering 905 Camino Sierra Vista, • Santa Fe, NM 87505 505-820-7990 505-820-4639 E-Mail: civil@walkerengineering.net
	DEPARTMENT	SIGN-OFF	DATE		
	WASTEWATER				
	WATER				
	PW ENGINEERING				
	TRAFFIC				
	FIRE DEPARTMENT				
	SOILS/EROSION				
	LANDSCAPE				
	TRAILS/OPEN SPACE				
	SUBDIVISION REVIEW				



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

MAX 48" HIGH

1'-6" MAX

10"

3" clr.

3'-0" clr.

6"

8"

10"

24"

#4 REBAR HORIZONTAL TOP

8" POURED CONCRETE WALL

3" clr.

#4 REBAR VERTICAL 32" O.C.

#4 DOWEL 24" HIGH 32" O.C.

(3) #4 LONG.

CMU RETAINING WALL DETAIL

4/5/22

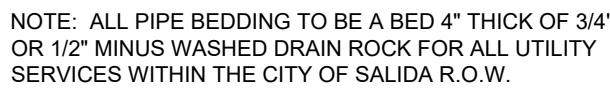
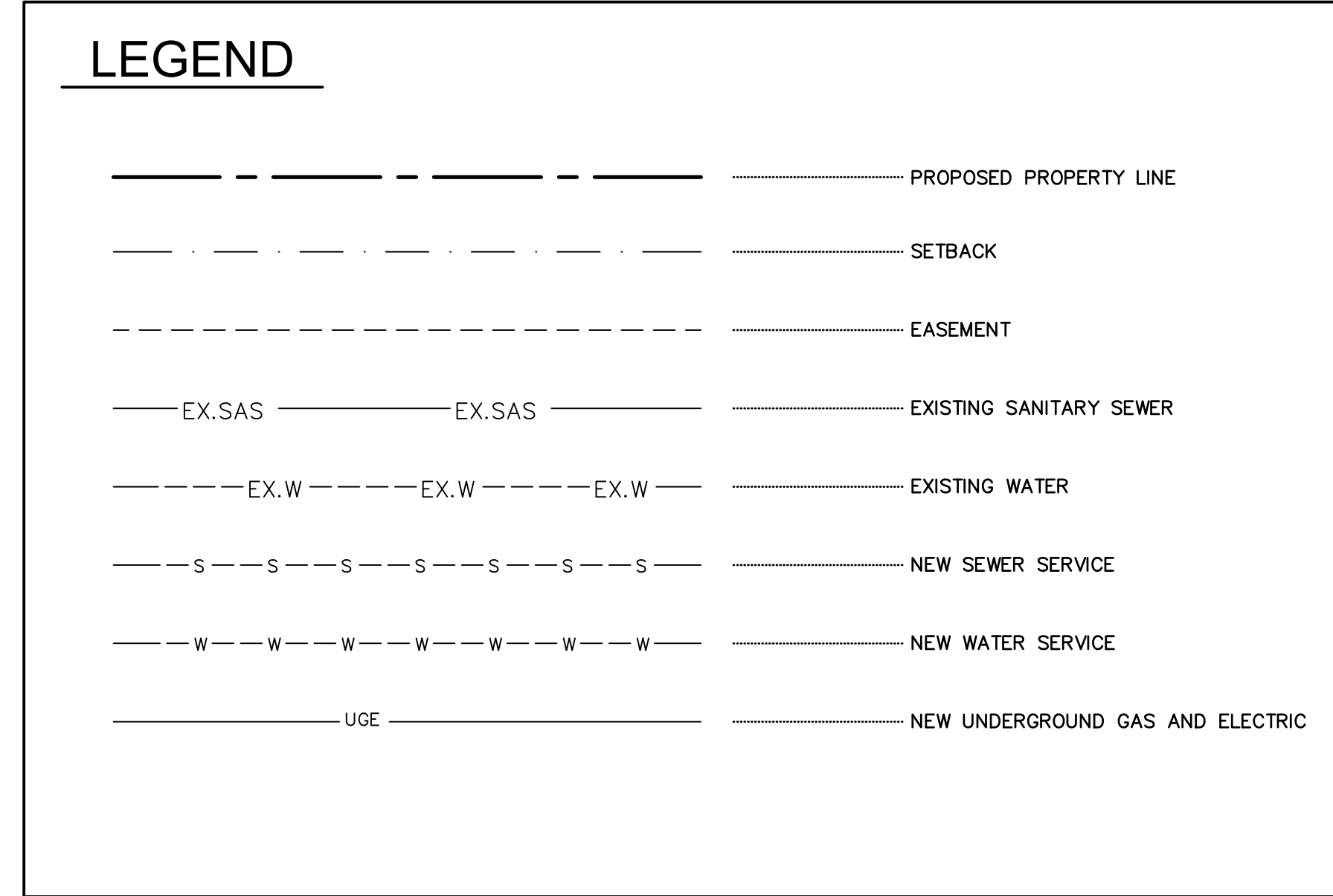
CITY REVIEW		DATE
DEPARTMENT	SIGN-OFF	
WASTE/WATER		
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAIL S/OPEN SPACE		
STUDY/SPON. REVIEW		

C2

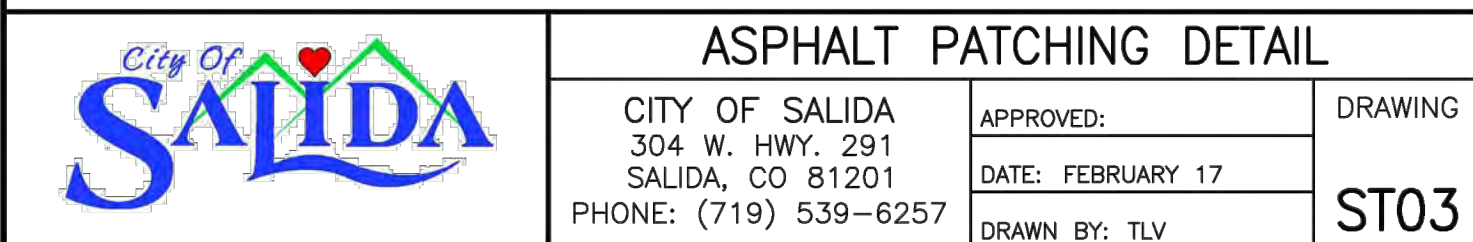
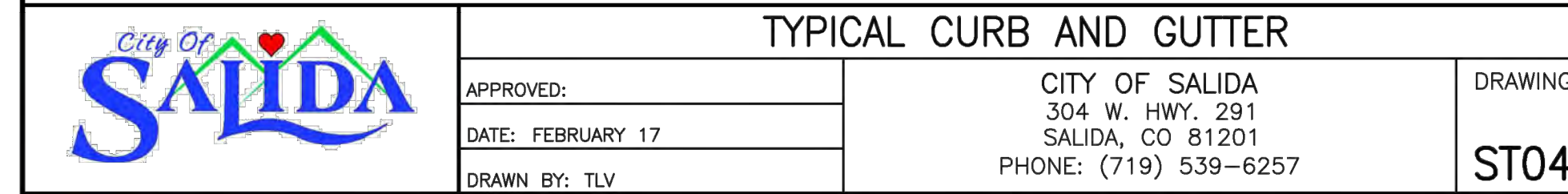
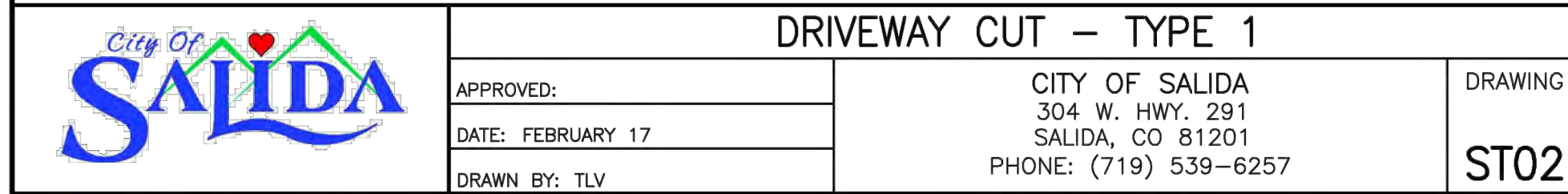
Civil Engineering • Water Resources • Traffic Engineering

W. E. Walker Engineering
905 Camino Sierra Vista, • Santa Fe, NM 87505

505-820-7990
FAX 505-820-3539
E-Mail: civil@walkerengineering.net



4/5/22



No.	REVISION	BY	APP.	DATE

PROJECT:	DESIGNED BY:
FILE:	DRAWN BY:
DATE:	CHECKED BY:
SCALE:	



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

SHEET NO.

C4

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

Not needed for anything on my end.

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

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

David,

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

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

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

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

I don't have any comments to add.

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

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

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

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

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



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

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

Kristi,

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

Kathy

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

Kristi,

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

Thank you,

Renee

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

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

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

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

wrote:

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

Kristi Jefferson

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



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

--



From: [Russ Johnson](#)
To: [Kristi Jefferson](#)
Subject: RE: 535 W. 7th - PD & Minor Subdivision
Date: Monday, March 28, 2022 3:15:56 PM
Attachments: [image001.png](#)
[image002.png](#)

At this time PD has no issues. We did add another speed sign in the area in 2021 and will not be adding any additional signs. We do have a new speed trailer that we will be utilizing in the area.

Thanks,

Chief Russell Johnson
Salida Police Department

Cell:719-207-1602
Desk: 719-530-2603
Main:719-539-6880



From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Friday, March 18, 2022 10:48 AM
To: Russ Johnson <rjohnson@salidapolice.com>
Subject: 535 W. 7th - PD & Minor Subdivision

Russ,

I thought I had sent this agency review to you for the Green Heart Planned Development and Minor Subdivision but I see that I didn't. The owners of 535 West Seventh Street are applying for a planned development and minor subdivision to create 4 lots on the 1.23 acre parcel. All lots will be required to access off of the private drive and not from Seventh Street. I received a call from a neighbor who wanted me to request that the Police Department add another speed limit sign near this development so I told her that I would mention it to you.

Let me know if you have any concerns with the 4 lot development.

Thank you,

Kristi Jefferson



JVA, **Item 15.**
P.O. B
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

www.jvajva.com

April 15, 2022

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

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

Dear Kristi:

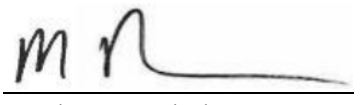
JVA Inc. has reviewed Green Heart Planned Development documents submitted through email dated April 8, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we find that the revised submittal documents can proceed with planning commission recommendation for approval. Additionally, we have provided engineering comments to be addressed prior to second reading and public hearing of the ordinance.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. Provide confirmation that Fire Department accepts emergency vehicle access
3. Prior to second reading and public hearing of ordinance, the following comments will be required to be addressed /clarified
 - a. GRADING AND DRAINAGE PLAN
 - i. Provide erosion control plan information
 - ii. Obtain construction easement or written property owner permission for work on adjacent properties
 - B. STANDARD DETAILS
 - i. Provide aggregate base course paving detail
 - ii. Provide sewer service tap
 - c. Provide information to demo any existing utility connections per City of Salida Standard Specifications for Construction
 - d. Provide applicable Geotechnical report for potential additional engineering review comments
4. Applicant should provide responses to comments to accompany future submittals.
5. Applicant may be subject to additional comments upon future review of future submittals.



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

Sincerely,
JVA, INCORPORATED

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

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

Kristi,

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

Thank you,

Renee

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

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

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

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

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

Kristi Jefferson

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

Hello Kristi,

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

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

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

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

Thanks again.

Respectfully,

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

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

APPLICATION REQUEST

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

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

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

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

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

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

EXTERNAL - STOP & THINK before opening links and attachments.

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

Kristi Jefferson
 Senior Planner
 City of Salida

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



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

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

Kristi,

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

Thanks

Dan

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

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

Kristi,

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

Kathy

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

Kristi,

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

Thank you,

Renee

Renee M. Thonhoff M.B.A.

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

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

Respectfully,

David Blackburn
Superintendent
719.530.5203
salidaschools.com

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

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

Kristi Jefferson

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



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

From: senate@brucecairns.org
To: bill.almquist@cityofsalida.com; kathryn.dunleavy@cityofsalida.com; kristi.jefferson@cityofsalida.com; franco.palumbo@cityofsalida.com
Subject: 535 W. 7th RE: Hearing 3/28/22 COMMENTS FOR RECORD
Date: Friday, March 25, 2022 5:04:58 AM

Dear Director and Development Staff:

First item: Thanks for the notice about the above property change. Additionally there was no email address on the notification and the "goto" link was not active.

If you are not the correct addresses please forward to the correct addresses and inform me of the correct emails. Logically, also, please forward to the Board of Adjustment Commissioners. I will be out of town so can not attend the meeting that you cordially gave us notice of.

Second Item: Concerns for the record. We live in Mission Townhomes across the street. We are concerned about views; overbearing houses cluttering up our street and blocking our marvelous views to the west.

The property drops going toward the open pastures. My comment for the record would be to limit the R2 lots to single story with walkout basements as the first and existing house on Parcel B is now. Is that an unreasonable request? Also to set the structures to the back edge of the property line, thus setting them in the land drop, somewhat below or slightly above the street line.

For the two house on the pasture, can they be encouraged to not build them over the garages, thereby keeping them at 2 stories, and discourage utilizing the 35 foot height limit in Salida.

thanks for hearing and listening to us. We do not want this special town to be to dense or cluttered.

Gratefully, Bruce Cairns
540 W 7th St. Unit 4, Salida, CO 81201
Email, above.
Phone 720 936 5344

From: [Bill Almquist](#)
To: [Kristi Jefferson](#)
Subject: Fwd: Green Heart LLC Subdivision Proposal
Date: Monday, March 28, 2022 8:28:28 PM

FYI...

----- Forwarded message -----

From: **Erin Kelley** <erin.kelley@cityofsalida.com>
Date: Mon, Mar 28, 2022 at 8:22 PM
Subject: Re: Green Heart LLC Subdivision Proposal
To: Bill Almquist <bill.almquist@cityofsalida.com>, Janie O'Hare <williams4j@outlook.com>
Cc: clerk@cityofsalida.com <clerk@cityofsalida.com>

Adding Bill for assistance.

On Mon, Mar 28, 2022 at 7:58 PM Janie O'Hare <williams4j@outlook.com> wrote:

I am submitting comment to the Green Heart LLC Subdivision proposal. I was on the website during the meeting and had my hand up to make a verbal comment. For some reason I was not allowed to make comment.

I own the irrigated hay meadow west of the proposed development and want to bring up some points that may become issues into the future. This land is an active livestock and hay operation where this use may become a nuisance to the lot owners. Livestock in the area will attract flies, produce noises and smells. There is also a concern of dogs harassing livestock.

Another concern is irrigation during the summer may cause the water table to rise on the proposed development.

These are the main points I wanted to bring up during your meeting. I am not against the development, I just want these concerns brought up front to avoid any issues into the future.

Sincerely,

Jeff Williams

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