Ridgway Town Council
Regular Meeting Agenda
Wednesday, August 10, 2022

Pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting
https://us02web.zoom.us/j/88193558353?pwd=TDZLQlNZcXpaR1ArS05oeWF3L1FqZz09
Meeting ID: 881 9355 8353
Passcode: 698400
Dial by your location
+1 346 248 7799 US
+1 253 215 8782 US

5:30 p.m.

ROLL CALL Councilors Polly Enochs, Kevin Grambley, Beth Lakin, Terry Schuyler, JT Thomas, Mayor Pro Tem Russ Meyer and Mayor John Clark

ADDITIONS & DELETIONS TO THE AGENDA

ADOPTION OF CONSENT CALENDAR All matters listed under the consent calendar are considered to be routine by the Town Council and enacted by one motion. The Council has received and considered reports and recommendations prior to assigning consent calendar designations. Copies of the reports are on file in the Town Clerk's Office and are available to the public. There will be no separate discussion on these items. If discussion is requested, that item will be removed from the consent calendar and considered separately.

1. Minutes of the Regular Meeting of July 13, 2022.

2. Minutes of the Special Meeting of August 3, 2022.

3. Register of Demands for August 2022.

4. Renewal of restaurant liquor license for Eatery 66.

5. Renewal of restaurant liquor license for Thai Paradise.

6. Remove employee Tera Wick from probational status and move to permanent employment status.

PUBLIC COMMENTS Established time for the public to address the Council regarding any item not otherwise listed on the agenda. Comments will be limited to 5 minutes per person.

PUBLIC REQUESTS AND PRESENTATIONS Public comments will be limited to 5 minutes per person; discussion of each item may be limited to 20 minutes.

7. Request to use public right of way for Ridgway 1K, Rally Thru the Alley event on October 1st - Trisha Oakland, Weehawken Creative Arts.

PUBLIC HEARINGS Public comments will be limited to 5 minutes per person; overall discussion of each item may be limited to 20 minutes.

8. **Application:** Preliminary Plat for Planned Unit Development; **Location:** Town of Ridgway, Block 28, Lots 16-20; **Address:** 283 N. Cora St.; **Zone:** Historic Residential (HB); **Applicant:** Matt McIsaac; **Owner:** Tio Trio LLLP - Town Planner.

9. Emergency Ordinance No. 01-2022 Establishing a Temporary Moratorium on the Acceptance of Applications for Minor Subdivisions, Lot Splits, Replats, Plat Amendments, Multisite Developments, Planned Unit Developments, Rezoning Applications; and Declaring and Emergency - Town Attorney.

10. Emergency Ordinance No. 02-2022 Adopting Certain Amendments to Chapter 7 "Planning and Zoning" of the Ridgway Municipal Code - Town Attorney.

POLICY MATTERS Public comments will be limited to 5 minutes per person; overall discussion of each item may be limited to 20 minutes.

11. Ridgway Area Chamber of Commerce presentation on activities and financial status - Ashley Perkins, Ridgway Area Chamber of Commerce.

12. Resolution No. 22-08 A Resolution of the Town Council of the Town of Ridgway, Colorado, Authorizing the Submission of a Ballot Question to the Voters of the Town of Ridgway Concerning the Allocation of the Town's Lodging Tax Proceeds - Town Manager.

13. Interviews of *Town of Ridgway Sustainability Advisory Board* applicants and appointment of members - Town Manager.

WRITTEN AND VERBAL REPORTS Written reports may be provided for informational purposes prior to the meeting updating Council on various matters that may or may not warrant discussion and action.

14. Updated 2023 Fiscal Year Budget Preparation Schedule.

15. Progress report on the 2022 Strategic Plan.

16. Town Manager's Report.

EXECUTIVE SESSION The Town Council will enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Manager's annual performance evaluation.

COUNCIL COMMITTEE REPORTS Informational verbal reports from Councilors pertaining to the following committees, commissions and organizations:

<u>Committees & Commissions:</u>
Ridgway Planning Commission - Councilor Meyer and Mayor Clark
Ridgway Parks, Trails & Open Space Committee - Councilor Enochs
Ridgway Creative District Creative Advocacy Team - Councilor Grambley
Ridgway Scholarship Committee - Councilor Lakin and Mayor Clark

Board Appointments:
Ouray County Weed Board - Councilor Lakin; alternate - Town Engineer
Ouray County Joint Planning Board - Councilor Meyer, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler
Sneffels Energy Board - Councilor Thomas and Town Manager; alternate - Mayor Clark
Region 10 Board - Mayor Clark
WestCO Dispatch Board - Town Marshal; alternate - Town Manager
Gunnison Valley Transportation Planning Region - Town Manager
Ouray County Transit Committee - Town Manager
Ouray County Water Users Association - Councilor Meyer; alternate Councilor Thomas
Water and Land Committee for the Uncompahgre Valley - Councilor Meyer; alternate - Town Manager
Colorado Communities for Climate Action - Councilor Lakin; alternate - Town Manager
Colorado Municipal League Policy Committee - Town Manager

Liaisons:
Chamber of Commerce - Councilmember Lakin
Communities That Care Coalition - Mayor Clark
Ouray County Fairgrounds - Councilor Schuyler

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, September 14, 2022 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL

MINUTES OF REGULAR MEETING

JULY 13, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor Pro Tem called the meeting to order at 5:30 p.m. The Council was present in its entirety with Councilors Enochs, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

CONSENT AGENDA

1. Minutes of the Regular Meeting of June 8, 2022.

2. Register of Demands for July 2022.

3. Renewal of restaurant liquor license with optional premises for Chipeta Sun Lodge.

4. Renewal of fermented malt beverage liquor license for Ridgway Shell.

5. Renewal of fermented malt beverage liquor license for Ridgway Conoco.

6. Renewal of restaurant liquor license for Provisions.

ACTION:

It was moved by Mayor Pro Tem Meyer seconded by Councilmember Lakin and unanimously carried by a roll call vote to approve the consent agenda.

PUBLIC REQUESTS AND PRESENTATIONS

7. Presentation of the Ouray & San Miguel County Regional Climate Action Plan

   Emma Gerona and Kim Wheels with EcoAction Partners presented slides displaying the San Miguel and Ouray County Regional Climate Action Plan, a regional collaboration prepared by Eco Action Partners and the Sneffels Energy Board and completed in 2021.

   The Eco Action Partner representatives explained the ten year plan contains short and long term goals and recommendations covering eight sectors - community engagement and policy; energy supply and trends; building energy use; transportation and aviation; waste and material use; food accomplishments and recommendations; water trends; and land use and forestry. It was stated the plan is "measurable and target oriented to act as a guide for planning and implementing sustainability initiatives over the next decade".

8. Questions regarding eminent domain and condemnation of property

   Kuno Vollenweider queried the Council regarding using eminent domain and property condemnation on two parcels in Town. The first is a lot in River Park Subdivision being used by pedestrians to access the secondary school, and the other is open land along the west side of Town, which could be used to complete the extension of N. Laura Street. He stated

"I think it is a priority to ensure safety for children to have pedestrian access" and the need to "build a full street" versus the proposal to build N. Laura as "half a street".

Speaking from the audience Jack Petruccelli, President of the River Park Home Owners Association, explained the association has been trying for years to purchase property to provide access to the school, and the property being discussed "has an existing sewer line easement", so the "value of the property would not be high".

The Town Attorney explained the condemnation process is taking of private property for use by a governmental entity; the eminent domain process is taking property private property which has already been used by the public.

There was discussion by the Council regarding the suggestions from Mr. Vollenweider. It was noted the Council will be discussing the property adjacent to N. Laura Street at the end of the meeting in executive session. The Council agreed staff should look into the property being used as a easement to the school.

Speaking from the audience Tom Heffernan and Jack Petruccelli supported providing pedestrian access to the secondary school.

POLICY MATTERS

9. Resolution Supporting the Multimodal Transportation and Mitigation Options Fund Grant Application

Staff Report dated 7-7-22 from the Town Manager presenting a Resolution supporting the Multimodal Transportation and Mitigation Options Fund Grant Application and match commitment for the creation of a Regional Transportation Service between the City of Montrose, Town of Ridgway and City of Ouray.

Manager Neill recommended the Council support the grant application which has been submitted to the Colorado Department of Transportation to create a regional transportation service between Montrose, Ridgway and Ouray. The estimated cost of the project over a three year period is $710,788 and the amount being requested through the Multimodal Transportation grant funding is $533,091 with a 25% match from the three municipalities of $59,232 over three years. The estimated contribution from each entity is $28,000 in year one and $15,616 in the second two years. He explained All Points Transit has stated they can provide the service based on a contract for ridership of $5.00 per round trip.

The Town Manager reported a workforce transportation survey was sent to business owners by the Town and City of Ouray to determine ridership needs. Of the responders 81.4% stated their company or business would benefit from having a public transit option for employees and customers; 74.4% indicated it would expand options to hire employees and alleviate staffing issues; 51.2% stated a public transit option would increase the hours and days they are able to serve customers. He explained the application is scheduled to be presented tomorrow, and the resolution before the Council would present a commitment to the project and budget appropriation to participate in the program.

There was discussion by the Council.

ACTION:

Moved by Councilor Schuyler, with a second by Councilor Lakin to adopt Resolution No. 22-07 supporting the Multimodal Transportation and Mitigation Options Fund Grant Application and

Match Commitment for the Creation of a Regional Transportation Service between the City of Montrose, Town of Ridgway and City of Ouray. The motion carried unanimously on a roll call vote.

10. Discussion regarding use of Lodging Taxes

Staff Report from the Town Manager dated 7-7-22 presenting an overview of HB22-1117 concerning the use of revenue from local tax on lodging.

The Manager reported earlier in the year House Bill 22-1117 was passed which allows counties and marketing districts to allocate, with voter approval, the use of the funds for housing, childcare and infrastructure. He noted as a home rule municipality the Town has the authority to enact taxes and tax increases subject to voter approval. In 2015 the voters approved a ballot question changing the Town lodging tax rate and agreed that "up to 70% of the proceeds of the tax will be used for tourism promotion and economic development and the remainder to be used for expenses attributable to tourism and growth". He suggested a portion of those funds could be allocated to support affordable housing. If the Council determines to pursue the idea, the County Clerk must receive by the end of the month an intention of the Town to present a question to the voters at the November election.

The Mayor suggested the Chamber of Commerce look at their budget to determine if they can work with a smaller portion of the lodging tax receipts.

There was discussion by the Council regarding the need to support affordable housing. There was discussion with representatives from the Ridgway Area Chamber of Commerce. It was agreed to continue discussions regarding formulating a ballot question at the next meeting, and to notify the County Clerk of the Town's intention.

ACTION:

Mayor Pro Tem Meyer moved to notify the County Clerk the Town would like to participate in the November election and present a ballot question to the voters, seconded by Councilor Lakin the motion carried unanimously on a roll call vote.

11. Emergency restrictions on burning and fires within the Town

Staff Report dated 7-7-22 from the Town Manager requesting a confirmation of amendment to the emergency fire restrictions he instituted on burning and fires in the Town.

Manager Neill explained on June 15th the Town followed the lead of the county and implemented stage one fire restrictions, and on June 30th joined the other jurisdictions and transitioned out of the restrictions. He asked for the Council to confirm rescission of the restrictions.

ACTION:

Mayor Pro Tem Meyer moved to confirm the emergency restriction on burning and fires within the Town of Ridgway, as well as the rescission of emergency restriction on burning and fires within the Town of Ridgway. Councilmember Schuyler seconded the motion which carried unanimously on a roll call vote.

12. Ratification of letter of support for Ouray Ice Park funding request

The Mayor explained Ouray Ice Park requested a letter of support for a grant application made to the Colorado Outdoor Recreation Industry Office. The application was submitted prior to the Council meeting, and he asked the Council to ratify the letter.

ACTION:

Mayor Pro Tem Meyer moved, with a second by Councilor Lakin to ratify the letter of support for the Ouray Ice Parks funding request to the the Colorado Outdoor Recreation Industry Office, and the motion carried unanimously on a roll call vote.

13. Letter of support for the Gunnison Outdoor Resources Protection Act

Mayor Clark explained at the request of Robyn Cascade a letter has been prepared to Senator Bennett, supporting the Gunnison Outdoor Resources Protection Act.

ACTION:

It was moved by Councilmember Enochs to approve the letter to be sent to Senator Bennett. Mayor Pro Tem Meyer seconded the motion, and on a roll call vote, passed unanimously.

14. Request to set a special meeting of the Council

Manager Neill reported applicants for the Yellow Brick Road Development have requested the Council meet sooner than the next regular meeting to review the preliminary plat application. He suggested Council meet the first week in August. There was discussion and the Council agreed to meet on August 3rd at 6:00 p.m.

15. Discussion regarding issues arising out of development applications

The Town Manager explained he, along with the Town Engineer, Planning Firm and Town Attorney, are concerned about the number of active development applications and the short amount of time staff has to process them. He noted based on current code requirements, active land use development applications must be processed in a “short amount of time”. Based on the current numbers of applications, he stated “the pressures at the staff level are significant”; noting “it’s stressful and not sustainable at the current rate”. He reported staff has been discussing “mechanisms to slow down the process” including changes to the land use application processes.

Town Attorney Nerlin explained at staff meetings regarding current development applications there have been discussions to develop policy changes, and he suggested Council consider adopting an emergency ordinance at the August meeting to implement any changes.

There was discussion by the Council. The Mayor noted there are currently “117 units in the pipeline and others in the subdivision process”. He suggested instituting a mortarium to allow time for code adjustments and to meet affordable housing goals.

Speaking from the audience Dana Ivers spoke in support of a mortarium on development and building.

Manager Neill reported engineering can no longer keep up with providing complete and comprehensive reviews to meet standards within the established timeframes, and also noted the need for more time to process current applications.

Engineer Fagan stated there are an number of multi-unit development applications "with a lot of infrastructure" and "it can't be accomplished" to "turn them around in three weeks". She noted it is "way too much right now, consuming everyone's time, and nothing else is being accomplished" including the public works department.

There were comments by the Council. There was discussion pertaining to an emergency ordinance to extend timelines for review of development applications, modify policies and make code changes; and also place a "pause on new development" to allow staff to "catch up" through a temporary moratorium. Staff was directed to prepare an ordinance for review at the August meeting.

MISCELLANEOUS REPORTS

Manager Neill presented a proposed meeting schedule to review the 2023 budget; and highlighted some of the items contained in the monthly managers report.

Councilmember Lakin reported on the recent CC4C Conference. Mayor Pro Tem Meyer reported on the Ouray County Water Association. Councilor Thomas reported on the Sneffels Energy Board meeting.

EXECUTIVE SESSION

The Town Attorney suggested the Council enter into a closed session pursuant to Colorado Revised Statutes 24-6-402(4)(b) for the purpose of receiving legal advice and Colorado Revised Statutes 24-6-402(4)(e) for determining positions relative to matters that may be subject to negotiations, developing strategy for negotiations, and instructing negotiators regarding Wolf Cattle Company property, and Colorado Revised Statutes 24-6-402(4)(f) for discussion of a personnel matter concerning the Town Manager's annual performance evaluation.

ACTION:

Moved by Mayor Pro Tem Meyer, second by Councilor Schuyler and unanimously carried by a roll call vote to enter into closed session.

The Council entered into executive session at 8:20 p.m. with the Town Attorney, Town Manager and Town Engineer.

The Council reconvened into open session at 9:05 p.m.

ADJOURNMENT

The meeting adjourned at 9:05 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

RIDGWAY TOWN COUNCIL

MINUTES OF SPECIAL MEETING

AUGUST 3, 2022

CALL TO ORDER

The meeting was held both in person and via a virtual meeting portal, Zoom Meeting, pursuant to the Town's Electronic Participation Policy.

The Mayor called the special meeting to order at 6:00 p.m. The Council was present in its entirety with Councilors Enochs, Grambley, Lakin, Schuyler, Thomas, Mayor Pro Tem Meyer and Mayor Clark in attendance.

Town Clerk's Notice of Special Meeting dated 8-1-22.

PUBLIC HEARING

1. Preliminary Plat for Planned Unit Development (PUD); Location: Block 30, Lots 1-12; Zone: Historic Residential (HR); Owner: Ridgway Homes, LLC

   Staff Report dated 7-29-22 from contractual Planner TJ Dluback presenting an application for preliminary plat for planned unit development (PUD). Letter dated 8-2-22 from Ninah Hunter presenting concerns and comments regarding Otto and Cora Streets as they relate to the proposed subdivision. Letter dated 8-2-22 from Julia Vollendorf expressing concerns regarding Otto Street.

   Speaking from the audience, Nancy Mattson teacher at Ridgway School, expressed support for the proposed PUD stating "there is a definite need" for housing. Teachers "used to live in Town, and had a different level of relationship" with students, and now they have to commute from Montrose. She noted it is an "asset to the community" for teachers "to be able to afford to buy".

   Planner Dluback presented an overview and background on the proposed project. The property is located east and adjacent to N. Laura Street, south of Otto and are Lots 1 – 12 of Block 30. He explained the Planning Commission approved the Sketch Plan on 9-28-21 for 14 residential units, and due to logistical issues of maintenance of the common areas and separated garages, the applicant redesigned the project layout, which required a revised Sketch Plan. The proposal is to subdivide the .98 acre parcel into 14 residential lots, with another lot dedicated for storm water management; and is requesting rezoning to a PUD to provide a variety of housing types and costs to keep the units affordable for the local workforce. If approved, the density would be 14.3 units per acre. The applicant states the homes will have a minimum level of affordability with four units at 60% AMI; four units at 80%; four units at 100% and two units at 120% which will be permanently deed restricted. Planner Dluback addressed dimensional standards; residential design standards; the landscape plan;

parking, access and rights-of-ways. He reported all roadways will need to be improved in conjunction with the project; and the applicant is requesting some concessions to allow the project to remain affordable, and presented the proposed deviations from standards. The Planning Commission recommendation was for approval of the preliminary plat and PUD plan, with the condition the applicant address all outstanding planning and engineering comments identified in the staff report prior to execution of the plat.

There were questions from the Council.

The applicants, Paul Major and David Bruce, addressed the Council and presented slides depicting the proposed project. Mr. Major explained the project is a "public benefit" providing affordable housing with "zero benefit" to the developers. The land was received from an anonymous donor, the Telluride Foundation is supplying 4 million to the project, along with funding from the Department of Local Affairs. Mr. Bruce explained the 1024, 1216 and 1600 square foot homes are currently being constructed off site in Buena Vista, Colorado. He noted a proposed project start date of August 8th to begin installation of infrastructure, which will allow meeting the time frame for receipt of the homes in mid November. The lottery to apply for home ownership is slated for mid October.

There were questions from the Council to the applicants.

SPEAKING FROM THE AUDIENCE:

Julia Vollendorf expressed concerns as an adjacent property owner with the proposed construction of Otto Street to include a limited "buffer" "between the curb and our property line", and noted it will "create a huge impact on our quality of life" and "on properties that are not a part of the development".

Eric Johnson supported the comments made by Ms. Vollendorf and stated he is not in favor of the proposed road development, and asked that the street be constructed in the same fashion as the current street.

Cat Lichtenbelt spoke in support of the project.

Ridgway Schools Superintendent Susan Lacey noted starting teacher salaries "will still be below the median" to reach the affordable status.

Michelle Montague spoke in support of the project.

Jack Petrucelli stated he supports the project, but not the proposed road construction.

John Baskfield stated the Town should provide "allowances for infrastructure" for "projects that are truly affordable".

There were questions from the Council regarding the proposed extension of Otto Street. There was discussion between the Council, staff and the applicants; with the applicants

noting “consequences to redesigning the road” would be impacts to the proposed construction timeline.

ACTION:

Moved by Mayor Pro Tem Meyer, and seconded by Councilor Schuyler to approve the preliminary plat for PUD with the recommendations contained in the staff report. The motion carried unanimously on a roll call vote.

POLICY MATTERS

2. Development Agreement between Ridgway Homes, LLC and the Town

The Town Attorney presented a draft development agreement, with proposed changes from the applicant shown on the document. He presented an overview of the agreement, noting the applicant is requesting the Town waive $168,000 in water and sewer taps, in addition to the $750,000 grant the Town is “passing through funds for infrastructure” which are not including the payment of tap fees. The applicant is offering a first right of refusal for a Town employee to own or rent a unit in the development, and Attorney Nerlin noted the number of units is not identified in the agreement.

The Town Manager noted the applicant is requesting the Town subsidize the project in the amount of $982,000 which includes grant funding of $750,000 awarded through HB 1271 for public infrastructure; waiver of fourteen water taps and fourteen sewer taps in the amount of $168,000; and waiver of building permit fees, development excise tax and installation of a culver on Frederick and N. Cora Streets totaling $64,000.

There was discussion between Council and staff. There was discussion by Council regarding the request for fee waivers.

SPEAKING FROM THE AUDIENCE:

Jake Niece had questions regarding the first right of refusal to the Town.

There were questions and discussion between the Council and the applicant.

ACTION:

Councilor Schuyler moved to accept the development agreement between Ridgway Homes LLC and the Town of Ridgway. The motion was seconded by Mayor Pro Tem Meyer, and carried unanimously on a roll call vote.

The Town Attorney noted the number of units being slated for Town employees was not included in the motion, and asked what should in inserted in the agreement.

Applicant Paul Majors stated “let’s start with one and leave the door open”

ACTION:

Councilor Schuyler moved to modify the motion to include the section for the first right of refusal for an employee of the Town to be one with the possibility of two, Councilor Enoch seconded the motion which carried unanimously on a roll call vote.

ADJOURNMENT

The meeting adjourned at 8:20 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

Town of Ridgway
Register of Demands
August 2022

Name	Memo	Account	Paid Amount
Department of Labor		**Alpine-Operating Account**	
	boiler inspection	731PO1 · Maint & Repairs - c cntr/t hall	-40.00
TOTAL			-40.00
Ouray County Road & Bridge		**Alpine-Operating Account**	
	6/23/22-7/21/22	560GOO · Gas & Oil	-116.52
	6/23/22-7/21/22	660GO2 · Gas & Oil	-237.58
	6/23/22-7/21/22	760POO · Gas & Oil	-455.44
	6/23/22-7/21/22	960WOO · Gas & Oil	-471.27
	6/23/22-7/21/22	960SOO · Gas & Oil	-858.43
	6/23/22-7/21/22	860GO3 · Gas & Oil	-1,250.21
TOTAL			-3,389.45
SGS Accutest Inc		**Alpine-Operating Account**	
		990WOO · Testing - water	-103.06
TOTAL			-103.06
Pro Velocity		**Alpine-Operating Account**	
	public wifi access - repair	530GOO · Computer	-295.90
TOTAL			-295.90
City of Grand Junction		**Alpine-Operating Account**	
		918SOO · Testing & Permits - sewer	-612.00
TOTAL			-612.00
Honnen Equipment Company		**Alpine-Operating Account**	
	fuel pump - JD backhoe	961WOO · Vehicle & Equip Maint & Repair	-109.25
TOTAL			-109.25
United States Postal Service		**Alpine-Operating Account**	
	pre-sort mail permit	951WOO · Postage - water	-137.50
	pre-sort mail permit	951SOO · Postage - sewer	-137.50
TOTAL			-275.00
Hartman Brothers Inc		**Alpine-Operating Account**	
	co2 - third show	781POO · Events & Festivals	-46.00
	co2 - fourth show	781POO · Events & Festivals	-56.55
	co2 cylinder rental - all shows	781POO · Events & Festivals	-15.30
TOTAL			-117.85
Bruin Waste Management		**Alpine-Operating Account**	
	second pick-up - July 2022	742POO · Utilities	-300.24
TOTAL			-300.24

Town of Ridgway
Register of Demands
August 2022

Name	Memo	Account	Paid Amount
Western Paper Distributors		**Alpine-Operating Account**	
		732PO1 · Supplies - c cntr/t hall	-329.72
		732POO · Supplies & Materials	-329.72
TOTAL			-659.44
Ouray County Treasurer vendor		**Alpine-Operating Account**	
	mineral lease annual	528GOO · Other - admin	-10.64
TOTAL			-10.64
Montrose Water Factory, LLC		**Alpine-Operating Account**	
		632GO2 · Supplies & Materials	-11.06
		732POO · Supplies & Materials	-11.06
		932SOO · Supplies & Materials	-11.06
		932WOO · Supplies & Materials	-11.07
TOTAL			-44.25
San Miguel Power Assoc, Inc.		**Alpine-Operating Account**	
	6/19/22-7/18/22	542GOO · Utilities	-67.96
	6/19/22-7/18/22	783PO1 · Broadband Station	-140.71
	6/19/22-7/18/22	638GO2 · Street Lighting	-312.44
	6/19/22-7/18/22	642GO2 · Utilities	-40.76
	6/19/22-7/18/22	742POO · Utilities	-433.90
	6/19/22-7/18/22	742PO1 · Utilities - c cntr/t hall	-67.96
	6/19/22-7/18/22	842GO3 · Utilities	-67.96
	6/19/22-7/18/22	942SOO · Utilities	-3,962.26
	6/19/22-7/18/22	942WOO · Utilities	-997.85
TOTAL			-6,091.80
Caselle Inc		**Alpine-Operating Account**	
	Sept 2022	914SOO · Consulting & Engineering Servs	-164.50
	Sept 2022	914WOO · Consulting & Engineering Ser...	-164.50
TOTAL			-329.00
Sani Serv LLC		**Alpine-Operating Account**	
	p.potties - Hartwell - Aug 2022	732POO · Supplies & Materials	-330.00
	p.potties - Weaver - Aug 2022	732POO · Supplies & Materials	-135.00
	portapotties	781POO · Events & Festivals	-1,595.00
TOTAL			-2,060.00
Browns Hill Engineering & Con...		**Alpine-Operating Account**	
	Wonderware program - plant computer	917WOO · IT Services	-1,540.00
TOTAL			-1,540.00

Town of Ridgway
Register of Demands
August 2022

Name	Memo	Account	Paid Amount
United States Postal Service		**Alpine-Operating Account**	
	July 2022 billing	951WOO · Postage - water	-127.02
	July 2022 billing	951SOO · Postage - sewer	-127.02
TOTAL			-254.04
True Value		**Alpine-Operating Account**	
		732POO · Supplies & Materials	-104.13
		732PO1 · Supplies - c cntr/t hall	-55.35
		932WOO · Supplies & Materials	-50.46
TOTAL			-209.94
Mesa County HDR Laboratory		**Alpine-Operating Account**	
		990WOO · Testing - water	-20.00
TOTAL			-20.00
Clear Networx, LLC		**Alpine-Operating Account**	
	Aug 2022	543GOO · Telephone	-56.00
	Aug 2022	643GO2 · Telephone	-56.00
	Aug 2022	843GO3 · Telephone	-61.00
	Aug 2022	943WOO · Telephone	-56.00
	Aug 2022	943SOO · Telephone	-56.00
	Aug 2022	530GOO · Computer	-50.00
	Aug 2022	630GO2 · Computer	-50.00
	Aug 2022	730POO · Computer	-50.00
	Aug 2022	830GO3 · Computer	-50.00
	Aug 2022	930WOO · Computer	-50.00
	Aug 2022	930SOO · Computer	-50.00
	Aug 2022	930WOO · Computer	-50.00
	Aug 2022	930SOO · Computer	-25.00
	Aug 2022	630GO2 · Computer	-25.00
	Aug 2022	843GO3 · Telephone	-55.00
TOTAL			-740.00
Rocky Mountain Ice		**Alpine-Operating Account**	
	ice - fourth show	781POO · Events & Festivals	-189.00
TOTAL			-189.00
Ouray County Water Users Ass...		**Alpine-Operating Account**	
	OC Water Users Assoc. 2022	915WOO · Dues & memberships	-65.00
TOTAL			-65.00
USABlueBook		**Alpine-Operating Account**	
	PSI transmitters (2)	932WOO · Supplies & Materials	-349.31
TOTAL			-349.31

Town of Ridgway
Register of Demands
August 2022

Name	Memo	Account	Paid Amount
UNCC		**Alpine-Operating Account**	
		915WOO · Dues & memberships	-33.80
		915SOO · Dues & Memberships	-33.80
TOTAL			-67.60
Black Hills Energy-PW Office		**Alpine-Operating Account**	
		642GO2 · Utilities	-11.50
		942SOO · Utilities	-11.50
		942WOO · Utilities	-11.49
TOTAL			-34.49
Black Hills Energy-Hartwell Park		**Alpine-Operating Account**	
		742POO · Utilities	-40.75
TOTAL			-40.75
Black Hills Energy-PW Building		**Alpine-Operating Account**	
		742POO · Utilities	-6.74
		642GO2 · Utilities	-6.74
		942SOO · Utilities	-6.74
		942WOO · Utilities	-6.74
TOTAL			-26.96
Black Hills Energy-Broadband		**Alpine-Operating Account**	
		783PO1 · Broadband Station	-14.69
TOTAL			-14.69
Black Hills Energy-Town Hall		**Alpine-Operating Account**	
		742PO1 · Utilities - c cntr/t hall	-13.58
		842GO3 · Utilities	-13.58
		542GOO · Utilities	-13.59
TOTAL			-40.75
Black Hills Energy-Lift Station		**Alpine-Operating Account**	
		942SOO · Utilities	-26.96
TOTAL			-26.96

Town of Ridgway
Register of Demands
August 2022

Name	Memo	Account	Paid Amount
Verizon Wireless		**Alpine-Operating Account**	
		741POO · Telephone	-56.14
		943SOO · Telephone	-65.65
		943WOO · Telephone	-112.96
		843GO3 · Telephone	-163.04
		543GOO · Telephone	-91.52
		643GO2 · Telephone	-56.14
		552GOO · GIS Mapping - admin	-10.01
		952SOO · GIS Mapping - sewer	-10.01
		952WOO · GIS Mapping - water	-50.01
		830GO3 · Computer	-160.04
TOTAL			-775.52
GoBigBanners.com		**Alpine-Operating Account**	
	Art Walk banner	532GOO · Creative/Main Street Progam	-93.52
TOTAL			-93.52
DOLA		**Alpine-Operating Account**	
		996SOO · Debt Service - DOLA (2)	-15,915.00
TOTAL			-15,915.00
CDPHE		**Alpine-Operating Account**	
	annual Public Health - WWTF	918SOO · Testing & Permits - sewer	-1,427.00
TOTAL			-1,427.00
CDPHE		**Alpine-Operating Account**	
	annual Public Health - drinking water	918WOO · Permits - water	-310.00
TOTAL			-310.00

AGENDA ITEM #7

TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Special Event Permit Application
Private Use of Public Property (*RMC 14-3-3*):
Parks, Facilities, Rights-of-Way, including the Hartwell Park Stage

Application Date:	Feb 3, 2022	Event Name:	Ridgway 1K Rally thru the Alley
Applicant Name:	Trisha Oakland	Event Date:	Oct 1, 2022
Applicant Phone:	970 318 0150	Event Time:	1pm - 2:30pm
Applicant Email:	trisha@weehawkenarts.org	# Attendees:	200 - 250
Organization Name:	Weehawken Creative Arts	# Participants:	200 - 250
Mailing Address:	PO Box 734, Ridgway	Entry Fee(s):	$35 pp
Contact Name (Event Day):	Trisha Oakland or Ashley King	# of Vendors:	Ø
Contact Mobile #:	TRISH 970 209 4740 / ASHLEY 970 708 3855	# of Spectators:	n/a.

IMPORTANT: *Inaugural and second annual events, must receive the express approval of the Ridgway Town Council. Subsequent annual events will be permitted administratively and include all conditions of approval and other Town Council requirements.*

All event sponsors are required to provide proof of insurance listing the Town of Ridgway, officers and employees as additional insured and indemnifying the Town of Ridgway and its officers and employees.

Specify park, facility and/or public right-of-way for the event (*check all that apply*):

☒ Hartwell Park	☒ Performing Arts Stage	☐ Athletic Park
☐ Cottonwood Park	☐ Dennis Weaver Memorial Park	☐ Rollans Park
☐ Green Street Park	☐ Ouray County Fairgrounds	☒ Right-of-Way (specify below)
☐ Other (*specify*):		

If use of Right-of-Way (*streets, alleys, sidewalks*) specify exact location(s):

We are doing a fun Run that starts at the elementary school and winds down the alleyways on the N. side of town, eventually landing at Hartwell park. Some streets will be used &/or crossed during the Brief "Run".

Event Type (*check all that apply*):

☒ Fundraising Event	☐ Outdoor Concert	☐ Filming/ Production
☒ Run/Walk Event	☐ Bicycling Event	☐ Art Show
☐ Outdoor Market	☐ Other (specify):	

Describe in detail the proposed use and activity for the park, facility and/or right-of-way:

Race will Run from elementary school, down the alleys toward Hartwell Park – all on the N side of Sherman/Town. The Race will end in Hartwell park, near the gazebo. The Gazebo will likely be used for the finish line & treats & prize storage. SJ Barrel Fest will Lend the Stage for award ceremony.

For assistance in completing the application please contact the Town of Ridgway 970-626-5308.

Applicant Signature: _____ Date: 2/3/22

TOWN STAFF WILL COMPLETE THE FEE SCHEDULE and REQUIREMENTS BELOW

Permit Application Fee ($50): (*Due at time of application*)	$ 50	Date Paid:	Check #:
Large Event Fee ($50 - *if more than 100 people*):	$ 50	Date Paid:	
Filming/ Production Fee ($250 *per day*):	$	Date Paid:	
Parks Department Assistance ($25/*hr*)	$	Date Paid:	
Performing Arts Stage Use Fee ($300 permitting, *stage preparation and breakdown*):	$	Date Paid:	
Electricity Use Fee: ($15/*day*)	$	Date Paid:	
Law Enforcement Fee: ($30/*hr/officer*)	$	Date Paid:	
Performance Security (*Damage Deposit*) up to 100 people: $100; 101-500 people: $150; >500 people: $200; Hartwell Park Stage Deposit: $500	$	Date Paid:	
Release of Deposit (Yes/No):	$	Date Paid:	

Local government & special districts: 50% fee waiver

ADDITIONAL REQUIREMENTS (*check all that apply*):

☐ Town Council Approval (Date: _____)	☐ Insurance/ Indemnity
☐ Sign Permit	☐ Special Event Liquor License
☐ Special Event Vendor License	☐ Other: _____
☐ Sales Tax License(s)	☐ Other: _____

Vicinity Map/Site Plan

Attach a vicinity map and site plan. List all parks, trails, open space, facilities, roadways, bridges and other Town property proposed for use with the event. The following questions include items which, if applicable, should also be included on the site plan.

Checklist for Vicinity Map/ Site Plan:

- ☐ *Event site (park, trail, open space, facilities, roadway)*
- ☐ *Parking plan and traffic flow*
- ☐ *Locations of security personnel*
- ☐ *Locations of first aid and emergency services*
- ☐ *Routes for EMS and Fire Crew*
- ☐ *Water stations*
- ☐ *Location and number of sanitation facilities*
- ☐ *Food and merchandise vendor booths*
- ☐ *Temporary road closures*
- ☐ *Location of liquor sales and consumption (must match special event liquor license)*
- ☐ *Electrical and lighting sources*
- ☐ *Sound and amplification plan*
- ☐ *Trash Receptacles*
- ☐ *Signage type and location*
- ☐ *Proposed locations for staking or any penetration of the ground*

Parking/Traffic Flow

Indicate the number of parking spaces, locations, traffic flow, personnel directing traffic, and traffic signage.

Name(s) authorized personnel to direct traffic: Board Members & select volunteers w/ Orientation + Safety Vests.

Are you planning event parking on-site? ☐ Yes ☒ No

Are you planning event parking off-site? ☒ Yes ☐ No

How will you be moving people to/from the event site?

permission from Ridgway Elementary for parking @ Start area. Some people may park in-town & walk up to the Race -

Security/Law Enforcement

Describe the emergency communications plan [*e.g.: radio channels, cell phones, etc.*]:

Cell phones Trisha 970 209 4740
Ashley 970 708 3855
> 911 will call in case of emergency & will have dispatch # as well.

Volunteers will also have dispatch & event coordinator phone #'s @ each volunteer

Do you anticipate utilizing uniform deputy services for ground security or traffic direction? ☒ Yes ☐ No

If so, what are the event needs?

it Could be useful to Have someone at the intersection of Clinton & Laura

Will a private security company be used? ☐ Yes ☒ No

How will the security personnel be identified? _____

Will your event interrupt the normal traffic flow on any roadway? ☒ Yes ☐ No

Will your event need authorization to park vehicles on any roadway? ☐ Yes ☒ No

Does event need Ouray County Sheriff's Department or Ridgway Fire Department services? ☐ Yes ☒ No

If yes, please list and explain:

Emergency Medical Care

Describe Emergency Medical Services arrangements/plan:

Call 911

Potable Water

Are participants/vendors providing their own drinking water? ☐ Yes ☒ No

If yes, describe water source, estimated amount and method of distribution:

Water is provided at each of the "Break" Stations on the 1K Route.

Sanitation

Are you planning to use Town restroom facilities? ☒ Yes ☐ No

If yes, describe: Restrooms near pavilion in park where Stage is.

Will portable sanitation facilities be rented? ☐ Yes ☒ No

If yes, describe portable sanitation plan, including company name and phone number:

_____

Sanitation Drop Off/ Pick Up Dates and Times:

Drop Off: ____/____/____ _____
mm / dd / yy est. time

Pick Up: ____/____/____ _____
mm / dd / yy est. time

Food Service & Merchandise Vendors

Will food service and/or merchandise vendors be present at the event? ☐ Yes ☑ No

If yes, an application for a Special Event Vendor License must be submitted to Clerks Office, including a detailed list of all vendors. The Clerk's Office will issue sales tax remittance forms to each vendor.

Describe plan to remove hot coals and grease generated by food vendors: _____

_____

Alcohol Use

No alcoholic beverages may be possessed, consumed or provided on any public property unless the permit holder has been issued a Town of Ridgway Special Event Liquor License from the Town Clerk. All provisions of the Colorado Liquor Code and local law related to liquor apply to all public properties.

Electricity

Is electricity needed for the event? ☐ Yes ☑ No

Describe what electricity will be used for:

_____

What type of service is needed:

_____

Sound and Amplification

Will sound amplification be used for the event? ☐ Yes ☑ No

* Rolls into SJ Barrel Fest when @ Hartwell.

Describe sound/ amplification to be used:

_____

_____

Trash Collection/Removal

Will event use Town park trash receptacles? ☐ Yes ☒ No

Will event have dumpsters be rented? ☐ Yes ☒ No

If yes, describe trash collection plan, including company name and phone number:

_____

Collection Container Drop Off/ Pick Up Dates and Times:

Drop Off: ____/____/____ _____
mm / dd / yy est. time

Pick Up: ____/____/____ _____
mm / dd / yy est. time

Road Closure

Are temporary road closures needed for the event? ☒ Yes ☒ No

Describe the road closure, signage and safety plan: There is a brief period where Racers are on Laura as they pass from alley to alley where we may need to Hold traffic @ Clinton & Laura.

Signage

Indicate the date and time the temporary signage will be placed:
(contact Town Staff for applicable regulations)

Signage Up: 10 / 1 / 22
mm dd yy

Signage Down: 10 / 1 / 22.
mm dd yy

Basic Directional & event Signage for Directing public & Racers.

Staking (*ground penetration – eg: tents, signs, fencing, etc.*)

Are any ground penetrations needed for the event? ☐ Yes ☒ No

Describe the staking plan:_____

_____

Please list any other special requirements or potential impacts of the event:

_____

_____

_____

*** Please Note:** *Town equipment and furnishings cannot be removed from Town Hall for use outside of Town Hall.*

= parking
= race route
= break/water/trash station
= first aid
= Award Ceremony and Music
= Liquor Boundary
Ridgway
ntary School
Frederick St
N Laura St
N Cora St
N Lena St
N Railroad St
Charles St
Clinton St
N Charlotte St
Kate s Place
Ridgway Town Hall
Ouray County Ranch
History Museum
aehawken
ve Arts Center
Gnar
62
Sherman St
S Elizabeth St
S Charlotte St
S Mary St
S Laura St
S Cora St
S Lena St
Ridgway
Mountain Market
Ridgwa
Dentisti
Liddell Dr
Hyde St
Adobe Inn
S Amelia St
Marie St
Moffat St
Cottonwood Creek
Elizabeth St
Chipeta Solar
Springs Resort & Spa
Chipeta Dr

AGENDA ITEM #8

To:	Town of Ridgway Town Council
Cc:	Preston Neill, *Ridgway Town Manager*
From:	TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date:	August 5, 2022
Subject:	RidgSix Subdivision Planned Unit Development Preliminary Plan and Plat for August 10th TC Meeting

APPLICATION INFORMATION

Request:	Approval of RidgSix Subdivision Planned Unit Development and Preliminary Plan (*Formerly McIsaac Subdivision PUD*).
Legal:	Lots 16, 17, 18, 19, and 20, Block 28, Town of Ridgway Section 21, T44N, R10W, N.M.P.M.
Address:	283 N. Cora Street, Ridgway, CO 81432
General Location:	Southwest corner of the intersection of N. Cora St and Charles St.
Parcel #:	430516209001
Zone District:	Historic Residential (HR)
Current Use:	Undeveloped property
Applicant:	Matt McIsaac
Owner:	Tio Trio, LLLP

PROJECT REVIEW

BACKGROUND

Applicant is submitting a Preliminary Plan for a proposed Planned Unit Development (PUD). The Sketch Plan was approved on July 28, 2021.

This property is located at the southwest corner of North Cora Street and Charles Street, in the Historic Residential district. The lot is a quarter block and is 20,164 square feet, or 0.46 acres.

The proposed PUD includes dividing this parcel into seven different lots – one with the existing single-family home over an attached garage, and the other six being townhouse lots facing Charles Street. The approximate size of each new townhouse unit is 1,560 square feet of heated living space over 2 levels, and a 580 square foot garage on the ground floor. There are 2 bedrooms and 2.5 baths per unit.

This project was originally presented to the Town of Ridgway Planning Commission on October 26, 2021, where the application was tabled to allow the applicant to address comments related to the buildings architectural design. The application was presented to the Planning Commission again on

November 30, 2021, where the Planning Commission recommended approval of the request with conditions. Since that time, there have been three submittals and reviews completed. While the project is at the point where Staff is comfortable presenting the application to the Town Council for their consideration, there still may be some inconsistencies, conflicts, or other minor clerical or technical amendments that need to be made to ensure that all plans are consistent with previous reviews and between the various materials provided. Therefore, staff has requested a condition be added that allows staff and the applicant to make these types of changes prior to the Preliminary Plat and PUD being executed by the Town.

REQUEST

The applicant wishes to further subdivide Lots 16, 17, 18, 19, and 20, Block 28, into six separate lots for each of the proposed six townhouse units and one lot with the existing residence for possible further development with a future amendment to the PUD.

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-3-23(D).

CODE REQUIREMENTS

RMC §7-4-5(B) PRELIMINARY PLAT

(8)(b) A Planning Commission recommendation of approval, with or without conditions, shall be submitted to the Town Council once the following are met:

1. *The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*
2. *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
3. *Payment of all costs due to date pursuant to subsection 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

RMC §7-3-16(B) CRITERIA FOR A PUD

A Planned Unit Development must meet the following conditions for approval:

(1) It shall be in general conformity with the Town's Master Plan.
(2) All landowners within the PUD shall consent, in writing, to the PUD.

RMC §7-3-16(E) PROCEDURES:

(1) PUDs shall be reviewed with the same procedures for review of subdivisions as found in Subsection 7-4-5 Subdivision Procedures. A public hearing shall be held on the PUD pursuant to the Review Procedures of Section 7-3-23.
(2) Approval of the PUD by the Town is purely discretionary. If the Town and the applicant do not agree on all required conditions and the plan, the Town may deny approval, or the Town may unilaterally impose conditions. If the developer does not accept the conditions, that development must adhere to standard dimensional, subdivision and zoning requirements.

RMC §7-3-16(F) REQUIRED IMPROVEMENTS AND STANDARDS:

The PUD Plan shall provide for construction of the same improvements required for subdivisions in Subsection 7-4-6 and design standards of subsection 7-4-7.

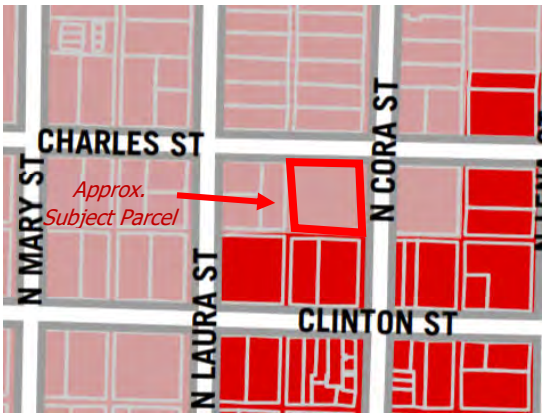
RMC §7-3-16(G) ADDITIONAL REQUIREMENTS:
The PUD shall also show the location, size, and number of dwelling units, proposed uses for all buildings and shall further set out the location of all proposed parking areas, streets, sidewalks, bike paths, and other improvements and structures. Where appropriate, parameters, limits, or specifications may be approved in lieu of exact locations, numbers, and sizes.

ANALYSIS

MASTER PLAN GOALS

This parcel is identified as *Town Core Neighborhoods* on the Future Land Use Map of the 2019 Master Plan. This anticipates the following land uses and development patterns:

Maximum Density / Height	6 to 12 du/ac; 3 stories
Primary Uses:	Single-family homes, duplexes, and smaller multi-family residential uses.
Supporting Uses	Professional offices and service businesses, limited retail, parks and recreational facilities, community gardens, civic and government facilities.
Characteristics	• The Town Core is the commercial heart of Ridgway with a unique historic character, pedestrian oriented development pattern, and vibrant mix of uses, including those oriented towards the community and tourists. • Historic preservation and adaptive reuse of existing structures are a priority to maintain the historic character of this area. New development should respect the character of existing development. • Residential uses are encouraged as supporting uses, particularly in the stories above commercial uses or as standalone multifamily buildings, townhomes, or attached single-family housing. • Sidewalks, public art, lighting, street trees, and other streetscape enhancements are encouraged to improve the walkability and experience of pedestrians.



The project should be in general conformance with the goals and policies identified within the 2019 Master Plan and the Future Land Use Map. Figure 1 depicts the Future Land Use classification of the subject property and surrounding area. The Master Plan provides important insight into the community's vision. Though these goals are not firm requirements, it is important that the applicant showcase the various ways their project meets these goals.

The following Goals and Policies identified in the 2019 Master Plan were considered when evaluating this project's conformance with the plan.

- *Goal COM-2:* Encourage a diversity of housing options that meet the needs of residents.
- *Policy COM-2.1: Diversity of Housing Types:* Encourage development of a variety of housing sizes, types, tenure types, densities and prices.
- *Policy COM-2.2: Housing Options:* Support the development of a range of housing options in Ridgway, including but not limited to townhomes.
- *Policy COM-2.3: Resident-Occupied Housing:* Support strategies that maintain resident-occupied housing in Ridgway.
- *Policy CHR-1.1: Neighborhood Character:* Encourage the development of neighborhoods that enhance and reflect the character of Ridgway through quality design.
- *Policy CHR-1.2: Neighborhood Walkability and Bikeability:* Enhance walkability and bikeability within existing neighborhoods and between other areas of town.
- *Policy GRO-1.1: Directed Growth:* Direct growth to occur in a concentric fashion from the core outward, in order to promote efficient and sustainable Town services, strengthen the Historic Town Core and existing neighborhoods, and preserve the rural character of the surrounding landscape.
- *Policy GRO-1.4: Underutilized Areas:* Encourage infill development on vacant parcels and the redevelopment or adaptive reuse of or underutilized parcels or structures in the Historic Town Core of other areas where infrastructure and services are already in place.
- *Policy GRO-1.5: Design of New Development:* Ensure new development and infill/redevelopment is compatible with the surrounding area or neighborhood.
- *Policy GRO-1.7: Transitions:* Ensure smooth transitions and/or compatibility between distinct land uses.
- *Goal GRO-2:* Ensure public infrastructure, utilities, facilities, and services are sufficient to meet the needs of resident's and businesses as the town grows.
- *Policy GRO-2.1: Growth Pays for Growth:* The costs of extending or expanding town infrastructure should be borne by the developer and not the Town or residents.

- *Policy GRO-2.2: Adequate Public Facilities:* Proposed development should demonstrate that town facilities and infrastructure have the capacity to serve the development.
- *Policy GRO-4.7: Connectivity of New Development:* Encourage new development to connect to existing biking and pedestrian facilities throughout the town.
- *Policy GRO-5.4: Parking Requirements:* Support the use of on-street parking to maximize the use of available resources.

LAND USES

The HR zone district allows Townhouse dwelling units in a structure containing more than four dwelling units as a conditional use. The proposed uses are allowed in the underlying zone district; therefore, they may be requested to be included within the PUD.

Considering that half the property is not being developed and remaining a single-family use, the density of the project is calculated at six (6) dwelling units on 0.24 acres of area. Therefore, the proposed density is 25 dwelling units per acre on that portion of the project. When bringing in the remainder of the project, the gross density of the project is 15.2 dwelling units per acre. This is calculated at seven (7) units on the 0.46-acre property.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. The table below identifies the HR district dimensional standards compared to the dimensional standards being proposed for each lot. Proposed standards which do not meet the underlying HR district requirements are identified in red text within the table. If approved, the dimensional standards proposed for each lot would supersede the HR district standards for this property.

RidgSix Townhouse PUD Dimensional Standards Table				
	Lot Area	Lot Width	Lot Coverage	
			Sq. Ft.	Percentage
HR District Requirements	3,000sf	25′		50%
Lot 1	9,798sf	69′	4,899sf	50%
Lot 2	2,044sf	28′	954.5sf	46.7%
Lot 3	1,533sf	21′	954.5sf	62.3%
Lot 4	1,533sf	21′	954.5sf	62.3%
Lot 5	1,533sf	21,	954.5sf	62.3%
Lot 6	1,533sf	21′	954.5sf	62.3%
Lot 7	2,190sf	30′	954.5sf	43.6%

The following are the minimum setbacks applicable to the HR district:

- Front Setback: 15′
- Rear Setback: 8′; 2′ adjacent to alley
- Side Setback: 3′; 2′ adjacent to alley
- Side on Corner Lot: 7.5′

The table below identifies the proposed setbacks for each lot. Again, dimensions that do not meet the minimums set forth in the RMC for the underlying HR zone district are identified with red text. Furthermore, while the RMC allows for additional encroachments or reductions in setbacks for certain situations (overhangs, features, etc.), these further encroachments will not be allowed for Lots 2-6 as requested in planning comment #7 in the October 6, 2021, comment letter.

If approved, the reduced setbacks would be allowed on this property pursuant to the PUD.

Required Setback:				
Lot #	North	South	East	West
Lot 1	*See HR District requirements in Sec. 7-3-6 of RMC, as may be amended from time to time.*			
Lot 2	15′ *(Front)*	9′ *(Rear)*	0′ *(Side)*	5.5′ *(Side Alley w/ Easement)*
Lot 3	15′ *(Front)*	9′ *(Rear)*	0′ *(Side)*	0′ *(Side)*
Lot 4	15′ *(Front)*	9′ *(Rear)*	0′ *(Side)*	0′ *(Side)*
Lot 5	15′ *(Front)*	9′ *(Rear)*	0′ *(Side)*	0′ *(Side)*
Lot 6	15′ *(Front)*	9′ *(Rear)*	0′ *(Side)*	0′ *(Side)*
Lot 7	15′ *(Front)*	9′ *(Rear)*	8′ *(Side street)*	0′ *(Side)*

ACCESS

Lot 1, the existing single-family residence is currently accessed from North Cora Street. That access will remain through the development of this project.
Lots 2-6 will be accessed directly onto Charles Street to the north of the property. The project includes tuck-under garages and a driveway depth adequate to park one vehicle on site. Therefore, each unit will provide two on-site parking spaces for the residence. This is consistent with the RMC requirements.

UTILITIES

Water and sewer infrastructure are available in the adjacent rights-of-way and are of adequate size and capacity to serve this project.

ARCHITECTURE AND DESIGN

The architectural standards set forth in Sec. 6-6-5 appear to be met since the front façade provides breaks in the plane through the use of a recessed garage, a second-floor deck and a third-floor balcony.

The east side of the building, which abuts the N. Cora St. right-of-way, is met through a push-out of the façade approximately in the middle of the wall, as well as the use of windows and different materials.

The property is in a key transition location between the historic residential neighborhood to the north with mostly single-family detached homes and the more commercial, downtown area to the south. The proposed massing, height, and design fits in this transition zone which is appropriate for this property.

LANDSCAPING

Since the application was in process before the revised landscape regulations were adopted in late 2021, the application was reviewed against the previous landscape standards.

The proposed landscaping plan is in general conformance with the RMC requirements as currently presented. Pursuant to comments provided to the applicant, there are some additional details needed to understand specifics, such as total live and non-live materials being provided and where those will be located on the site. Based on discussions, staff is comfortable with the project intentions, however, this additional information will need to be confirmed and is covered in the recommended conditions and further explained in the attached planning comment letter.

The table below indicates the required and provided landscaping standards. These standards are based on the RMC standards. As requested in the attached comments, will be confirmed with the applicant and displayed on the plan set. An important note is that staff is not suggesting that the proposal doesn't meet the standards, or the landscape plan needs to be amended, but that the propose landscaping should be indicated on the plan set where it varies from the RMC standards.

	# of Trees *(FY-Tot)*	# of Shrubs *(FY-Tot)*	Min. Live Materials	Max Non-Live Materials	Max Rocks/Stone
Lot 1	*Landscaping will remain as exists today. RMC landscaping requirements applicable at the time the property is developed shall apply at that time.*				
Lot 2	2 - 3	3	275.5sf	275.5sf	55.1sf
Lot 3	1 - 1	3	199.5sf	199.5sf	39.9sf
Lot 4	1 - 1	3	199.5sf	199.5sf	39.9sf
Lot 5	1 - 1	3	199.5sf	199.5sf	39.9sf
Lot 6	1 - 1	3	199.5sf	199.5sf	39.9sf
Lot 7	FY: 2 - 3	2-3	137.57sf	137.57sf	57.0sf
	SY: 2	2	275.5sf	275.5sf	43.2sf

NOTE: FY = Front Yard; Tot = Total

VARIATIONS, WAIVERS, CONDITIONAL USES PROPOSED:

By pursuing a PUD for this property, the applicant may request several variations from the minimum development standards. The following is a summary of the variations that are being requested through this PUD. If the PUD is approved, these variations, waivers, and conditional uses are automatically approved as well:

1. Conditional Use to allow more than 4 townhome units in the HR District.

2. Reduction in required lot width for Lots 3, 4, 5, & 6.

Standard	***Required***	***Lot 1***	***Lot 2***	***Lot 3***	***Lot 4***	***Lot 5***	***Lot 6***	***Lot 7***
Width	25′	69′	28′	21′	21′	21′	21′	30′
Reduction				-4′	-4′	-4′	-4′	

3. Reduction in Lot Area for Lots 2, 3, 4, 5, 6 & 7.

Standard	***Required***	***Lot 1***	***Lot 2***	***Lot 3***	***Lot 4***	***Lot 5***	***Lot 6***	***Lot 7***
Size	3,000	9,798sf	2,044sf	1,533sf	1,533sf	1,533sf	1,533sf	2,190sf
Reduction			-956sf	-1,467sf	-1,467sf	-1,467sf	-1,467sf	-810sf

4. Increase in allowed Lot Coverage for Lots 3, 4, 5, & 6.

Standard	***Required***	***Lot 1***	***Lot 2***	***Lot 3***	***Lot 4***	***Lot 5***	***Lot 6***	***Lot 7***
Max SF of Lot Coverage	50%	4,899sf	1,022sf	766.5sf	766.5sf	766.5sf	766.5sf	1,095sf
Proposed (sf)		4,899sf	954.5sf	954.5sf	954.5sf	954.5sf	954.5sf	954.5sf
Proposed (%)		50%	46.7%	62.3%	62.3%	62.3%	62.3%	43.6%

5. Decrease interior side setbacks to 0′ for Lots 2, 3, 4, 5, 6 & 7.

Standard	***Required***	***Lot 1***	***Lot 2***	***Lot 3***	***Lot 4***	***Lot 5***	***Lot 6***	***Lot 7***
Front Setback	15′	15′+ (E)	15′+ (N)	15′+ (N)	15′+ (N)	15′+ (N)	15′+ (N)	15′+ (N)
Rear Setback	8′ (2′)	2′+ (W)	9′ (S)	9′ (S)	9′ (S)	9′ (S)	9′ (S)	9′ (S)
Side Setback	5′ (2′)	5′+ (N) 2′+ (S)	0′ (E)	0′ (E) 0′ (W)	0′ (E) 0′ (W)	0′ (E) 0′ (W)	0′ (E) 0′ (W)	8′ (E) 0′ (W)
Side Street Setback	7.5′ (2′)	N/A	5.5′(W)	N/A	N/A	N/A	N/A	

6. Decrease in the number of total trees provided on Lot 2.
   Per the previous RMC, Lot 2 requires two trees in the front yard and a total of three trees. The plans propose two trees in the front yard, but only a total of two trees, therefore, a reduction of one tree on Lot 2 is needed. If the revised landscape regulations were to be applied to Lot 2, only one tree and one shrub would be required. The landscape plan proposed two trees and three shrubs in a layout that is consistent with the landscaping provided along Charles St.

PLANNING COMMISSION UPDATE

At the October 26th Planning Commission meeting, the Planning Commission tabled the RidgSix Townhome Preliminary Plat and Preliminary Plan applications to allow the applicant to address Planning Commission comments. The concerns the Planning Commission identified were generally related to:

1. The density of the project and the potential future development on Lot 1,
2. Lack of building articulation or breaking up the mass and bulk of the building,
3. Minimum materials used on the exterior of the building to break up the mass and bulk of the building, and
4. Understanding the building mass and height compared to other buildings in the neighborhood.

The Planning Commission discussion can be viewed on the Town's YouTube channel by clicking on this link.

The applicant updated the materials and submitted 3D models of the building to address the comments made by the Planning Commission. The updates submitted are attached for the Planning Commission's review.

At their regular meeting on November 30, 2021, the Town of Ridgway Planning Commission recommended approval of the Preliminary Plat and PUD for the RidgSix Townhome Subdivision PUD by a vote of 6-1 with the following conditions:

1. The applicant shall address all outstanding planning comments identified in the planning review comment letter dated October 6, 2021, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council.
2. The applicant shall address all engineering comments identified in the review comments sent to the applicant via email on September 24, 2021, to the satisfaction of Town Staff prior to the application being scheduled for consideration at the Town Council.
3. There shall be a plat note limiting short-term rentals to one bedroom in each dwelling.
4. There shall be a plat note allowing only one accessory dwelling unit and one single family residence on Lot 1.

UPDATES: These conditions have been addressed to the satisfaction of staff to allow the project to proceed to the Town Council. Because there have been multiple reviews since the Planning Commission's recommendation in October, conditions 1 and 2 are no longer applicable, however, an updated review letter has been provided dated August 5, 2022, and a condition that those outstanding comments be addressed is provided in Staff's updated recommendation below.

Condition #3 has been addressed with Plat Note #5.

Condition #4 has been addressed with Plat Note #6, however, staff does not find that the note as drafted meets the intent of the Planning Commission's recommended condition, therefore, a condition has been requested to modify this note further.

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, staff recommends that the Town of Ridgway Town Council approve the RidgSix Townhouse Subdivision Preliminary Plat and PUD with the following conditions:

1. The applicant shall address all outstanding comments identified in the review comment letter dated August 5, 2022, to the satisfaction of Town Staff prior to the Preliminary Plat and PUD being executed by the Town.
2. Modify Plat Note #6 to align with Planning Commissions recommended condition to limit development on Lot 1 to one single-family dwelling and one ADU.
3. All clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards.

ATTACHMENTS

A. Application and Support Materials
B. Ridgway Review Letter dated August 5, 2022

TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only
Receipt # CK 0106
Date Received: 1-28-21
Initials: KS
$1,650.00

Planning Commission Hearing Request

General Information

Applicant Name	MATT Mc ISAAC	Application Date	1/28/21
Mailing Address	PO BOX 942		
Phone Number	970-787-0368	Email	
Owner Name	MATT MCISAAC		
Phone Number		Email	
Address of Property for Hearing	283 N. CORAST. (TBD CHARLES + N. CORA)		
Zoning District	HR		

Brief Description of Requested Action

P.U.D.- MULTI-FAMILY DWELLING

Action Requested and Required Fee Payable to the Town of Ridgway

☐ Temporary Use Permit per 7-3-18(C)	$150.00	**Subdivisions per 7-4 unless noted**	
☐ Conditional Use per 7-3-19	$250.00	☐ Sketch Plan	$300.00 (+ $10.00/lot or unit)
☐ Change in Nonconforming Use per 7-3-20	$150.00	☒ Preliminary Plat	$1,500.00 (+ $25.00/lot or unit)
☐ Variances & Appeals per 7-3-21	$250.00	☐ Preliminary Plat resubmittal	$750.00 (+ $25.00/lot or unit)
☐ Rezoning per 7-3-22	$250.00	☐ Final Plat	$600.00
☐ Other Reviews Pursuant to 7-3-23	$250.00	☐ Minor Subdivision	$450.00 (+ $25.00/lot or unit)
☐ Variance to Floodplain Reg. per 6-2	$150.00	☐ Lot Split	$450.00
☐ Master Sign Plan Pursuant to 7-3-117	$150.00	☐ Replat	$150.00 (+ $25.00/lot or unit)
☐ Deviations from Residential Design Standards per 6-6	$175.00	☐ Plat Amendment	$250.00
		☐ Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
☐ Other	$_____	☐ Statutory Vested Rights per 7-5	$1,500.00

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

Attachments Required

For All Applications

- ☐ Evidence of ownership or written notarized consent of legal owner(s).
- ☐ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria), this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping.
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non-conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property.

For Rezonings

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☐ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

Applicant Signature _____ Date 1/28/21

Owner Signature _____ Date 1/28/21

Preliminary Plat

RidgSix Townhomes

A Planned Unit Development

The subdivision and development of block 28 conforms to the Ridgway master plan perfectly. As it's been discussed many times, the need for housing in the area is at an all time high. It is crucial we allow the densification of the urban corridor in mindful and creative ways. This proposed project will add 6 new homes to our historical residential district with two ample off street parking spaces per unit. With a standard use by right, this parcel would accommodate 5 dwellings with the option for an ADU for each home making 10 dwellings total. It’s important we focus on densifying our urban corridor to avoid the sprawling of developments outside of town. Allowing well designed multi-family in town core will avoid the perimeter of Ridgway being wrapped in townhome communities. It also been noted the town has a major storm water issue located at the corner of Charles st. and N.Cora st., This development allows both the town and owner to address these issues. It also provides the continuation of proper curb, gutter and drainage from the Historical business district as well as the north side (Charles St)

Conditional use approval: Lot Coverage: 6 vs. 4 units. As discussed during sketch plan, it is my intention to build and sell attainable housing. The current lot will accommodate the six units and this allowing to lower the purchase price. With the current cost to build and engineer this project; if four were built, the sale price of the units would be over $100k more per unit. This town NEEDS attainable housing for WORKING individuals and families. I plan to provide this and hoping this will help others understand the importance of density in our town districts.

Proposed structure includes:

2 bedroom, 3 bath per unit
Estimated water usage per unit: 2600 gal/month

Living square footage per unit:1,560 (+ garage)

Parking spaces per unit: 2 (off of town property)

Estimated construction cost: $3.5m
Current lot size: 20,164 sq ft (0.46 acres)

Short term rentals will only be allowed in one bedroom of each unit (owner occupied) Buyers with long term rental intentions will be given purchase incentives.

The only additional structure allowed on this lot will be one single family home in front of the current ADU

All Variances are due to the multifamily nature and shared wall design of the structure.

A variance is needed for the four internal lot widths
A variance is being requested for the lot area of all six townhouse lots
A variance is being requested for lot coverage for the 4 internal lots

A variance is being requested for side setbacks for interior units. A variance is being requested for front and back roof overhang

~~A variance to build an 8ft fence on South East corner of lot extending 50ft each way. This alley intersection will become a major thoroughfare with the addition of Artspace. Additionally, the alley has been built up higher than before Artspace construction, leaving the road higher, thus a 6ft fence will not achieve privacy with passing cars and pedestrians.~~

As a designer and builder, it is my passion to build an aesthetically pleasing structure that will compliment the towns artistic fiber. Using mixed material and creative design to achieve a timeless, efficient, and sustainable housing all while meeting drought tolerant landscaping, developmental and architectural town standards.

TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Date Received: _____
Initials: _____

Authorization of Agent

Owner(s) Information

Name(s) Tio Trio LLLP | Date 10/15/21

Phone 970-209-1626 | Email

Property Information

Property Street Address 283 N. Cora St.

Property Legal Address: Subdivision | Filing | Block 28 | Lot 16-20

Authorized Agent Information

Name Matt McIsaac

Phone 970-787-0368 | Email matthewmcisaac@gmail.com

Permits Applicable

ANY AND ALL

☑ Building ☑ Subdivision ☑ Land Use Hearing ☑ Encroachment ☑ Other: _____

I/we, the undersigned owner/s of the above described real property located in the Town of Ridgway, Colorado, hereby authorize:

Matt McIsaac

Name of Authorized Agent

to act in my/our behalf in applying for the above permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

manager Tio Trio 10·18·21

Property Owner of Record | Date

Property Owner of Record | Date

Property Owner of Record | Date

Lots 16, 17, 18, 19, and 20, Block 28, Town of Ridgway
Section 21, T44N, R10W, N.M.P.M.
Ouray County, Colorado

October 18, 2021

Matt McIsaac
283 N. Cora st
Ridgway, CO 81432

To whom it may concern,

This is to inform staff and committees that no previous mineral rights have been affiliated or recorded with the property we wish to replat.

Lots 16, 17, 18, 19, and 20, Block 28, Town of Ridgway

Section 21, T44N, R10W, N.M.P.M.

Ouray County, Colorado

Any further inquiries can refer to county clerk and recorder.

Thank you

Sincerely yours,

Matt McIsaac

PRELIMINARY PLAT
FOR RIDGSIX TOWNHOMES SUBDIVISION,
A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16, 17, 18, 19 AND 20, BLOCK 28,
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.
OURAY COUNTY, COLORADO.

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Bylaws (HOA)
RidgSix 3D Rendering
Sketch Up Model Animation
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Response to Planning Comments

ATTORNEYS CERTIFICATE:

I, Thomas G. Kennedy, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the Title Commitment Order Number OU85005630-3 effective as of 02/14/2019 at 5:00 P.M. issued by Land Title Guarantee Company and according to that title commitment, of all land herein platted and that title to such land is in the dedicator(s) and owners, and that based upon my review of said title commitment, the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

CURRENT YEARS TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.

RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 24, 1903, IN BOOK 64 AT PAGE 56; AND IN PATENT RECORDED MAY 12, 1892 IN BOOK 8 AT PAGE 483; AND IN PATENT RECORDED MAY 12, 1892 IN BOOK 8 AT PAGE 484.

ALL MATTERS DISCLOSED ON THE PLAT OF THE TOWN OF RIDGWAY RECORDED JULY 07, 1890 IN PLAT BOOK 1 AT PAGE 23.

Dated: _____,2022

By:_____
Attorney at Law

APPROVAL OF TOWN ATTORNEY:

Approved for recording *this* _____*day of* _____,*2022*

By:_____,
Town Attorney

PLANNING COMMISSION:

Recommended for approval by the Planning Commission this _____

day of _____,*2022*

By:_____
Chair Person,

TOWN COUNCIL:

Approved by the Town Council *this* _____*day of* _____,*2022*

By:_____
Mayor.

ENGINEERS CERTIFICATE:

I _____, a Registered Engineer in the State of Colorado, do certify that the streets, curb gutter & sidewalk, sanitary sewer system, the water distribution system, fire protection system and storm drainage system for this subdivision are properly designed, meet the Town of Ridgway specifications, are adequate to serve the subdivision shown hereon.

Date:_____ _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: Tio Trio L.L.L.P., a Colorado Limited Liability Limited Partnership ("Owner"), being the owner of the land described as follows:

Lots 16, 17, 18, 19 & 20, Block 28, Town of Ridgway, according to the plat thereof recorded July 7, 1890 in Plat Book 1 at Page 23, County Of Ouray, State Of Colorado ("Property"),

has laid out, platted and subdivided same as shown on this plat under the name of Lots 1-7 Ridgsix Townhomes, a Planned Unit Development, and by these presents does hereby dedicate to the perpetual use of the Town of Ridgway, Ouray County, Colorado, the streets, alleys, roads and other public areas as shown and designated for dedication hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

In witness hereof Owner has executed this Plat effective as of _____*, 2022.*

Tio Trio L.L.L.P.,
a Colorado Limited Liability Limited Partnership

By: _____

Printed Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ *day of* _____*, 2022, by* _____ *as the* _____ *of Tio Trio L.L.L.P., A Colorado Limited Liability Limited Partnership.*

Witness my hand and official seal.

_____ _____ *My commission expires:* _____
Notary Public

_____
Notary Public

PLAT NOTES:

1.All construction will conform with Ridgway Municipal Code.
2. Outdoor Lighting; All outdoor lighting shall conform to Ridgway Municipal Code Section 6-5 "Outdoor Lighting regulations", as may be amended.
3. The only allowed use on Lots 2-6, RidgSix Townhome Subdivision PUD shall be townhomes as defined by the Ridgway Municipal Code.
4. No ADUs shall be allowed on Lots 2-6, RidgSix Townhome Subdivision PUD.
5. Up to one bedroom within each dwelling unit on Lots 2-7 may be used for Short-Term Rentals. All performance measures and licensing requirements of the Ridgway Municipal Code shall be met prior to using any bedroom as a short-term rental.
6.Lot 1 may remain as an ADU with all the allowed uses and accessory uses afforded it in the Ridgway Municipal Code. Any redevelopment or further development beyond the addition of a single-family dwelling shall require a new PUD or an amendment to this PUD as required by the Ridgway Municipal Code at the time of such request.
7. All provisions of the Ridgway Municipal Code, as adjusted from time to time, apply to this property with the exception of those explicitly provided for in the RidgSix PUD. Where there is a conflict between the provisions of the Ridgway Municipal Code and the provisions of this PUD, this PUD shall prevail.
8.The Developer shall design the roof to retain snow. Such design shall be reviewed in conjunction with the building permit.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statute, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

_____
Thomas A. Clark PLS. 38014

NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - Order Number OU85005630-3 effective on 02/14/2019 at 5:00 P.M.

2. According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30.1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.

3. Field work was performed in April 2021.

4. Elevation datum for this survey is based on benchmark "SPIKE IN CURB" that elevation being 7000.67.

5. NOTICE: According to Colorado law you must commence any legal action based upon 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 then ten years from the date of the certification shown hereon.

6.Bearings for this survey are based on found monuments on the northern boundary of Block 28, Town of Ridgway, According to the Plat thereof recorded July 7, 1890 in Plat Book 1 at Page 23, County of Ouray, State of Colorado, as shown here on.

7. Geotechnical report should be reviewed for site concerns.

8. The Ridgsix HOA will maintain the storm system. If the Ridgsix HOA does not maintain the storm system the Town of Ridgway may cause the work to be done at the expense of the property owner .

9. All existing gravel shall be removed from the property prior to a building permit being issued in accordance with the approved stormwater calculations.

TREASURERS CERTIFICATE:

According to the records of the County of Ouray Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable.

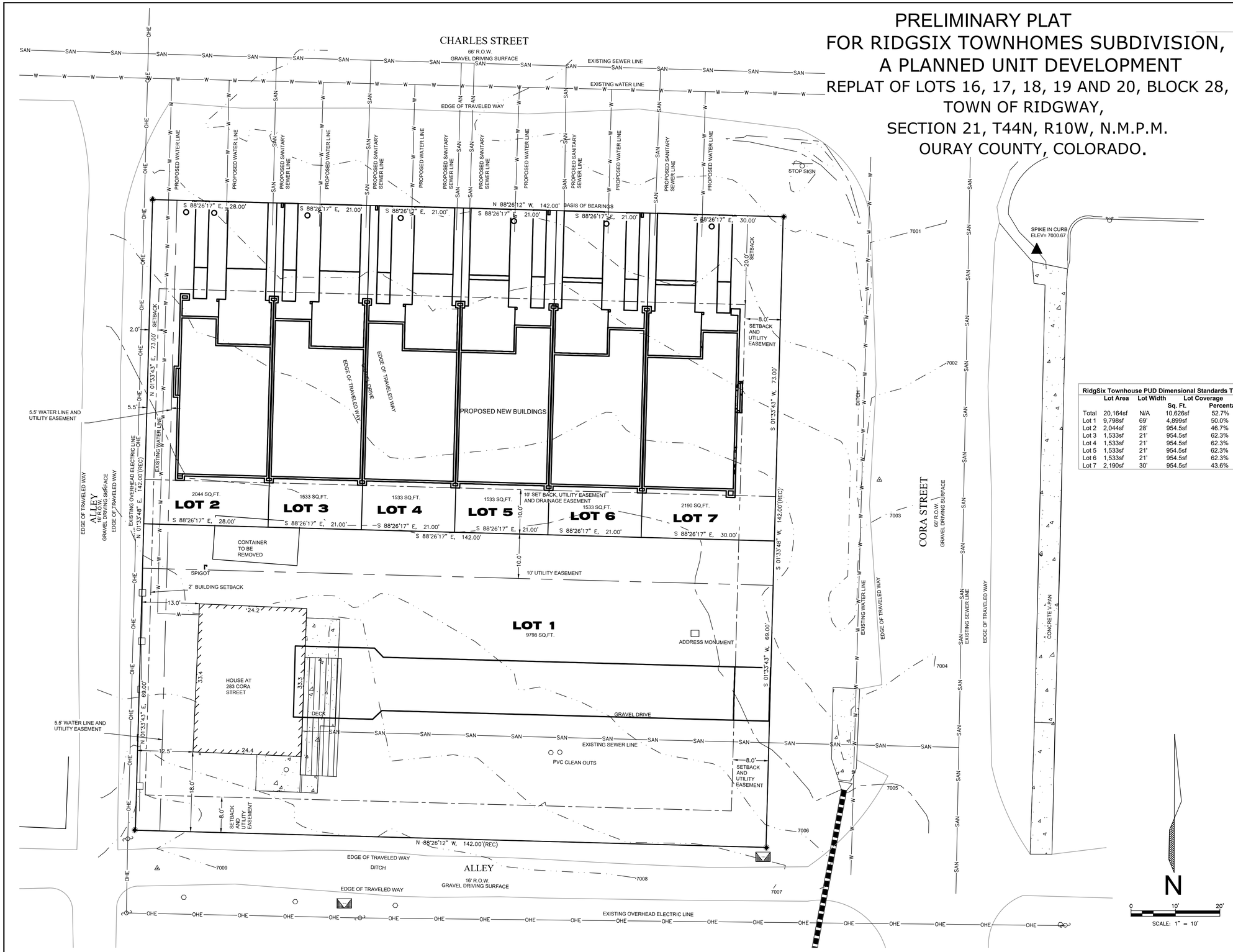
Dated this:_____day of_____2022

Jill Mihelich
Ouray County Treasurer

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 6/22/2022		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	
		SHEET-1-OF-2

PRELIMINARY PLAT
FOR RIDGSIX TOWNHOMES SUBDIVISION, A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16, 17, 18, 19 AND 20, BLOCK 28, TOWN OF RIDGWAY, SECTION 21, T44N, R10W, N.M.P.M. OURAY COUNTY, COLORADO.



VICINITY MAP
NTS

RidgSix Townhouse PUD Dimensional Standards Table

	Lot Area	Lot Width	Lot Coverage Sq. Ft.	Lot Coverage Percentage
Total	20,164sf	N/A	10,626sf	52.7%
Lot 1	9,798sf	69'	4,899sf	50.0%
Lot 2	2,044sf	28'	954.5sf	46.7%
Lot 3	1,533sf	21'	954.5sf	62.3%
Lot 4	1,533sf	21'	954.5sf	62.3%
Lot 5	1,533sf	21'	954.5sf	62.3%
Lot 6	1,533sf	21'	954.5sf	62.3%
Lot 7	2,190sf	30'	954.5sf	43.6%

Required Setback:
The following setbacks are measured to the closest point of all building structures. No encroachments or reductions in setbacks are permitted within the RidgSix Townhomes PUD. Encroachments and reductions may be allowed for Lot 1 provided such encroachment(s) and/or reduction(s) are allowed in the Ridgway Municipal Code applicable at the time of request.

Lot #	North	South	East	West
Lot 1	See HR District requirements in Sec. 7-3-6 of RMC, as may be amended from time to time.			
Lot 2	15' (Front)	9' (Rear)	0' (Side)	5.5' (Side Alley w/ Easement)
Lot 3	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 4	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 5	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 6	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 7	15' (Front)	10' (Rear)	8' (Side street)	0' (Side)

LEGEND:

- CONCRETE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38135
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- POWER POLE
- SIGN
- FIRE HYDRANT
- (REC) INDICATES RECORD BEARING AND DISTANCE

N

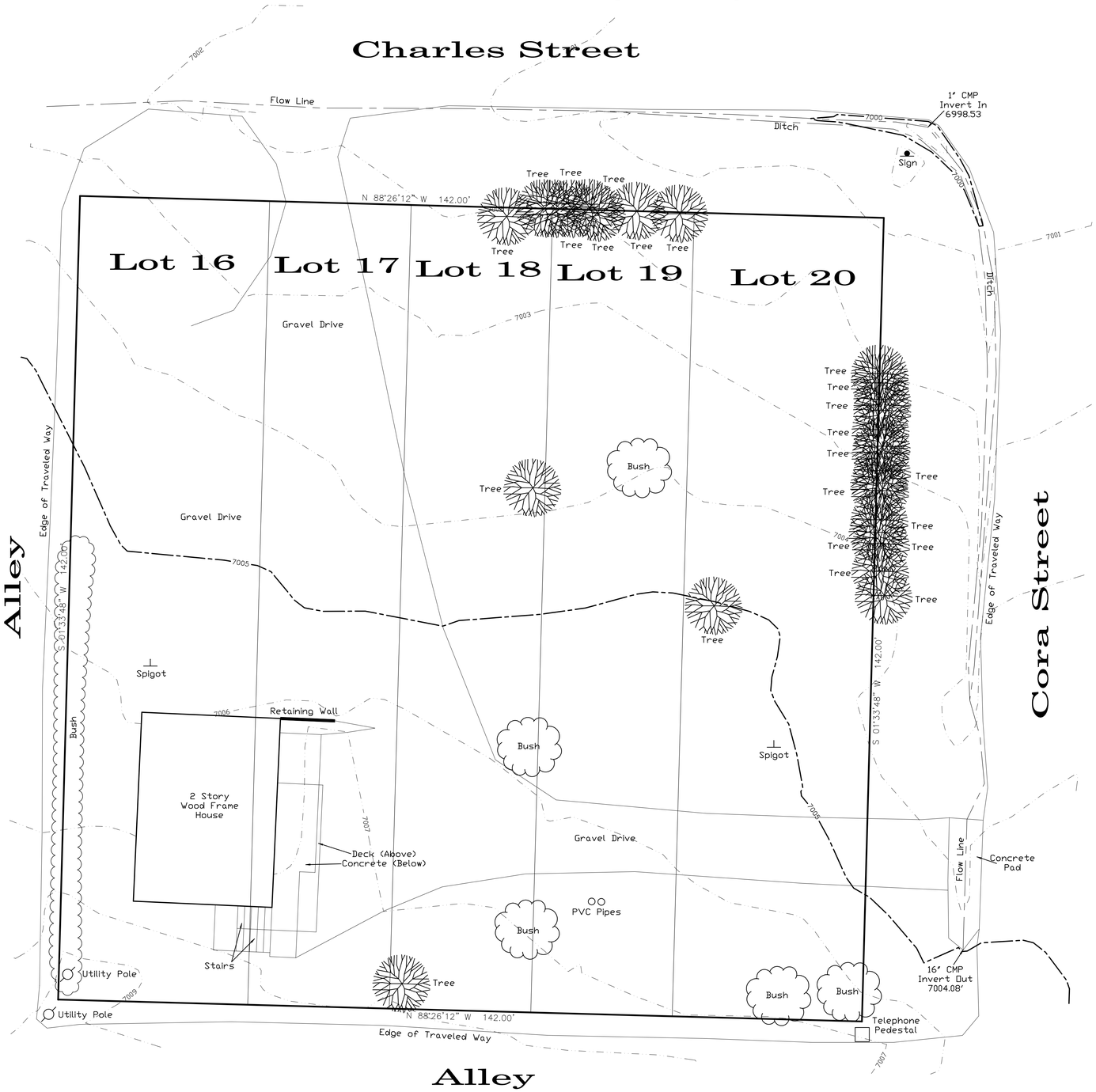
0 10' 20'

SCALE: 1" = 10'

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 6/22/2022		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	
		SHEET-2-OF-2

Topographic Survey
Lot 16-20, Block 28, Town of Ridgway
County of Ouray, State of Colorado



Spike In Curb
Elevation
7000.67'

0' 10' 20' 30'

Scale 1" = 10'

Contour Interval 1'

TOPOGRAPHIC SURVEY

I, Peter C. Sauer, being a Professional Land Surveyor in the State of Colorado, do hereby certify that this Topographic Survey of LOT 16-20 BLOCK 28, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO, was made November 1, 2019 by me and checked by me and that both are accurate to the best of my knowledge., it does not constitute a Land Survey Plat or an Improvement Survey Plat as defined by section 38-51-102 Colorado Revised Statute.

Peter C. Sauer P.L.S. 38135

NOTE

1. Project Benchmark 'Spike in Curb' Elevation 700.67'

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 certification shown hereon.

PROJECT MANAGER: PS
CADD TECH: PS
CHECKED BY: PS
START DATE: 11-1-19

REVISIONS	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Orion SURVEYING LLC
OFFICE (970) 249-5349 - CELL (970) 729-1289
23414 UNCOMPAHGRE ROAD - MONTROSE, COLORADO 81403
WWW.ORIONSURVEYING.COM

DRAWING PATH: Topo 11-19 | SHEET No. 1 OF 1 | PROJECT: 19211

GENERAL NOTES

-LOT LOCATION: 283 CORA ST., TOWN OF RIDGWAY IN OURAY COUNTY

-ZONING: HISTORIC RESIDENTIAL

-EXISTING NUMBER OF UNITS: 1

-PROPOSED TOWNHOMES: 6 UNITS

-TOTAL UNITS: 6 TOWNHOMES + 1 SFR + 7 UNITS

-TOTAL DENSITY: (7/0.46 ACRE = 15.2 DU/ACRE.)

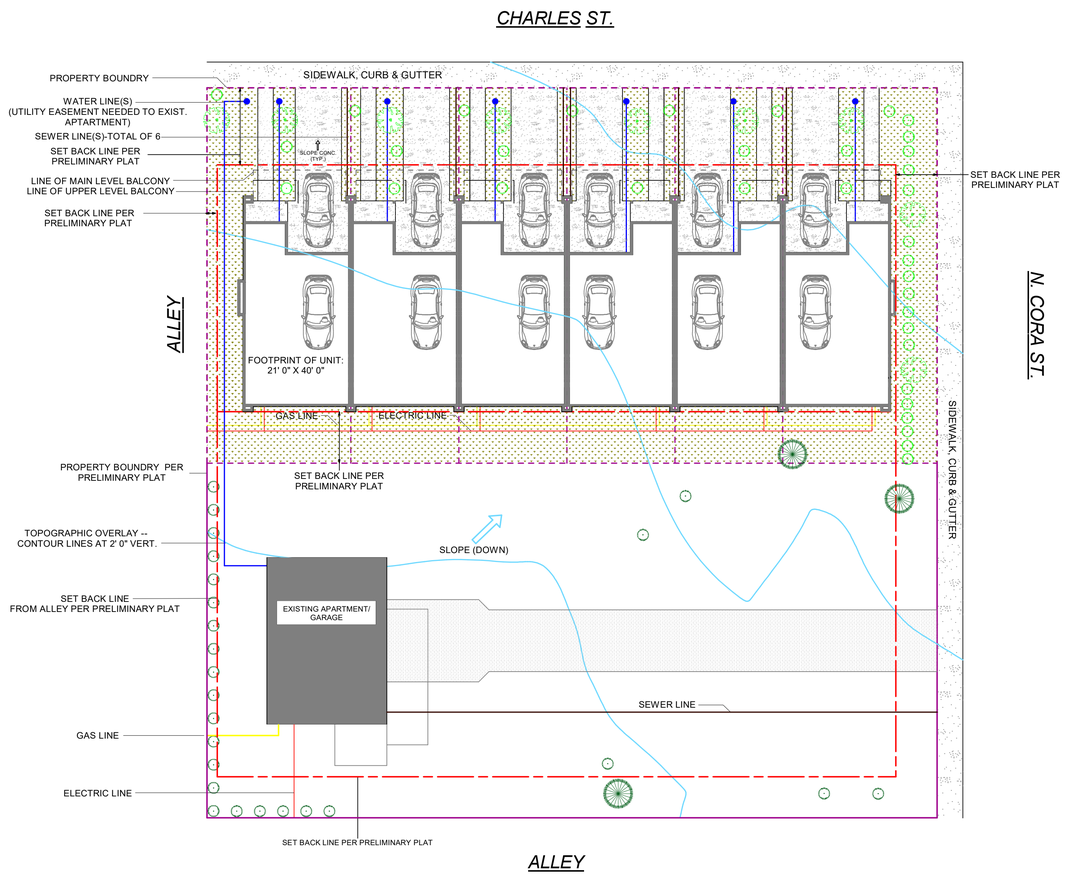
-TOTAL FOOTPRINT OF 6 UNITS: 126' X 40'

-PROPERTY SIZE: EAST & WEST UNITS: 28' X 73' (.047 ACRES)

-PROPERTY SIZE: 4 MIDDLE UNITS: 21' X 73' (.035 ACRES)

-APPROX SQ. FOOTAGE OF EACH UNIT: 1560 SQ. FT. HEATED LIVING SPACE (OVER 2 LEVELS), 580 SQ. FT. GARAGE

SITE PLAN & VICINITY MAP
FOR RIDGSIX TOWNHOMES SUBDIVISION,
A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16,17,18,19 AND 20, BLOCK 28
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.
OURAY COUNTY, COLORADO.



1 SITE PLAN - MCISAAC SUBDIVISION SCALE: 1"= 20'

LEGEND

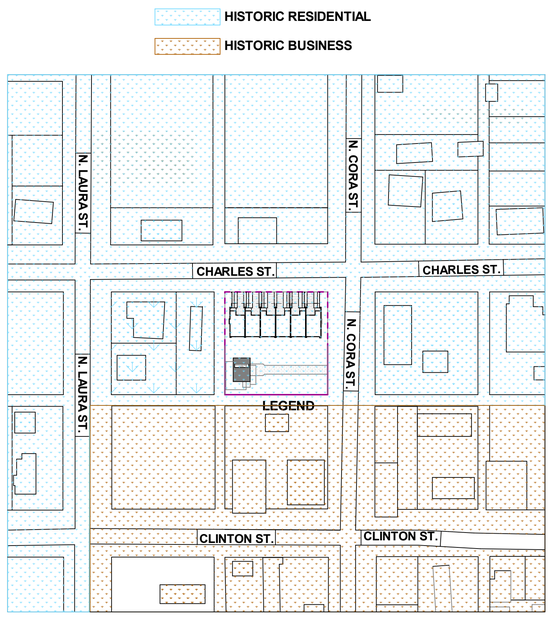
- EXISTING PROPERTY LINE
- SUBDIVISION PROPERTY LINE
- SETBACK LINE
- WATER LINE
- SEWER LINE
- GAS LINE
- ELECTRIC LINE
- TOPOGRAPHIC CONTOUR (2' 0")
- EXISTING TREES/SHRUBS
- SHRUB
- TREE
- 50/50 NATIVE, DROUGHT RESISTANT GRASSES/PLANT-BASED SHREDDED MULCH

LANDSCAPE NOTES

- A MIN. OF 1 TREE PER 2000 SQ. FT. OF LOT AREA SHALL BE PROVIDED. TREES SHALL HAVE A MIN. CALIPER OF 1-1 /2" FOR DECIDUOUS TREES & A 5'0" MIN. HT. FOR EVERGREENS.
- A MIN. OF 1 TREE SHALL BE LOCATED IN THE FRONT YARD FOR EACH 25' OF STREET, & ON CORNER LOTS, 1 TREE SHALL BE LOCATED IN THE SIDE STREET YARD FOR EVERY 50' OF SIDE STREET YARD FRONTAGE.
-SHRUBS: THE FRONT AND SIDE STREET SIDE YARD SHALL INCLUDE A MINIMUM OF ONE SHRUB (5 GALLON SIZE) PER 10' OF FRONT AND SIDE STREET FRONTAGE.
- GROUNDCOVER: GROUNDCOVER MUST BE ADEQUATE TO ENSURE THAT DUST CANNOT BLOW FROM THE PROPERTYAND THAT THE SOIL IS STABILIZED TO ENSURE MINIMAL EROSION. A MIN. OF 50% OF THE FRONT AND SIDE STREET YARDS SHALL BE COVERED IN LIVE VEGETATION. RIVER ROCK/STONE COBBLES, IF USED, SHALL NOT EXCEED 10% OF THE FRONT AND SIDE STREET YARD AREA.
- IRRIGATION DESIGN TO FOLLOW THE RECOMMENDATIONS OF THE HUDDLESTON-BERRY GEOTECHNICAL INVESTIGATION DATED 6/29/2020.
-FOR FUTHER CLARIFICATION REGARDING LANDSCAPE STANDARDS REFER TO THE TOWN OF RIDGWAY DEVELOPEMENT STANDARDS 6-6-4, SECTION (G).

RIDGSIX TOWNHOUSE PUD MINIMUM LANDSCAPE REQUIREMENTS

	LOT AREA		# OF TREES (FY-TOT)	# OF SHRUBS
LOT 1	9,798 SF		*LANDSCAPING WILL REMAIN AS EXISTS TODAY. RMC LANDSCAPING REQUIREMENTS APPLICABLE AT THE TIME THE PROPERTY IS DEVELOPED AND SHALL APPLY AT THAT TIME.*	
LOT 2	2,044 SF		2 - 2	3
LOT 3	1,533 SF		1 - 1	3
LOT 4	1,533 SF		1 - 1	3
LOT 5	1,533 SF		1 - 1	3
LOT 6	1,533 SF		1 - 1	3
LOT 7	FY	2,190 SF	2 - 3	3
	SY		2	8



2 300' VICINITY MAP - MCISAAC SUBDIVISION SCALE: N/A'

JEREMY WERLIN
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design & drafting
970.823.0016

RIDGSIX TOWNHOMES PUD - LOTS 1-6
RIDGSIX TOWNHOMES SUBDIVISION.
TOWN OF RIDGWAY, CO

NUM.	DESCRIPTION	DATE		
			DATE:	05/25/2022
			SCALE:	N/A
			DRAWN BY:	JAW
			CHECKED BY:	

SITE PLAN & VICINTIY MAP

SP1

** ANY DISCREPANCIES, ERRORS OR OMISSIONS EXISTING IN THE CONSTRUCTION SET SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER FOR CORRECTION PRIOR TO COMMENCING WORK WITHIN 7 DAYS FROM THE DATE OF THE DRAWINGS. FAILURE TO DO SO CONSTITUTES ACCEPTANCE OF THE DRAWINGS. ANY CHANGES MADE AFTER THE ACCEPTANCE TIME FRAME BY THE OWNER AND BUILDER WITHOUT THE DESIGNER'S KNOWLEDGE SHALL RELEASE THE DESIGNER FROM ANY FUTURE LIABILITY AND RESPONSIBILITY.*

GENERAL NOTES:

SQUARE FOOTAGES:
- GARAGE (LOWER LEVEL): 580 FT. SQ.
- LIVING AREA (MAIN & UPPER LEVELS): 1560 FT. SQ.

-ALL CONSTRUCTION TO CONFORM TO THE RIDGWAY MUNICIPAL CODE (RMC).

-INSULATION VALUES: LID - R 49, WALLS - R26, STEMWALL - 3" XPS.

-GUARD RAILS: TOP OF GUARD RAIL TO BE 36" ABOVE FINISHED DECK HEIGHT. INTERMEDIATE VERTICAL RAILS TO BE SPACED SO THAT A 4" SPHERE CANNOT PASS THROUGH THEM.

-STAIR NOTES: (MAX) RISE - 7-3/4", (MIN) RUN 10". 3/8" (MAX) STAIR RISER HEIGHT VARIATION BETWEEN HIGHEST AND LOWEST RISERS WITHIN A FLIGHT OF STAIRS. HANDRAILS (NOT SHOWN FOR CLARITY) NOT TO BE LESS THAN 34" OR HIGHER THAN 38". HEADROOM ON STAIRS NOT TO BE LESS THAN 6' 8". 36" (MIN) CLEAR WIDTH ON STAIR TREADS.

-FINAL GRADE: SEE HUDDLESTON-BERRY SOILS REPORT, JUNE 29, 2020.

-FLOOR FINISHES: LOWER LEVEL TO BE CONC. SLAB, MAIN & UPPER LEVELS TO BE HARDWOOD.

-BATHROOMS: ALL SHOWERS & TUBS TO HAVE TILE SURROUND.

-HEAT RECOVERY VENTILATION UNIT (HRV) TO BE INSTALLED AND SERVICE BOTH HOUSE AND ADU.

-RADON MITIGATION: 4" PERF. PIPE TO BE INSTALLED CON'T AROUND FND. PERIMETER IN SCREENED ROCK. 6-10MM POLY VAPOR BARRIER OVER GRAVEL. PERF. PIPE TRANSITION TO VERTICAL 4" SOLID PIPE WITH INLINE FAN, VENTED THROUGH ROOF.

INTERIOR FINISHES:

- ALL WALLS & LIDS TO BE TEXTURED DRYWALL

- FLOORING: A) LOWER LEVEL TO BE SEALED CONCRETE. B) MAIN LEVEL TO (LVP) LUXURY VINYL PLANK OR HARDWOOD
  C) UPPER LEVEL TO BE LVP & TILE IN BATHROOMS.

GENERAL FIRE PROTECTION NOTES:

1. AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM CONFORMING TO THE 2018 IRC SHALL BE INSTALLED.

2. ALL PENETRATION IN FIRE WALLS SHALL BE PROTECTED BY MATERIALS AND INSTALLATION DETAILS THAT CONFORM TO THE UNDERWRITERS LABORATORIES LISTING FOR "THROUGH -PENETRATION FIRE STOP SYSTEMS".

3. FIRE WALLS SHALL HAVE U.L. APPROVED ELECTRICAL OUTLET BOXES NOT EXCEEDING 16 SQ. INCHES IN AREA, PROVIDED THE AREA OF SUCH OPENING IS NOT MORE THAN 100 SQ. INCHES FOR ANY 100 SQ. FEET OF WALL. OUTLET BOXES ON THE OPPOSITE SIDES OF WALLS AND PARTITIONS SHALL BE SEPARATED BY A HORIZONTAL DISTANCE OF AT LEAST 24".

4. FIRE BLOCKING IS REQUIRED IN THE FOLLOWING LOCATIONS:
   A. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES AT THE CEILING AND FLOOR LEVELS AND AT 10' INTERVALS BOTH HORIZONTAL AND VERTICAL.
   B. AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVER CEILINGS.
   C. IN OPENINGS AROUND VENTS, PIPES, CHIMNYS, FIREPLACES, AND SIMILAR OPENINGS THAT AFFORD PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NONCOMBUSTABLE MATERIALS.

6. APPROVED FIRE BLOCKING MATERIALS:
   A. TWO-INCH NOMINAL LUMBER.
   B. GYPSOM BOARD.
   C. CEMENT FIBER BOARD

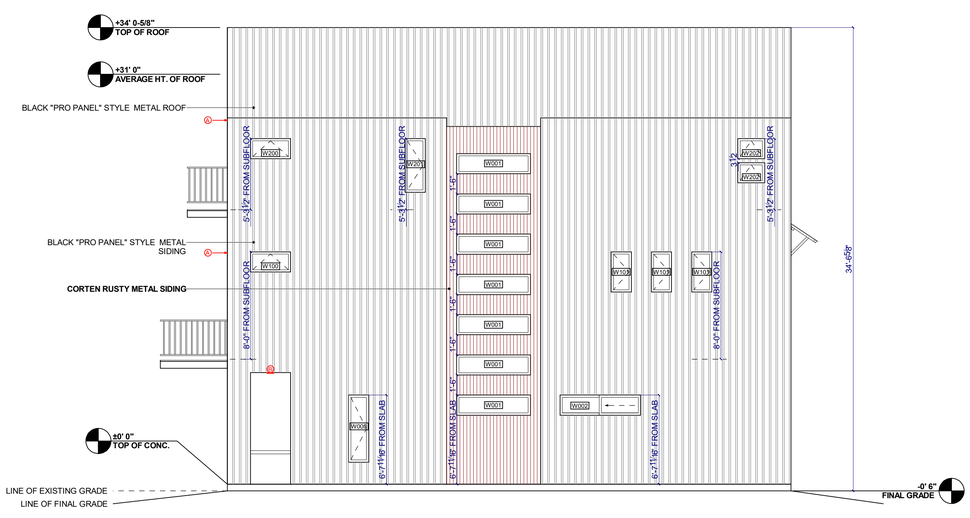
INDEX OF SHEETS

SP.1 SITE PLAN
A0.0 EAST & WEST ELEVATIONS
A0.1 NORTH AND SOUTH ELEVATIONS
A1.0 ROOF PLAN
A2.0 SECTIONS
S0.0 FOUNDATION PLAN
S0.1 LOWER LEVEL FRAMING
S1.0 MAIN LEVEL JOIST
S1.1 MAIN LEVEL FRAMING
S2.0 UPPER LEVEL JOIST
S2.1 UPPER LEVEL FRAMING
S2.2 ROOF FRAMING
S3.0 STRUCTURAL NOTES
S3.1 STRUCTURAL DETAILS
S3.2 STRUCTURAL DETAILS
S3.3 STRUCTURAL DETAILS

EXTERIOR LIGHTING SCHEDULE:

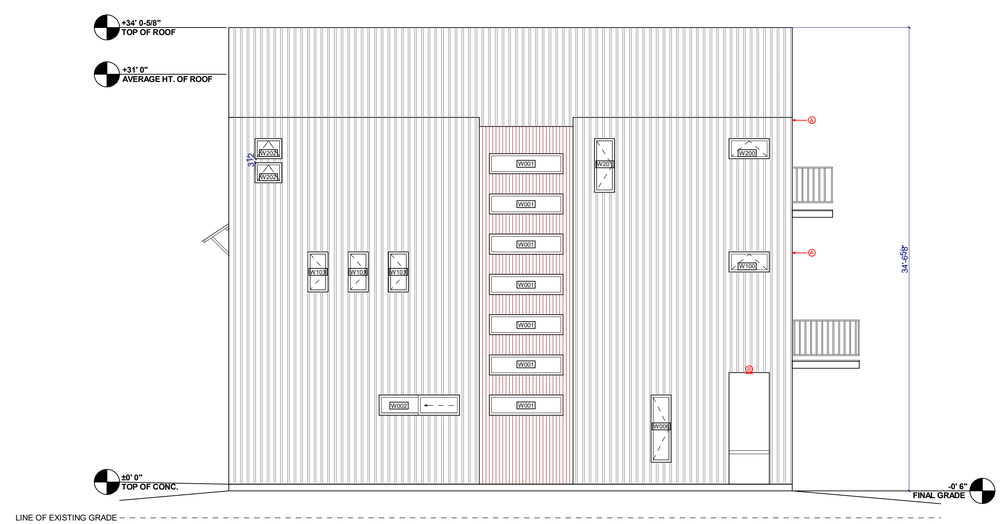
DESIGNERS FOUNTAIN "PORTLAND" DS - 7" W, DARK SKY OUTDOOR SCONCE – 600m (MIN), 900ml (MAX)

6" RECESSED CAN LIGHT– 600lm (MIN), 900ml (MAX)



UNIT 1

WEST ELEVATION - MC ISAAC SUBDIVISION SCALE: 3/16"= 1'



UNIT 6

EAST ELEVATION - MC ISAAC SUBDIVISION SCALE: 3/16"= 1'

JEREMY WERLIN
residential design & drafting
970.823.0016

RIDGSIX TOWNHOMES
CHARLES ST.
RIDGWAY, CO

P.E. STAMP

NUM.	DESCRIPTION	DATE

DATE:	10/15/2021
SCALE:	3/16"= 1'
DRAWN BY:	JAW
CHECKED BY:	

GEERAL NOTES, WEST & EAST ELEVATIONS

A0.0

EXTERIOR LIGHTING SCHEDULE:

- DESIGNERS FOUNTAIN "PORTLAND" DS - 7" W, DARK SKY OUTDOOR SCONCE – 600lm (MIN) 900ml (MAX)
- 6" RECESSED CAN LIGHT– 600lm (MIN), 900ml (MAX)

SOUTH ELEVATION - MC ISAAC SUBDIVISION SCALE: 3/16"= 1'

NORTH ELEVATION - MC ISAAC SUBDIVISION SCALE: 3/16"= 1'

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RIDGSIX TOWNHOMES
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DATE:	10/15/2021
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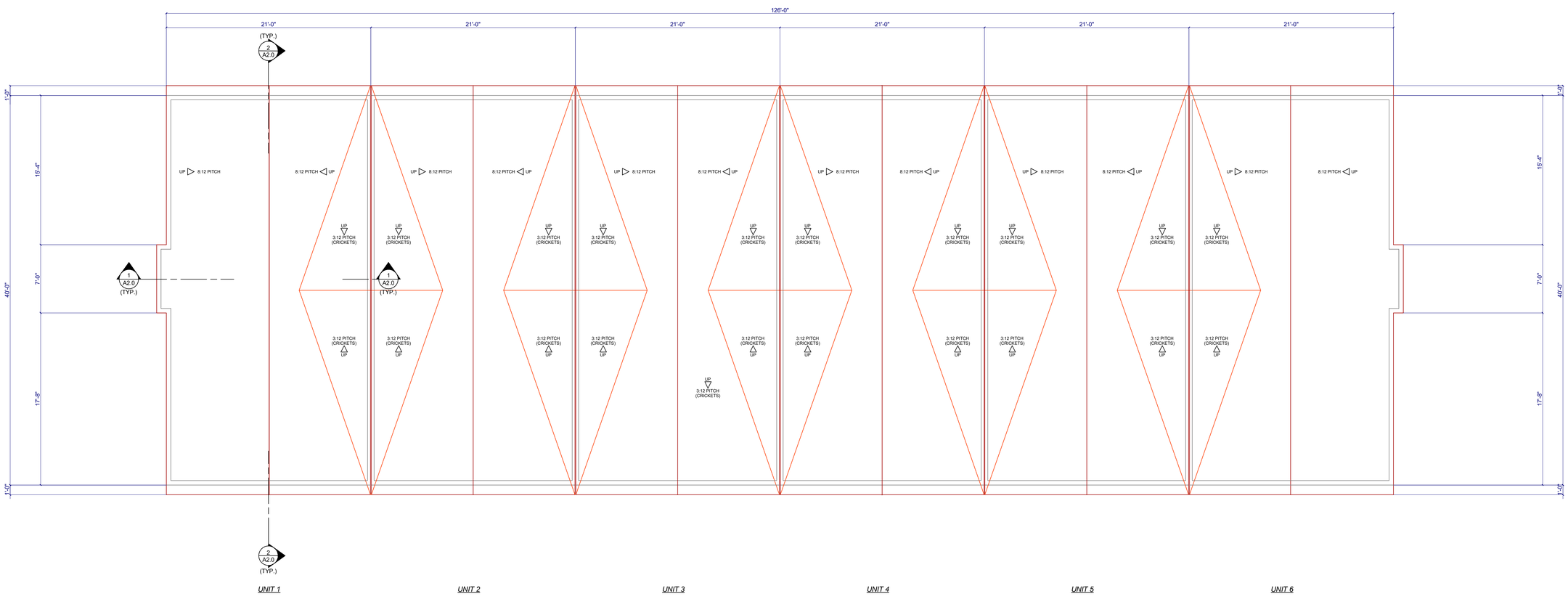
DRAWN BY:	JAW
CHECKED BY:	

NORTH & SOUTH ELEVATIONS

A0.1



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WERLIN
residential
design & drafting
970.823.0016

RIDGSIX TOWNHOMES
CHARLES ST.
RIDGWAY, CO

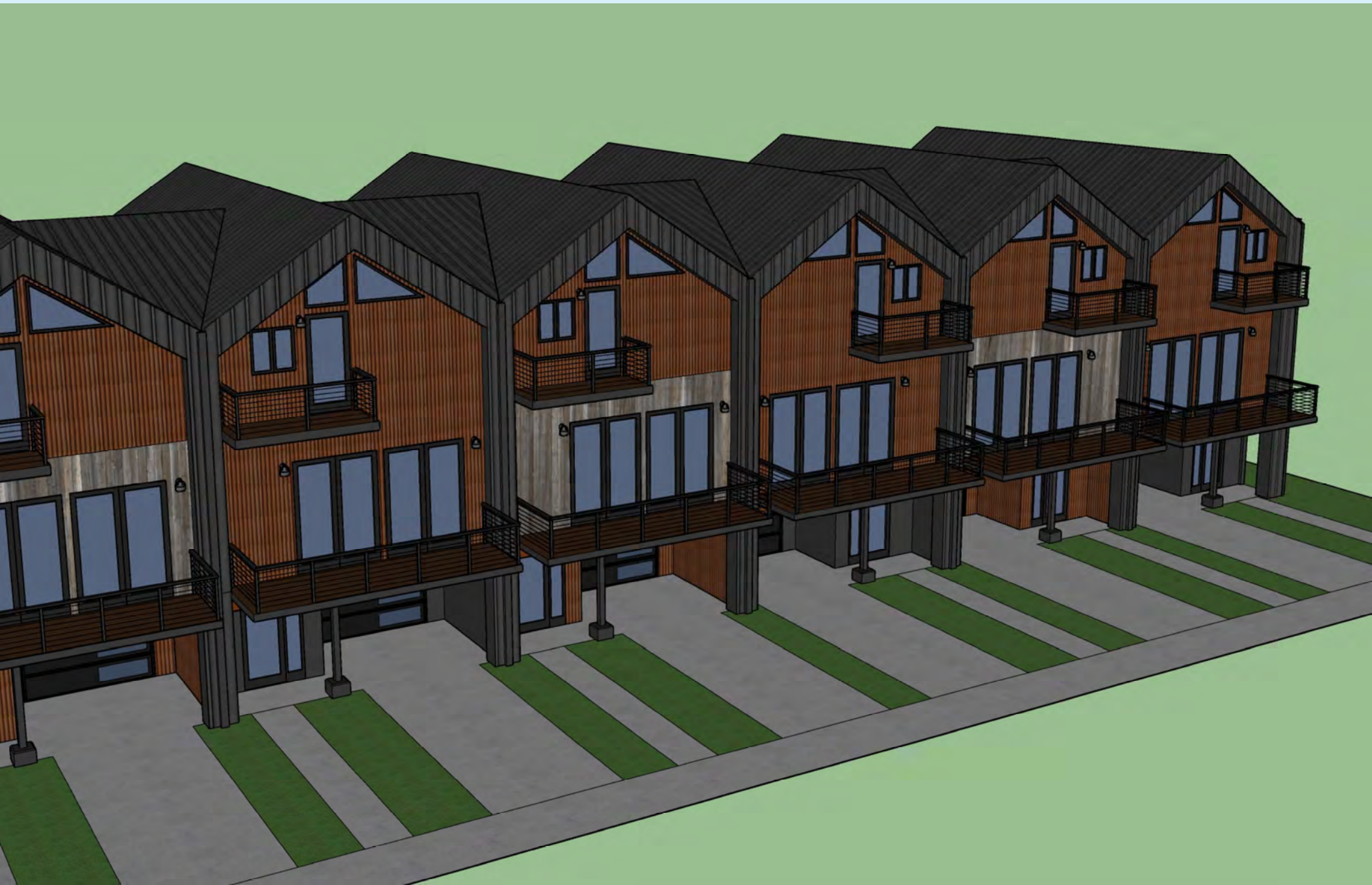
P.E. STAMP

NUM.	DESCRIPTION	DATE

DATE: 7/27/2021
SCALE: 3/16"= 1'
DRAWN BY: JAW
CHECKED BY:

ROOF PLAN

A1.0



RIDGSIX TOWNHOMES

283 N. CORA STREET, RIDGWAY, CO 81432
SIDEWALK ENGINEERING PLAN

PROJECT INFO:

LOCATION:

SITE ADDRESS:	283 N. CORA STREET, RIDGWAY, CO 81432
SITE COORDINATES:	38.153375, -107.757964
COUNTY:	OURAY
TOWNSHIP:	RIDGWAY

PROPERTY INFORMATION:

PARCEL ID#:	430516209001
LEGAL SUMMARY:	SUBD: TOWN OF RIDGWAY LOT 16 BLOCK 28, SUBD: TOWN OF RIDGWAYLOT 17 BLOCK 28, SUBD: TOWN OF RIDGWAYLOT 18 BLOCK 28, SUBD: TOWN OF RIDGWAYLOT 19 BLOCK 28, SUBD: TOWN OF RIDGWAYLOT 20 BLOCK 28, S: 16T 45: R8

NARRATIVE DESCRIPTION:

EXISTING CONDITIONS

THE EXISTING SITE CONSISTS OF ONE PARCEL ZONED HISTORIC RESIDENTIAL. THE PARCEL CONSISTS OF ONE RESIDENTIAL STRUCTURE.

DEVELOPED CONDITIONS

THE PROPOSED ONSITE DEVELOPMENT CONSISTS OF SUBDIVIDING THE EXISTING PARCEL INTO SEVEN LOTS IN WHICH SIX TOWNHOMES ARE PROPOSED. INFRASTRUCTURE AND UTILITIES TO BE INSTALLED WILL INCLUDE:

1. DOMESTIC WATER
2. SANITARY SEWER
3. ELECTRIC
4. GAS
5. STORMWATER MANAGEMENT PRACTICES

SHEET INDEX:

Sheet List Table	
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C1.0	EXISTING CONDITIONS & DEMO
C2.0	PROPOSED SITE PLAN
C3.0	GRADING & DRAINAGE
C4.0	CHARLES STREET PLAN & PROFILE
C4.1	N. CORA STREET PLAN & PROFILE
C5.0	UTILITY PLAN
C5.1	SANITARY SEWER PLAN & PROFILE
C5.2	POTABLE WATERLINE PLAN & PROFILE
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS
C6.3	CIVIL DETAILS
C7.0	STORMWATER MANAGEMENT
C7.1	STORMWATER MANAGEMENT
C8.0	SECTION VIEWS
C8.1	SECTION VIEWS
C8.2	SECTION VIEWS

PROJECT TEAM:

LANDOWNER:

MATTHEW McISAAC

CONTACT: MATTHEW McISAAC
EMAIL: MATTHEWMCISAAC@GMAIL.COM
PHONE: 970.787.0368

CIVIL ENGINEER:

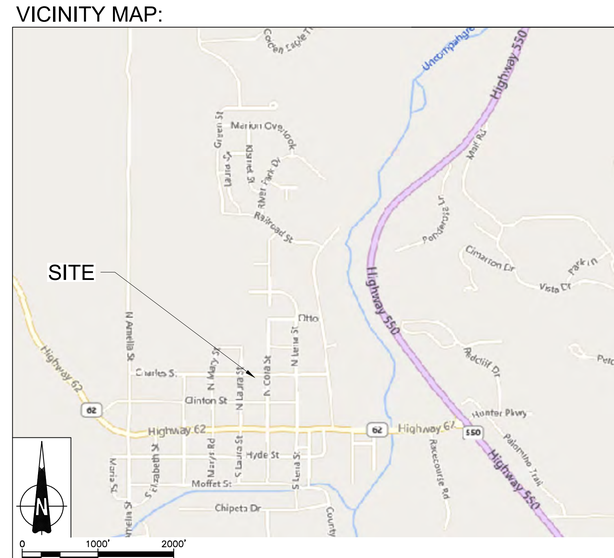
ODISEA, LLC
6 THIRD STREET
PAONIA, CO 81428

CONTACT: JEFF RUPPERT
EMAIL: JEFF@ODISEANET.COM
PHONE: 970.527.9540

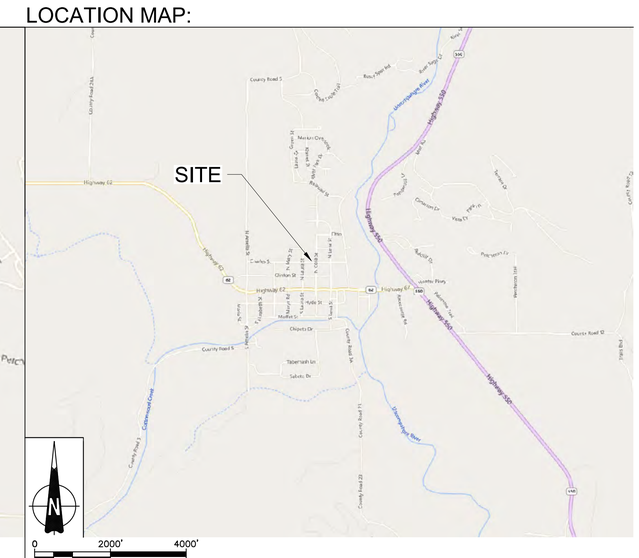
ABBREVIATIONS

AB	AGGREGATE BASE	HQW	HIGH QUALITY WATER
APPROX	APPROXIMATE	IPS	IRON PIPE SET
AVE	AVERAGE	LB	POUNDS
BMP	BEST MANAGEMENT PRACTICE	LF	LINEAR FEET
BSL	BUILDING SETBACK LINE	LP	LIGHT POLE
C/L	CENTERLINE	MAX	MAXIMUM
CMP	CORRUGATED METAL PIPE	MIN	MINIMUM
CONC	CONCRETE	(N)	NEW
CSP	CORRUGATED STEEL PIPE	O/H	OVERHEAD LINE
DB	DEED BOOK	OAE	OR APPROVED EQUAL
DIA	DIAMETER	P/L	PROPERTY LINE
DWG	DRAWING	PC	PROFESSIONAL CORPORATION
ECM	EXISTING CONCRETE MONUMENT	PG	PAGE
EG	EXISTING GRADE	PP	POWER POLE
EP	EDGE OF PAVEMENT	R	RADIUS
ELEC	ELECTRICAL	RD	ROAD
ESMT	EASEMENT	R/W	RIGHT-OF-WAY
ETW	EDGE OF TRAVELED WAY	R/W MON	CONCRETE RIGHT-OF-WAY MONUMENT
(E)	EXISTING	SD	STORM DRAIN
FG	FINISHED GRADE	SF	SILT FENCE/SEDIMENT FENCE
FIP	FOUND IRON PIPE	SP	SERVICE POLE
FIR	FOUND IRON ROD	SPT	SPOT ELEVATION
FL	FLOW LINE	STD	STANDARD
FO	FIBER OPTIC	SS	SANITARY SEWER
FR	FIBER ROLL/COMPOST SOCK	TOP	TOP OF PILE
FS	FINISHED SURFACE	TYP	TYPICAL
FT	FOOT, FEET	UNO	UNLESS NOTED OTHERWISE

VICINITY MAP:



LOCATION MAP:



COLORADO REGISTERED JEFF S. RUPPERT PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

ODISEA Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: PO Box 1809 Paonia, CO 81428 970-527-9540
www.odiseanet.com

RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432

TITLE SHEET

C0.0

GENERAL NOTES:

1. ALL WORK WITHIN THE CDOT RIGHT-OF-WAY, IF APPLICABLE, WILL REQUIRE A RIGHT-OF-WAY EXCAVATION & CONSTRUCTION PERMIT PER CDOT REQUIREMENTS.
2. ALL SAFETY, EROSION CONTROL AND SIGNING PLANS SHALL BE SUBMITTED AND APPROVED TO THE TOWN PRIOR TO THE COMMENCMENT OF WORK. THE CONTRACTOR SHALL NOTIFY THE TOWN PUBLIC WORKS DIRECTOR AT LEAST 48 HOURS PRIOR TO BEGINNING ANY OF THIS WORK.
3. ALL WORK SHALL BE IN ACCORDANCE WITH THE APPLICABLE SECTIONS OF STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION, TOWN OF RIDGWAY, CONTRACT DOCUMENTS AND STANDARD SPECIFICATION SUPPLEMENT AND THE LATEST REVISIONS THEREOF. ANY WORK NOT FALLING UNDER THESE SPECIFICATIONS SHALL BE PERFORMED UNDER CDOT SPECIFICATIONS.
4. THE CONTRACTOR SHALL USE AN UNDERGROUND LOCATE SERVICE AT A MINIMUM OF 72 HOURS PRIOR TO START OF CONSTRUCTION WITHIN THE RIGHT-OF-WAY TO LOCATE ALL UTILITIES.
5. ALL PAVING REMOVAL SHALL BE SAWCUT AT THE TOWN'S DIRECTION.
6. PAVING SHALL BE SAWCUT AND REMOVED A MINIMUM OF 1' FROM CURB AND GUTTER CONSTRUCTION OR RECONSTRUCTION.
7. EXISTING UTILITIES SHOWN ON THESE PLANS HAVE BEEN LOCATED TO ASCE STANDARD 38-02 QUALITY LEVEL C. PRIOR TO CONSTRUCTION THE OWNER AND/OR CONTRACTOR SHALL VERIFY THE LOCATIONS OF UTILITIES WITH POTENTIAL CONFLICTS THAT ARE NOTED ON THESE PLANS TO A QUALITY LEVEL A PER NOTE 24 BELOW. DURING CONSTRUCTION THE PROTECTION AND ADJUSTMENT OF ALL UTILITIES SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
8. ALL DISTURBED OBJECTS AND LANDSCAPING ON NEIGHBORING PROPERTIES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION PER APPROVAL OF PROPERTY OWNER AND/OR THE TOWN OF RIDGWAY.
9. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROTECT AND/OR RELOCATE ALL TRAFFIC SIGNS AND TRAFFIC SIGNALS AS SHOWN ON THE PLANS OR AS REQUIRED BY THE TOWN.
10. REPORTS OF COMPACTION WITHIN THE RIGHT-OF-WAY SHALL BE SUBMITTED TO AND ACCEPTED BY THE TOWN ENGINEER PRIOR TO PLACING ANY PAVING. EACH LIFT NEEDS TO BE COMPACTED, TESTED HAVE SATISFACTORY RESULTS BEFORE THE NEXT LIFT IS PLACED
11. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONTACT THE TOWN ENGINEER FOR OBSERVATION OF ANY WORK. FAILURE TO CONTACT THE ENGINEER WITH QUESTIONS PRIOR TO PERFORMING ANY WORK MAY RESULT IN THE CONTRACTOR ASSUMING COMPLETE LIABILITY FOR UTILITIES, PUBLIC OR PRIVATE PROPERTY THAT IS DAMAGED.
12. IN THE EVENT THAT EXISTING STRIPING IS OBLITERATED BY CONSTRUCTION, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO REPLACE SAID STRIPING.
13. PRIOR TO CONSTRUCTION, ALL SURVEY POINTS THAT MAY BE DISTURBED SHALL BE TIED OUT AND A CORNER RECORD OF EACH POINT SHALL BE FILED WITH THE TOWN AND/OR COUNTY. A COPY OF THE RECORDED CORNER RECORD SHALL BE SUBMITTED TO THE TOWN'S PUBLIC WORKS DIVISION.
14. FOLLOWING THE COMPLETION OF CONSTRUCTION, A CORNER RECORD OF EACH POINT THAT WAS DISTURBED SHALL BE FILED WITH THE TOWN AND/OR COUNTY. A COPY OF THE RECORDED CORNER RECORD SHALL BE SUBMITTED TO THE TOWN'S PUBLIC WORKS DIVISION PRIOR TO THE RECORDING OF A CERTIFICATE OF COMPLETION OR RELEASE OF BONDS.
15. ALL NECESSARY UTILITY CONSTRUCTION WITHIN THE STREET RIGHT-OF-WAY SHALL BE COMPLETED AND APPROVED PRIOR TO PAVING PER THIS PLAN.
16. **IF APPLICABLE**, ADJUST ALL STORM DRAIN AND SEWER MANHOLES AND WATER VALVES TO GRADE AFTER PLACING FINAL LIFT OF ASPHALT.
17. NO EXPANSIVE SOIL MAY BE USED WITHIN THE PUBLIC RIGHT-OF-WAY.
18. NOTE REMOVED.
19. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY ALL PROPERTY OWNERS AT LEAST 7 DAYS IN ADVANCE OF ANY UTILITY OUTAGES.
20. CUSTOMER SHALL NOT BE WITHOUT WATER FOR MORE THAN 6 HRS.
21. MAINTAIN FIVE (5) FEET OF COVER FOR ALL WATER LINES.
22. A TEMPORARY TRAFFIC CONTROL PLAN (TTCP) IS REQUIRED BEFORE ANY WORK MAY COMMENCE WITHIN THE PUBLIC RIGHT OF WAY.
23. IN THE ABSENCE OF GEOTECHNICAL RECOMMENDATIONS OR BACKFILL DETAILS, ALL BACKFILL SHALL BE COMPACTED TO 95% OF THE MODIFIED PROCTOR DENSITY.
24. THE FOLLOWING ARE THE FOUR QUALITY LEVELS OF UTILITY LOCATION PER ASCE 38002. THE CONTRACTOR SHALL UNDERSTAND THE FULL ASCE 38-02 DOCUMENTS. THESE DESCRIPTIONS ARE FOR QUICK REFERENCE ONLY.

QUALITY LEVEL D ("QL D") -	INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL RECOLLECTIONS.
QUALITY LEVEL C ("QL C") -	INFORMATION OBTAINED BY SURVEYING AND PLOTTING VISIBLE ABOVE-GROUND UTILITY FEATURES AND BY USING PROFESSIONAL JUDGMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D.
QUALITY LEVEL B ("QL B") -	INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE AND APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.
QUALITY LEVEL A ("QL A") -	PRECISE HORIZONTAL AND VERTICAL LOCATION OF UTILITIES OBTAINED BY THE ACTUAL EXPOSURE AND SUBSEQUENT MEASUREMENT OF SUBSURFACE UTILITIES, USUALLY AT A SPECIFIC POINT.

25. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL PROVIDE CONSTRUCTION PLANS THAT INCLUDE LOCATION AND SIZING OF LAUNCHING AND RECEIVING PITS, MATERIAL AND EQUIPMENT LAYOUT AND STORAGE AREAS, DETAILS FOR CONNECTIONS TO THE EXISTING PIPING SYSTEM, AND RESTORATION PLANS.
26. A PRE-CONSTRUCTION MEETING IS REQUIRED. THE CONTRACTOR SHALL CONTACT TOWN OF RIDGWAY PUBLIC WORKS DIRECTOR, AT THE TOWN OF RIDGWAY A MINIMUM OF 10 BUSINESS DAYS PRIOR TO COMMENCEMENT OF CONSTRUCTION TO SCHEDULE THE MEETING.
27. STREET CLEANING AND MAINTENANCE IS INCIDENTAL TO THE WORK. GRAVEL SHALL BE CLEANED OR REPLACED IF INUNDATED WITH MUD.

FUGITIVE DUST CONTROL :

1. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR DUST CONTROL MEASURES.
2. TRUCKS TRANSPORTING SOILS, SANDS OR OTHER LOOSE MATERIALS SHALL BE EFFECTIVELY COVERED TO PREVENT DUST POLLUTION.
3. ALL PUBLIC ROADS SHALL BE SWEPT AND MAINTAINED TO REMOVE ANY DUST OR OTHER LITTER CAUSED BY CONSTRUCTION ACTIVITIES DAILY OR AS DEEMED NECESSARY BY THE TOWN OF RIDGWAY.

EROSION CONTROL NOTES:

1. THE CONTRACTOR SHALL SUBMIT AN EROSION SEDIMENT AND POLLUTION CONTROL PLAN FOR APPROVAL PRIOR TO THE COMMENCEMENT OF WORK.
2. APPROVAL OF AN EROSION SEDIMENT AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.
3. THE IMPLEMENTATION OF AN ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF ESPCP FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
4. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THE ESPCP SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
5. THE ESPCP FACILITIES SHOWN ON THE PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM ROADWAYS OR VIOLATE APPLICABLE WATER STANDARDS.
6. THE ESPCP FACILITIES SHOWN ON THE PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THOSE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS, AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DOES NOT LEAVE THE SITE.
7. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
8. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A WEEK OR WITHIN THE 24 HOURS FOLLOWING A STORM EVENT.
9. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. ADDITIONAL MEASURES MAY BE REQUIRED TO INSURE THAT ALL ROADWAY AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.

WATER - GENERAL NOTES:

1. AT ALL POINTS OF CONNECTION OF NEW WATER MAINS TO EXISTING MAINS, THE CONTRACTOR SHALL BE RESPONSIBLE FOR EXCAVATING AND VERIFYING LOCATION OF THE EXISTING LINES PRIOR TO ANY CONSTRUCTION.
2. EXCEPT IN CASE OF AN EMERGENCY, VALVES ON THE TOWN WATER SYSTEM SHALL BE OPERATED BY OR UNDER THE DIRECTION OF THE APPROPRIATE TOWN OF RIDGWAY PERSONNEL. THE CONTRACTOR SHALL GIVE THE TOWN OF RIDGWAY PUBLIC WORKS STAFF 48 HOURS NOTICE TO ARRANGE FOR OPERATING VALVES. BOTH THE CONTRACTOR AND THE APPROPRIATE TOWN OF RIDGWAY PERSONNEL SHALL BE PRESENT WHEN THE VALVES ARE OPERATED.
3. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE SHALL BE ENCASED PER TOWN OF RIDGWAY SPECIFICATIONS. FOR PERPENDICULAR CROSSINGS, ENCASED LINES SHALL EXTEND TEN (10) FEET, PERPENDICULAR FROM THE WATER LINE IN BOTH DIRECTIONS.
4. ALL WATER LINES SHALL HAVE A MINIMUM OF FIVE (5) FEET OF COVER AND BE LOCATED A MINIMUM OF TEN (10) FEET FROM THE SANITARY SEWER. iNSUATION OF UTILITY LINES SHALL BE PROVIDED AS REQUIRED IN THE tOWN STANDARDS.
5. CHANGES IN DIRECTION OF WATERLINE PIPE GREATER THAN SIX TO EIGHT DEGREES SHALL REQUIRE FITTINGS IN ALL INSTANCES. AXIAL DEFLECTION AT THE JOINTS SHALL NOT BE IN EXCESS OF MANUFACTURER'S RECOMMENDATION OR IN NO CASE MORE THAN ONE DEGREE.
6. WHEN IT IS NECESSARY TO DEPRESS WATER SERVICE LINES AT UTILITY CROSSINGS, A MINIMUM CLEARANCE OF ONE AND ONE-HALF (1-1/2) FEET SHALL BE MAINTAINED BETWEEN OUTSIDES OF PIPE. THE TOWN SHALL BE NOTIFIED WHEN ANY CONFLICTS REQUIRE A CHANGE IN DIRECTION FOR ANY REASON.
7. DISTANCES FOR WATER LINES ARE THE HORIZONTAL DISTANCE BETWEEN THE CENTERS OF THE FITTINGS. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
8. ALL WATER LINE VALVES SHALL BE SET ADJACENT TO THE TEE FLANGED TO FITTING. VALVE BOXES SHALL BE SET AT AN ELEVATION IN ACCORDANCE WITH TOWN REQUIREMENTS.
9. ALL WATER MAINS SHALL BE POLYVINYL CHLORIDE (PVC) PRESSURE PIPE UNLESS SPECIFIED OTHERWISE. NOMINAL PVC PIPE SIZES 6-INCH THROUGH 12-INCH SHALL CONFORM TO ALL REQUIREMENTS OF AWWA STANDARD C-900, PRESSURE CLASS 150 (DR18). ALL PVC PIPES SHALL HAVE OUTSIDE DIAMETERS EQUIVALENT TO CAST IRON PIPE.
10. FIRE HYDRANT ASSEMBLY INCLUDES THE FIRE HYDRANT, SIX (6) INCH VALVE, AND SIX (6) INCH PIPE. INSTALLATION SHALL BE IN ACCORDANCE WITH THE TOWN OF RIDGWAY STANDARDS AND SPECIFICATIONS.
11. ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON, FURNISHED WITH MECHANICAL JOINT ENDS FOR BENDS AND FLANGED FITTINGS FOR CONNECTIONS TO VALVES, AND SHALL HAVE A PRESSURE RATING OF 350 PSI.
12. POLYETHYLENE WRAPPING SHALL BE INSTALLED AROUND ALL DUCTILE IRON PIPES, FITTINGS, VALVES, FIRE HYDRANT BARRELS AND ROD AND CLAMPS. THE POLYETHYLENE SHALL HAVE A MINIMUM THICKNESS OF EIGHT (8) MILS, IN ACCORDANCE WITH AWWA STANDARD C-105.
13. ALL WATER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 10 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (3M TYPE DBY-6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF WATER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX AT THE BACKSIDE OF EITHER EACH FIRE HYDRANT OR VALVE. UNDER THE SUPERVISION OF TOWN OF RIDGWAY ENGINEERING AND/OR PUBLIC WORKS STAFF, TEST SHALL BE MADE BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS.
14. WARNING TAPE SHALL BE INSTALLED 12" ABOVE WATER PIPE.
15. BEDDING MATERIAL SHALL CONFORM TO TOWN OF RIDGWAY STANDARDS AND SPECIFICATIONS.
16. VALVES SHALL OPEN COUNTER CLOCKWISE. VALVES 12-INCH AND SMALLER SHALL BE RESILIENT SEAT GATE VALVES.
17. VALVE BOXES SHALL BE RAISED TO ONE-FOURTH (1/4) INCH BELOW GRADE AFTER COMPLETION OF SURFACE PAVING OR FINAL GRADING. VALVE BOXES IN NON-PAVED AREAS SHALL BE FOUR TO SIX INCHES BELOW FINISHED GRADE.
18. SERVICE SADDLES SHALL BE CAST DUCTILE WITH PAINTED STEEL DOUBLE STRAP, WITH AN O-RING GASKET SEAL ON THE MAIN. GASKETS SHALL BE NEOPRENE. SADDLES SHALL BE MUELLER BR2B. NO DIRECT TAPS WILL BE ALLOWED.
19. ALL RESIDENTIAL WATER TAPS SHALL BE THREE-QUARTER (3/4) INCH OR AS REQUIRED BY THE CURRENT BUILDING CODE.
20. ALL WATER SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A BLUE PAINTED 2 X 4 BACKED BY A T-POST.
21. CONCRETE THRUST BLOCKS AND "MEGA-LUG" MECHANICAL RESTRAINTS ARE REQUIRED AT ALL MECHANICAL FITTINGS. THRUST BLOCKS MAY NOT BE REQUIRED IF PIPE RESTRAINT IS PROVIDED IN ACCORDANCE WITH RESTRAINED PIPE DETAIL.
22. NO WORK SHALL BE BACKFILLED (INCLUDING BEDDING MATERIAL ABOVE THE SPRING LINE OF THE PIPE) UNTIL THE CONSTRUCTION HAS BEEN INSPECTED AND APPROVED FOR BACKFILLING BY THE TOWN OF RIDGWAY ENGINEERING AND/OR PUBLIC WORKS STAFF.
23. ONLY ONE CONNECTION TO THE EXISTING WATER DISTRIBUTION SYSTEM SHALL BE MADE UNTIL ALL HYDROSTATIC TESTING, CHLORINATION AND FLUSHING HAS BEEN COMPLETED.
24. DISINFECTION AND HYDROSTATIC TESTING SHALL BE DONE IN THE PRESENCE OF A TOWN OF RIDGWAY ENGINEERING AND/OR PUBLIC WORKS STAFF. CONTACT THE TOWN OF RIDGWAY DEPARTMENT OF PUBLIC WORKS, FORTY-EIGHT (48) HOURS PRIOR TO DISINFECTING AND/OR TESTING.
25. DISINFECTION AND FLUSHING SHALL BE DONE IN ACCORDANCE WITH THE REQUIREMENTS OF THE COLORADO DEPARTMENT OF HEALTH AND THE PROCEDURE SET FORTH IN AWWA C601, "STANDARD FOR DISINFECTING WATER MAINS". THE CHLORINATION OF THE WATER LINE SHALL BE PERFORMED PRIOR TO THE HYDROSTATIC TESTING. ALL VALVES, FIRE HYDRANTS AND OTHER APPURTANCES SHALL BE OPERATED WHILE PIPELINE IS FILLED WITH THE CHLORINATING AGENT TO INSURE THAT HIGH CHLORINE CONTACT IS MADE WITH ALL INTERNAL SURFACES.
26. ALL WATER LINES SHALL BE HYDROSTATIC TESTED. PRESSURE AND LEAKAGE TESTS SHALL BE CONDUCTED ACCORDING TO THE APPLICABLE SECTIONS OF AWWA C600/605 TO A MINIMUM PRESSURE OF ONE HUNDRED AND FIFTY (150) POUNDS PER SQUARE (PSI) INCH AT THE LOW POINT OF THE SECTION BEING TESTED AND AT EACH GATE VALVE FOR THE DURATION OF TWO (2) HOURS. THE MAXIMUM LENGTH OF LINE TO BE TESTED SHALL BE ONE THOUSAND (1,000) FEET. ALL JOINTS IN CONNECTIONS ARE TO BE WATERTIGHT WITHIN TOLERANCES ALLOWED BY THE SPECIFICATIONS IN AWWA C600/605. ANY LEAKAGE THAT IS DISCOVERED BY OBSERVATION OR TESTS SHALL BE LOCATED AND MADE WATERTIGHT BY THE CONTRACTOR. PRESSURE AND LEAKAGE TESTS SHALL NOT BE CONDUCTED UNTIL THE LINE HAS PASSED ALL REQUIRED DISINFECTION TESTS.
27. INITIAL ACCEPTANCE OF THE NEW WATER LINES ARE CONTINGENT UPON RECEIVING COPIES OF:
27.1. WATER TRENCH COMPACTION TEST RESULTS
27.2. HYDRO STATIC TESTING OF 100% OF THE SYSTEM
27.3. HEALTH DEPARTMENT TESTS. (CHLORINE AND/OR CLEAR WATER AS REQUIRED)
28. ALL METER PITS AND CURB STOPS SHALL BE PROTECTED AT THE TIME OF INSTALLATION WITH A MINIMUM OF THREE (3) T-POSTS AND ORANGE SAFETY FENCE. THE T-POST AND SAFETY FENCE SHALL REMAIN IN PLACE AND IN GOOD CONDITION UNTIL THE LANDSCAPING IS INSTALLED.
29. ALL WATER VAULTS SHALL BE WATER TIGHT. CONTRACTOR SHALL SEAL VAULTS TO ENSURE SURFACE WATER DOES NOT INFILTRATE INTO THE VAULTS. VAULT LIDS SHALL BE PLACED TO ENSURE THAT SURFACE WATER DOES NOT FLOW INTO THE VAULTS.

SANITARY SEWER - GENERAL NOTES:

1. THE CONTRACTOR SHALL VERIFY HORIZONTAL AND VERTICAL LOCATIONS OF ALL EXISTING SEWERS TO BE CONNECTED TO PRIOR TO CONSTRUCTION STAKING.
2. NOTE REMOVED.
3. MINIMUM VERTICAL SEPARATIONS BETWEEN ALL UTILITY PIPES SHALL BE EIGHTEEN (18) INCHES. IF VERTICAL SEPARATIONS ARE LESS THAN EIGHTEEN (18) INCHES, THE UTILITY PIPES SHALL BE REINFORCED AND PROTECTED AS REQUIRED BY CURRENT TOWN STANDARD SPECIFICATIONS. IF SEWER IS ABOVE WATER, SEWER ENCASEMENT ENDS SHALL BE SEALED.
4. WATER AND SANITARY SEWER LINES SHALL HAVE A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET. WHEN A TEN (10) FOOT SEPARATION IS NOT PROVIDED OR WHEN SEWER LINES CROSS WATER LINES WITH LESS THAN ONE AND ONE-HALF (1½) FEET OF VERTICAL SEPARATION, SEWER LINE JOINTS SHALL BE ENCASED. FOR PERPENDICULAR CROSSINGS, ENCASED JOINTS SHALL EXTEND TEN (10) FEET, PERPENDICULAR TO THE WATER LINE IN BOTH DIRECTIONS.
5. ALL SANITARY SEWER SERVICES AND WATER SERVICES ARE TO BE TEN (10) FEET APART.
6. SERVICE LATERALS SHALL EXTEND FIVE (5) FEET BEYOND RIGHT OF WAY OR UTILITY EASEMENTS, WHICHEVER IS GREATER. THE ENDS SHALL BE MARKED BY A GREEN PAINTED WOOD 2 X 4 BACKED BY A T-POST WIDTH DEPTH OF LATERAL.
7. THE LENGTH OF SANITARY SEWER LINE IS THE HORIZONTAL DISTANCE BETWEEN CENTER OF MANHOLE TO CENTER OF MANHOLE. THEREFORE, THE DISTANCES INDICATED ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND MANHOLE DIMENSIONS.
8. SERVICE LINE CONNECTIONS TO DEAD END MANHOLES ARE NOT PERMITTED. SERVICE LINE CONNECTINGS TO IN-LINE MANHOLES ARE NOT PERMITTED, ONLY WITH THE APPROVAL OF THE TOWN MAY SERVICE CONNECTIONS BE ALLOWED IMMEDIATELY ABOVE OR BELOW A MANHOLE. MINIMUM SERVICE LINE SLOPE; 4 INCHES=2%.
9. ALL FOUR (4) THROUGH FIFTEEN (15) INCH SANITARY SEWER PIPE SHALL BE POLYVINYL CHLORIDE (PVC) AND SHALL BE IN ACCORDANCE WITH ASTM D-3034-SDR35, "STANDARD SPECIFICATION FOR PVC SEWER PIPE AND FITTINGS". ANY SANITARY SEWER HAVING A DEPTH IN EXCESS OF FIFTEEN (15) FEET SHALL BE COORDINATED WITH THE PUBLIC WORKS DEPARTMENT.
10. BEDDING MATERIAL SHALL CONFORM TO TOWN OF RIDGWAY STANDARDS AND SPECIFICATIONS.
11. ALL SEWER LINE PIPE SHALL BE PROVIDED WITH A MINIMUM GAGE SIZE OF 10 SINGLE STRAND INSULATED COPPER WIRE. SPLICES IN TRACER WIRE SHALL BE CAPPED IN WATER PROOF GEL CAP TYPE CONNECTORS SUITED FOR DIRECT BURY APPLICATION (3M TYPE DBY-6 LOW VOLTAGE OR EQUAL). WIRE SHALL BE ATTACHED TO TOP OF SEWER LINE WITH 2-INCH WIDE PVC TAPE @ 5-FT INTERVALS ALONG PIPE. TRACER WIRE SHALL EXTEND TO THE SURFACE AND BE COILED IN A LOCATE BOX. UNDER THE SUPERVISION OF TOWN OF RIDGWAY ENGINEERING AND/OR PUBLIC WORKS STAFF, TEST SHALL BE MADE BY THE CONTRACTOR AT THE COMPLETION OF CONSTRUCTION TO INSURE THAT THE TRACER WIRES CARRY A CONTINUOUS CURRENT BETWEEN ALL ACCESS POINTS. TRACER WIRES SHALL ENTER ALL MANHOLES BETWEEN THE TOP BARREL AND CONE.
12. WARNING TAPE SHALL BE INSTALLED 12" ABOVE SEWER PIPE.
13. PRECAST CONCRETE MANHOLE SECTIONS SHALL BE IN ACCORDANCE WITH ASTM C-478. MANHOLE STEPS SHALL BE EPOXY-COATED CAST IRON, ALUMINUM ALLOY, PLASTIC OR OTHER APPROVED CORROSION-RESISTANT METAL. CAST IRON RING AND COVER SHALL CONFORM TO ASTM A-48.
14. MANHOLES SHALL BE PER THE TOWN STANDARDS AND SPECIFICATIONS.
15. NOTE REMOVED.
16. SEWER TEES AND/OR WYES SHALL BE STAKED BY A SURVEY CREW. THE CONTRACTOR SHALL FURNISH TO THE ENGINEER "AS-CONSTRUCTED" LOCATION OF TEES AND WYES. ALL SERVICE LINES ARE FOUR (4) INCH UNLESS OTHERWISE NOTED.
17. TAPS SHALL BE MADE WITH FULL BODIED WYES, TOWN PUBLIC WORKS, UPON APPROVAL, MAY ALLOW CUT TAPS, BUT THE TOWN WILL PRODUCE CUT TAPS AND CHARGE DEVELOPER.
18. PRIOR TO BACKFILL THE TOWN OF RIDGWAY ENGINEERING AND/OR PUBLIC WORKS STAFF SHALL INSPECT ALL SANITARY SEWER MAINS AND SERVICE EXTENSIONS.
19. MANHOLE RIMS SHALL BE SET AT AN ELEVATION RELATIVE TO THE PAVEMENT, IN ACCORDANCE WITH THE TOWN OF RIDGWAY STANDARDS. WHETHER THE MANHOLE IS AT PAVED OR UNPAVED GRADE, A MINIMUM OF ONE (1) AND A MAXIMUM OF FOUR (4) CONCRETE RINGS SHALL BE USED TO ADJUST THE RIM ELEVATION TO FINAL GRADE. THE MAXIMUM ACCEPTABLE VERTICAL ADJUSTMENT UTILIZING CONCRETE RINGS IS EIGHTEEN (18) INCHES.
20. INITIAL ACCEPTANCE OF THE NEW SANITARY SEWER MAINS IS CONTINGENT UPON COMPLETION OF ITEMS LISTED IN THE TOWNS STANDARDS AND SPECIFICATIONS.

STORM DRAIN - GENERAL NOTES:

1. CULVERTS SHALL COMPLY WITH THE TOWN STANDARDS AND CDOT STANDARDS. CULVERTS SHALL BE GALVANIZED CORRUGATED METAL PIPE (CMP) OR DUAL WALLED HIGH-DENSITY POLYETHYLENE (HDPE) WITH A SMOOTH INTERIOR AND A CORRUGATED EXTERIOR.
2. TONGUE AND GROOVE JOINTS SHALL NOT BE ALLOWED.
3. THE MINIMUM COVERAGE FOR ALL STORM DRAINAGE PIPES SHALL BE 1.5 FEET OR PER THE PIPE MANUFACTURER RECOMMENDATIONS.
4. BEDDING MATERIAL SHALL CONFORM TO TOWN OF RIDGWAY STANDARDS AND SPECIFICATIONS.
5. ALL MANHOLES SHALL BE CONCRETE AND CONFORM TO CDOT STANDARD M-604-20.
6. ALL STREET INLETS SHALL BE CURB OPENING TYPE R CONFORMING TO CDOT STANDARD M-604-12, EXCEPT WHERE OTHERWISE NOTED.
7. ALL INLET ACCESS COVERS SHALL HAVE THE WORDS "NO DUMPING – DRAINS TO RIVERS" AND "STORM SEWER" CAST INTO THE COVER PER TOWN OF RIDGWAY STANDARD DETAIL.
8. ALL END SECTIONS SHALL CONFORM TO CDOT STANDARD M-603-10.
9. WHERE RIPRAP OR GROUTED BOULDERS ARE CALLED FOR ON THE PLANS FOR EROSION CONTROL, IT SHALL CONFORM TO THE URBAN STORM DRAINAGE CRITERIA MANUAL SPECIFICATIONS (LATEST REVISION).

ACCEPTANCE TESTING:

1. TESTING OF WATER LINES, SERVICES AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF AWWA AND THE APPLICABLE STANDARD SPECIFICATIONS OF THE TOWN.
2. THE CONTRACTOR SHALL BE REQUIRED TO PERFORM HYDROSTATIC TESTS ON ALL WATER MAINS, LATERALS, DEAD ENDS AND SERVICE LINES IN ACCORDANCE WITH AWWA SPECIFICATIONS C600.
3. PRIOR TO MAKING THE TEST, THE CONTRACTOR SHALL ADVISE THE TOWN OF THE TIME AND PLACE OF THE TEST SO THAT ADEQUATE INSPECTION CAN BE PROVIDED.
4. PRIOR TO PERFORMANCE OF THE TEST, THE PIPELINE SHALL BE COMPLETELY FILLED WITH WATER FOR A PERIOD OF TWENTY-FOUR (24) HOURS.
5. THE TEST SHALL BE CONDUCTED IN THE PRESENCE OF THE TOWN OR ITS AUTHORIZED REPRESENTATIVE.
6. THE TESTING OF THE LINES SHALL BE DONE WITHOUT BEING CONNECTED TO EXISTING LINES UNLESS APPROVED BY THE TOWN.
7. TESTING OF SEWER LINES AND SERVICES, MANHOLES AND APPURTENANCES SHALL CONFORM TO THE REQUIREMENTS OF THE APPLICABLE PORTIONS OF THE STANDARD SPECIFICATIONS OF THE TOWN REGARDING LAMPING, IN- AND EX-FILTRATION AND PRESSURE TESTING.
8. SANITARY SEWER LINES SHALL BE TESTED USING LOW-PRESSURE AIR TEST.
9. SANITARY SEWER MANHOLES SHALL BE VACUUM TESTED FOR LEAKAGE.
10. ALL LINES SHALL BE LAMPED FROM MANHOLE TO MANHOLE.

COLORADO REGISTERED PROFESSIONAL ENGINEER
JEFF S. RUPPERT
...62

SYMBOL	DESCRIPTION	DATE	APPR.

REV. 0
DATE: JUNE 27,, 2022
DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
FILE NAME:
PLOT SCALE: N.T.S.
PLOT DATE:

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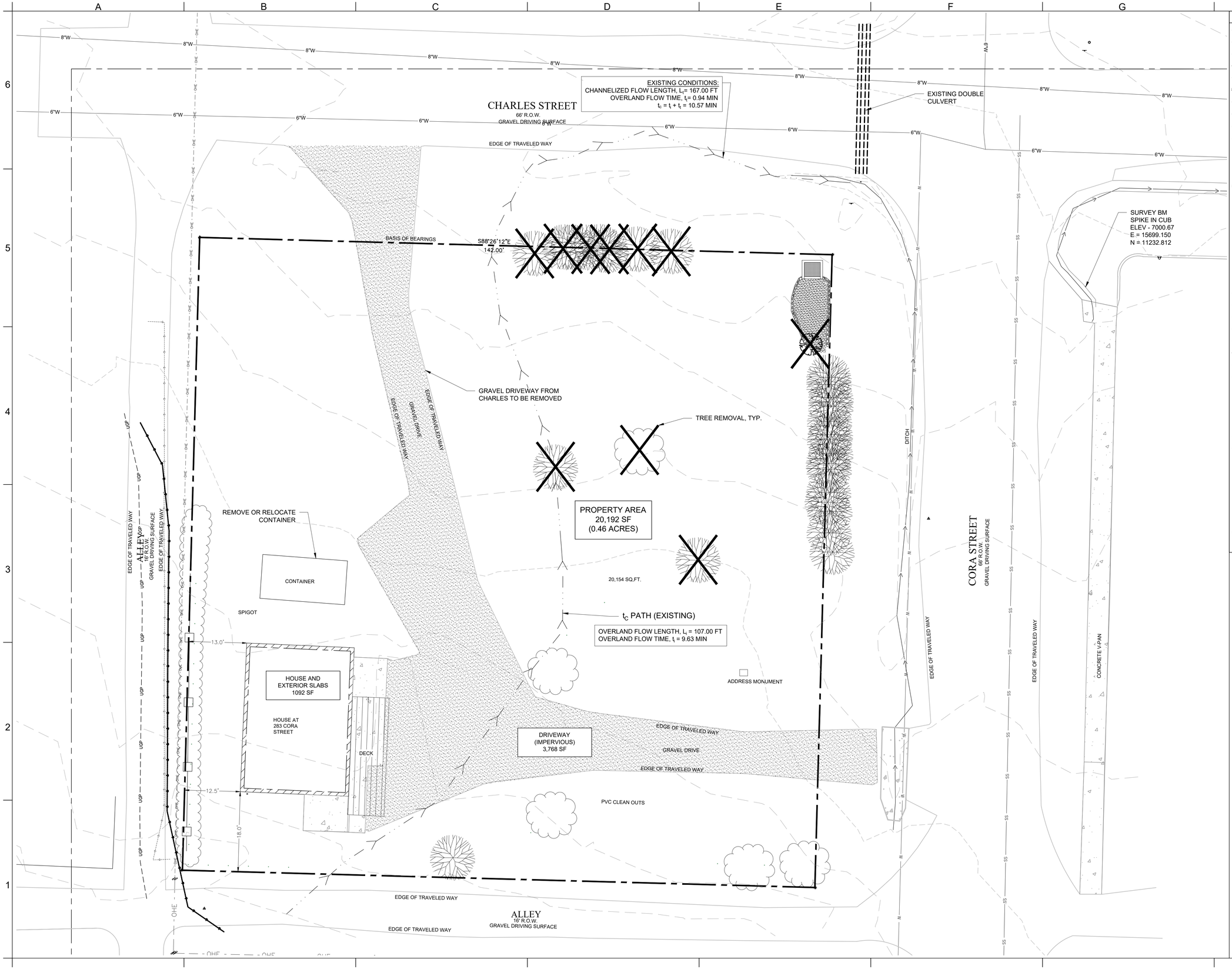
CO 81428 970.527.9540
www.odiseanet.com

RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432

CIVIL NOTES

C0.1



PROJECT LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT
- BUILDING SETBACK
- 100-YR FLOODPLAIN
- 8"W — EXISTING 8" WATER MAIN
- 8"S — EXISTING 8" SANITARY SEWER MAIN
- 100 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE/BUSH CLUSTER
- EXISTING TREE
- EXISTING BUSH
- DRAINAGE BASIN DELINEATION
- FH — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- W — EXISTING WATER TAP STUB-OUT
- S — EXISTING SANITARY SEWER MANHOLE
- SS — EXISTING SANITARY SEWER TAP STUB-OUT
- SURVEY SET 5/8" REBAR WITH 2" CAP
- SURVEY FOUND 5/8" REBAR WITH 1.5" CAP
- SURVEY FOUND 5/8" REBAR WITH 2" CAP
- 100 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FO — PROPOSED UNDERGROUND FIBER OPTIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- GAS — PROPOSED UNDERGROUND GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- 8"W — 8" WATER MAIN
- 8"S — 8" SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED TREE
- PROPOSED BUSH
- FLOWLINE
- ROOF DRAIN DIRECTION
- D — DOWNSPOUT
- 1 — SUB-BASIN DESIGNATION
- SUB-BASIN DELINEATION
- XXXX.XX — SPOT ELEVATION

NOTE:

1. FIRE HYDRANT NUT ELEVATION ON THESE PLANS = 7002.95
2. TOWN ELEVATION FOR HYDRANT NUT = 7008.40
3. DEL MOT CONSULTANTS ELEVATION FOR HYDRANT NUT = 7008.17
4. 6 PT ELEVATION FOR HYDRANT NUT = 6999.97

0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPERT 52

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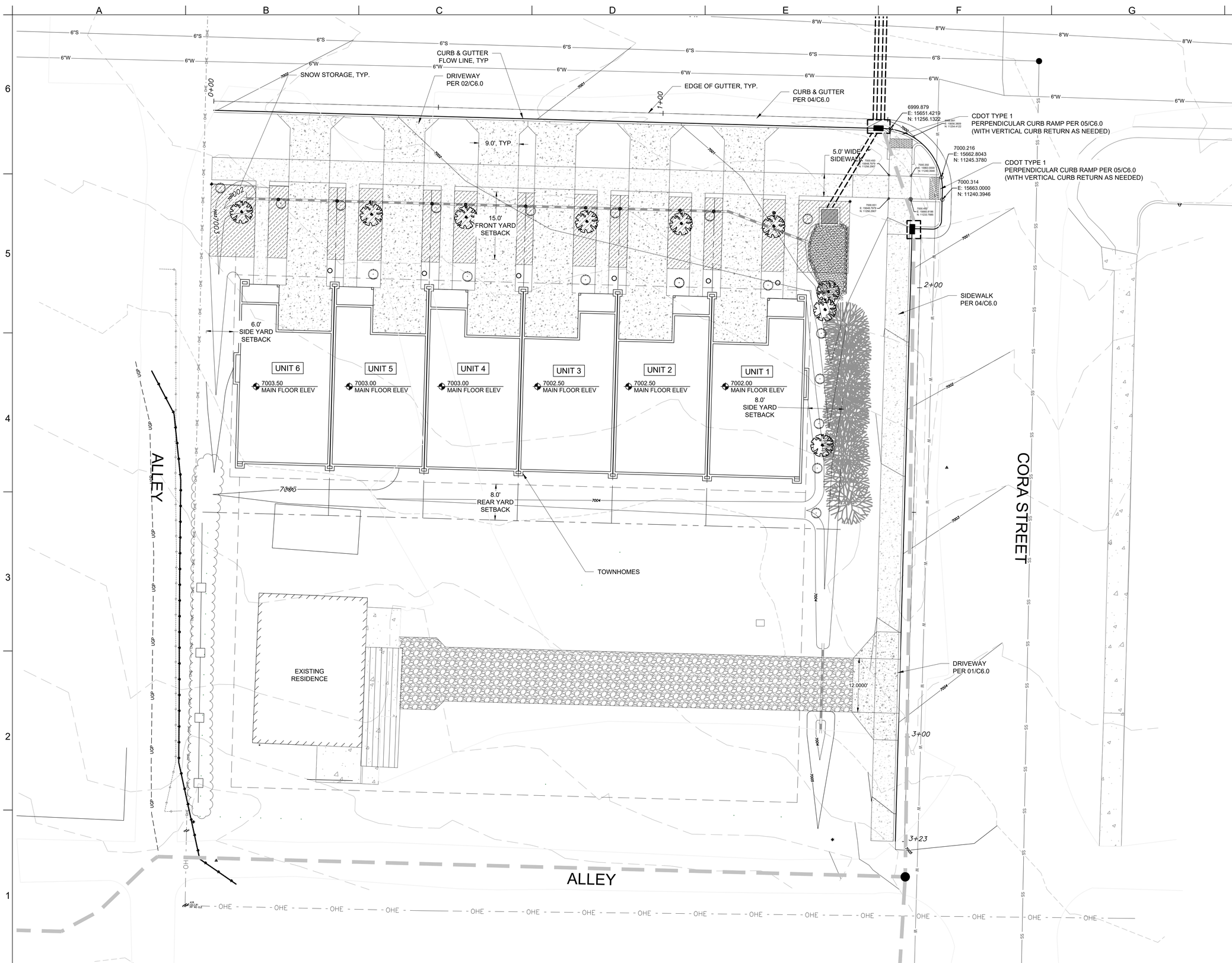
RIDGWAY, CO 81432

EXISTING CONDITIONS & DEMO

C1.0



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3. DEL MOT CONSULTANTS ELEVATION FOR HYDRANT NUT = 7008.17
4. DRIVEWAY, ENTRY WALKWAYS, AND NEW SIDEWALK TOTAL APPROXIMATELY 4580 SF OF AREA. 20% OF THIS AREA IS REQUIRED FOR PLOWED SNOW STORAGE, WHICH IS 916 SF. THERE IS APPROXIATELY 1,120 SF OF STORAGE SHOWN FOR PLOWED SNOW STORAGE.

0 10' 20'

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SYMBOL	DESCRIPTION	DATE	APPR.

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283 N. CORA STREET
RIDGWAY, CO 81432

PROPOSED SITE PLAN

C2.0

STORM DRAIN STRUCTURE (BY OTHERS)

8" PVC CULVERT - 1
I.E. IN = 7001.33'
I.E. OUT = 6999.50'
L = 124.00'

100 SQUARE FOOT DETENTION (RAIN GARDEN)
(SEE SHEET C6.2 DETAIL 1)

SURFACE DRAINS PER 1/C6.3

SEE INSET-1 THIS SHEET

STORM DRAIN STRUCTURE (BY OTHERS)

CONTAINER SHALL BE RELOCATED OR REMOVED

SUB-BASIN DELINEATION

ADDRESS MONUMENT

8" PVC CULVERT - 2
I.E. IN = 7003.53'
I.E. OUT = 7003.330'
L = 20.00'

GRADE ALLEY TO DIRECT WATER INTO NEW GUTTER

STROM DRAIN MANHOLE BY OTHERS
(FINISH GRADING SHALL BE 7005.38)

PROJECT LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT
- BUILDING SETBACK
- 100-YR FLOODPLAIN
- 8"W — EXISTING 8" WATER MAIN
- 8"S — EXISTING 8" SANITARY SEWER MAIN
- 100 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE/BUSH CLUSTER
- EXISTING TREE
- EXISTING BUSH
- DRAINAGE BASIN DELINEATION
- FH — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- W — EXISTING WATER TAP STUB-OUT
- S — EXISTING SANITARY SEWER MANHOLE
- SS — EXISTING SANITARY SEWER TAP STUB-OUT
- SURVEY SET 5/8" REBAR WITH 2" CAP
- SURVEY FOUND 5/8" REBAR WITH 1.5" CAP
- SURVEY FOUND 5/8" REBAR WITH 2" CAP
- 100 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FO — PROPOSED UNDERGROUND FIBER OPTIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- GAS — PROPOSED UNDERGROUND GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- 8"W — 8" WATER MAIN
- 8"S — 8" SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT
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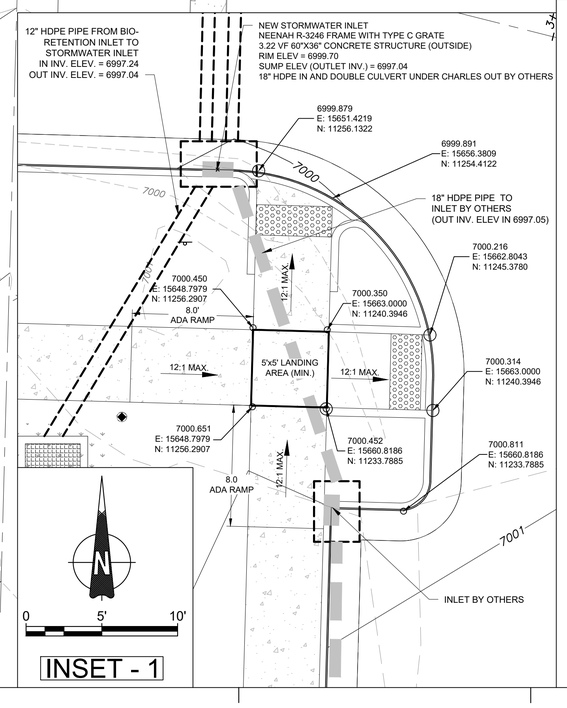
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED TREE
- PROPOSED BUSH
- FLOWLINE
- ROOF DRAIN DIRECTION
- D — DOWNSPOUT
- 1 — SUB-BASIN DESIGNATION
- SUB-BASIN DELINEATION
- XXXX.XX — SPOT ELEVATION

NOTE:

1. FIRE HYDRANT NUT ELEVATION ON THESE PLANS = 7002.95
2. TOWN ELEVATION FOR HYDRANT NUT = 7008.40
3. DEL MOT CONSULTANTS ELEVATION FOR HYDRANT NUT = 7008.17



INSET - 1

0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED JEFF S. RUPP PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY:
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME:
PLOT SCALE: ---
PLOT DATE:

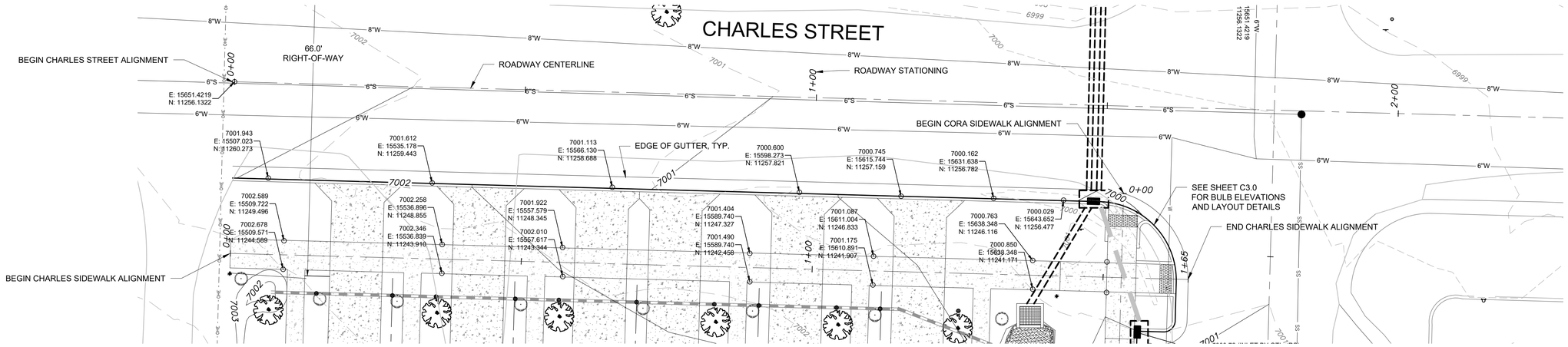
ODISEA
Odisea Y-O-U-R Authentic Journey
Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Peonia, CO 81231-1809
(970) 920-0740
www.odiseaenr.com

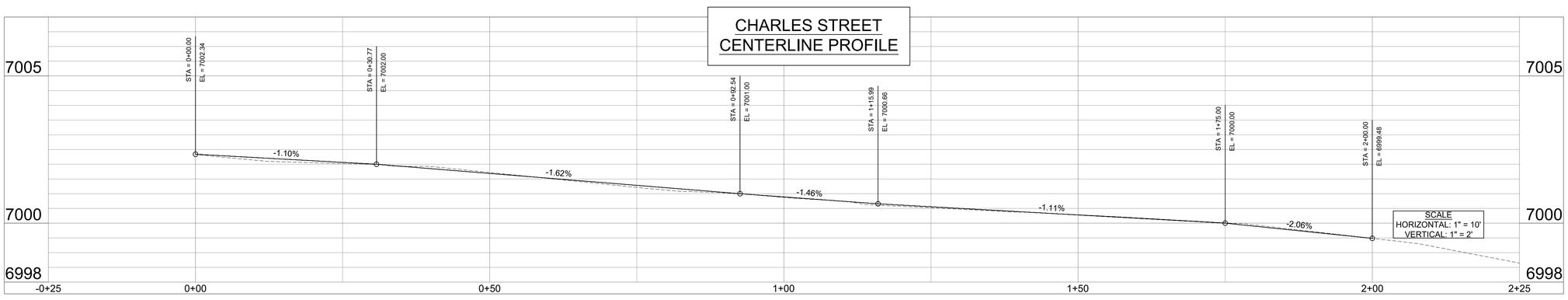
RIDGSIX TOWNHOMES

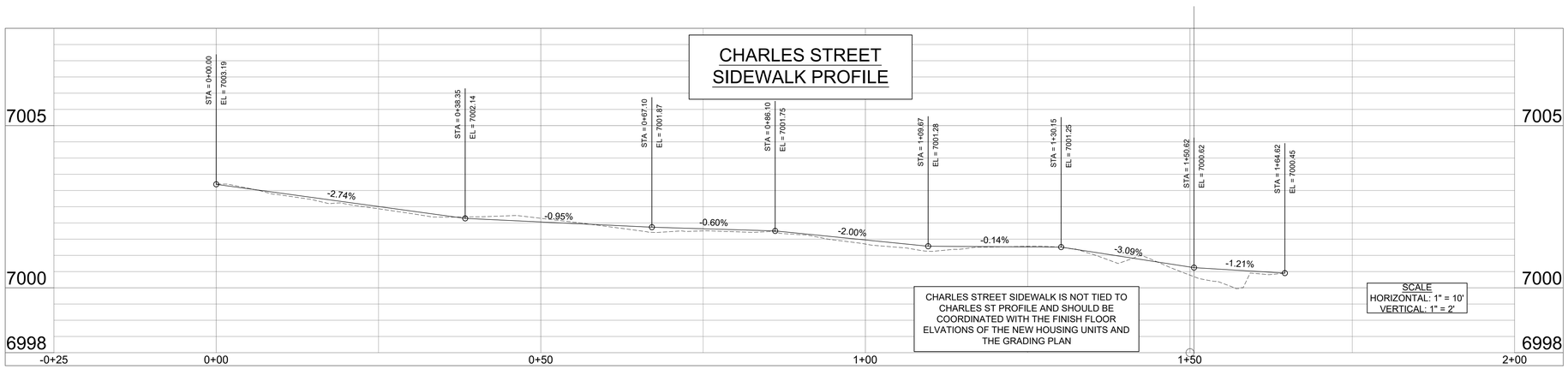
283 N. CORA STREET
RIDGWAY, CO 81432

GRADING & DRAINAGE

C3.0







0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPERT 52

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

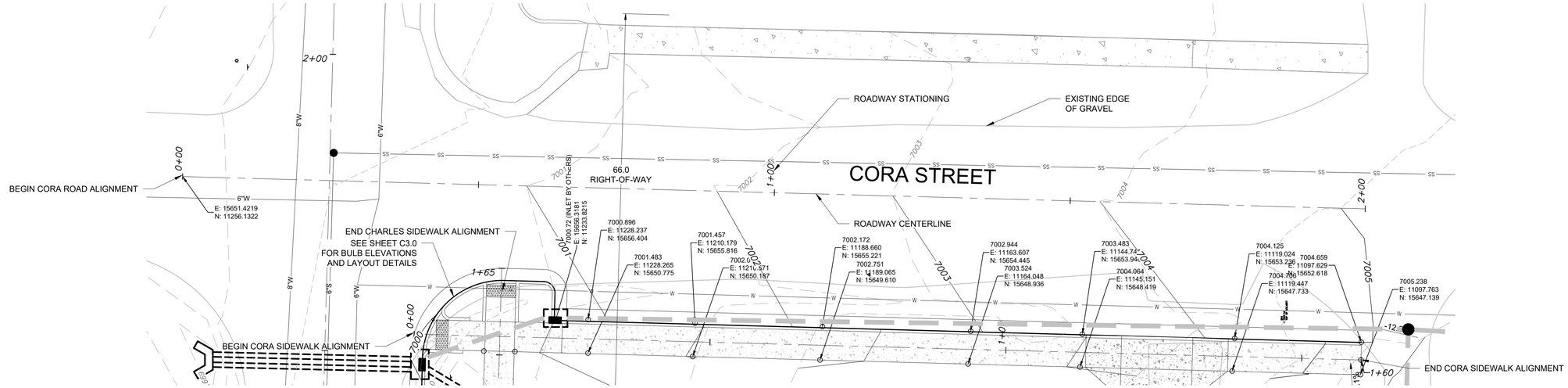
ODISEA Old Spanish Word for Journey
Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: PO Box 1809 Ouray, CO 81427
970-325-7040
www.odiseaenc.com

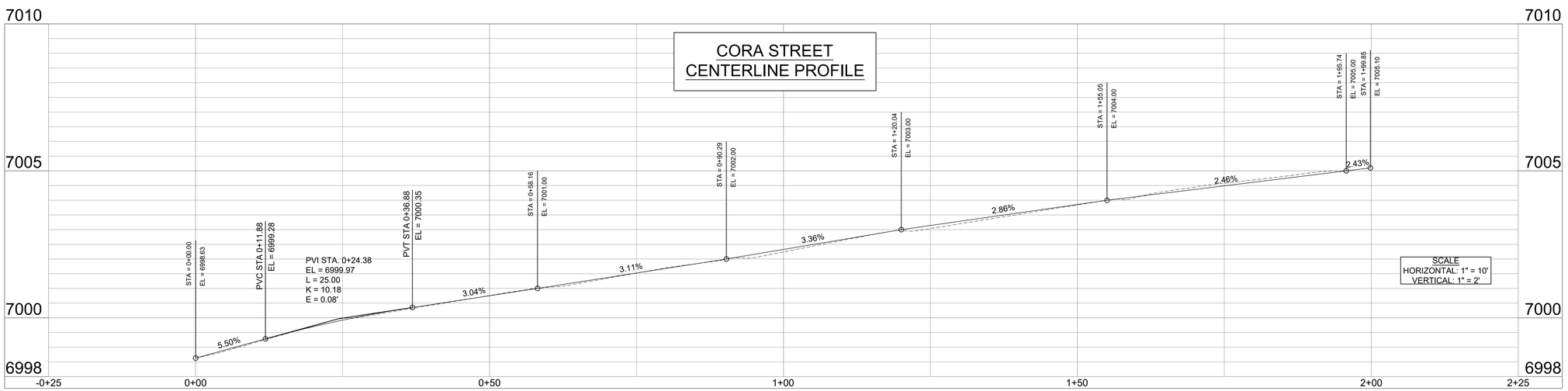
RIDGSIX TOWNHOMES

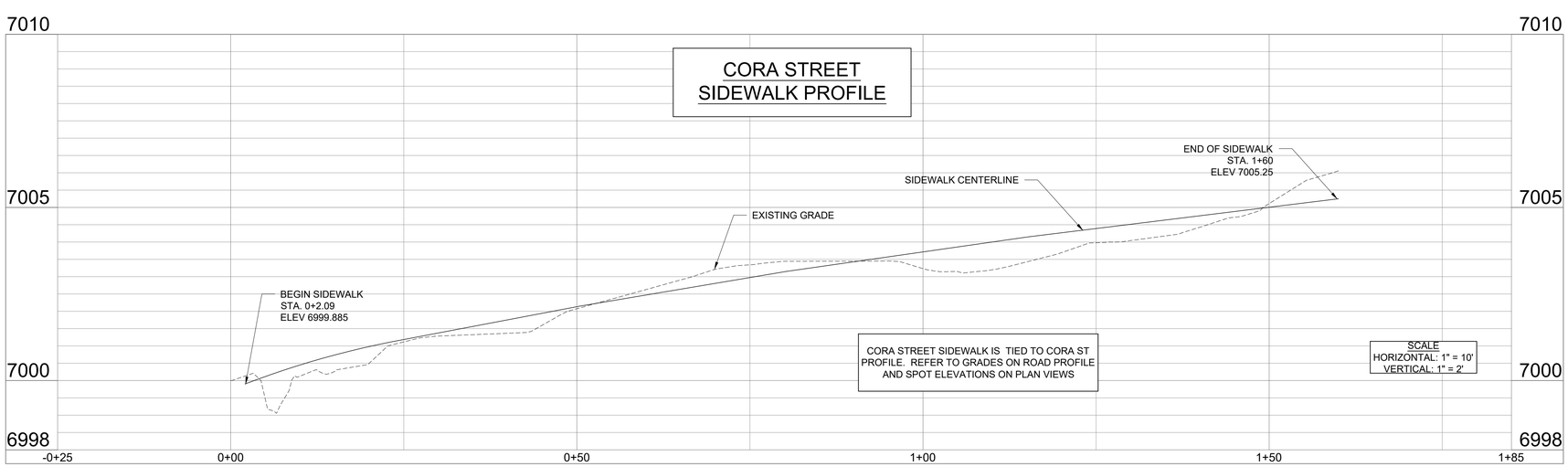
283 N. CORA STREET
RIDGWAY, CO 81432

CHARLES STREET PLAN & PROFILE

C4.0







0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPERT 52

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

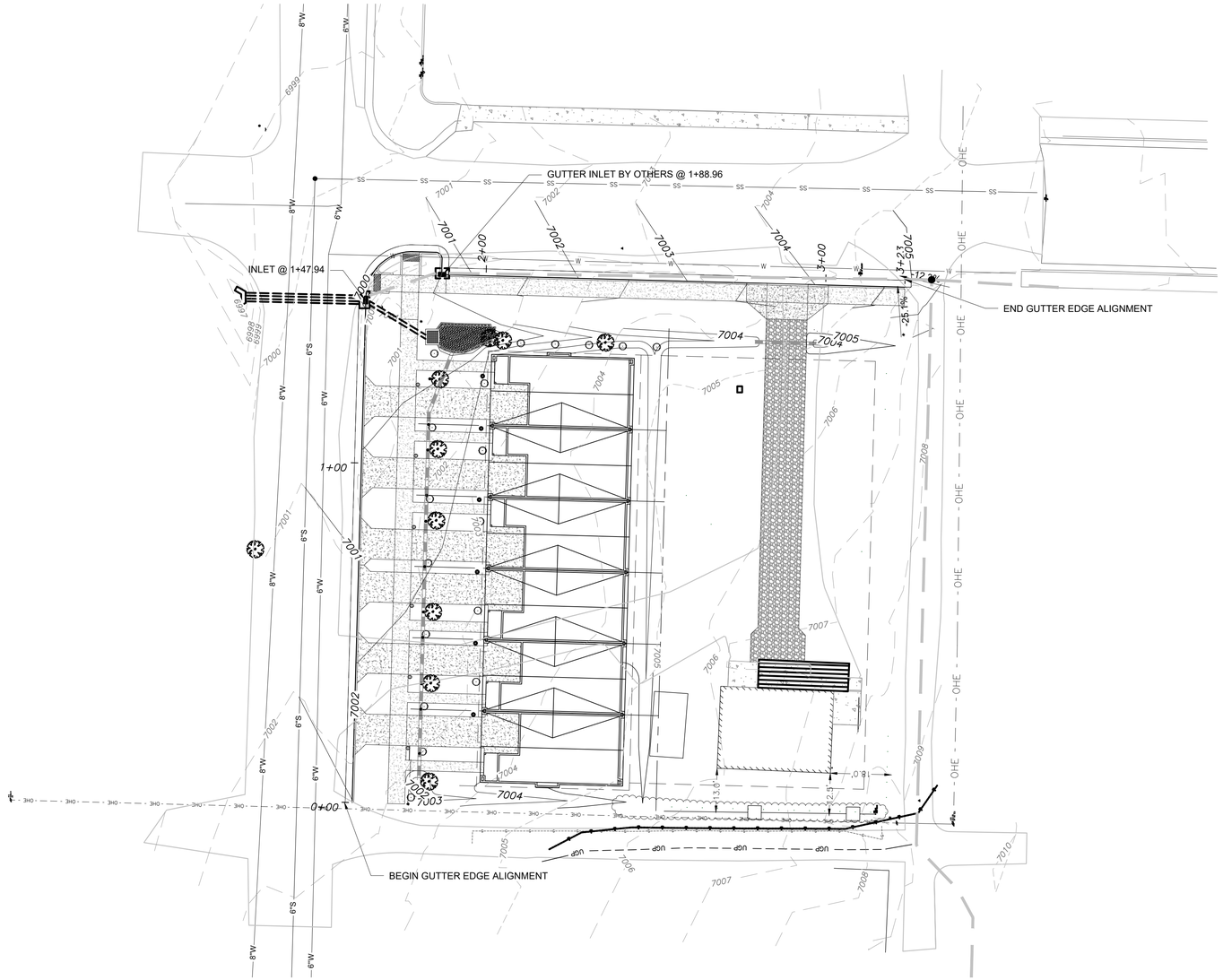
ODISEA Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Ouray, CO 81427 (970) 325-7040
www.odiseanet.com

RIDGSIX TOWNHOMES

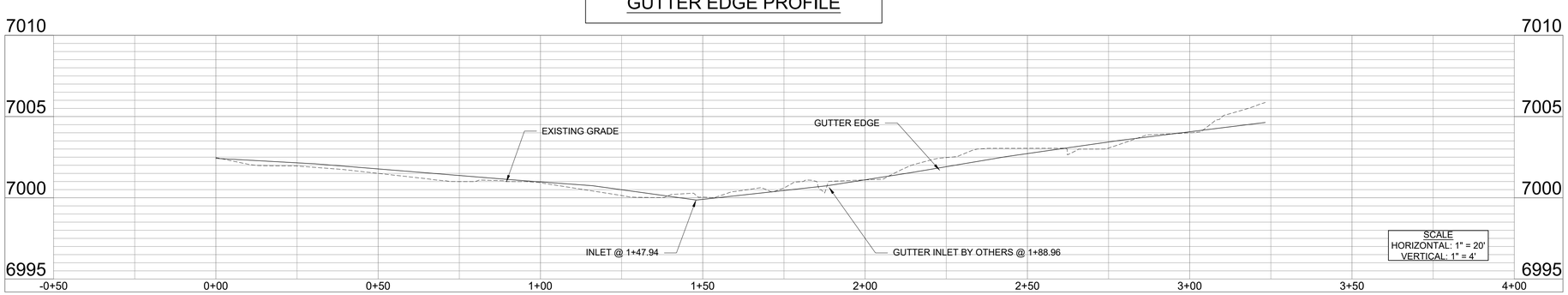
283 N. CORA STREET
RIDGWAY, CO 81432

N. CORA STREET
PLAN & PROFILE

C4.1



CHARLES AND CORA STREETS GUTTER EDGE PROFILE



0 20' 40'

Know what's below. Call before you dig.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPERT 52

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

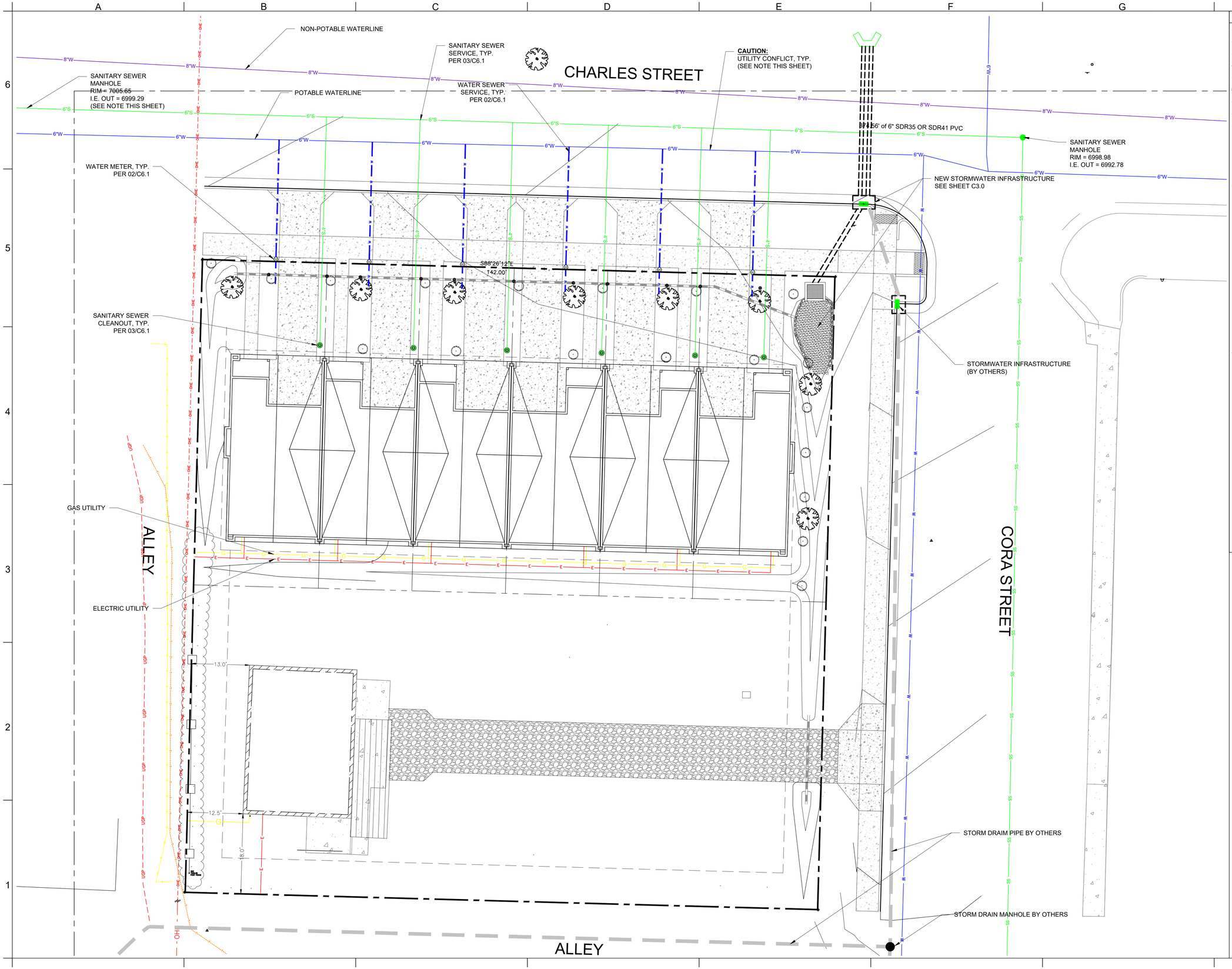
ODISEA Consulting Engineers
PHYSICAL: 63rd Street
MAILING: P.O. Box 3809 Paonia, CO 81428
970-527-7070, 202-5640
www.odiseanet.com

RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

GUTTER EDGE PLAN AND PROFILE

C4.2



PROJECT LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT
- BUILDING SETBACK
- 100-YR FLOODPLAIN
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- EXISTING TREE
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- PROPOSED BUSH
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- ROOF DRAIN DIRECTION
- D — DOWNSPOUT
- 1 — SUB-BASIN DESIGNATION
- SUB-BASIN DELINEATION
- XXXX.XX — SPOT ELEVATION

NOTES:

1. WHERE A SEWER SERVICE LINE WILL CROSS OVER A WATER MAIN OR SERVICE, A SEALED END ENCASEMENT SHALL BE FURNISHED AROUND THE SEWER SERVICE AT LEAST 10' MEASURED HORIZONTALLY IN EACH DIRECTION FROM THE CROSSING. IF THE SEWER SERVICE CROSSES UNDER A WATER MAIN OR SERVICE WITH LESS THAN 18" OF SEPARATION BETWEEN THE TOP OF THE SEWER SERVICE AND THE BOTTOM OF THE WATER, THE SEWER SERVICE SHALL BE ENCASED FOR AT LEAST 10' HORIZONTAL IN EACH DIRECTION OF THE CROSSING. SEE DETAIL 1/C6.1.
2. SANITARY SEWER MANHOLE NOT SHOWN AT INTERSECTION OF CHARLES AND LAURA SHEET IS 374.56 FEET WEST OF SANITARY SEWER MANHOLE SHOWN AT THE INTERSECTION OF CHARLES AND CORA STREET.
3. SEE DETAIL 1/C6.1 FOR WATERLINES THAT ARE INSTALLED SHALLOWER THAN 5' OF COVER.

N

0 10' 20'

811 Know what's below. Call before you dig.

COLORADO REGISTERED JEFF S. RUPERT 52 PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27., 2022
REV: 0
FILE NAME: ---
PLOT SCALE: ---
PLOT DATE:

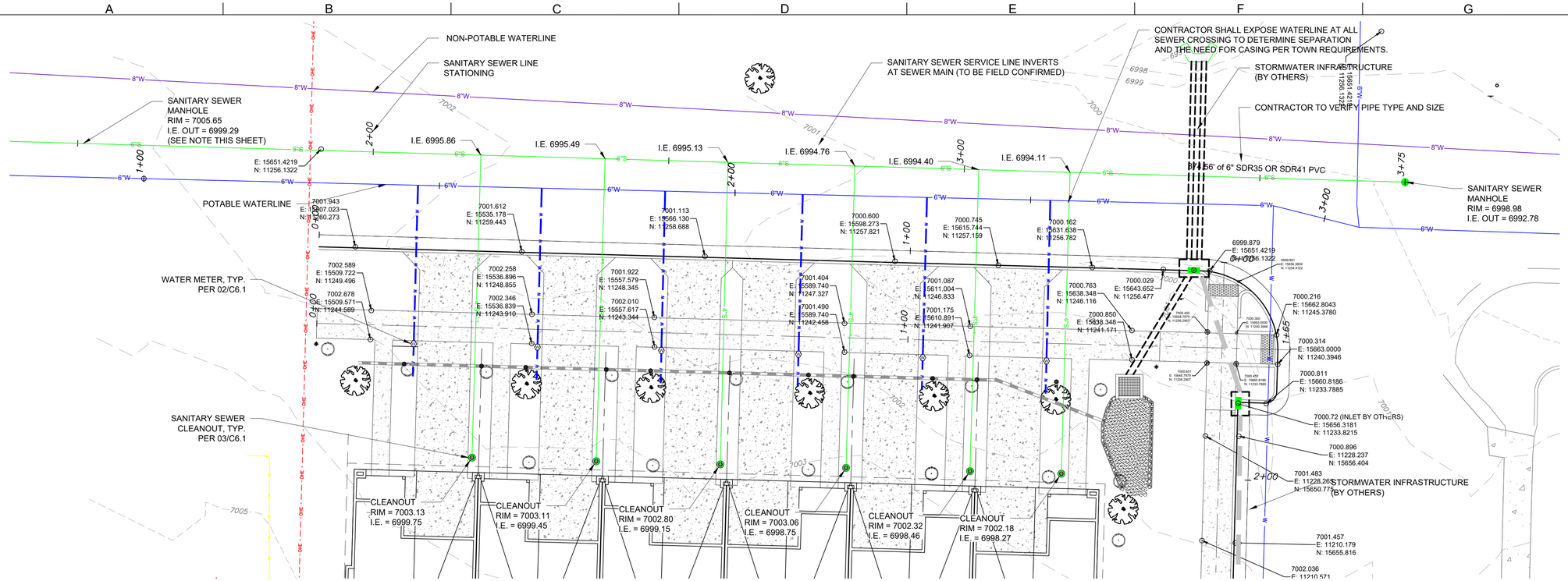
ODISEA Outdoor Design & Engineering Consulting Engineers, P.C.
PHYSICAL: 63 7th Street
MAILING: P.O. Box 2809 Paonia, CO 81428 970-527-7040
www.odiseaco.com

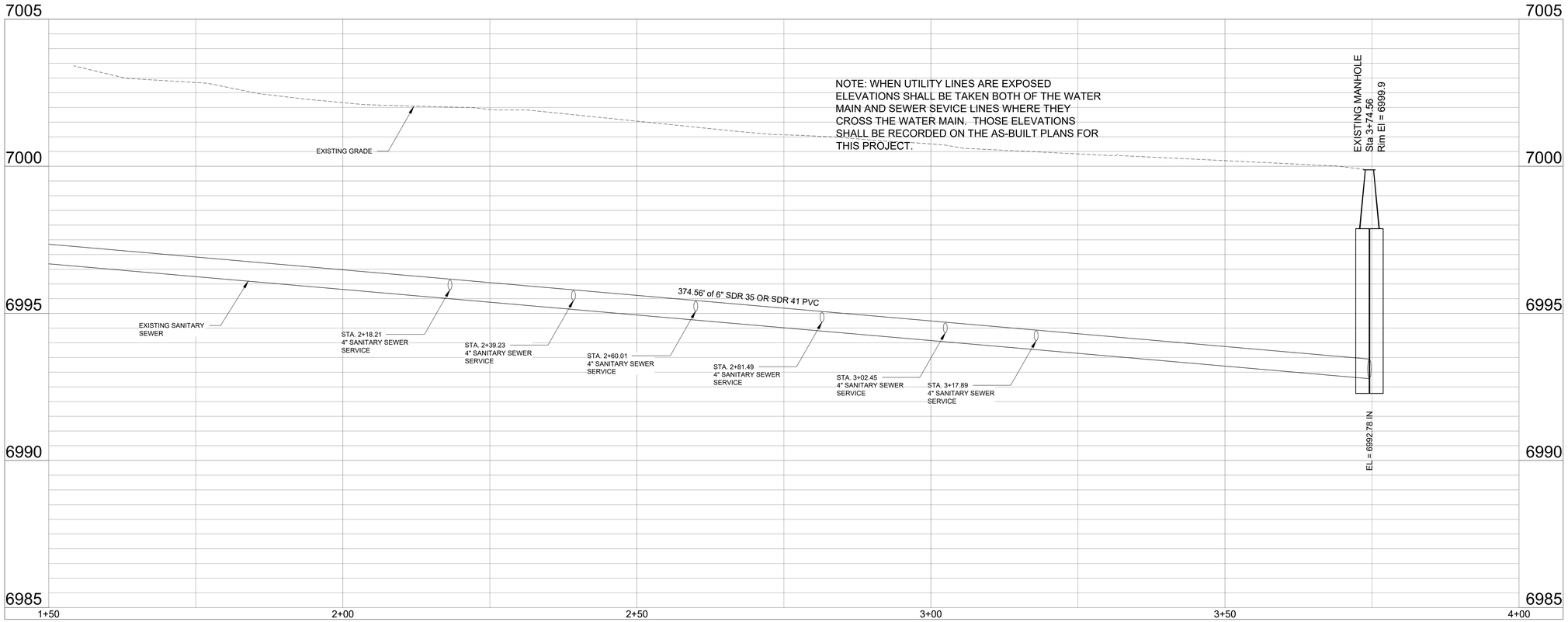
RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

UTILITY PLAN

C5.0





PROJECT LEGEND

- PROPERTY LINE
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- ROOF DRAIN DIRECTION
- D — DOWNSPOUT
- 1 — SUB-BASIN DESIGNATION
- SUB-BASIN DELINEATION
- XXXX.XX — SPOT ELEVATION

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2. SANITARY SEWER MANHOLE NOT SHOWN AT INTERSECTION OF CHARLES AND LAURA SHEET IS 374.56 FEET WEST OF SANITARY SEWER MANHOLE SHOWN AT THE INTERSECTION OF CHARLES AND CORA STREET.

0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED JEFF S. RUPPERT PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27, 2022
REV: 0
FILE NAME: ---
PLOT SCALE: ---
PLOT DATE:

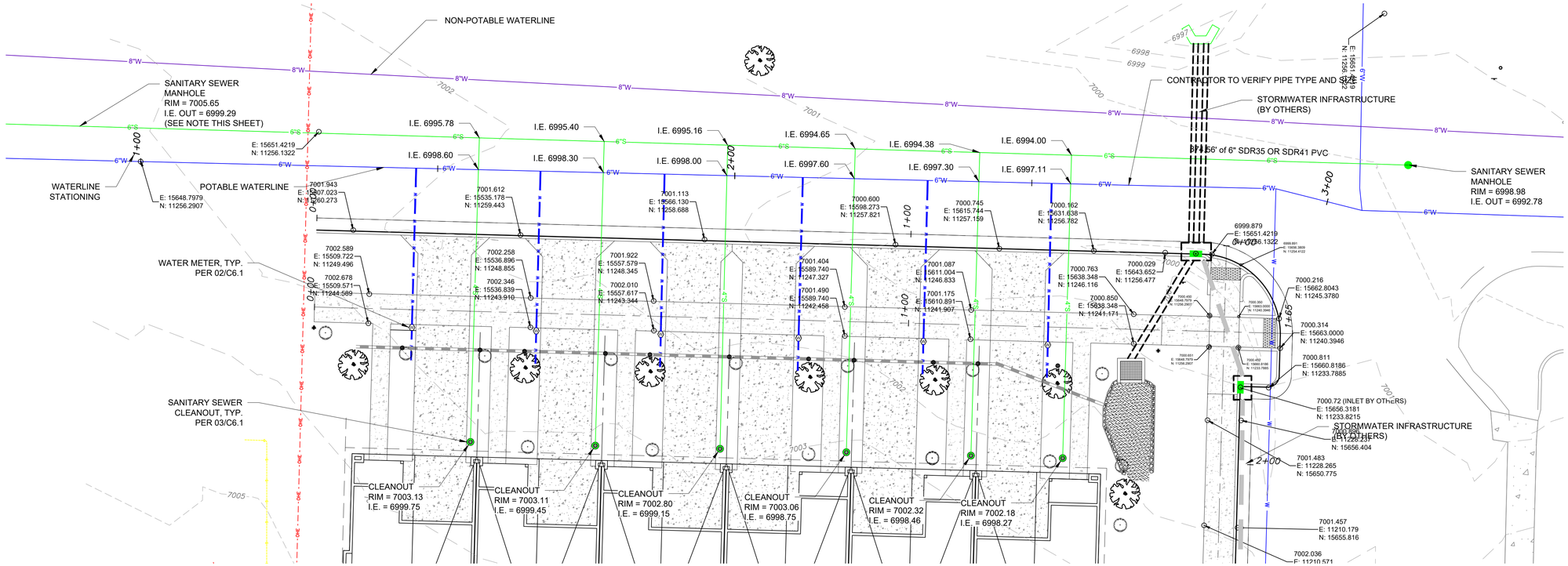
ODISEA Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Paonia, Colorado 81428
www.odiseanet.com

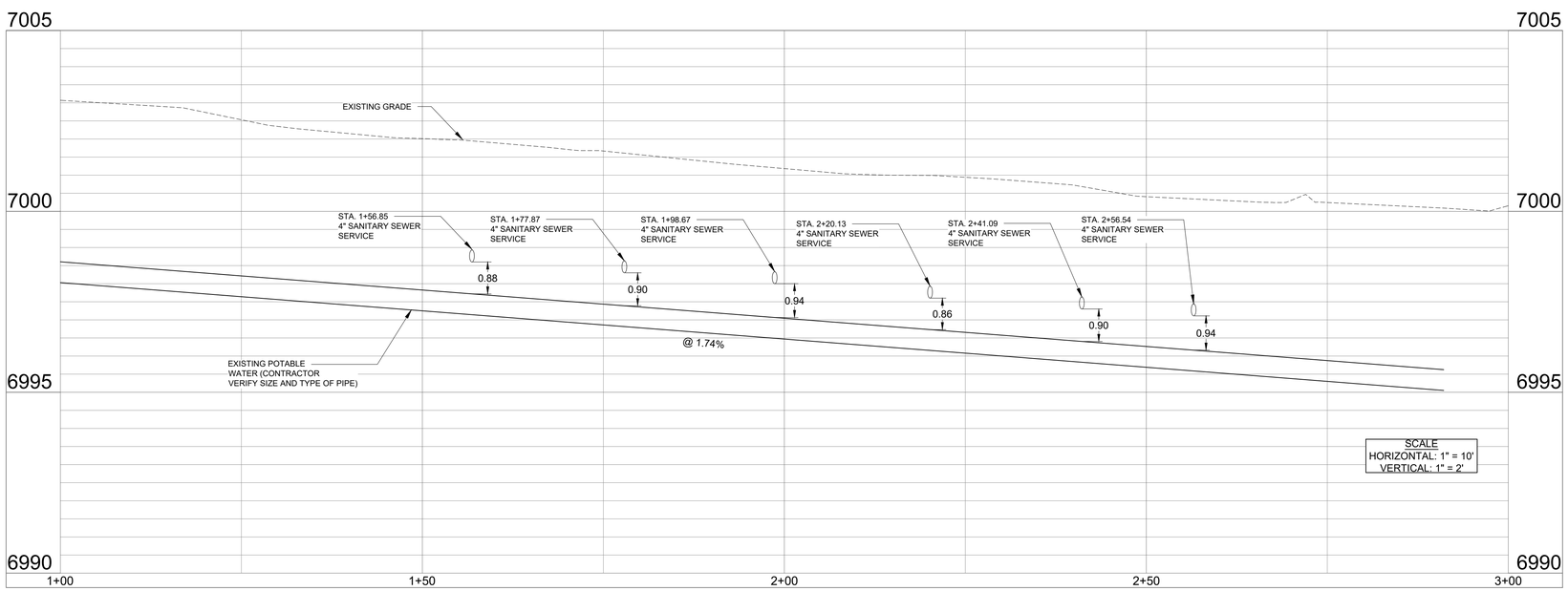
RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

SANITARY SEWER PLAN & PROFILE

C5.1





PROJECT LEGEND

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0 10' 20'

811 Know what's below. Call before you dig.

COLORADO REGISTERED JEFF S. RUPPERT PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27, 2022
REV: 0
FILE NAME:
PLOT SCALE: ---
PLOT DATE:

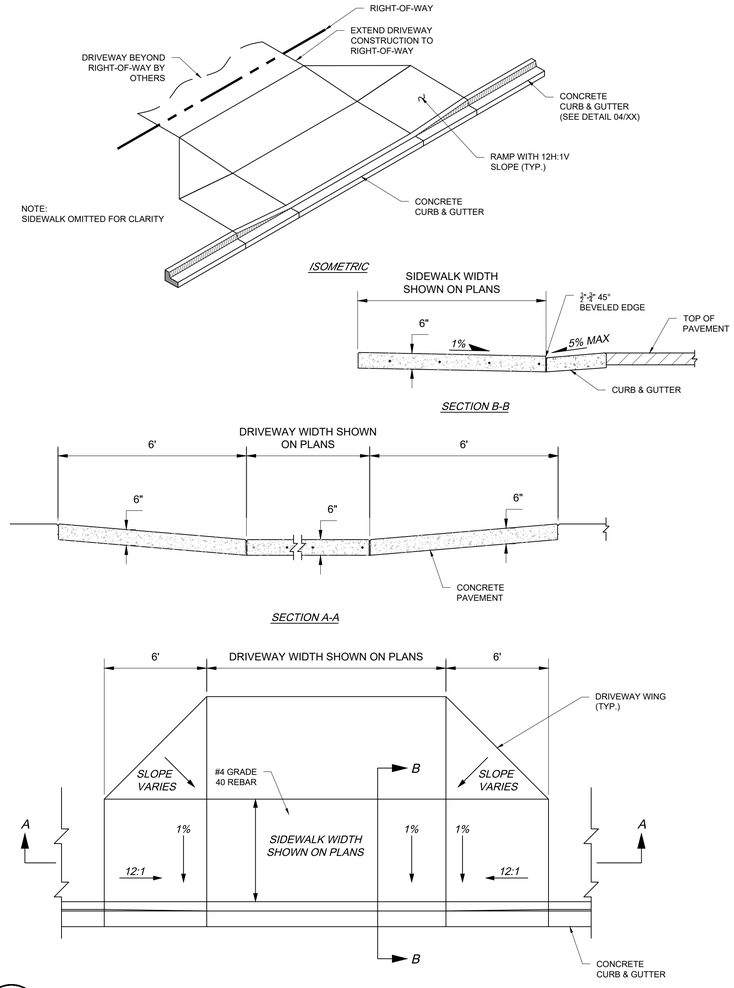
ODISEA Consulting Engineers, LLC
PHYSICAL: 6 3rd Street
MAILING: PO Box 1809 Ouray, CO 81427 (970) 325-7949
www.odiseaenc.com

RIDGSIX TOWNHOMES

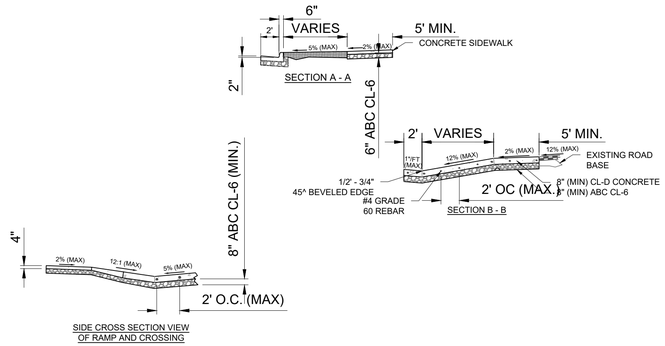
283 N. CORA STREET
RIDGWAY, CO 81432

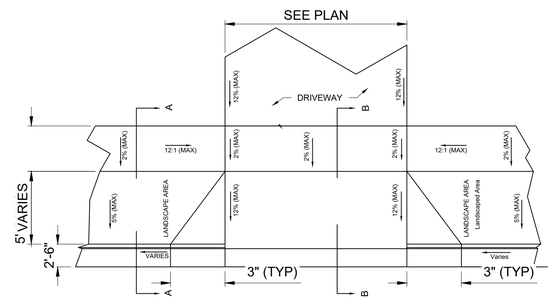
POTABLE WATERLINE PLAN & PROFILE

C5.2

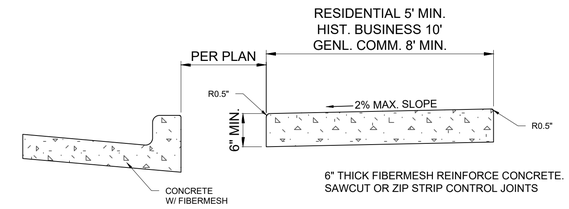


1 C6.0 CONCRETE DRIVEWAY
N.T.S.

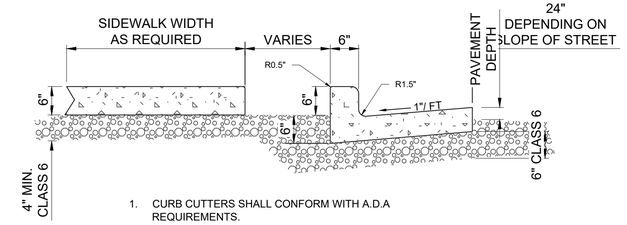




2 C6.0 CONCRETE DRIVE (DETACHED SIDEWALK)
N.T.S.

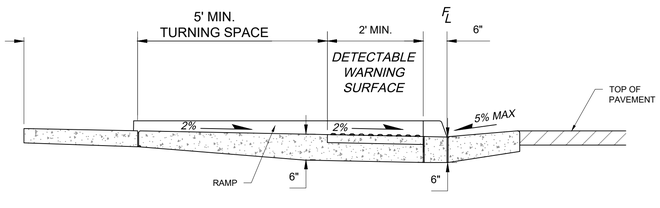


3 C6.0 SIDEWALK DETAIL
N.T.S.



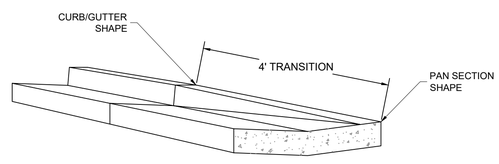
1. CURB CUTTERS SHALL CONFORM WITH A.D.A REQUIREMENTS.

4 C6.0 CURB & GUTTER
N.T.S.

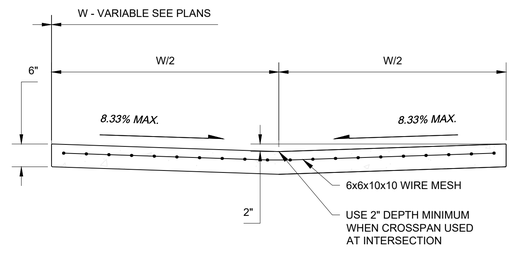


NOTE:
CURB RAMP SHALL MEET CDOT M-608-1 STANDARDS.

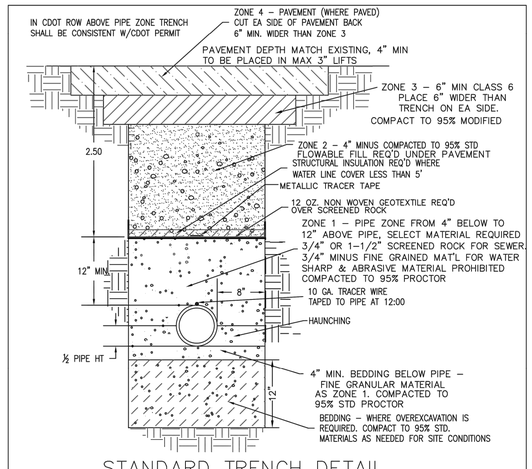
5 C6.0 CURB RAMP (CDOT TYPE 1)
N.T.S.



TRANSITION DETAIL (NTS)



6 C6.0 CROSSPAN / VALLEY GUTTER
N.T.S.



STANDARD TRENCH DETAIL

NOTE 1: IN COLD WEATHER PLACE ROAD BASE TO GRADE & REPLACE WITH HOT MIX WHEN WEATHER IS SUITABLE.

NOTE 2: HAUNCHING FOR WATER LINE SHALL BE 3/4" MINUS FINE, GRAINED LOW PERMEABILITY MATERIALS. SEWER BEDDING MAYBE SINGLE SIZE SCREENED ROCK UP TO 1.5". SHARP AND/OR ABRASIVE MATERIALS ARE PROHIBITED.

NOTE 3. DEPTH OF COVER OVER WATER LINES SHALL BE A MINIMUM 5' AND A MAXIMUM OF 6' UNLESS OTHERWISE INDICATED ON THE TOWN APPROVED PLANS IN THE TOWN APPROVED PLANS STRUCTURAL INSULATION (PER WATER STANDARDS) MAY BE REQUIRED FOR COVER OF LESS THAN 5'.

TOWN OF RIDGWAY P.O. BOX 10 - 201 N RAILROAD RIDGWAY, CO 81432 970.626.5308 www.town.ridgway.co.us	STANDARD TRENCH DETAIL	
	DATE: 6/10/20	SHEET:

7 C6.0 STANDARD PIPE TRENCHING
N.T.S.

COLORADO REGISTERED JEFF S. RUPPERT PROFESSIONAL ENGINEER 52

SYMBOL	DESCRIPTION	DATE	APPR.

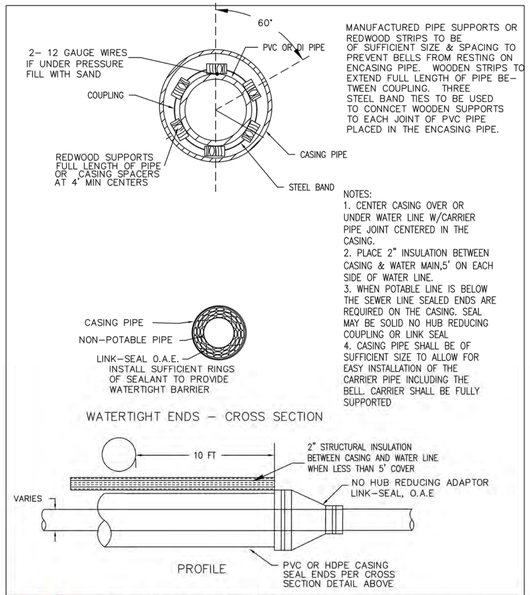
DESIGNED BY: JR
DWN BY: JR
CKD BY: LH
REVIEWED BY: LH
SUBMITTED BY:
DATE: JUNE 27, 2022
REV: 0
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

ODISEA Consulting Engineers
PHYSICAL: 63 3rd Street
MAILING: PO Box 1809
Ouray, CO 81427
www.odiseaenter.com

RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432

CIVIL DETAILS

C6.0



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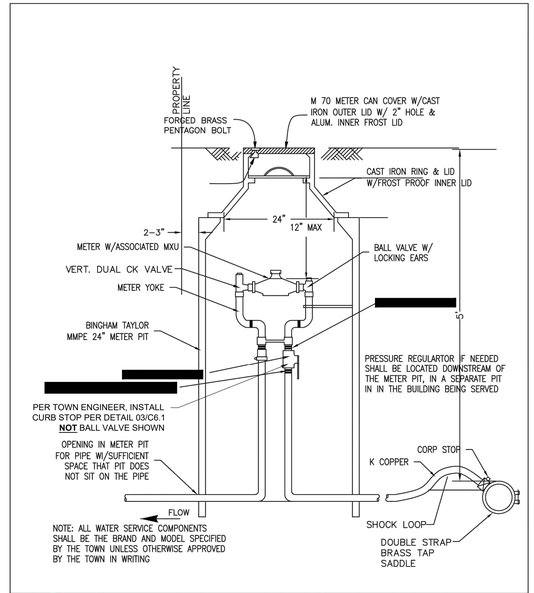
CASING PIPE DETAIL

DATE: 6/20/20 SHEET:

1 C6.1 PIPE CASING
N.T.S.



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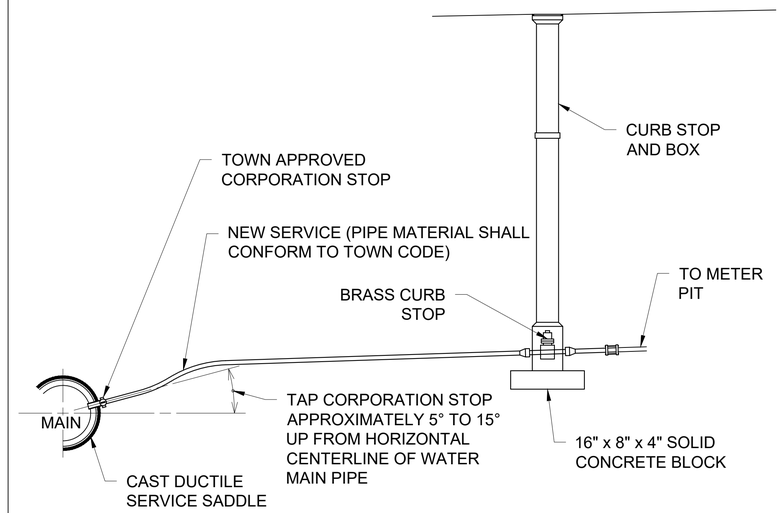
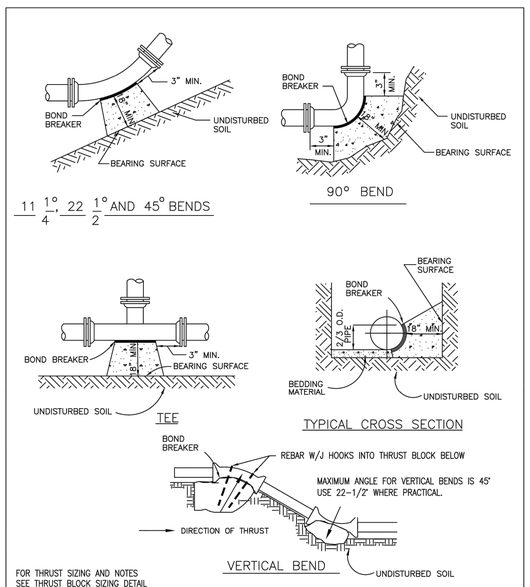
¾" - 1" METER DETAIL

DATE: 6/10/20 SHEET:

2 C6.1 STANDARD 3/4" WATER SERVICE METER PIT
N.T.S.



3 C6.1 WATER SERVICE CONNECTION
N.T.S.



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THRUST BLOCK DETAIL

DATE: 6/10/20 SHEET:

4 C6.1 THRUST BLOCK DETAIL
N.T.S.

Bearing Area in Sq Ft

Pipe Size	Bends 90°	45°	22-1/2°	11-1/4°	Tees, Dead ends, Crosses & Dead end
3	1.0	0.6	0.3	0.0	0.7
4	1.8	1.0	0.5	0.0	1.3
6	4.0	2.2	1.1	0.0	2.8
8	7.1	3.8	2.0	1.0	5.0
10	11.1	6.0	3.0	1.5	7.8
12	16.0	8.6	4.4	2.2	11.3
14	21.7	11.8	6.0	3.0	15.4
16	28.4	15.3	8.0	4.0	20.0
18	36.0	19.4	10.0	5.0	25.4
24	64.0	34.5	17.7	8.8	45.0

Areas given in the table are based on internal static pressure of 100 psi and soil bearing capacity of 1,000 pounds per square foot

Bearing areas for any pressure and soil bearing capacity may be obtained by mulitpling tabluated values by the following correction factor (F)

F= Actual specified test pressure in hundreds of pounds
Actual soil bearing pressue in thousands of pounds

All water line plans shall contain the following table, with the values filled in by the Design Engineer:

Soil Bearing capacity	Lbs/SF
Test Pressure	psi
Bearing Area Multiplier (F)	

GENERAL NOTES:

1. THRUST BLOCKS AND MECHANICAL RESTRAINT SUCH AS MEGALUGS or single bolt REQUIRED ON ALL MECHANICAL JOINTS

2. BEARING SURFACE AREAS SHOWN IN CHART ARE MINIMUMS

3. ALL FITTING AND BOLTS SHALL BE WRAPPED & TAPED CLOSED WITH 10 MIL MINIMUM POLY WRAP

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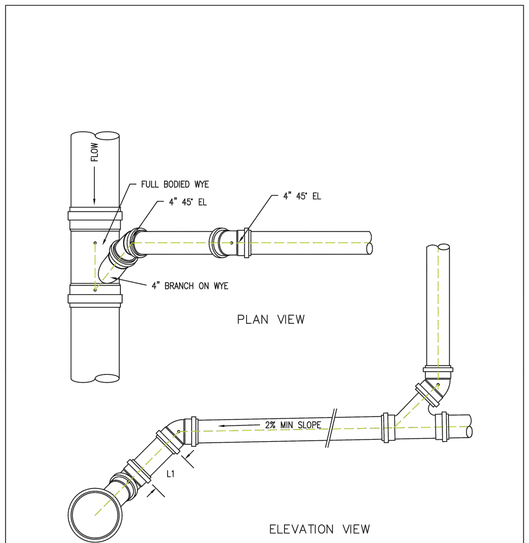
THRUST BLOCK SIZING

DATE: 6/10/20 SHEET:

5 C6.1 THRUST BLOCK SIZING
N.T.S.



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RIDGWAY, CO 81432
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4" SEWER SERVICE TAP

DATE: 6/10/20 SHEET:

6 C6.1 4" SEWER SERVICE TAP
N.T.S.

COLORADO REGISTERED JEFF S. RUPP 52 PROFESSIONAL ENGINEER

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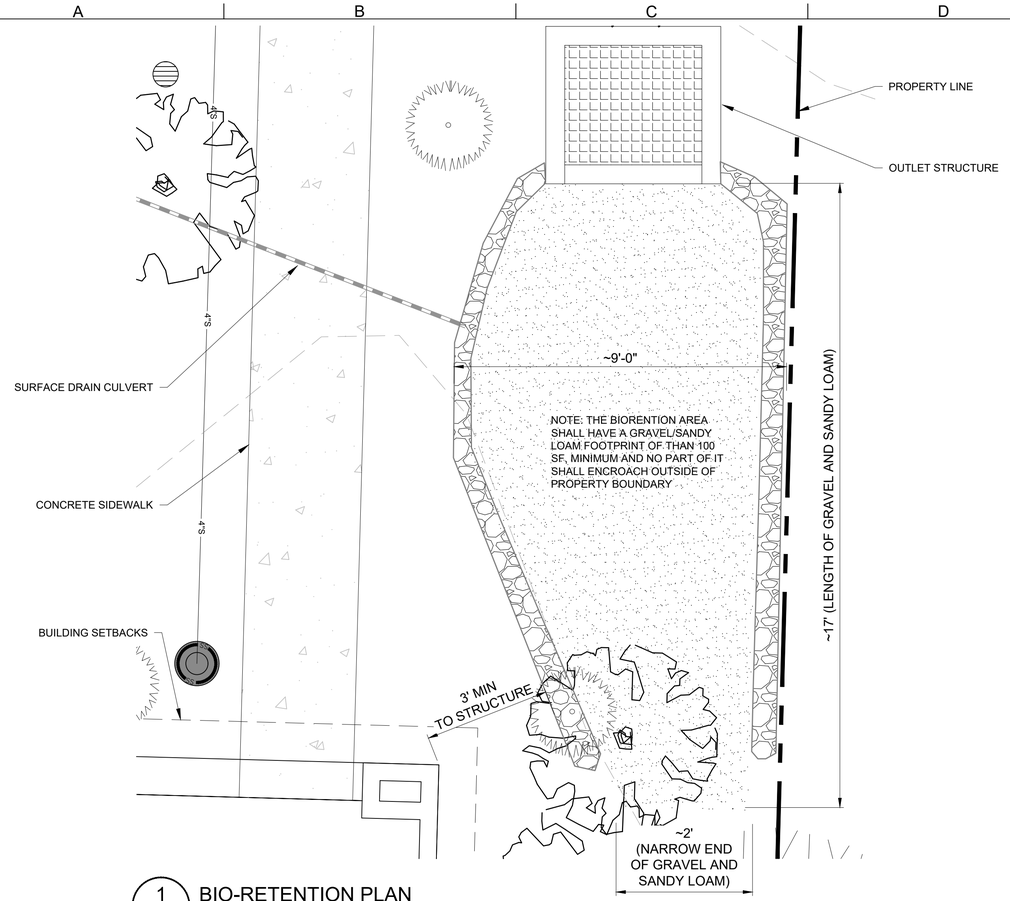
Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Dacula, GA 30019 (678) 825-2049
www.odiseaenc.com

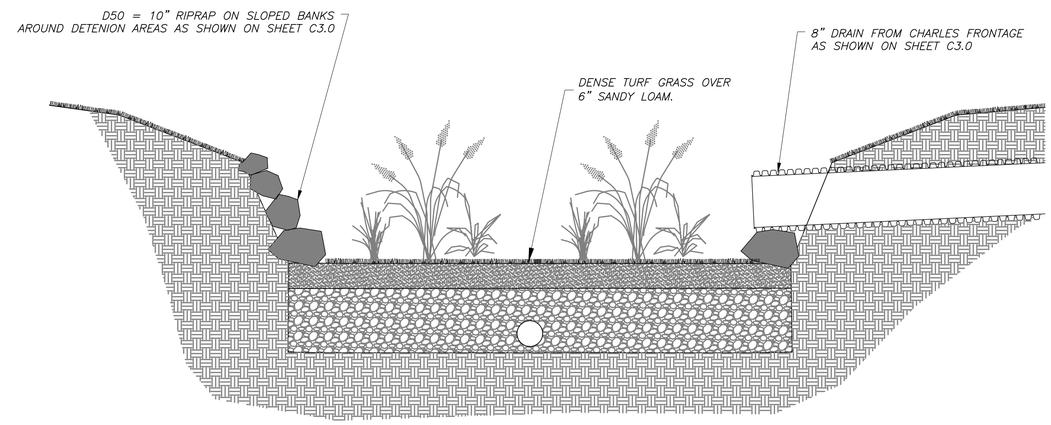
RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432

CIVIL DETAILS

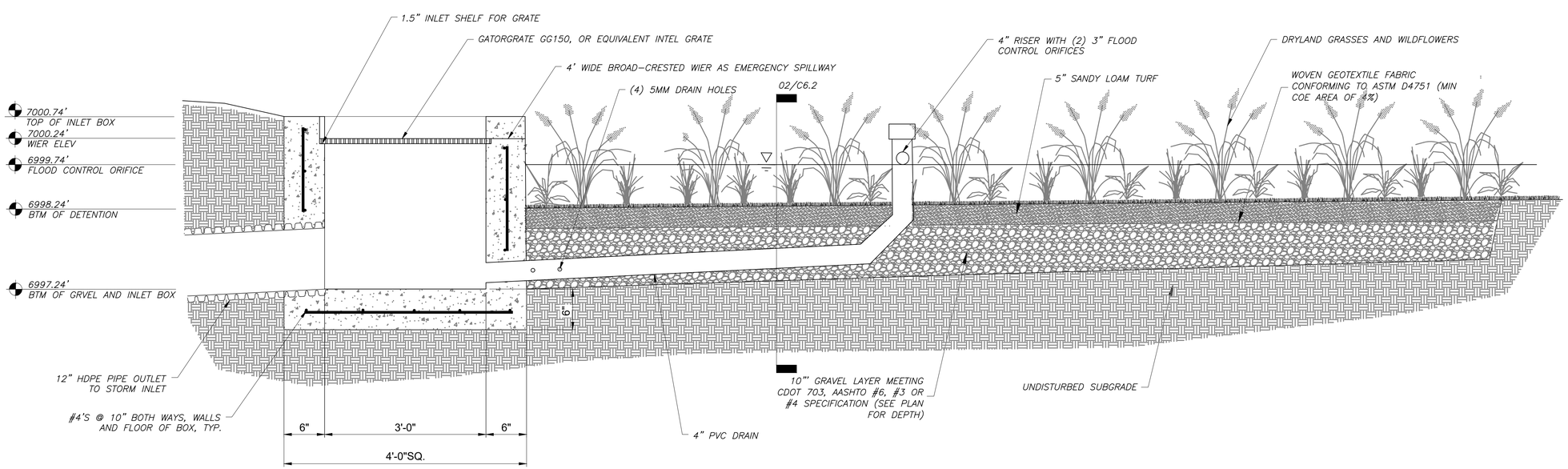
C6.1



1 C6.2 BIO-RETENTION PLAN
N.T.S.



2 C6.2 BIO-RETENTION CROSS SECTION
N.T.S.



3 C6.2 BIO-RETENTION RAIN GARDEN LONGITUDINAL SECTION
N.T.S.

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MAILING: P.O. Box 1809 Paonia, CO 81428 (970) 527-5940
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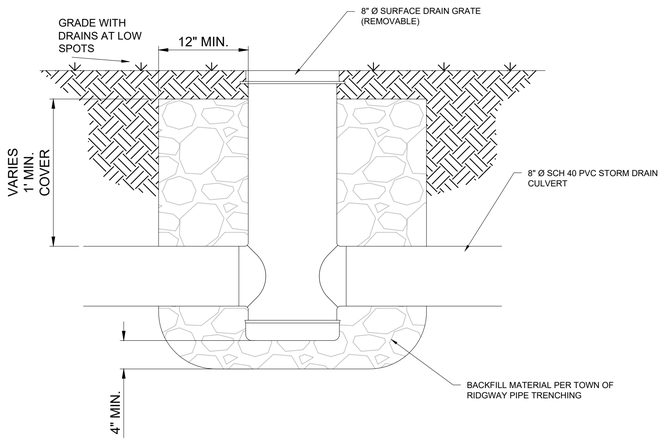
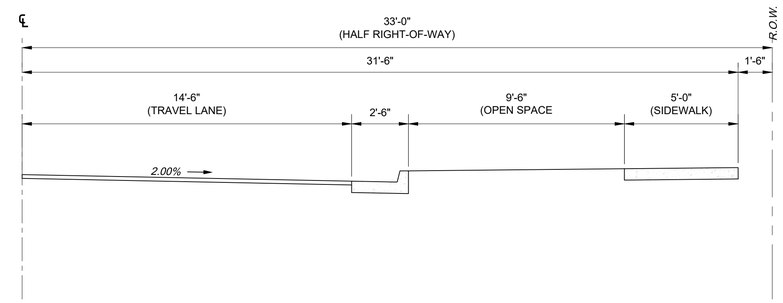
RIDGWAY, CO 81432

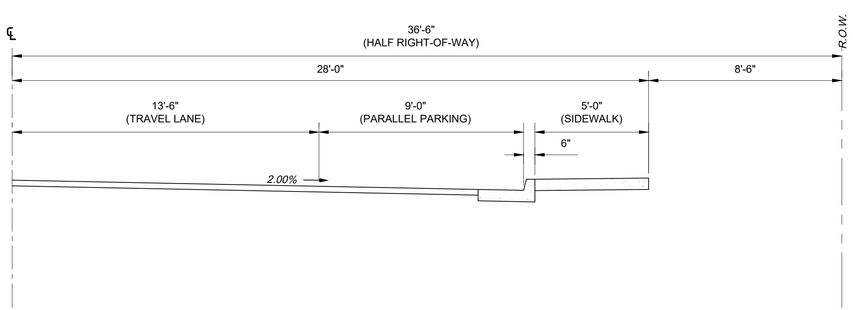
CIVIL DETAILS
C6.2



1 / C6.3 SURFACE DRAIN
N.T.S.



2 / C6.3 CHARLES STREET - HALF ROAD SECTION
N.T.S.



3 / C6.3 N. CORA STREET - HALF ROAD SECTION
N.T.S.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPP 52

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Odisea means "Odyssey" in Greek, meaning journeying.
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Ouray, CO 81427
970-325-7650
www.odiseaeng.com

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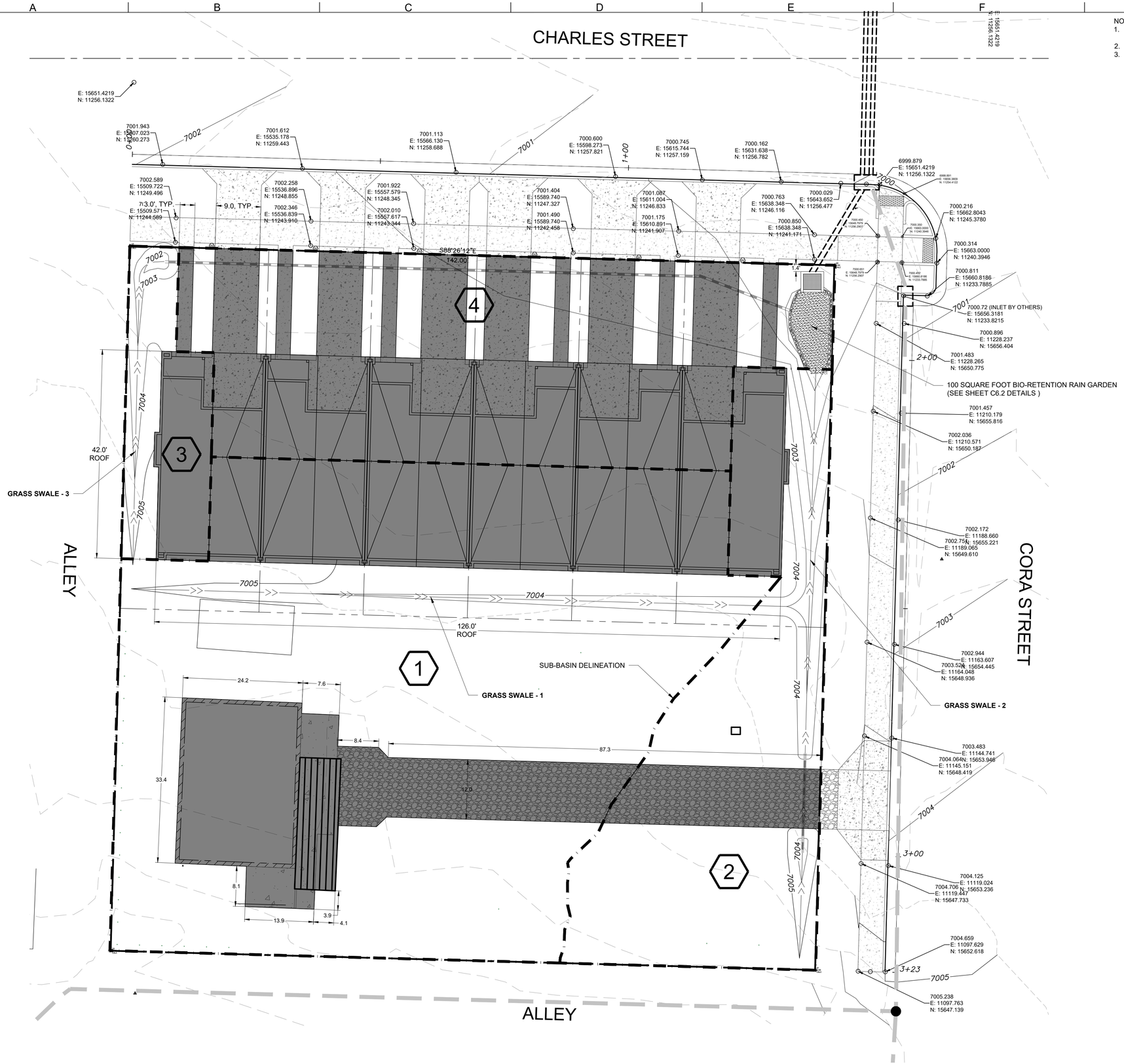
283 N. CORA STREET
RIDGWAY, CO 81432

CIVIL DETAILS
C6.3



NOTES:

1. TOTAL DRAINAGE AREA = 20,192 SF (INSIDE OF RIGHT-OF-WAY)
2. HATCHED AREAS ARE IMPERVIOUS.
3. FOR EACH SUB-BASIN 2% HAS BEEN ADDED TO THE PERCENT IMPERVIOUS TO ACCOUNT FOR THE 2% IMPERVIOUSNESS OF VACANT GROUND PER TOWN STANDARDS.

PROJECT LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT
- BUILDING SETBACK
- 100-YR FLOODPLAIN
- 8"W — EXISTING 8" WATER MAIN
- 8"S — EXISTING 8" SANITARY SEWER MAIN
- 100 — EXISTING MAJOR CONTOUR
- EXISTING MINOR CONTOUR
- EXISTING TREE/BUSH CLUSTER
- EXISTING TREE
- EXISTING BUSH
- DRAINAGE BASIN DELINEATION
- FH — EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- W — EXISTING WATER TAP STUB-OUT
- S — EXISTING SANITARY SEWER MANHOLE
- SS — EXISTING SANITARY SEWER TAP STUB-OUT
- SURVEY SET 5/8" REBAR WITH 2" CAP
- SURVEY FOUND 5/8" REBAR WITH 1.5" CAP
- SURVEY FOUND 5/8" REBAR WITH 2" CAP
- 100 — PROPOSED MAJOR CONTOUR
- PROPOSED MINOR CONTOUR
- FO — PROPOSED UNDERGROUND FIBER OPTIC
- UGT — PROPOSED UNDERGROUND TELEPHONE
- GAS — PROPOSED UNDERGROUND GAS
- UGE — PROPOSED UNDERGROUND ELECTRIC
- 8"W — 8" WATER MAIN
- 8"S — 8" SANITARY SEWER MAIN
- PROPOSED FIRE HYDRANT
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- PROPOSED SANITARY SEWER MANHOLE
- PROPOSED SANITARY SEWER SERVICE
- PROPOSED WATER SERVICE
- PROPOSED TREE
- PROPOSED BUSH
- FLOWLINE
- ROOF DRAIN DIRECTION
- D — DOWNSPOUT
- 1 — SUB-BASIN DESIGNATION
- SUB-BASIN DELINEATION
- XXXX.XX — SPOT ELEVATION

0 10' 20'

Know what's below. Call before you dig.

COLORADO REGISTERED PROFESSIONAL ENGINEER JEFF S. RUPERT 52

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: | DATE: JUNE 27., 2022 | REV: 0
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PHYSICAL: 6 3rd Street
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RIDGSIX TOWNHOMES

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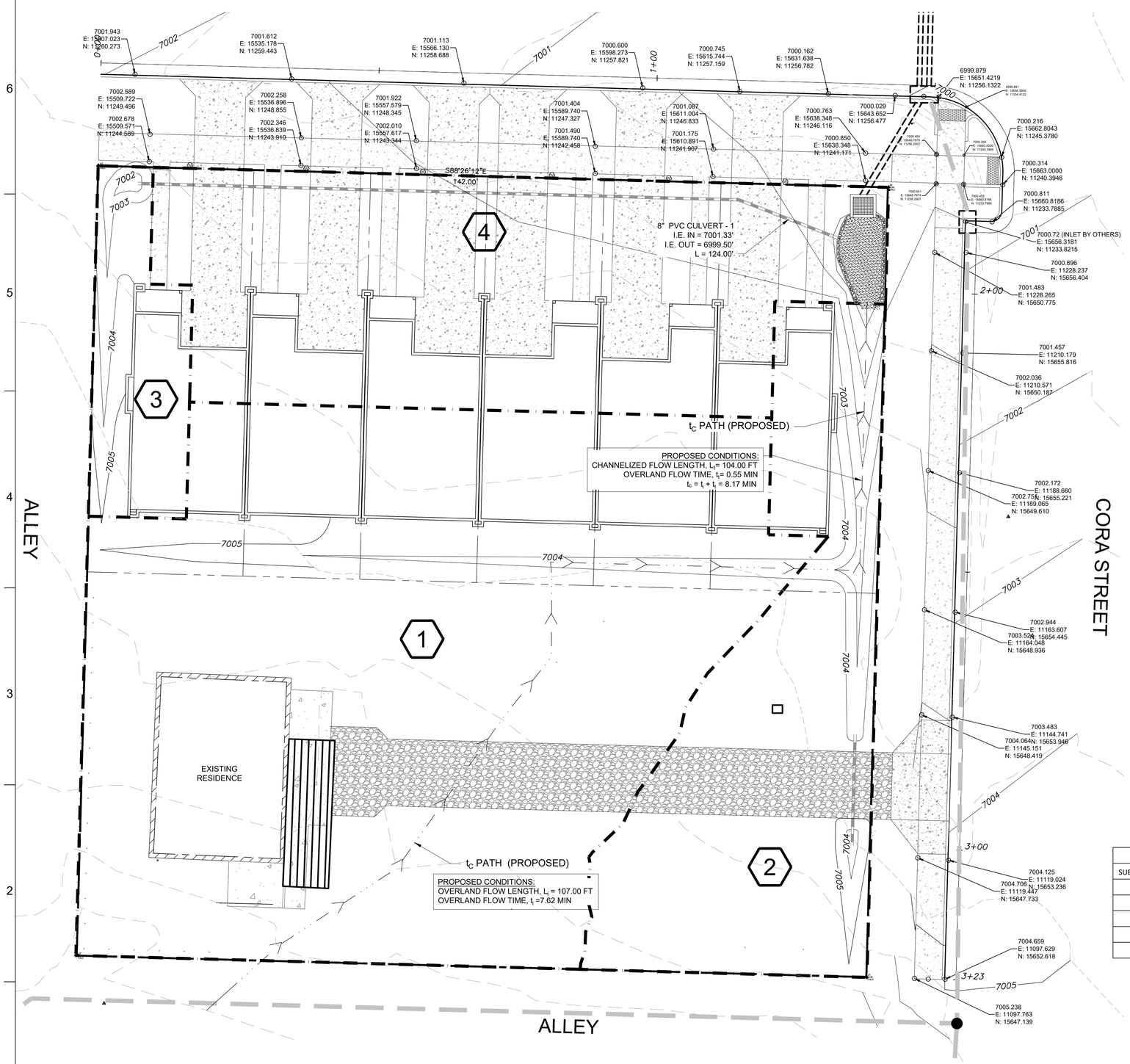
RIDGWAY, CO 81432

STORMWATER MANAGEMENT

C7.0



NOTES:

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2. HATCHED AREAS ARE IMPERVIOUS.
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PROPOSED IMPERVIOUS AREA OF SITE

SUB-BASIN	AREA (SF)	IMPERV (SF)	VACANT (SF)	2% OF VACANT (SF)	TOTAL IMPERV (SF)	% IMPERV
1	10607	3812	6795	136	3948	37%
2	3661	943	2718	54	997	27%
3	948	451	497	10	461	49%
4	4976	3711	1265	25	3736	75%
	20192	**8917**	**11275**	**226**	**9143**	**45%**

STORMWATER CALCULATIONS

	EXISTING		PROPOSED	
RETURN PERIOD	25-YR	100-YR	25-YR	100-YR
C, RUNOFF COEFFICIENT	0.42	0.56	0.57	0.67
I, RAINFALL INTENSITY (IN/HR)	2.51	3.60	2.67	3.82
A, DRAINAGE AREA (ACRES)	0.47	0.47	0.47	0.47
Q, RATE OF RUNOFF (CFS)	0.50	0.95	0.74	1.23

DETENTION VOLUMES (CF)

WQCV	172
ADDITIONAL DETENTION VOLUME	8
TOTAL DETENTION VOLUME	180

PROJECT LEGEND

- PROPERTY LINE
- R/W — RIGHT-OF-WAY
- ROADWAY CENTERLINE
- EASEMENT
- BUILDING SETBACK
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- XXXX.XX — SPOT ELEVATION

0 10' 20'

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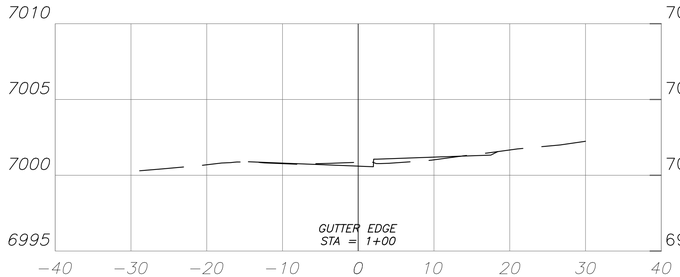
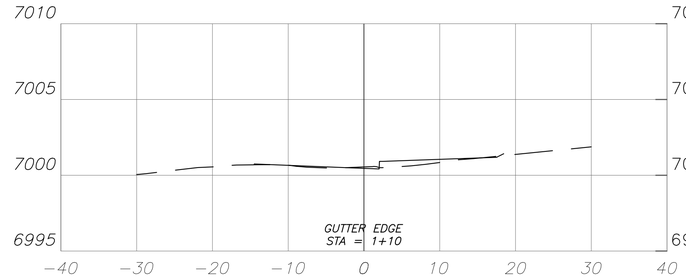
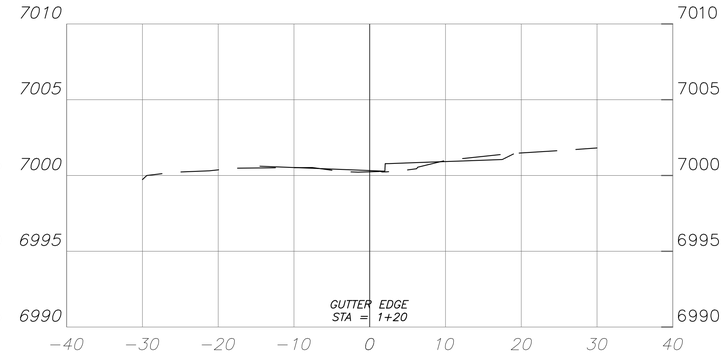
RIDGWAY, CO 81432

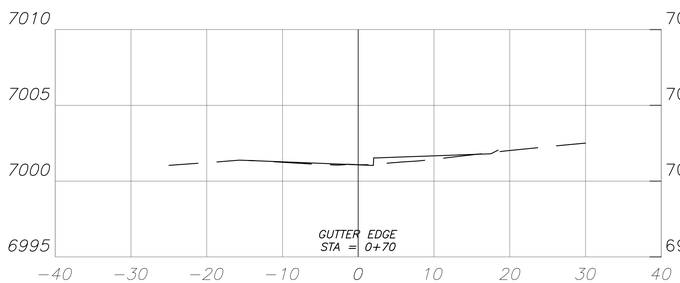
STORMWATER MANAGEMENT

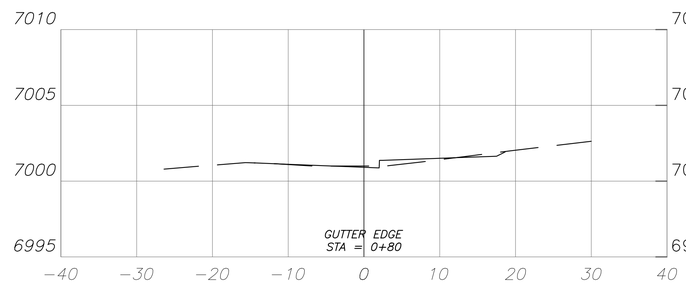
C7.1

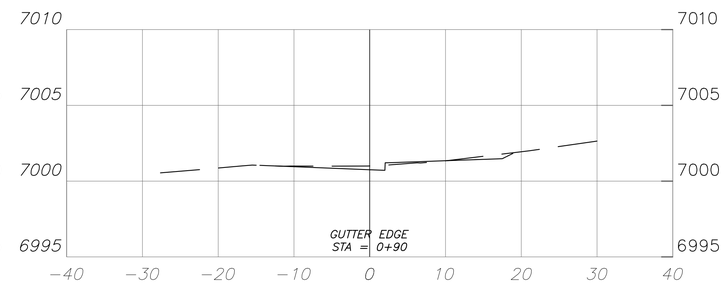


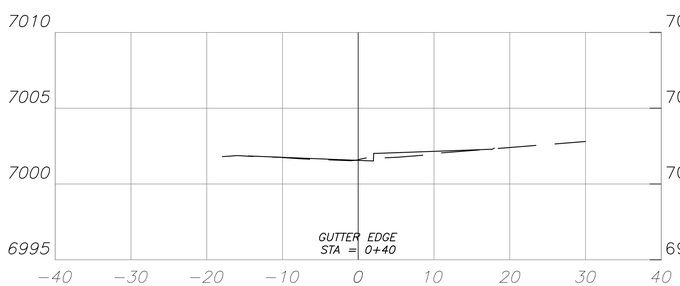


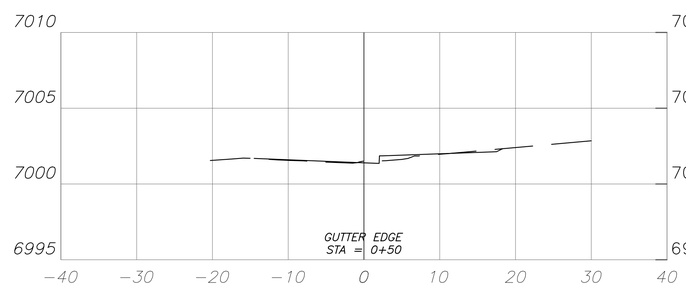


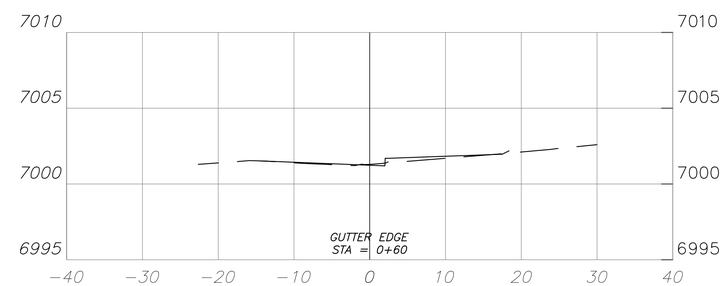


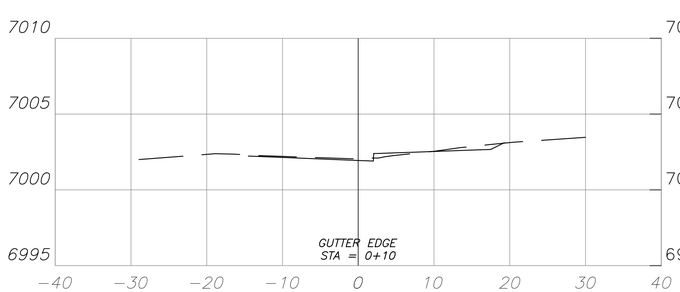


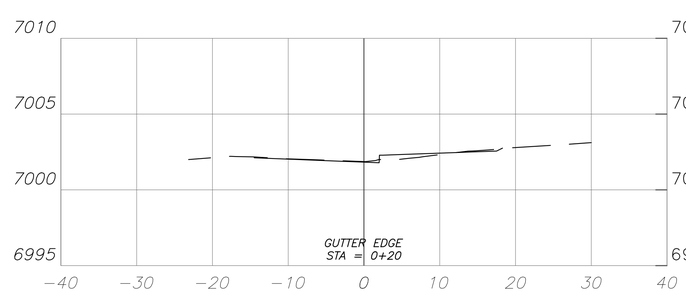


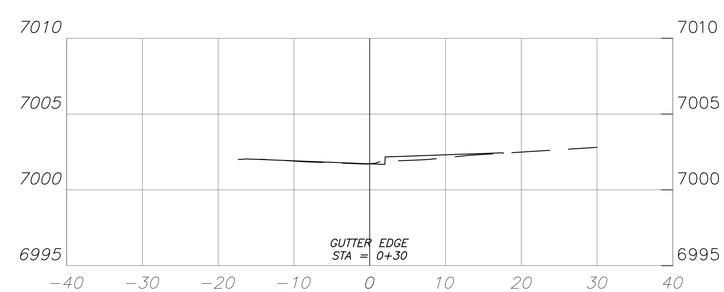












COLORADO REGISTERED
JEFF S. RUPP
52
PROFESSIONAL ENGINEER

SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: DATE: JUNE 27., 2022 REV. 0
DWN BY: CKD BY:
REVIEWED BY:
SUBMITTED BY:
FILE NAME: ----
PLOT SCALE: ----
PLOT DATE:

ODISEA
Old Spanish Word meaning journeys
Consulting Engineers
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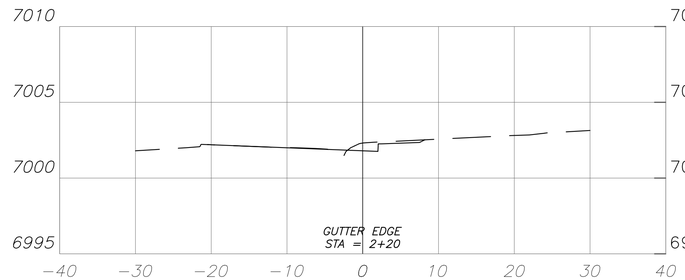
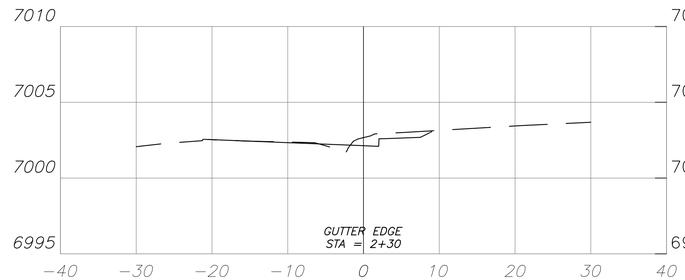
RIDGSIX TOWNHOMES

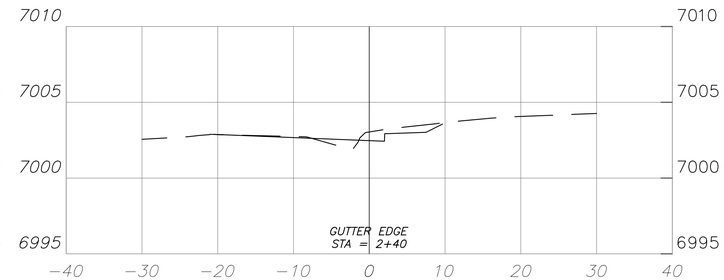
283 N. CORA STREET
RIDGWAY, CO 81432

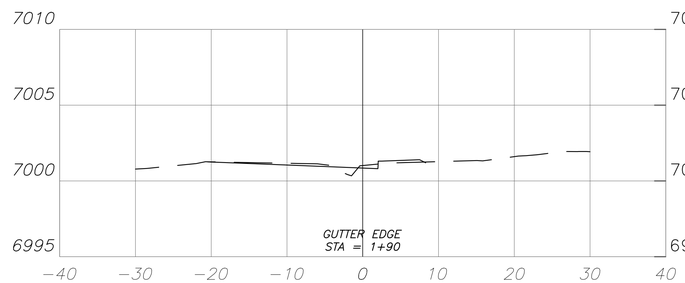
SECTION VIEWS

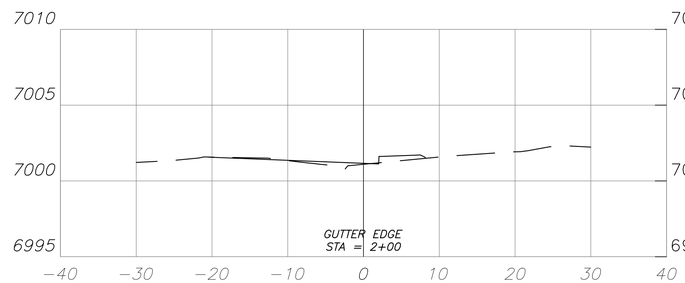
C8.0

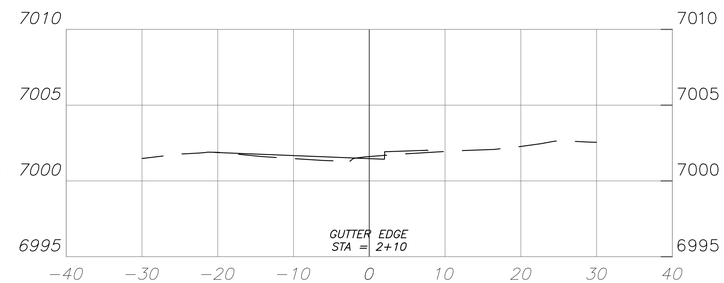


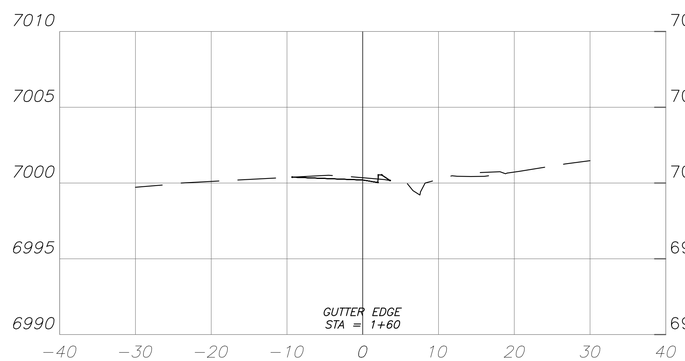


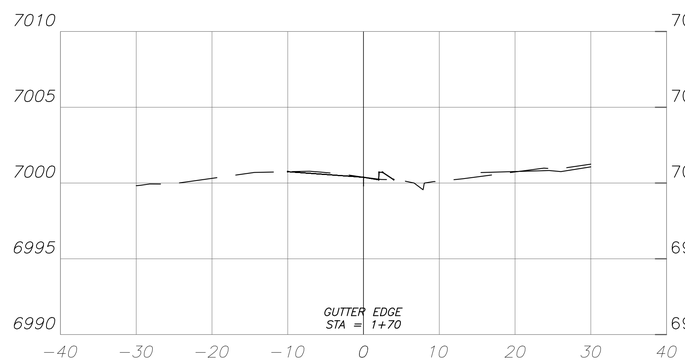


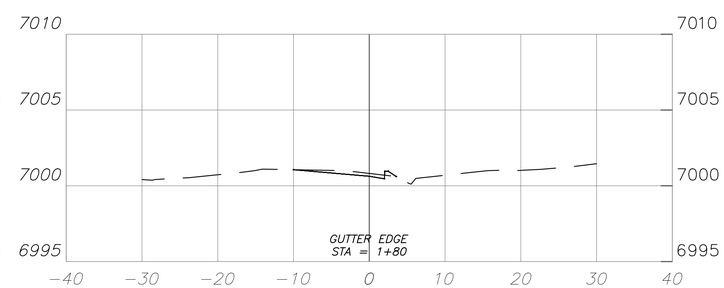


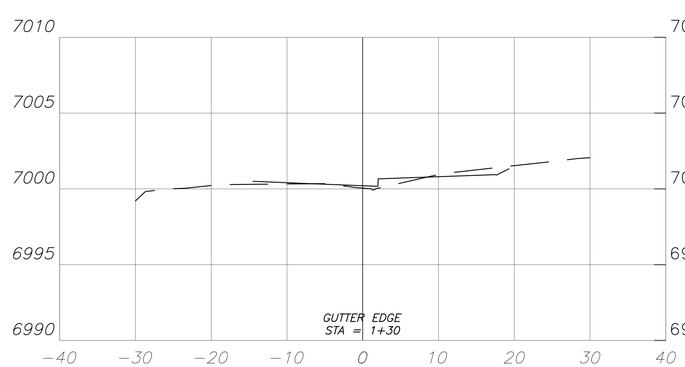


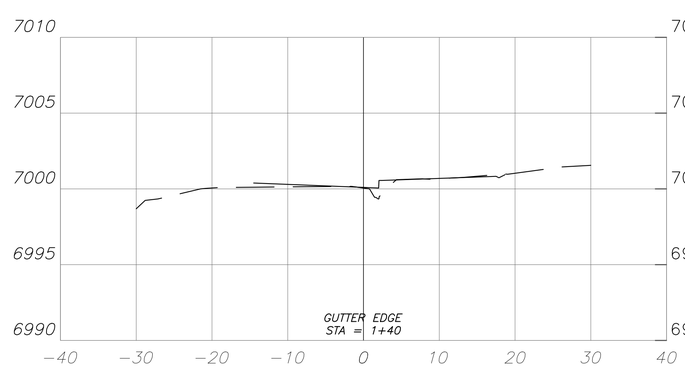


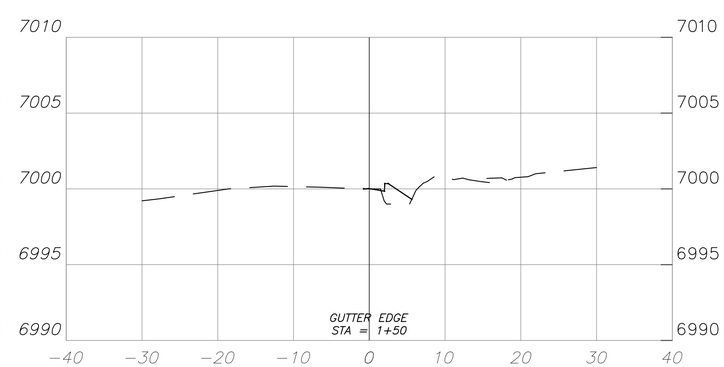












COLORADO REGISTERED
JEFF S. RUPP
52
PROFESSIONAL ENGINEER

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CKD BY:
REVIEWED BY:
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DATE: JUNE 27., 2022
REV: 0
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ODISEA
Odisea means Voyage in Language of Spanish
Consulting Engineers
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MONTROSE, CO 81402-2819
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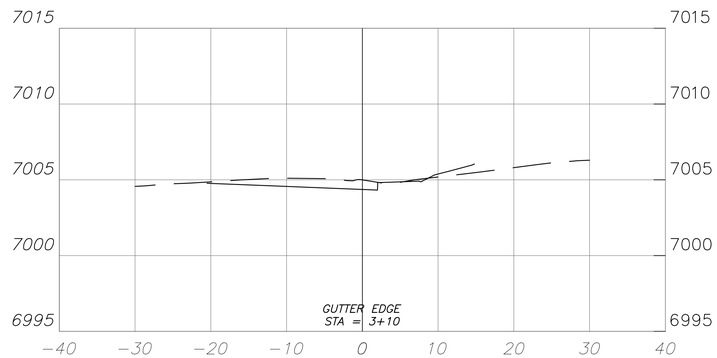
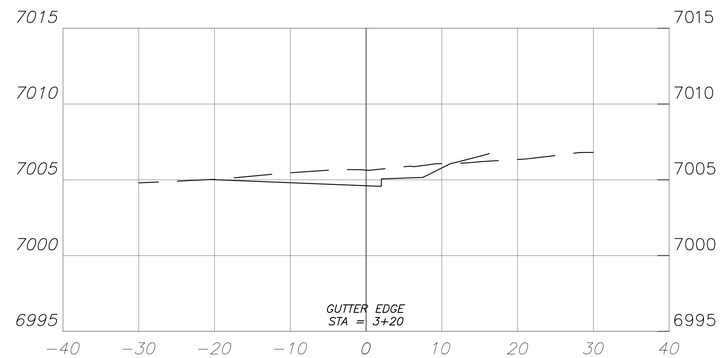
RIDGSIX TOWNHOMES

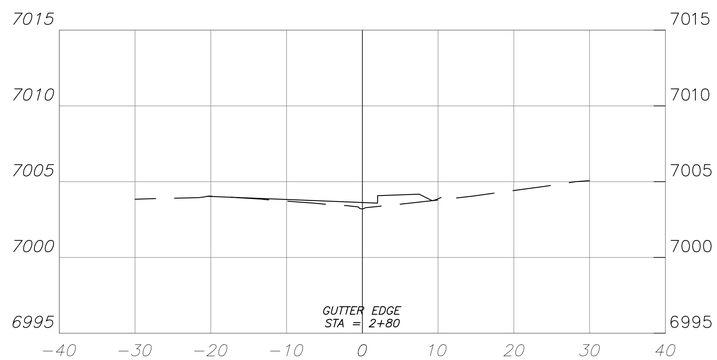
283 N. CORA STREET
RIDGWAY, CO 81432

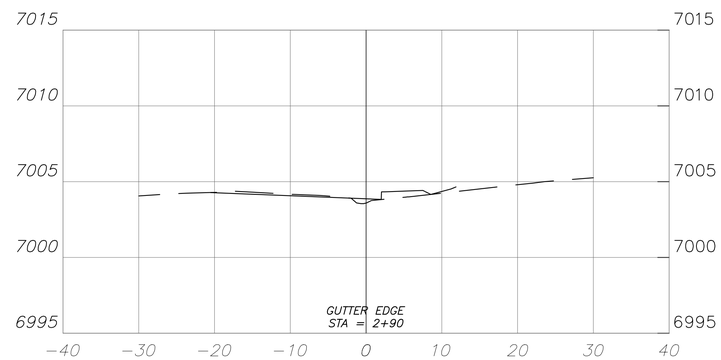
SECTION VIEWS

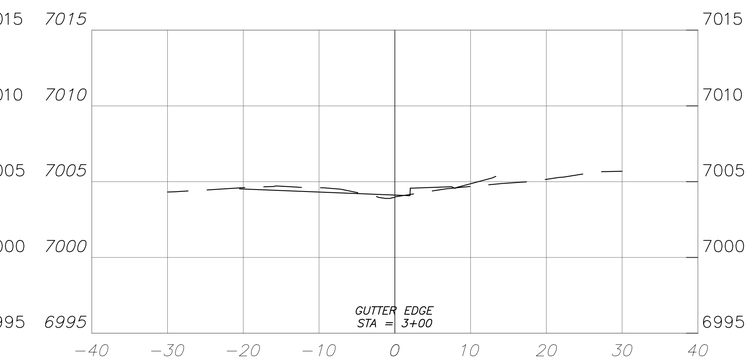
C8.1

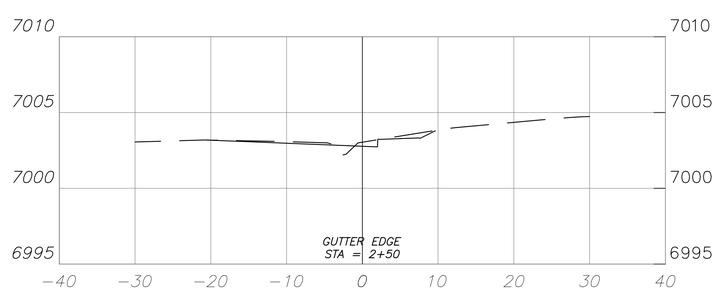


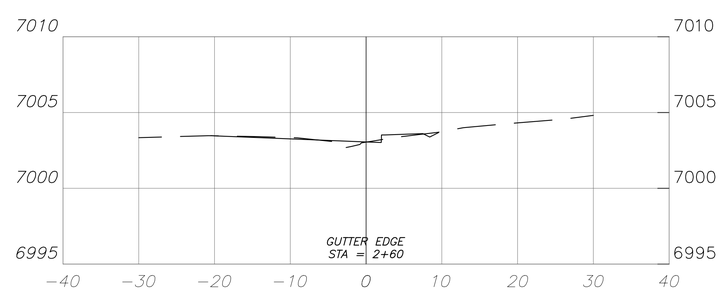


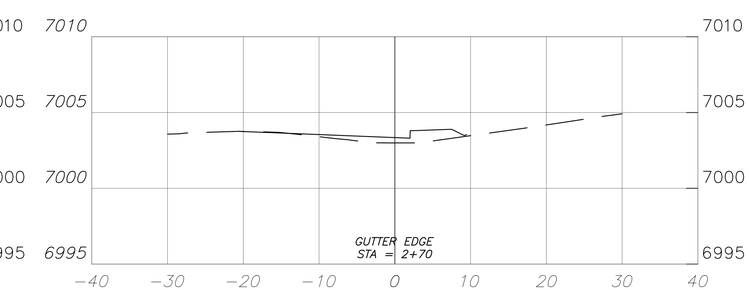












COLORADO REGISTERED
JEFF S. RUPP
52
PROFESSIONAL ENGINEER

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ODISEA
Odisea means "adventure" in Spanish, and we do adventure well.
Consulting Engineers
PHYSICAL: 63rd Street
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CO 81428, (303) 579-9940
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RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

SECTION VIEWS

C8.2

ODISEA L.L.C.
Civil and Structural Engineers

Stormwater Report

FOR:
RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432
(PARCEL NO. 430516209001)

PREPARED BY:
Odisea LLC
6 Third Street
Paonia, CO 81428
(970) 527-9540

I hereby affirm that this report and the accompanying plans for the stormwater requirements for 283 N. Cora Street was prepared by me (or under my direct supervision) for the owners thereof in accordance with the provisions of the Town of Ridgway Stormwater Standards dated September 2020.

Prepared by: Jeff Ruppert, P.E.

Reviewed by: Lucille Hunter, P.E.

I. Introduction

Project Description
This stormwater report is prepared for the residential townhome development proposed at 283 N. Cora Street, in Ridgway, Colorado. This report is the basis of analysis per the Town of Ridgway Stormwater Management Minimum Design Standards.

The project consists of building six townhomes. The proposed townhomes will increase the impervious surface on the site. The net addition of impervious area is 6,803 square feet. The project is located within the Uncompahgre River Watershed and currently storm flows Northeast to roadside ditches and exits through an existing culvert under Charles Street, according to the provided field-run topography.

There are no proposed changes to general topography, soil type, or drainage patterns, however the parcel will be graded to ensure proper drainage. The use of water quality capture volume (WQCV) is planned with discharge to a drainage structure installed by others which will replace the existing ten-inch culvert at the Northeast corner of the property that currently runs under Charles Street. This improvement has not been installed and inverts are currently unknown.

Description of Property
283 N. Cora Street is located within the Town of Ridgway's Historic Residential Zone. It is located on the corner of Charles Street and N. Cora Street.

The property itself slopes to the northeast and drains to roadside conveyance channels and ultimately to a drainage culvert. There is an existing house, gravel driveway, and storage container that contribute 5,321 square feet of impervious area.

There are no existing drainage easements associated with the property, and there are no drainage easements planned.

The existing vegetation on the property is primarily lawn, bushes, and relatively mature trees. Some of the existing vegetation on the property will remain, with a few trees and bushes to be removed with additional vegetation and trees to be added per Town standards.

II. Drainage Basin and Sub-Basins

Basin Description
The site is located on the west side of the Uncompahgre River two blocks North of Highway 62. Surface runoff in this basin generally flows to the northeast and outfalls into the Uncompahgre River.

The surrounding streets create a sub-basin within the block, which limits surface drainage across the subject property. The front and east side of the property (street frontage) will have curb and gutter while the back and west side of the property are adjacent to alleyways and therefore provide drainage boundaries blocking offsite flows from the street and alley. According to the geotechnical report boring logs, no groundwater was present to the extents of the excavation at nine feet in depth.

The project is located in Zone C (unshaded), indicating that it is outside of the 0.2-percent-annual-chance flood, as shown on FIRM 0801380001D.

Sub-Basin Description
The project is located within a block sub-basin defined by the streets surrounding the block between Charles St., N. Cora St, and two adjacent alleys. The site slopes down from the rear of the property at the alley to the center front of the property, at approximately 0.040 ft/ft. A majority of storm water on this property currently drains to a culvert at the northeast corner of the property under Charles St. in which its outfall is to an open ditch. Stormwater detention and surface drainage infrastructure are under construction for the southwest property of the block defined by Charles St., Clinton St., N. Laura St., and N. Cora St. and along the alley south of the proposed development mitigating off-site drainage. The existing topography allows for stormwater to leave the site however with the proposed increase in impervious area stormwater shall be routed through WQCV management practices.

For the purposes of this report, and due to the relatively small size of the property, the project has been split into four sub-basins (outlined in Section V), with storm water treatment placed where it will exit the property per the drainage plan. The extents of the sub-basins have been delineated from the right-of-way. Sub-basins are shown on the Grading & Drainage Plan sheet C3.0. The total area being used to analyze for WQCV will be 20,192 ft^2 (0.47 Ac, conservatively rounded up), therefore comparing pre-development, existing, and proposed conditions, 0.47 acres will be used.

The existing and proposed overall lot drainage runoff rates are as follows:

Existing Conditions

ID	Area (acres)	Imperviousness (%)	Soil Type	Q_{25} (cfs)	Q_{100} (cfs)
existing	0.47	18.9	D	0.50	0.95

Impervious areas are shown and tabulated on sheet C3.0 of the Grading & Drainage Plan.

Proposed Conditions

ID	Area (acres)	Imperviousness (%)	Soil Type	Q_{25} (cfs)	Q_{100} (cfs)
proposed	0.47	38.0	D	0.74	1.23

The proposed drainage plan routes all stormwater to the bio-retention area in the northwest corner of the property where is discharged at controlled rates to the storm drainage infrastructure at the corner of Cora and Charles Streets and under Charles Street to the north.

III. Site and Soil Conditions

Site Description and Drainage Patterns
The project site slope towards the northeast corner of the parcel from the southwest direction. As mentioned above, currently the runoff exits the site through a culvert under Charles Street to the north.

Due to topography, off-site drainage on to the project property is minimal.

Soils
According to the *Geotechnical Investigation* prepared by Huddleston-Berry Engineering & Testing, LLC. dated June 29, 2020, "As indicated on the logs, the subsurface conditions at the site were slightly variable. Test Pit TP-1, conducted in the northwestern portion of the site, encountered 1.0 foot of topsoil above fill materials to a depth of 5.5 feet. The fill was underlain by brown, moist, medium stiff sandy lean clay soils to the bottom of the excavation. Groundwater was not encountered in TP-1 at the time of the investigation.

Test Pit TP-2, conducted in the northeastern portion of the site, encountered 1.0 foot of topsoil above brown, moist, medium stiff lean clay with sand to sandy lean clay to the bottom of the excavation. Groundwater was not encountered in TP-2 at the time of the investigation."

The hydrologic soil group at this location is D.

IV. Drainage Design Criteria

Regulations
Storm drainage analysis and design criteria are in compliance with the Town of Ridgway Stormwater Standards, dated September 2020, the Urban Storm Drainage Criteria Manual (USDCM) from the Denver Urban Drainage and Flood Control District (UDFCD).

According to the Town of Ridgway Stormwater Standards, analysis for the 25-yr and 100-yr storm events shall be analyzed for matching historic flows. The Water Quality Capture Volume (WQCV) shall be calculated per Section 6.5 of the Town of Ridgway Stormwater Standards.

Hydraulic Criteria
Hydraulic calculations and sizing of the swales and the rain garden were performed using UDFCD spreadsheets. The FAA Method was used to analyze detention discharges and storage volumes for the project. Detailed calculations are attached in the Appendix.

The existing storm water flows towards the northeast corner of the parcel via sheet flow and roadside conveyance channels. The proposed design will direct stormwater to a bio-infiltration rain garden which has been sized to accommodate the WQCV and the detention volume required to release the 100-yr storm at the historical rate. The existing impermeable area on the property is approximately 18.9%, whereas the proposed development will have approximately 45% impermeable area, as summarized on sheet C7.0.

Grass swales have been sized to convey the proposed 100-year sub-basin flow. Discussion of the grass swales is continued in the next section.

V. Drainage Analysis and Design

Storm Runoff Collection
Runoff will be directed through grass swales and culverts to a bio-retention rain garden, which will act as WQCV feature. This WQCV feature will detain at least 338 cubic feet of stormwater runoff and release at or less than historical rates.

Low Impact Site Design

The proposed project does not reduce the impervious area of the property. However, the proposed drainage plan implements a comprehensive strategy that treats and infiltrates most storm water or releases it at historical rates. Due to soil conditions and vicinity to the structural foundation underdrains will be required to ensure the WQCV is released within 12 hours and water does not impact subsurface conditions near the foundation. The intent is to either daylight to curb and gutter or tie the underdrain into the proposed drainage structure to be installed by others.

The eight principals of storm water management in the URMP are addressed here:

1. **Consider storm water quality needs early in the design process.**
   This Project proposes a significant increase in impervious area, however, there exists enough free area on the site to place grass-lined swales and bio-infiltration rain garden which will encourage filtration and infiltration of stormwater.

2. **Use the entire site when planning for storm water quality treatment.**
   By using grass-lined swales the runoff will be in contact with pervious ground encourage the infiltration of storm water. Drainage that leaves the roof will be directed to grass swales that will then direct stormwater to bio-infiltration/detention area.

3. **Avoid unnecessary impervious area.**
   The house roof, driveway, and sidewalks present the largest impervious surfaces on the project. Permeable pavement is not being used for this project however stormwater from the increase impervious areas will be treated and detained as required.

4. **Reduce runoff rates and volumes to more closely match natural conditions.**
   The main conveyance BMP's are grass swales to keep runoff in contact with pervious ground while detaining the 100-yr storm event and releasing at historical rates will achieve pre-developed natural conditions.

5. **Integrate storm water quality management and flood control.**
   The grass swales and bio-infiltration rain garden will provide water quality and water quantity control.

6. **Develop storm water quality facilities that enhance the site, the community, and the environment.**
   The WQCV and BMP's will enhance the site by slowing water runoff down and providing wetter areas of soil for landscaping.

7. **Use a treatment train approach.**
   The WQCV is preceded by primary treatment by grass swales or other overland routing.

8. **Design sustainable facilities that can be safely maintained.**
   The design intent is to provide redundancy and easily maintained facilities.

Water Quality Capture and Treatment

Urban storm water runoff is a major contributor to poor water quality in adjacent bodies of water. It is the goal to minimize contact of storm water with impervious surfaces and treat initial runoff from each storm event prior to it flowing into the surrounding environment.

Grass swales have been designed to convey stormwater and are not being considered as a feature that will reduce the WQCV. The rain garden is being used to settle solids and provide treatment for a detention and WQCV requirements.

The initial volume of water treated during each storm event is called the Water Quality Capture Volume (WQCV) and is determined per Section 6.5 of the Town of Ridgway Stormwater Standards Manual. For this project, runoff is intended to flow through grass swales to a bio-infiltration rain garden.

Based on the tabulated values of impervious areas on the proposed project shown on sheet C7.0, the actual impervious area is 48%.

Sub-Basin Summary Runoff Table

PROPOSED IMPERVIOUS AREA OF SITE						
SUB-BASIN	AREA (SF)	IMPERV (SF)	VACANT (SF)	2% OF VACANT (SF)	TOTAL IMPERV (SF)	% IMPERV
1	10607	3812	6975	136	3948	37%
2	3661	943	2718	54	997	27%
3	948	451	497	10	461	49%
4	4976	3711	1265	25	3736	75%
	20192	**8917**	**11275**	**226**	**9143**	**45%**

1) Area is based off the inside of the right-of-way, the extents of stormwater analysis.
2) 2% Impervious added for vacant ground for each sub-basin per town standard.
3) Sitewide weighted average to determine runoff flows.

Grass Swale 1:

Contributing Area: Sub-Basin 1
Q_{100} = 0.62 cfs
Capacity of swale per maximum depth allowed, Q = 2.50 cfs (See Appendix)
Therefore, swale can accommodate an additional 1.88 cfs from the designed 100-year storm flowrate capacity.

Grass Swale 2:

Contributing Area: Sub-Basin 1 & 2
Q_{100} = 0.84 cfs
Capacity of swale per maximum depth allowed Q = 2.00 cfs (See Appendix)
Therefore, swale can accommodate an additional 1.16 cfs from the designed 100-year storm flowrate capacity.

Grass Swale 3:

Contributing Area: Sub-Basin 3
Q_{100} = 0.05 cfs
Capacity of swale per maximum depth allowed Q = 6.00 cfs (See Appendix)

Therefore, swale can accommodate an additional 5.95 cfs from the designed 100-year storm flowrate capacity.

NOTE: Sub-Basin 4 flows to multiple surface drains via roofs, downspouts, and grading. The surface drains and Grass Swale 3 will flow through an 8" Schedule 40 PVC plastic pipe. For capacity analysis Sub-Basin 3 flows plus Sub-Basin 4 flows have been added together to verify capacity as follows:

Culvert 1 (Apartment Driveway Culvert):
Contributing Area: Sub-Basin 3&4
Q100 = 0.49 (Sub-Basin 3 Q100 = 0.05 cfs + Sub-Basin 4 Q100 = 0.44 cfs

See calculations in appendix

Culvert 2 (Existing Driveway Culvert):

Contributing Area: Sub-Basin 2
Q_{100} = 0.21

See calculations in appendix

Culvert 3 (Detention Culvert):
Q_{100} = 0.1.23

See calculations in appendix

Surface Drains:
Eleven surface drains are proposed for collection of storm water runoff in between the sidewalks and driveways to ensure the stormwater from impervious areas is being directed to the WQCV rain garden. Calculations can be found in the Appendix. The flows used in these calculations are:

- Surface Drain = **0.03 cfs**, the surface drain specified (or equal) can accommodate 0.19 cfs per ADS Specifications

Runoff Collection
During rain events runoff will be conveyed toward the bio-retention rain garden via grass swales, surface drain, and the associated culvert the WQCV rain garden (detention area). All gutter downspouts shall direct water to a grass swale or a minimum of 15 feet away from the building foundation. A riser will be used to release the 100-yr storm at historical rates while perforated pipe and pump below the rain garden medium will ensure the system drains. The rain garden has been sized in accordance with Section 6.3 using the FAA Method. The required detention volume is 138 cubic feet while the required WQCV size is 172 cubic feet. See appendix for calculations.

Collection Discharge
As described above, storm water in excess of the WQCV will be released at the 100-yr historical rate or less.

A vertical riser with a 3" orifice has been designed to control the release rate and will release to the drainage structure associated with the culvert under Charles St. to be replaced.

The historical 100-yr discharge rate for the site is 0.95 CFS, which will be accommodated by the bio-retention rain garden and the emergency spillway and culvert to the stormwater inlet structure at the corner of Charles and Cora. The emergency spillway will accommodate the 100-yr flowrate of 1.23 cfs as shown in the weir calculation in the appendix.

Calculations of the BMP's and other facilities are included in the Appendix.

System Operation and Maintenance
The grass swales will need to be kept clear of debris on a continuous basis. While the grass swales are not being used for WQCV preventing this accumulation would improve the flow of water and infiltration. Surface drains should be cleared of debris as needed to ensure the accumulation of water is not encountered between the driveways and sidewalks. Finally, the culvert under the driveway shall be monitored and maintained free of debris. Each surface drain top can be removed and used as a cleanout. The responsible party to perform these types of maintenance activities has not been determined but will be performed by either the homeowner or HOA if applicable.

The bio-infiltration rain garden maintenance requirements are as followed:

Required Action	Maintenance Objective	Frequency of Action
Inspection	Monitor water level and accumulation of sediments	Quarterly and following all rainfall events >0.25 inches.
Removal of Sediment	Maintain storage volume capacity.	As needed, at a minimum inspect after major rainfall events (>0.25"). Verify storage volume capacity bi-monthly during spring and summer and/or when precipitation is not frozen.
Vegetation	Irrigation may be needed the first growing season. Supplemental water only as needed. Weed removal as needed.	As needed.

-END OF REPORT-

APPENDIX
SUPPORTING DOCUMENTATION

Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Dec 21 2021

RIDGSIX TOWNHOMES - DRIVEWAY CULVERT - 2

Invert Elev Dn (ft)	=	7003.33
Pipe Length (ft)	=	20.00
Slope (%)	=	1.00
Invert Elev Up (ft)	=	7003.53
Rise (in)	=	8.0
Shape	=	Circular
Span (in)	=	8.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Smooth tapered inlet throat
Coeff. K,M,c,Y,k	=	0.534, 0.555, 0.0196, 0.9, 0.2

Embankment

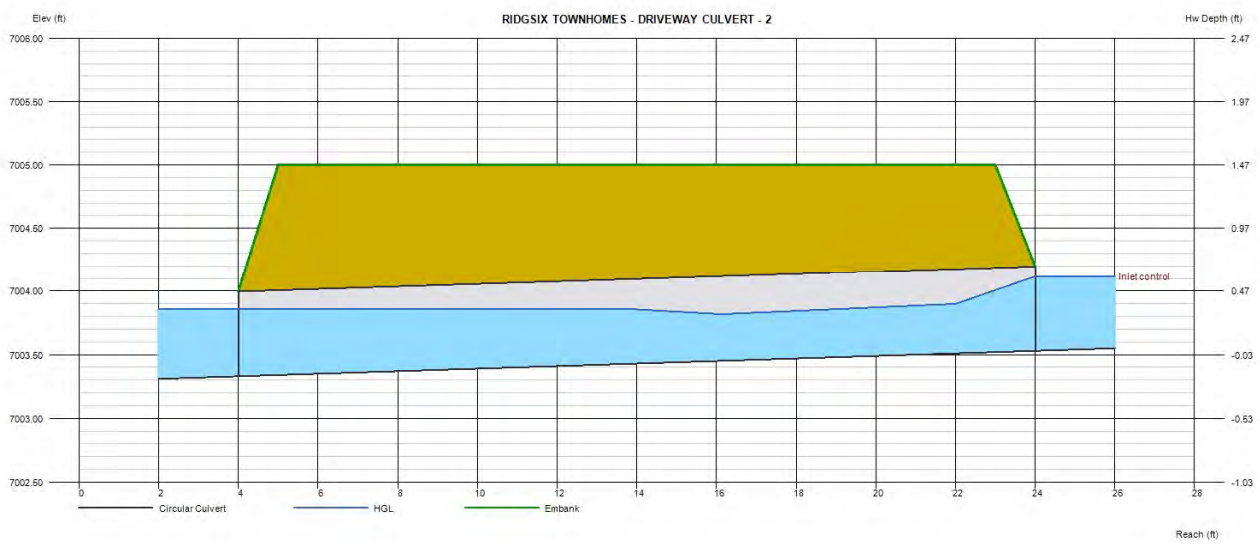
Top Elevation (ft)	=	7005.00
Top Width (ft)	=	18.00
Crest Width (ft)	=	2.00

Calculations

Qmin (cfs)	=	0.00
Qmax (cfs)	=	0.80
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	0.70
Qpipe (cfs)	=	0.70
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	2.35
Veloc Up (ft/s)	=	3.24
HGL Dn (ft)	=	7003.86
HGL Up (ft)	=	7003.93
Hw Elev (ft)	=	7004.12
Hw/D (ft)	=	0.88
Flow Regime	=	Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Tuesday, Dec 21 2021

RIDGSIX TOWNHOMES - DRIVEWAY CULVERT - 1

Invert Elev Dn (ft)	=	7000.00
Pipe Length (ft)	=	124.00
Slope (%)	=	1.07
Invert Elev Up (ft)	=	7001.33
Rise (in)	=	8.0
Shape	=	Circular
Span (in)	=	8.0
No. Barrels	=	1
n-Value	=	0.013
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Smooth tapered inlet throat
Coeff. K,M,c,Y,k	=	0.534, 0.555, 0.0196, 0.9, 0.2

Embankment

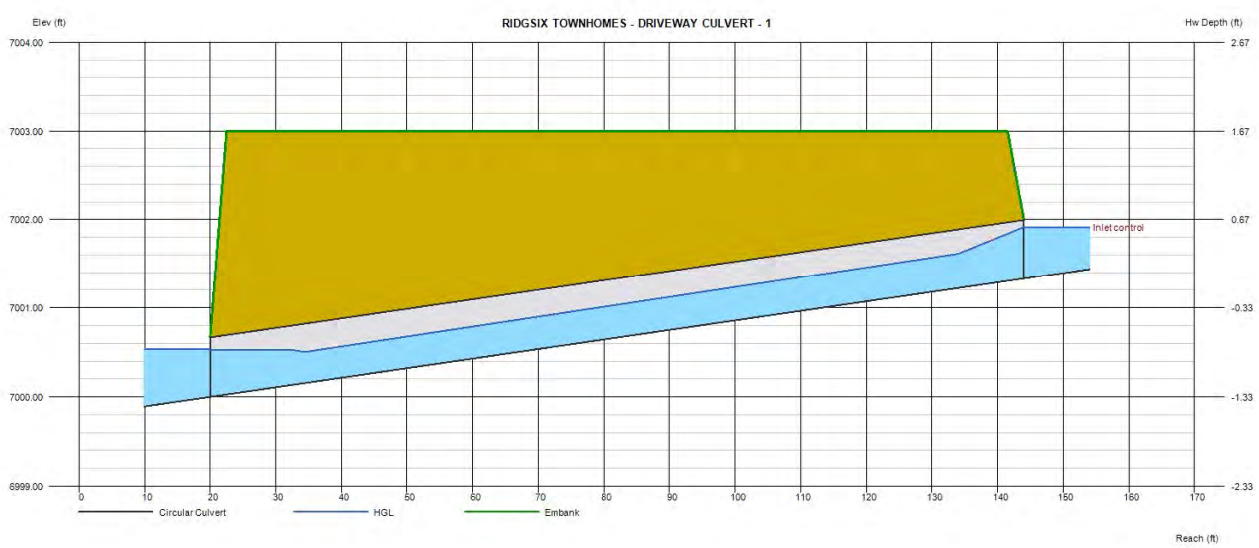
Top Elevation (ft)	=	7003.00
Top Width (ft)	=	119.00
Crest Width (ft)	=	2.00

Calculations

Qmin (cfs)	=	0.00
Qmax (cfs)	=	0.80
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	0.70
Qpipe (cfs)	=	0.70
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	2.35
Veloc Up (ft/s)	=	3.26
HGL Dn (ft)	=	7000.53
HGL Up (ft)	=	7001.73
Hw Elev (ft)	=	7001.92
Hw/D (ft)	=	0.88
Flow Regime	=	Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Monday, May 16 2022

Detention Culvert - Culvert 3

Invert Elev Dn (ft)	=	6997.04
Pipe Length (ft)	=	19.00
Slope (%)	=	1.05
Invert Elev Up (ft)	=	6997.24
Rise (in)	=	12.0
Shape	=	Circular
Span (in)	=	12.0
No. Barrels	=	1
n-Value	=	0.011
Culvert Type	=	Circular Culvert
Culvert Entrance	=	Rough tapered inlet throat
Coeff. K,M,c,Y,k	=	0.519, 0.64, 0.021, 0.9, 0.5

Embankment

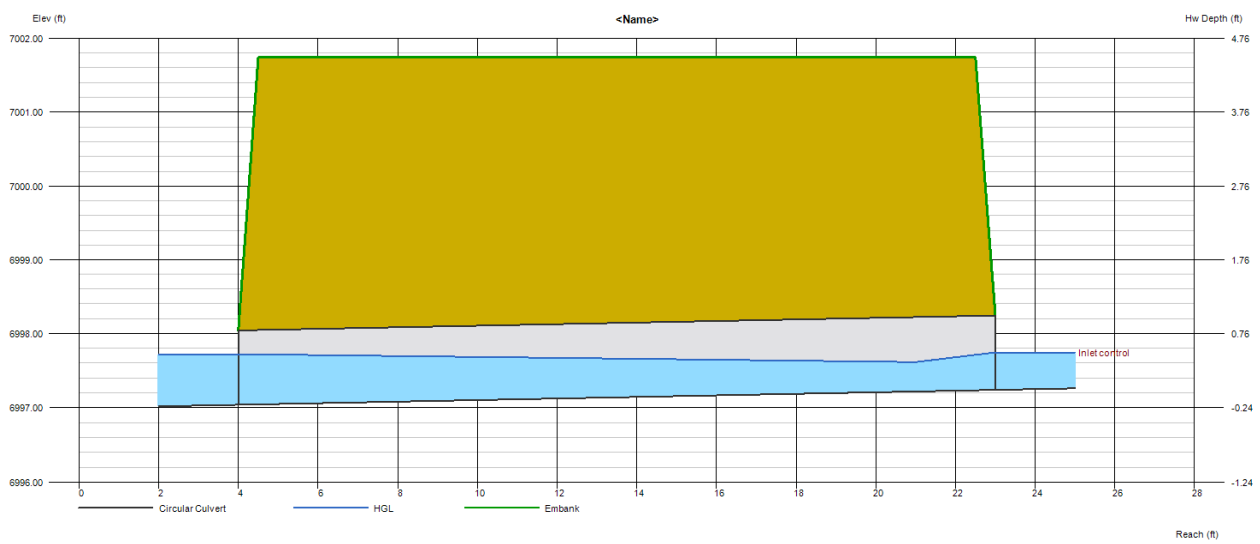
Top Elevation (ft)	=	7001.74
Top Width (ft)	=	18.00
Crest Width (ft)	=	15.00

Calculations

Qmin (cfs)	=	0.75
Qmax (cfs)	=	1.25
Tailwater Elev (ft)	=	(dc+D)/2

Highlighted

Qtotal (cfs)	=	0.75
Qpipe (cfs)	=	0.75
Qovertop (cfs)	=	0.00
Veloc Dn (ft/s)	=	1.32
Veloc Up (ft/s)	=	2.93
HGL Dn (ft)	=	6997.72
HGL Up (ft)	=	6997.60
Hw Elev (ft)	=	6997.74
Hw/D (ft)	=	0.50
Flow Regime	=	Inlet Control



APPENDIX

Grass Swale, WQCV, & Detention Calculations

Designer:	**Jeff Ruppert**
Company:	**Odisea LLC**
Date:	**May 17, 2022**
Project:	**RIDGSIX Townhomes**
Location:	**Ridgwway, Colorado**

Peak Flow Rational Method Q= CIA

GRASS SWALE - 1

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.55	0.65
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN 1 AREA =	A	0.24	0.24
	Q	0.37 CFS	0.62 CFS

GRASS SWALE - 2

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.53	0.64
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN 1 & 2 AREA =	A	0.33	0.33
	Q	0.48 CFS	0.84 CFS

GRASS SWALE - 3

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.60	0.69
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN 3 AREA =	A	0.02	0.02
	Q	0.03 CFS	0.05 CFS

DRIVEWAY CULVERT - 1

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.71	0.77
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN 3 & 4 AREA =	A	0.14	0.14
	Q	0.28 CFS	0.43 CFS

DRIVEWAY CULVERT - 2

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.47	0.59
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN 2 AREA =	A	0.09	0.09
	Q	0.12 CFS	0.21 CFS

Designer:	**Jeff Ruppert**
Company:	**Odisea LLC**
Date:	**May 17, 2022**
Project:	**RIDGSIX Townhomes**
Location:	**Ridgwway, Colorado**

SUB BASIN - 1

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.55	0.65
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN AREA =	A	0.24	0.24
	Q	0.37 CFS	0.62 CFS

SUB BASIN - 2

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.47	0.59
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN AREA =	A	0.09	0.09
	Q	0.12 CFS	0.21 CFS

SUB BASIN - 3

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.60	0.69
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN AREA =	A	0.02	0.02
	Q	0.03 CFS	0.05 CFS

SUB BASIN - 4

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.75	0.8
RAINFALL INTENSITY =	I	2.77	3.97
SUB-BASIN AREA =	A	0.14	0.14
	Q	0.29 CFS	0.44 CFS

Designer:	**Jeff Ruppert**
Company:	**Odisea LLC**
Date:	**May 17, 2022**
Project:	**RIDGSIX Townhomes**
Location:	**Ridgwway, Colorado**

Water Quality Control Volume

$$WQCV = \frac{0.65Aa(0.91i^3 - 1.19i^2 + 0.78i)}{12}$$

VQCV = 0.00394 AC-FT OR 171.824 CU. FT.

PROPOSED IMPERVIOUS AREA OF SITE						
SUB-BASIN	AREA (SF)	IMPERV (SF)	VACANT (SF)	2% OF VACANT (SF)	TOTAL IMPERV (SF)	% IMPERV
1	10607	3812	6795	136	3948	37%
2	3661	943	2718	54	997	27%
3	948	451	497	10	461	49%
4	4976	3711	1265	25	3736	75%
	20192	**8917**	**11275**	**226**	**9143**	**45%**

A = 0.47 ACRES
a = 0.8 the WQCV drain time coefficient corresponding to a 12-hr drain time
i = 0.45 impervious as a decimal percentage

0.0040 cfs (12 hr drain flow)

Underdrain Orifice Calculations

Orifice Size (d) =	0.2	in	
	5.08	mm	
Head (h) =	2.5	ft	
$Q = 11.797d^2h^{0.5}$ =	0.75	g/min	
	0.002	cfs	
# Orifices	4		
Qtotal =	0.0066	cfs	**flow is faster than 12-hrs - OK**

WQCV Provided

gravel/sand plan area	100	sf	
Gravel/sand depth	1	ft	
Void Ratio	30%		
Gravel/sand storage	30	cf	
Depth Above Grade	1.5	ft	
Storage above grade	150	cf	
Total Storage	180	cf	**>171.82 cf, OK**

Designer:	**Jeff Ruppert**
Company:	**Odisea LLC**
Date:	**May 17, 2022**
Project:	**RIDGSIX Townhomes**
Location:	**Ridgwway, Colorado**

$$V_i = (CIA)(T_c)(60 \text{ seconds/minute})$$

V_i =	655.9	CU. FT.	(inflow volume)
C =	0.68	Rational Method runoff coefficient for the Major or Minor Storm	
I =	3.82	Design rainfall intensity (inches/hour)	
A =	0.463	watershed area draining to the detenion ponds (acres)	
T_c =	9.09	Rational Method time of concentration (minutes)	

$$V_o = (R_a)(T_c)(60 \text{ seconds/minute})$$

V_o =	518.1	CU. FT.
R_a =	0.95	allowable release rate (cfs)
T_c =	9.09	Rational Method time of concentration used above (minutes)

Required Detention Volume = 137.8 CU. FT.

Required Detention Volume = $V_i - V_O$

Required detention is less than WQCV, therefore all water will be realease at the WQCV rate and a flood control riser will be used at the WQCV water level.

25-yr Detention Orifice Flood Control Calculations

Orifice Size (d) =	3	in	
	76.2	mm	
# Orifices	2		
Head (h) =	0.75	ft	
$Q = 11.797d^2h^{0.5}$ =	91.95	g/min	
	0.41	cfs	**< 0.5cfs (25-ry historic), OK**

Weir Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc. Thursday, Mar 31 2022

BIO-RETENTION STORMWATER 100-YR ORIFICE CONTROL

Rectangular Weir

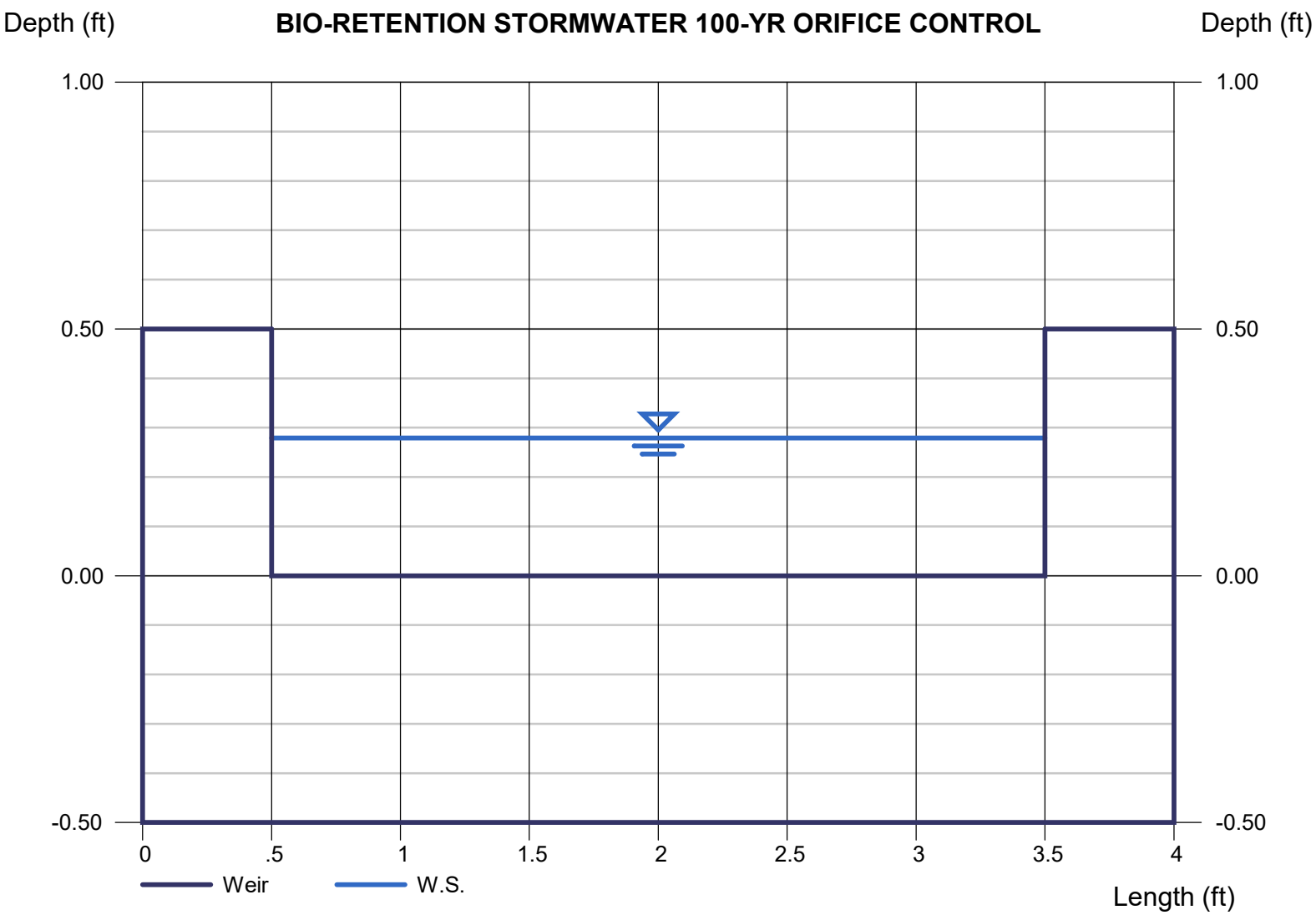
Crest	= Broad
Bottom Length (ft)	= 3.00
Total Depth (ft)	= 0.50

Calculations

Weir Coeff. Cw	= 2.60
Compute by:	Known Q
Known Q (cfs)	= 1.15

Highlighted

Depth (ft)	= 0.28
Q (cfs)	= 1.150
Area (sqft)	= 0.84
Velocity (ft/s)	= 1.37
Top Width (ft)	= 3.00



Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 0.62 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 136.6 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 2.7 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.027 ft / ft
B) Design Slope	S_D = 0.027 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (0.455 ft / s maximum for desirable 5-minute residence time)	V_2 = 0.83 ft / s
7. Design Flow Depth (1 foot maximum)	D_2 = 0.61 ft
A) Flow Area	A_2 = 0.7 sq ft
B) Top Width of Swale	W_T = 2.4 ft
C) Froude Number (0.50 maximum)	F = 0.27
D) Hydraulic Radius	R_H = 0.27
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.23
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.124
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ○ YES ◉ NO
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes** warnings can be disregarded. To analyze allowable **velocity** the steepest slope of the channel was considered.

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 2.50 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 136.6 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 1.8 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.012 ft / ft
B) Design Slope	S_D = 0.012 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (minimum of 1 ft /s, LS / 300)	V_2 = 1.25 ft / s **TOO HIGH (> 1 fps)**
7. Design Flow Depth (1 foot maximum)	D_2 = 1.00 ft
A) Flow Area	A_2 = 2.0 sq ft
B) Top Width of Swale	W_T = 4.0 ft
C) Froude Number (0.50 maximum)	F = 0.31
D) Hydraulic Radius	R_H = 0.45
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.56
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.077
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ◉ YES ○ NO **AN UNDERDRAIN IS REQUIRED IF THE DESIGN SLOPE < 2.0%**
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes, Design Velocity, and Underdrain** requirement can be disregarded. To analyze channel **capacity** the most shallow slope of the channel was considered.

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 0.83 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 119.0 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 1.3 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.072 ft / ft
B) Design Slope	S_D = 0.072 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (minimum of 1 ft /s, LS / 300)	V_2 = 1.53 ft / s **TOO HIGH (> 1 fps)**
7. Design Flow Depth (1 foot maximum)	D_2 = 0.52 ft
A) Flow Area	A_2 = 0.5 sq ft
B) Top Width of Swale	W_T = 2.1 ft
C) Froude Number (0.50 maximum)	F = 0.53 **TOO HIGH (> 0.5)**
D) Hydraulic Radius	R_H = 0.23
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.36
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.097
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ○ YES ◉ NO
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes, Design Velocity, Froude Number** warnings can be disregarded. To analyze allowable **velocity** the steepest slope of the channel was considered.

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 2.00 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 119.0 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 2.0 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.010 ft / ft
B) Design Slope	S_D = 0.010 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (0.397 ft / s maximum for desirable 5-minute residence time)	V_2 = 1.00 ft / s
7. Design Flow Depth (1 foot maximum)	D_2 = 1.00 ft
A) Flow Area	A_2 = 2.0 sq ft
B) Top Width of Swale	W_T = 4.0 ft
C) Froude Number (0.50 maximum)	F = 0.25
D) Hydraulic Radius	R_H = 0.45
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.45
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.086
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ◉ YES ○ NO **AN UNDERDRAIN IS REQUIRED IF THE DESIGN SLOPE < 2.0%**
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes, Design Velocity, and Underdrain** warnings can be disregarded. To analyze channel **capacity** the most shallow slope of the channel was considered.

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 0.05 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 63.0 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 2.4 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.067 ft / ft
B) Design Slope	S_D = 0.067 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (0.21 ft / s maximum for desirable 5-minute residence time)	V_2 = 0.43 ft / s
7. Design Flow Depth (1 foot maximum)	D_2 = 0.24 ft
A) Flow Area	A_2 = 0.1 sq ft
B) Top Width of Swale	W_T = 1.0 ft
C) Froude Number (0.50 maximum)	F = 0.22
D) Hydraulic Radius	R_H = 0.11
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 0.05
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.200
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ○ YES ◉ NO
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes** warnings can be disregarded. To analyze allowable **velocity** the steepest slope of the channel was considered.

Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Designer: Rance Brady
Company: Odisea LLC
Date: August 24, 2021
Project: RIDGSIX Townhomes
Location: Ridgwway, Colorado

1. Design Discharge for 2-Year Return Period	Q_2 = 6.00 cfs
2. Hydraulic Residence Time	
A) : Length of Grass Swale	L_S = 63.0 ft
B) Calculated Residence Time (based on design velocity below)	T_{HR} = 0.3 minutes
3. Longitudinal Slope (vertical distance per unit horizontal)	
A) Available Slope (based on site constraints)	S_{avail} = 0.036 ft / ft
B) Design Slope	S_D = 0.036 ft / ft
4. Swale Geometry	
A) Channel Side Slopes (Z = 4 min., horiz. distance per unit vertical)	Z = 2.00 ft / ft **TOO STEEP (< 4)**
B) Bottom Width of Swale (enter 0 for triangular section)	W_B = 0.00 ft
5. Vegetation	Choose One
A) Type of Planting (seed vs. sod, affects vegetal retardance factor)	○ Grass From Seed ◉ Grass From Sod
6. Design Velocity (minimum of 1 ft /s, LS / 300)	V_2 = 3.06 ft / s **TOO HIGH (> 1 fps)**
7. Design Flow Depth (1 foot maximum)	D_2 = 0.99 ft
A) Flow Area	A_2 = 2.0 sq ft
B) Top Width of Swale	W_T = 4.0 ft
C) Froude Number (0.50 maximum)	F = 0.77 **TOO HIGH (> 0.5)**
D) Hydraulic Radius	R_H = 0.44
E) Velocity-Hydraulic Radius Product for Vegetal Retardance	VR = 1.36
F) Manning's n (based on SCS vegetal retardance curve D for sodded grass)	n = 0.054
G) Cumulative Height of Grade Control Structures Required	H_D = 0.00 ft
8. Underdrain (Is an underdrain necessary?)	Choose One ◉ YES ○ NO
9. Soil Preparation (Describe soil amendment)	
10. Irrigation	Choose One ○ Temporary ◉ Permanent

Notes: This design sheet is being used to calculate flow characteristics for a conveyance channel. The design discharge is actually the discharge for the **100-Year** Return Period. The conveyance channel is **NOT** being used for **Water Quality** therefore the **Channel Side Slopes, Design Velocity, and Froude Number** warnings can be disregarded. To analyze channel **capacity** the most shallow slope of the channel was considered.

APPENDIX

Pre-development, Existing, & Proposed Runoff Calculations

Calculation of Peak Runoff using Rational Method

Designer: Jeff Ruppert
Company: Odisea LLC
Date: 5/17/2022
Project: RIDGSIX TOWNHOMES
Location: Ridgway, CO

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_i = \frac{0.395(1.1 - C_5)\sqrt{L_i}}{S_i^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_i + t_t$

Regional $t_c = (26 - 17i) + \frac{L_t}{60(14i + 9)\sqrt{S_t}}$

$t_{minimum}$ = 5 (urban)
$t_{minimum}$ = 10 (non-urban)

Selected $t_c = \max\{t_{minimum}, \min(\text{Computed } t_c, \text{Regional } t_c)\}$

Select UDFCD location for NOAA Atlas 14 Rainfall Depths from the pulldown list OR enter your own depths obtained from the NOAA website (click this link)

	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1-hour rainfall depth, P1 (in) =	0.48	0.61	0.74	0.95	1.14	1.36	1.94
	a	b	c				
Rainfall Intensity Equation Coefficients =	28.50	10.00	0.786				

$$I(in/hr) = \frac{a * P_1}{(b + t_c)^c}$$

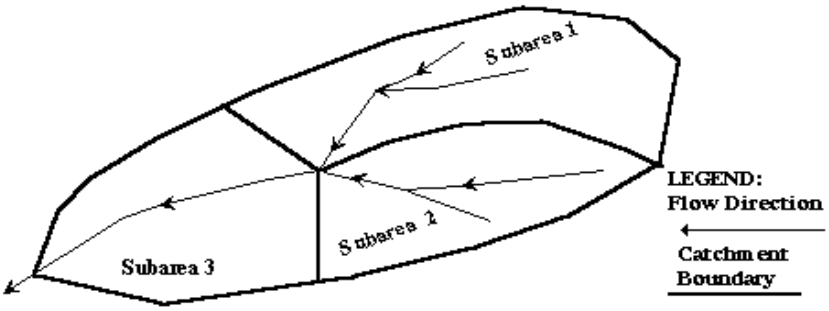
$$Q(cfs) = CIA$$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C							Overland (Initial) Flow Time					Channelized (Travel) Flow Time							Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L_i (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S_i (ft/ft)	Overland Flow Time t_i (min)	Channelized Flow Length L_t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S_t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V_t (ft/sec)	Channelized Flow Time t_t (min)	Computed t_c (min)	Regional t_c (min)	Selected t_c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
Existing	0.47	D	18.9	0.13	0.19	0.27	0.42	0.49	0.56	0.65	107.00	7009.00	7003.00	0.056	9.63	167.00	7003.00	7000.00	0.039	15	2.95	0.94	10.57	24.00	10.57	1.26	1.61	1.96	2.51	3.02	3.60	5.13	0.08	0.14	0.25	0.50	0.69	0.95	1.56
Proposed	0.47	D	45.0	0.34	0.40	0.46	0.57	0.62	0.67	0.73	107.00	7009.00	7003.70	0.046	7.89	104.00	7003.70	7001.00	0.025	20	3.14	0.55	8.44	19.07	8.44	1.38	1.76	2.13	2.74	3.29	3.92	5.59	0.22	0.33	0.46	0.74	0.95	1.23	1.92

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

Designer: Jeff Ruppert
Company: Odisea LLC
Date: 5/17/2022
Project: RIDGSIX TOWNHOMES
Location: Ridgway, CO



Subcatchment Name

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

See sheet "Design Info" for imperviousness-based runoff coefficient values.

Sub-Area ID	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness	Runoff Coefficient, C						
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
1	0.24	D	37.0	0.27	0.34	0.40	0.53	0.58	0.64	0.70
2	0.09	D	27.0	0.19	0.26	0.33	0.47	0.53	0.59	0.67
3	0.02	D	49.0	0.37	0.43	0.49	0.59	0.64	0.68	0.74
4	0.12	D	75.0	0.60	0.65	0.68	0.74	0.76	0.79	0.82
Total Area (ac)	0.47		Area-Weighted C	0.35	0.40	0.46	0.57	0.62	0.67	0.73
			Area-Weighted Override C	0.35	0.40	0.46	0.57	0.62	0.67	0.73

Huddleston-Berry
Engineering & Testing, LLC

2789 Riverside Parkway
Grand Junction, Colorado 81501
Phone: 970-255-8005
Info@huddlestonberry.com

June 29, 2020
Project#02091-0001

Matt McIssac
PO Box 942
Ridgway, Colorado 81432

Subject: Geotechnical Investigation
McIssac Subdivision
Ridgway, Colorado

Dear Mr. McIssac,

This letter presents the results of a geotechnical investigation conducted by Huddleston-Berry Engineering & Testing, LLC (HBET) for the McIssac subdivision in Ridgway, Colorado. The site location is shown on Figure 1. The proposed construction is anticipated to new townhome structures. The scope of our investigation included evaluating the subsurface conditions at the site with regard to developing foundation and earthwork recommendations for the proposed construction.

Site Conditions

At the time of the investigation, an existing structure was present in the southwestern corner of the site. The remainder of the site was generally open; however, several large trees were present in the northeastern portion of the site. The site was fairly flat. The site was bordered to the north by Charles Street, to the south and west by existing residential structures, and to the east by N. Cora Street.

Subsurface Investigation

The subsurface investigation included two test pits as shown on Figure 2. The test pits were excavated to a depth of 9.0 feet below the existing ground surface. Typed test pit logs are included in Appendix A.

As indicated on the logs, the subsurface conditions at the site were slightly variable. Test Pit TP-1, conducted in the northwestern portion of the site, encountered 1.0 foot of topsoil above fill materials to a depth of 5.5 feet. The fill was underlain by brown, moist, medium stiff sandy lean clay soils to the bottom of the excavation. Groundwater was not encountered in TP-1 at the time of the investigation.

Test Pit TP-2, conducted in the northeastern portion of the site, encountered 1.0 foot of topsoil above brown, moist, medium stiff lean clay with sand to sandy lean clay to the bottom of the excavation. Groundwater was not encountered in TP-2 at the time of the investigation.

Laboratory Testing

Laboratory testing was conducted on samples of the native soils collected from the test pits. The testing included grain size analysis, Atterberg limits determination, natural moisture content determination, and maximum dry density and optimum moisture content (Proctor) determination. The laboratory testing results are included in Appendix B.

The laboratory testing results indicate that the native clay soils are moderately plastic. Based upon the Atterberg limits of the materials and upon our experience with similar soils, the native clay soils are anticipated to be slightly to moderately expansive.

Foundation Recommendations

As discussed above, the native clay soils are anticipated to be expansive. In general, deep foundations will provide the most protection against heave related movements. In fact, the risk of foundation movements is dramatically lower with the use of deep foundations. In addition, if movements of shallow foundations were to occur over time, the most likely mitigation would be to utilize deep foundations. Unfortunately, the cost of installing deep foundations on an already completed structure typically exceeds $150,000.

Based upon our experience, HBET believes that the selection of foundation type includes two primary factors. The first factor is risk tolerance of the owner. Since most distress (i.e. cracking, etc.) associated with foundation movements is purely cosmetic, if the owner can tolerate some distress over time, a shallow foundation may be preferable due to the lower cost.

The second factor is total project cost. In general, for structures in the $300,000 to $400,000 range, the additional cost of deep foundations is a significant portion of the total cost of the construction and most owners believe that the higher cost of the micro piles is not worth the additional foundation protection they provide. However, for approximately $500,000+ structures, the additional cost of deep foundations tends to not be as cost prohibitive. Beyond approximately $750,000, HBET generally recommends deep foundations as the preferred alternative. The added protection is less of a burden to the total project cost. In addition, for high value properties, the cost of repairing any shallow foundation movement related damage in the future can be extremely expensive.

Again, the final selection of foundation type should be made based upon the owner's risk tolerance and project budget. The alternatives are discussed in the following sections.

Spread Footings

For spread footing foundations, HBET recommends that the footings be constructed above a minimum of 36-inches of structural fill. Due to their potential for expansion, the native soils are not suitable for re-use as structural fill. Imported structural fill should consist of a granular, non-expansive, non-free draining material approved by HBET.

Prior to placement of structural fill, all existing fill materials should be removed. In addition, it is recommended that the bottom of the foundation excavation be scarified to a depth of 6 to 8-inches, moisture conditioned and compacted to a minimum of 95% of the standard Proctor maximum dry density, within ±2% of the optimum moisture content as determined in accordance with ASTM D698. Structural fill should extend laterally beyond the edges of the foundation a distance equal to the thickness of structural fill.

Structural fill should be moisture conditioned, placed in maximum 8-inch loose lifts, and compacted to a minimum of 95% of the standard Proctor maximum dry density for fine grained soils and modified Proctor maximum dry density for coarse grained soils, within ± 2% of the optimum moisture content as determined in accordance with ASTM D698 and D1557, respectively.

For the foundation building pad prepared as recommended, a maximum allowable bearing capacity of 2,000 psf may be used. However, a minimum dead-load bearing pressure of 500 psf is recommended for spread footing foundations. In addition, to limit the potential for a punching shear bearing capacity failure in the structural fill, footings should not be less than 12-inches wide. Foundations subject to frost should be at least 36-inches below the finished grade.

For spread footing foundations designed and constructed as recommended, in the absence of significant moisture increases in the subsurface, total foundation movements are anticipated to be 2.0-inches or less. However, if additional moisture is permitted to infiltrate into the subsurface due to poor grading and drainage, poor stormwater management, utility line failure, etc., differential movements in excess of 4.0-inches are possible.

Rigid (Waffle) Structural Slab

A rigid (waffle) slab foundation does not provide any additional resistance to heave over conventional footing foundations. However, properly designed, a waffle slab foundation can help to limit the damage from heave movements. This is due to the fact that bending in the slab is controlled such that the whole structure moves together. This does not reduce the magnitude of overall movement; however, 'wracking' of the structure can be reduced when movements occur.

It is recommended that rigid structural slabs be conducted above structural fill extending to a minimum of 12-inches below the bottoms of the ribs with the depth of ribs determined by the structural engineer to provide rigidity to the slab. Subgrade preparation and structural fill placement should be in accordance with the recommendations for spread footings above.

For rigid structural slab foundations designed and constructed as recommended, in the absence of significant moisture increases in the subsurface, total foundation movements are anticipated to be 2.0-inches or less. However, if additional moisture is permitted to infiltrate into the subsurface due to poor grading and drainage, poor stormwater management, utility line failure, etc., differential movements in excess of 4.0-inches are possible.

Deep Foundations

The recommended deep foundation alternatives include drilled piers and micro piles. However, as discussed previously, the subsurface investigation at the site was limited to a shallow test pits. Therefore, if the owners are risk averse such that deep foundations are being considered, HBET should be contacted to conduct geotechnical borings at the site and develop specific recommendations for deep foundations.

Lateral Earth Pressures

Stemwalls, grade beams, basement walls, and/or retaining walls should be designed to resist lateral earth pressures. For backfill consisting of the native soils or imported granular, non-free draining, non-expansive material, we recommend that the walls be designed for an equivalent active fluid unit weight of 65 pcf in areas where no surcharge loads are present. An at-rest equivalent fluid unit weight of 85 pcf is recommended for basement walls or other braced walls. Lateral earth pressures should be increased as necessary to reflect any surcharge loading behind the walls.

Water Soluble Sulfates

Water soluble sulfates are common to the soils in Western Colorado. Therefore, at a minimum, Type I-II sulfate resistant cement is recommended for construction at this site.

Flooring and Exterior Flatwork Recommendations

As mentioned above, the native soils are anticipated to be expansive. ***Due to the fact that slabs-on-grade do not generate sufficient loads to resist movement, differential movement of slabs-on-grade is likely***. ***In the absence of moisture infiltration into the subgrade, up to 2-inches of slab movement should be anticipated. However, if moisture is permitted to infiltrate around the structure, movements in excess of 4-inches are possible. Therefore, HBET recommends that a framed floor be utilized for interior floors where spread footings or deep foundations are used.***

For garage slabs, to help limit the magnitude of movement, it is recommended that the slabs be constructed above a minimum of 30-inches of structural fill with subgrade preparation and fill placement in accordance with the *Spread Footings* section of this report. It is recommended that any mechanical equipment in the garage be supported by the foundations rather than the garage slab. It is recommended that exterior slabs-on-grade be constructed above a minimum of 18-inches of structural fill.

Slabs should not be tied in or connected to the foundations in any manner. In addition, framing, drywall, exterior stonework, stucco, etc. should not extend beyond the grade beams/stemwalls over the slabs. The slab must be permitted to move freely without exerting upward pressure on any structural components. Also, where non-bearing partition walls are placed on the garage slab, a framing void or slip joint which permits a minimum of 3-inches of vertical movement should be utilized.

Drainage Recommendations

Site grading and drainage are critical to the performance of the foundations and slabs-on-grade. ***Where the recommendations below are not followed, the risk of differential movements of shallow foundations, garage slabs, exterior flatwork, etc. is significant.***

Grading around the structures should be designed to carry precipitation and runoff away from the structures. It is recommended that the finished ground surface drop at least twelve inches within the first ten feet away from the structures. It is recommended that landscaping within ten feet of the structures include primarily desert plants with low water requirements. In addition, it is recommended that no automatic irrigation, including drip lines, be used within ten feet of foundations.

HBET recommends that surface downspout extensions be used which discharge a minimum of 15 feet from the structures or beyond the backfill zone, whichever is greater. However, if subsurface downspout drains are utilized, they should be carefully constructed of solid-wall PVC and should daylight at least 15 feet from the structures. In addition, an impermeable membrane is recommended below subsurface downspout drain lines to limit the potential for leaks in the subsurface drains to impact the structures. Dry wells should not be used.

In order to limit the potential for surface moisture to impact the structures, perimeter foundation drains are recommended. In general, the perimeter foundation drains should consist of prefabricated drain materials or a perforated pipe and gravel systems with the flowlines of the drains at the bottoms of the foundations (at the highest point). The prefabricated drain materials or gravel should extend along basement walls to within 36-inches of the finished grade. The perimeter drains should slope at a minimum of 1.0% to daylight or to sumps with pumps. The drains should also include impermeable membranes at the bases to limit the potential for moisture to infiltrate vertically down below the foundations.

General Notes

The recommendations included above are based upon the results of the subsurface investigation and on our local experience. These conclusions and recommendations are valid only for the proposed construction.

As discussed previously, the subsurface conditions encountered in the test pits were slightly variable. However, the precise nature and extent of any subsurface variability may not become evident until construction. As a result, it is recommended that HBET provide construction materials testing and engineering oversight during the entire construction process.

It is important to note that the recommendations herein are intended to reduce the risk of structural movement and/or damage, to varying degrees, associated with expansion of the native soils. However, HBET cannot predict long-term changes in subsurface moisture conditions and/or the precise magnitude or extent of volume change in the native soils. Where significant increases in subsurface moisture occur due to poor grading, improper stormwater management, utility line failure, excess irrigation, or other cause, either during construction or the result of actions of the property owner, several inches of movement are possible. In addition, any failure to comply with the recommendations in this report releases Huddleston-Berry Engineering & Testing, LLC of any liability with regard to the structure performance.

We are pleased to be of service to your project. Please contact us if you have any questions or comments regarding the contents of this report.

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC

Michael A. Berry, P.E.
Vice President of Engineering

FIGURES

FIGURE 1
Site Location Map

FIGURE 2
Site Plan

APPENDIX A
Typed Test Pit Logs

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

TEST PIT NUMBER TP-1

CLIENT Matt McIsaac
PROJECT NAME McIsaac Subdivision
PROJECT NUMBER 02091-0001
PROJECT LOCATION Ridgway, CO
DATE STARTED 5/8/20 **COMPLETED** 5/8/20
GROUND ELEVATION
TEST PIT SIZE
EXCAVATION CONTRACTOR Client
GROUND WATER LEVELS:
EXCAVATION METHOD Trackh/Backhoe
AT TIME OF EXCAVATION dry
LOGGED BY SD **CHECKED BY** MAB
AT END OF EXCAVATION dry
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0.0		Sandy Lean CLAY with Organics (TOPSOIL)										
		Sandy Lean CLAY with Gravel ad Trash (FILL), brown, moist, medium stiff										
2.5												
5.0												
		Sandy Lean CLAY (CL), brown, moist, medium stiff *** Lab Clasified GB1	GB 1					8	31	20	11	59
7.5												
		Bottom of test pit at 9.0 feet.										

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

TEST PIT NUMBER TP-2

CLIENT Matt McIsaac
PROJECT NAME McIsaac Subdivision
PROJECT NUMBER 02091-0001
PROJECT LOCATION Ridgway, CO
DATE STARTED 5/8/20 **COMPLETED** 5/8/20
GROUND ELEVATION
TEST PIT SIZE
EXCAVATION CONTRACTOR Client
GROUND WATER LEVELS:
EXCAVATION METHOD Trackh/Backhoe
AT TIME OF EXCAVATION dry
LOGGED BY SD **CHECKED BY** MAB
AT END OF EXCAVATION dry
NOTES
AFTER EXCAVATION ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY % (RQD)	BLOW COUNTS (N VALUE)	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)	MOISTURE CONTENT (%)	ATTERBERG LIMITS: LIQUID LIMIT	ATTERBERG LIMITS: PLASTIC LIMIT	ATTERBERG LIMITS: PLASTICITY INDEX	FINES CONTENT (%)
0.0		Sandy Lean CLAY with Organics (TOPSOIL)										
		Lean CLAY with Sand (CL), to Sandy Lean CLAY (CL), brown, moist, medium stiff										
2.5												
		*** Lab Classified GB1	GB 1					19	38	24	14	76
5.0												
		*** Lab Classified GB2	GB 2					2	35	21	14	69
7.5												
		Bottom of test pit at 9.0 feet.										

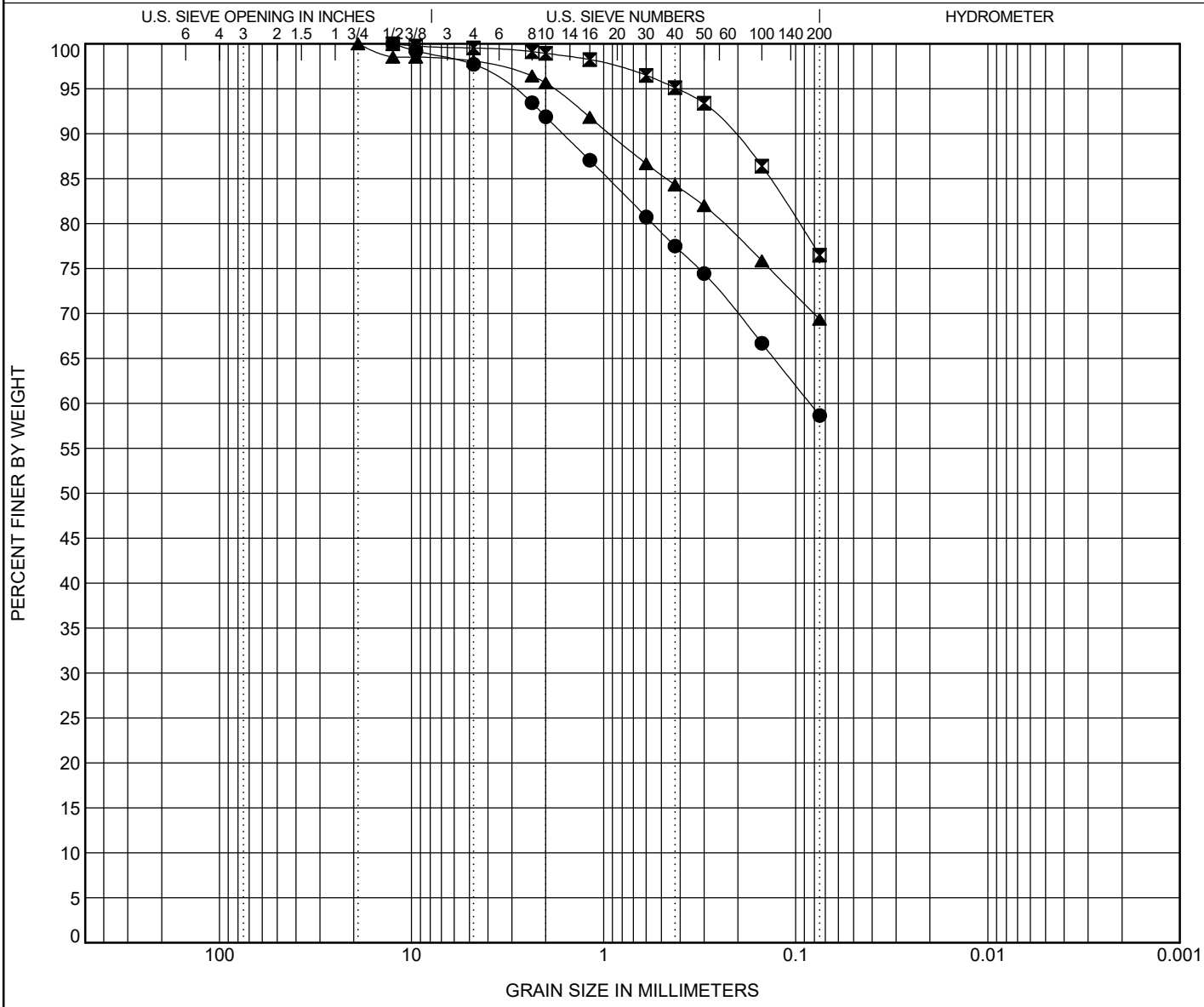
APPENDIX B
Laboratory Testing Results

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

GRAIN SIZE DISTRIBUTION

CLIENT Matt McIsaac **PROJECT NAME** McIsaac Subdivision

PROJECT NUMBER 02091-0001 **PROJECT LOCATION** Ridgway, CO



COBBLES	GRAVEL		SAND			SILT OR CLAY
	coarse	fine	coarse	medium	fine	

	Specimen Identification		Classification	LL	PL	PI	Cc	Cu
●	TP-1, GB1	5/2020	SANDY LEAN CLAY(CL)	31	20	11		
⊠	TP-2, GB1	5/2020	LEAN CLAY with SAND(CL)	38	24	14		
▲	TP-2, GB2	5/2020	SANDY LEAN CLAY(CL)	35	21	14		

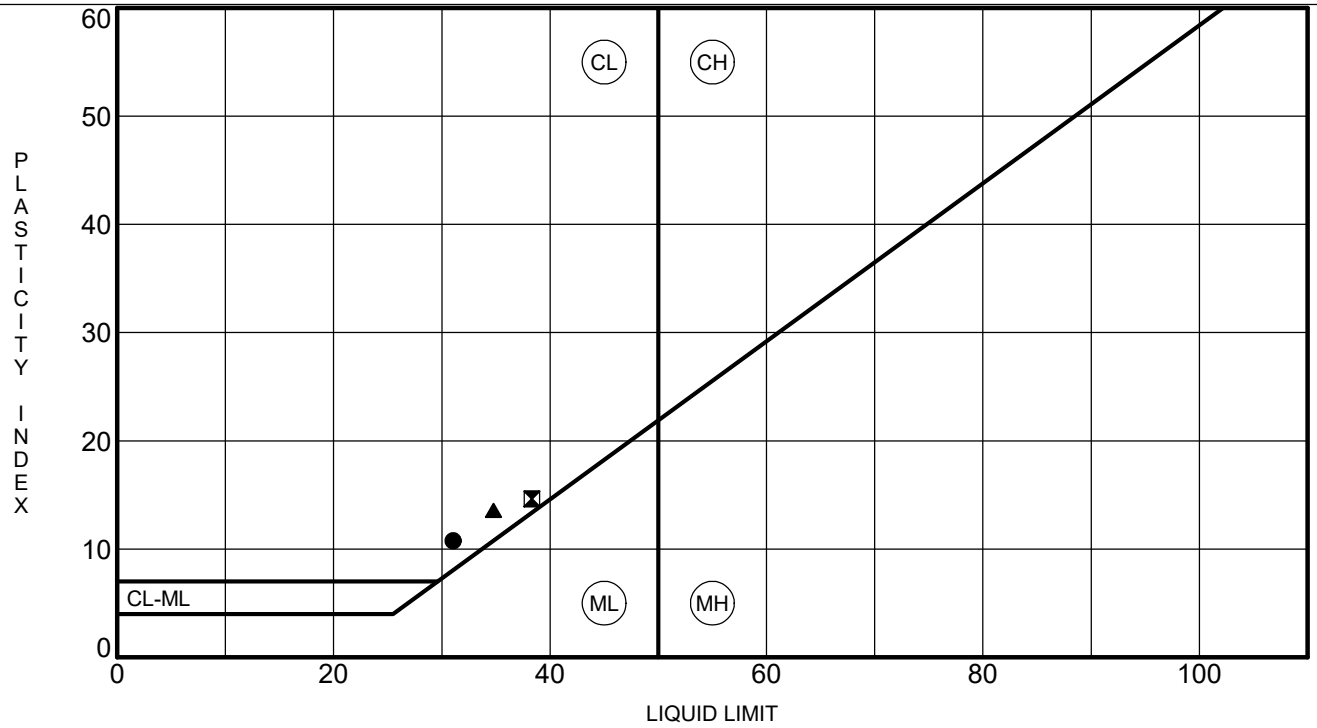
	Specimen Identification		D100	D60	D30	D10	%Gravel	%Sand	%Silt	%Clay
●	TP-1, GB1	5/2020	12.5	0.084			2.3	39.1	58.7	
⊠	TP-2, GB1	5/2020	12.5				0.5	23.1	76.5	
▲	TP-2, GB2	5/2020	19				1.9	28.7	69.4	

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

ATTERBERG LIMITS' RESULTS

CLIENT Matt McIsaac **PROJECT NAME** McIsaac Subdivision

PROJECT NUMBER 02091-0001 **PROJECT LOCATION** Ridgway, CO



	Specimen Identification		LL	PL	PI	#200	Classification
●	**TP-1, GB1**	**5/2020**	**31**	**20**	**11**	**59**	**SANDY LEAN CLAY(CL)**
⧗	**TP-2, GB1**	**5/2020**	**38**	**24**	**14**	**76**	**LEAN CLAY with SAND(CL)**
▲	**TP-2, GB2**	**5/2020**	**35**	**21**	**14**	**69**	**SANDY LEAN CLAY(CL)**

Huddleston-Berry Engineering & Testing, LLC
2789 Riverside Parkway
Grand Junction, CO 81501
970-255-8005

MOISTURE-DENSITY RELATIONSHIP

CLIENT Matt McIsaac **PROJECT NAME** McIsaac Subdivision

PROJECT NUMBER 02091-0001 **PROJECT LOCATION** Ridgway, CO

Sample Date: **5/8/2020**

Sample No.: **GB2**

Source of Material: **TP-2**

Description of Material: **SANDY LEAN CLAY(CL)**

Test Method: **ASTM D698A**

TEST RESULTS

Maximum Dry Density **107.0** PCF

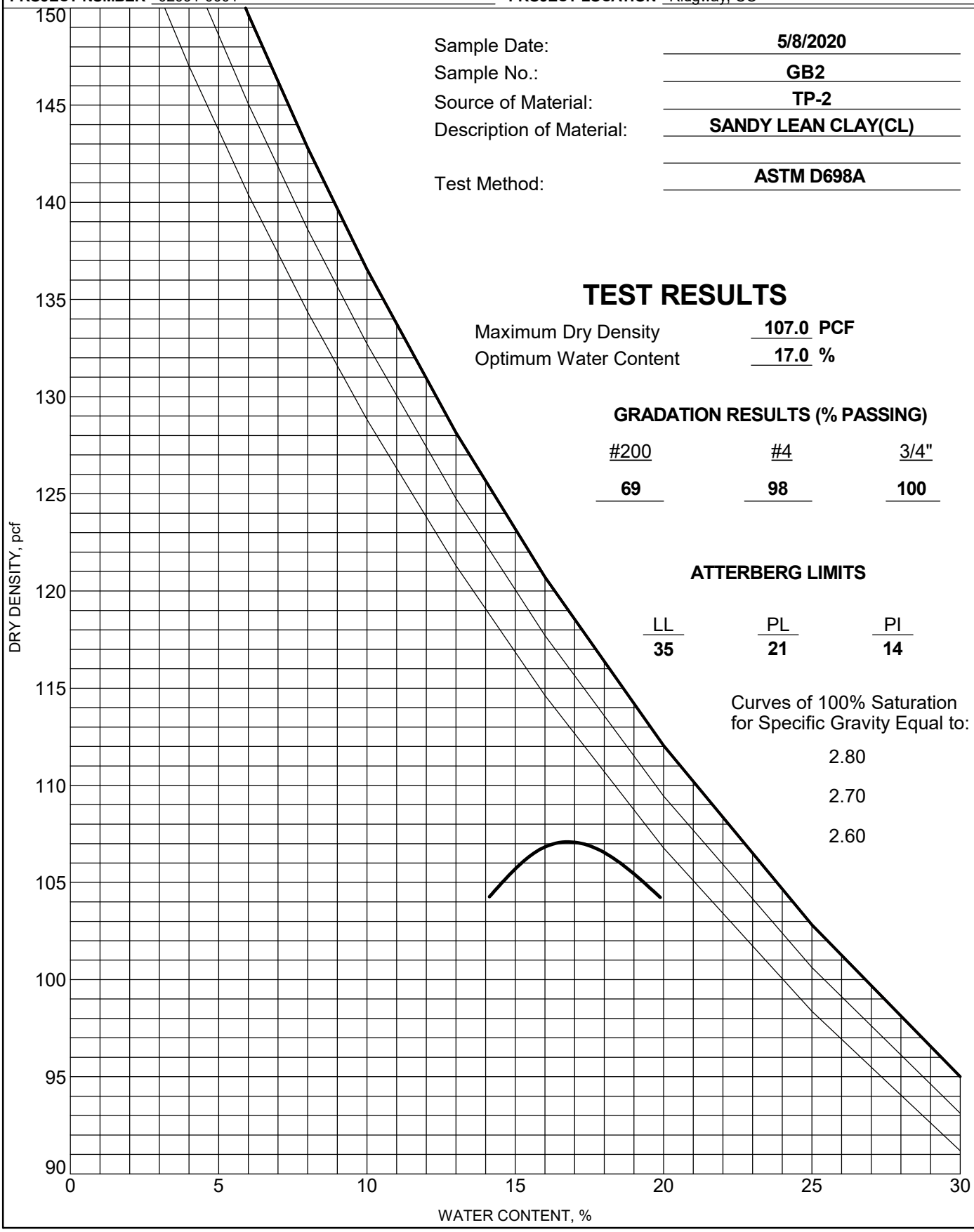
Optimum Water Content **17.0** %

GRADATION RESULTS (% PASSING)

#200	#4	3/4"
69	98	100

ATTERBERG LIMITS

LL	PL	PI
35	21	14



ADDENDUM TO
ARTICLES OF INCORPORATION OF
RIDGSIX TOWNHOMES CONDOMINIUMS OWNERS ASSOCIATION, INC.,
A COLORADO NONPROFIT CORPORATION

Capitalized terms not otherwise defined herein shall have the meaning set forth in the Declaration of Covenants, Conditions and Restrictions for Ridgsix Townhomes Owners Association and any supplement or amendment thereto ("**Declaration**"). All of the lands that become subject to said Declaration from time to time are hereinafter referred to as the "**Community**." In the event of a conflict between the terms, conditions and provisions of this Addendum and the Articles of Incorporation, this Addendum shall control.

ARTICLE ONE
Purposes

The business, objectives and purposes for which the corporation is formed are as follows:

1. To be and constitute the "**Association**", to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Ridgsix Townhomes ("**Declaration**") establishing a plan for Ridgsix Townhomes, a planned community located in the Town of Ridgway, Ouray County, Colorado ("**Community**"), said Declaration to be recorded in the office of the County Clerk and Recorder of Ouray County, Colorado.

2. To perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified in the Declaration.

3. To provide an entity for the furtherance of the interest of the Owners of separate platted lots ("**Lots**") within the Community.

ARTICLE TWO
Powers

In furtherance of its purposes, but not otherwise, the corporation shall have the following powers:

1. All of the powers conferred upon non-profit corporations by the common law and the statutes of the State of Colorado in effect from time to time.

2. All of the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the Declaration, including, without limitation, the following powers:

a. To make and collect general, limited and/or special assessments against Members for the purpose of defraying the costs, expenses and any losses of the Association, or of exercising its powers or of performing its functions.

b. To manage, control, operate, maintain, repair and improve Community common elements, as defined in the Act and the Declaration.

c. To enforce covenants, restrictions or conditions affecting any Community property, to the extent the Association may be authorized under any such covenants, restrictions or conditions, and to make and enforce rules and regulations for use of the Community.

d. To engage in activities which will actively foster, promote and advance the common ownership interests of Owners of the Lots.

e. To buy or otherwise acquire, sell or otherwise dispose of, mortgage or otherwise encumber, exchange, lease, withdraw, grant or obtain easements, licenses, permits and the like, hold, use, operate and otherwise deal with and in, real, personal and mixed property of all kinds, and any right or interest therein, for any purpose of the Association.

f. To borrow money for any purpose of the Association, limited in amount or in other respects as may be provided in the Bylaws of the Association (the "**Bylaws**").

g. To enter into, make, perform or enforce contracts of every kind and description, and to do all other acts necessary, appropriate or advisable in carrying out any purpose of the Association or any Members, with or in association with any person, firm, association, corporation or other entity or agency, public or private.

h. To act as agent, trustee, or other representative of other corporations, firms, individuals, and as such to advance the business or ownership interests of such corporations, firms or individuals, including, without limitation, any Members.

i. To adopt, alter, and amend or repeal such Bylaws as may be necessary or desirable for the proper management of the affairs of the Association, provided, however, that such Bylaws may not be inconsistent with or contrary to any provisions of the Declaration.

j. The foregoing enumeration of powers shall not limit or restrict in any manner the exercise of other and further rights and powers which may now or hereafter be allowed or permitted by law; and the powers specified in each of the paragraphs of this Article are independent powers, not to be restricted by reference to or inference from the terms of any other paragraph or provisions of this Article.

ARTICLE THREE
Memberships

1. The corporation shall be a membership corporation without certificates or shares of stock. Subject to the limitations set forth in the Declaration. There shall be one class of membership.

2. There shall be one "**Membership**" in the Association for each Lot within the Community. The Person or Persons who constitute the Owner of a Lot shall automatically be the holder of the Membership appurtenant to that Lot, and shall collectively be the "**Member**" of the Association with respect to that Lot, and the Membership appurtenant to that Lot shall automatically pass with fee simple title to the Lot. Declarant shall hold a Membership in the Association for each Lot owned by Declarant. Membership in the Association shall not be assignable separate and apart from fee simple title to a Lot, and may not otherwise be separated from ownership of a Lot.

3. All Members shall be entitled to vote on all matters, with each vote allocated in the manner set forth in the Declaration. Cumulative voting is prohibited. No person or entity other than an Owner of a Lot may be a Member of the corporation.

4. A membership in the corporation and the share of a Member in the assets of the corporation shall not be assigned, encumbered or transferred in any manner except as an appurtenance to transfer of title to the Lot to which the membership pertains; provided, however, the rights of membership may be

assigned to the holder of the mortgage, deed of trust or other security instrument on a Lot as further security for a loan secured by a lien on such Lot.

5. A transfer of membership shall occur automatically upon the transfer of title to the Lot to which the membership pertains; provided, however, the Bylaws may contain reasonable provisions and requirements with respect to recording such transfers on the books and records of the corporation.

6. The corporation may suspend the voting rights of a Member for failure to comply with rules and regulations or the Bylaws or with any other obligations of the Owners of a Lot under the Declaration or any agreement created thereunder.

7. The corporation, through its Bylaws, may establish requirements concerning the manner and method by which voting rights and other rights attributable to a Lot that is owned by a firm, corporation, partnership, limited liability company, association or other legal entity or any combination thereof may be exercised.

8. The Bylaws may contain provisions, not inconsistent with the foregoing, setting forth the rights, privileges, duties and responsibilities of the Members.

ARTICLE FOUR
Board

1. The business and affairs of the corporation shall be conducted, managed and controlled by a Board (the "**Board**"), the members of which are designated as "**Directors**".

2. The Board shall initially consist of three (3) Directors, but may consist of as many as five (5) Directors. The method of voting on actions by the Board shall occur in the manner provided for by the Bylaws.

3. The method of election and the term of office of Directors of the Board shall be determined by the Bylaws. A member of the Board need not have an ownership interest in a Lot. A member of the Board need not be a Member of the Community.

4. Directors may be removed and vacancies on the Board shall be filled in the manner provided in the Bylaws in the manner provided for by the Bylaws.

ARTICLE FIVE
Inurement and Dissolution

1. No part of the income or net earnings of the Association shall inure to the benefit of, or be distributable to, any Member, Director, or officer of the Association or to any other private individual, except that: (i) reasonable compensation may be paid for services rendered to or for the Association affecting one or more of its purposes; (ii) reimbursement may be made for any expenses incurred for the Association by any officer, Director, Member, agent or employee, or any other person or corporation, pursuant to and upon authorization of the Board; and (iii) rebates of excess membership dues, fees, or Assessments may be paid.

2. In the event of dissolution of the Association, the property and assets thereof remaining after providing for all obligations shall then be distributed pursuant to the Colorado Revised Nonprofit Corporation Act at Article 134, and if the Community is terminated then pursuant to the Colorado Common Interest Ownership Act at Section 38-33.3-218.

ARTICLE SIX
Elimination of Certain Liabilities of Directors

There shall be no personal liability, either direct or indirect, of any Director of the Association to the Association or to its Members for monetary damages for any breach or breaches of fiduciary duty as a Director; except that this provision shall not eliminate the liability of a Director to the Association or its Members for monetary damages for any breach, act, omission, or transaction as to which the Colorado Revised Nonprofit Corporation Act or the Colorado Common Interest Ownership Act prohibits expressly the elimination of liability. This provision is in the Association's original Articles of incorporation and thus is effective on the date of the Association's incorporation. This provision shall not limit the rights of Directors of the Association for indemnification or other assistance from the Association in accordance with applicable law. This provision shall not restrict or otherwise diminish the provisions of Colorado Revised Statutes, Section 13-21-115.7 (concerning no liability of directors except for wanton and willful acts or omissions), any amendment or successor provision to such Section, or any other law limiting or eliminating liabilities, such as Colorado Revised Statutes, Section 38-33.3-303(2) (fiduciary duties of officers and directors if appointed by Declarant; if not so appointed, then no liability except for wanton and willful acts or omissions). Any repeal or modification of the foregoing provisions of this Article by the Members of the Association or any repeal or modification of the provision of the Colorado Revised Nonprofit Corporation Act which permits the elimination of liability of directors by this Article shall not affect adversely any elimination of liability, right or protection of a Director of the Association with respect to any breach, act, omission, or transaction of such Director occurring prior to the time of such repeal or modification.

ARTICLE SEVEN
Dissolution

In the event of the dissolution of the corporation, either voluntarily by the members hereof, by operation of law, or otherwise, then the assets of the corporation shall be deemed to be owned by the members in proportion to each Member's Ownership of the Common Elements of the Community.

BYLAWS OF THE RIDGSIX TOWNHOMES OWNERS ASSOCIATION, INC., A COLORADO NONPROFIT CORPORATION

ARTICLE 1
INTRODUCTION AND PURPOSE

Effective Date: February ___, 2022

These Bylaws ("**Bylaws**") of the Ridgsix Townhomes Owners Association, Inc., a Colorado Nonprofit Corporation ("**Association**") have been duly adopted by the Association through its Board ("**Board**") as that term is defined in the Declaration (defined below) and are hereby deemed to be made effective as of the Effective Date. The Association for itself and on behalf of its Owners, hereby amends, restates, terminates, supersedes and replaces in its entirety any and all prior Bylaws for the Association, including any and all other previous amendments thereto. Each Owner is deemed to be a "**Member**" of the Association.

Section 1.1 – Introduction. These are the Bylaws of the Ridgsix Townhomes Owners Association, Inc., a Colorado nonprofit corporation, which Association shall operate under the Colorado nonprofit Corporation Act ("**Corporation Act**"), as amended, and the Colorado Common Interest Ownership Act, as amended ("**Act**").

Section 1.2 - Purposes. The purposes for which the Association was formed are to preserve and enhance the value of the properties of Owners and to govern the Common Areas and affairs of The Ridgsix Townhomes, a Planned Community located in the Town of Ridgway, Ouray County, Colorado ("**Community**"). The Community was created pursuant to certain "**Governing Documents**", including, without limitation, the Subordinate Declaration for The Ridgsix Townhomes ("**Declaration**"), the Plat for The Ridgsix Townhomes as defined and referenced in the Declaration ("**Plat**"), the Articles of Incorporation for the Association, and any Rules and Regulations, Governance Policies and Guidelines, as the same have been or may be amended and supplemented from time to time. Terms which are defined in the Declaration shall have the same meaning herein, unless defined otherwise in these Bylaws.

Section 1.3 - Persons Subject to Bylaws. All present or future Owners, tenants, guests, agents, contractors or any person that use or occupy, in any matter, any Lot or Common Areas within the Community, are subject to the terms and provisions of these Bylaws, and the other Governing Documents of the Community. The mere acquisition, rental or use of a Lot will signify that the Governing Documents of the Community are acceptable, ratified and will be complied with.

ARTICLE 2
BOARD

Section 2.1 - Number and Qualification.

(a) The affairs of the Community and the Association shall be governed by a Board which shall consist of three (3) persons. A Board member shall serve in the manner provided for in the Declaration. A member of the Board must be an Owner, except for Board members appointed by the Declarant. If any Lot is owned by a partnership or corporation, any officer, partner or employee of that Owner shall be eligible to serve as a Board member and shall be deemed to be an Owner for the purposes of these Bylaws. At any meeting at which Board members are to be elected, the Owners may, by resolution, adopt specific procedures for conducting the elections, which are not inconsistent with these Bylaws or the Corporation Act.

(b) The Board shall elect the officers. The Board members and officers shall take office upon election.

Section 2.2 - Powers and Duties. The Board may act in all instances on behalf of the Association, except as provided in the Governing Documents, these Bylaws or the Act. The Board shall have, subject to the limitations contained in the Governing Documents and the Act, the powers and duties necessary for the administration of the affairs of the Association and the Community, including the following powers and duties:

(a) Adopt amendments to these Bylaws;

(b) Adopt and amend the Rules and Regulations and the Governance Policies and Guidelines;

(c) Adopt and amend budgets for revenues, expenditures and reserves;

(d) Collect assessments for Common Expenses, Limited Common Expenses and Special Assessments from Owners. The Board shall determine the frequency for collecting assessments;

(e) Hire and discharge management companies or managers of either the Association and/or on behalf of individual Owners;

(f) Hire and discharge employees, independent contractors and agents other than managing agents of either the Association;

(g) By resolution, establish committees of Board members, permanent and standing, to perform any of the above functions under specifically delegated administrative standards as designated in the resolution establishing the committee. All committees must maintain and publish notice of their actions to Owners and the Board. However, actions taken by a committee may be appealed to the Board by any Owner within 15 days after publication of notice of that action, and the committee's action must be ratified, modified or rejected by the Board at its next regular meeting.

(h) Institute, defend or intervene in litigation or administrative proceedings or seek injunctive relief for violations of the Governing Documents or Bylaws in the Association's name, on behalf of the Association on matters affecting the Community;

(i) Make contracts and incur liabilities on behalf of the Association, provided that in the event that the Association intends to enter into a contract or otherwise incur liability for goods or services that in the aggregate is anticipated to require the expenditure of $20,000 or more, the Board shall first prepare and submit a request for proposals, review all bids responding to the request for proposals and award the contract to the bid that the Board, in the exercise of its good faith and commercially reasonable judgment, determines to be the superior bid with consideration given to the price/cost of the services or goods, timeframe for performance, skills and reputation of contractor and such other factors deemed relevant to the Board;

(j) Regulate the use, maintenance, repair, replacement and modification of Common Areas;

(k) Cause additional improvements to be made as a part of the Common Areas;

(l) Acquire, hold, encumber and convey, in the Association's name, any right, title or

interest to real estate or personal property; provided that Common Areas may be conveyed or subjected to a security interest only pursuant to Section 312 of the Act;

(m) Grant or obtain easements, licenses or permits for any period of time, including permanent easements, and grant leases, licenses and concessions for no more than one year, through or over the Common Areas and/or adjacent property;

(n) Impose and receive a payment, fee or charge for services provided to Owners and for the use, rental or operation of the Common Areas, other than Limited Common Areas;

(o) Impose a reasonable charge for late payment of assessments and, after notice and hearing, levy reasonable fines for violation of the Governing Documents or these Bylaws;

(p) Impose a reasonable charge for the preparation and recording of amendments to the Governing Documents or statements of unpaid assessments;

(q) Provide for the indemnification of the Association's officers, Board members, committee members;

(r) Obtain and maintain officer and director liability insurance for the Association's officers, Board members, committee members;

(s) Exercise any other powers conferred by the Declaration, the Plat or these Bylaws;

(t) Exercise any other power that may be exercised in the state by a legal entity of the same type as the Association; and

(u) Exercise any other power necessary and proper for the governance and operation of the Association.

Section 2.3 - Association Manager. The Board may employ a management company or Manager for the Community, at a compensation established by the Board, to perform duties and services authorized by the Board. Licenses, concessions and contracts may be executed by the Manager pursuant to specific resolutions of the Board and to fulfill the requirements of the budget. Regardless of any delegation to a management company or Manager, the Members of the Board shall not be relieved of responsibilities under the Governing Documents, these Bylaws or Colorado law.

Section 2.4 - Removal of Board Member by Owners. Except as provided for in the Declaration with respect to the rights of Declarant during the Declarant Control Period, the Owners, following the expiration of the Declarant Control Period, may, by a vote of at least two-thirds of the votes at any meeting of the Owners at which a quorum is present, may remove a Board member with or without cause and shall thereupon appoint a replacement Board member.

Section 2.5 - Vacancies. Vacancies in the Board, caused by any reason other than the removal of a Board member by a vote of the Owners, may be filled at a special meeting of the Board held for that purpose at any time after the occurrence of the vacancy, even though the Board members present at that meeting may constitute less than a quorum. These appointments shall be made by a majority of the remaining elected Board members constituting the Board. Each person so elected or appointed shall be a Board member for the remainder of the term of the Board member so replaced.

Section 2.6 - Regular Meetings. The first regular meeting of the Board shall occur within 30 days after

the annual meeting of the Owners at which the Board shall have been elected. The Board shall establish the time and place of the Board meeting. No notice shall be necessary to the newly elected Board members in order to legally constitute such meeting, provided a majority of the Board members are present. The Board may set a schedule of additional regular meetings by resolution, and no further notice is necessary to constitute regular meetings. With the exception of matters that may be discussed in executive session, as set forth in Section 38-33.3-308(3-7) of the Act, all regular and special meetings of the Board or any committee thereof shall be open to attendance by all Owners of the Association or their representatives. Without limiting the generality of the foregoing, no rule or regulation may be validly adopted during an executive session. Agendas for meetings of the Board shall be made reasonably available for examination by all Owners of the Association or their representatives. The Board may, by resolution, delegate portions of its authority to officers of the Association, but such delegation of authority shall not relieve the Board of the ultimate responsibility for management of the affairs of the Association.

Section 2.7 - Special Meetings. Special meetings of the Board may be called by the President or by a majority of the Board members on at least three business days' notice to each Board member. The notice shall be hand-delivered, mailed or e-mailed and shall state the time, place and purpose of the meeting.

Section 2.8 - Location of Meetings. All meetings of the Board shall be held within Colorado, unless all Board members consent in writing to another location.

Section 2.9 - Waiver of Notice. Any Board member may waive notice of any meeting in writing, including notice given by email. Attendance by a Board member at any meeting of the Board shall constitute a waiver of notice. If all the Board members are present at any meeting, no notice shall be required, and any business may be transacted at such meeting.

Section 2.10 - Quorum of Board Members. At all meetings of the Board, the presence of both of the Board members shall constitute a quorum for the transaction of business. At a meeting at which a quorum is present, the votes of a majority of the Board members present at a meeting at which a quorum is present shall constitute a decision of the Board. If, at any meeting, there shall be less than a quorum present, a majority of those present may adjourn the meeting. At any adjourned meeting at which a quorum is present, any business which might have been transacted at the meeting originally called may be transacted without further notice.

Section 2.11 - Telephone Communication in Lieu of Attendance. A Board member may attend and fully participate in a meeting of the Board by using an electronic or telephonic communication method whereby the Board member may be reasonably heard by the other members and may hear the deliberations of the other members on any matter properly brought before the Board. The Board member's vote shall be counted and the presence noted as if that Board member were present in person on that particular matter. The Board member shall be counted as being present for purposes of establishing a quorum.

Section 2.12 - Proxies. At any Board meeting, a Board member will be absent from the meeting who has otherwise been provided with information on an item coming before the Board and has become familiar with the subject matter, may provide the Board with a directed proxy directing the Board how to record the Board members' vote on a particular matter and, thereupon, the Board shall so record the vote. A Board member shall not grant a general proxy to any person and any such general proxy shall be rejected by the Board. A Board member may not revoke a proxy given pursuant to this provision except by actual notice of revocation to the person presiding over a meeting of the Board. A proxy is void if it is not dated or purports to be revocable without notice. A proxy shall terminate one month after its date, unless a different termination date is otherwise set forth on its face. Proxies shall be filed with the Secretary of the

Association at or before the appointed time of each meeting. Proxies shall conform to C.R.S. Section 7-127-203.

Section 2.13 - Consent to Corporate Action. If all the Board members, separately or collectively consent in writing to any action taken or to be taken by the Association, and the number of the Board members constitutes a quorum, that action shall be a valid corporate action as though it had been authorized at a meeting of the Board. The Secretary shall file these consents with the minutes of the meetings of the Board.

Section 2.14 – Disputes Among Board Members. If the two Board members cannot mutually agree upon a course of action, the Board Members shall refer the matter to Dirk DePagter or such other person mutually agreeable to the Board Members to vote on the matter and resolve the tie vote.

ARTICLE 3
OWNERS AND MEMBERSHIP

Section 3.1 - Ownership. Ownership of a Lot is required in order to qualify for membership in the Association. Ownership is more fully addressed in the Articles of Incorporation and the Declaration.

Section 3.2 - Annual Meeting. Annual meetings of Owners shall be held during each of the Association's fiscal year at such date and time as determined by the Board and set forth in the notice. At these meetings, the Board members shall be elected by ballot of the Owners, in accordance with the provisions of these Bylaws, the Declaration and the Articles of Incorporation. The Owners may transact other business as may properly come before them at these meetings. Failure to hold an annual meeting shall not work a forfeiture or dissolution of the Association. Each Owner may participate in the annual meeting by telephone.

Section 3.3 - Budget Meeting. Meetings of the Owners to consider proposed budgets shall be called in accordance with the Act. The budget may be considered at annual or special meetings called for other purposes as well.

Section 3.4 - Special Meetings. Special meetings of the Association may be called by the President, by a majority of the Board or by Owners comprising 35% of the votes in the Association. Each Owner may participate in any special meeting by telephone.

Section 3.5 - Place of Meetings. Meetings of the Owners shall be held anywhere (i) in the Community, (ii) the Town of Mountain Village of the Town of Ridgway, or (iii) the County of Ouray, Colorado, and may be adjourned to a suitable place convenient to the Owners, as may be designated by the Board or the President.

Section 3.6 - Notice of Meetings. The Secretary or other officer specified in the Bylaws shall cause notice of meetings of the Owners to be hand-delivered, sent prepaid by United States mail to the mailing address of each Lot or to the mailing address designated in writing by the Owner or by e-mail to those Owners that are able to receive e-mail and that specify they wish to receive notices by e-mail, not less than 10 days in advance of a meeting. No action shall be adopted at a meeting except as stated in the notice.

Section 3.7 - Waiver of Notice. Any Owner may, at any time, waive notice of any meeting of the Owners in writing (e-mailed accepted), and the waiver shall be deemed equivalent to the receipt of notice.

Section 3.8 - Adjournment of Meeting. At any meeting of Owners, a majority of the Owners who are

present at that meeting, either in person or by proxy, may adjourn the meeting to another time.

Section 3.9 - Order of Business. The order of business at all meetings of the Owners shall be as follows:

(a) Roll call (or check-in procedure);
(b) Proof of notice of meeting;
(c) Reading of minutes of preceding meeting;
(d) Reports;
(e) Board Nominations;
(f) Election of Board members on the Board;
(g) Ratification of budget;
(h) Unfinished business; and
(i) New business.

Section 3.10 - Voting.

(a) Each Lot in the Community shall have the voting rights as established in the Declaration.

(b) If title to a Lot is held by an entity, including, without limitation, a firm, corporation, partnership, trust, limited liability company, association or other legal entity or any combination thereof (hereinafter "entity"), that entity must appoint a "delegate" to represent such Included Property. Any such delegate must, at the time of the appointment and continuing throughout the period of representation of the entity, own at least a 5% equity interest in the entity. To appoint a delegate, the entity's governing body or officer must notify the Board of the appointment in writing prior to the commencement of the meeting for which the delegate is attending and participating. The Association may require proof of such equity ownership from time to time to evidence the qualification of the delegate to represent such a Lot and in the absence of such demonstration to the reasonable satisfaction of the Association, the Association may reject the right of the delegate to act on behalf of the entity until such time as satisfactory information is provided and accepted by the Association. A duly empowered delegate may participate in meetings and vote on matters requiring the vote of the Association Owners. A delegate may be a candidate for the Board and, if elected, serve as a Board member. The foregoing shall not preclude a delegate to act on behalf of an entity if duly appointed by a properly executed proxy given by the entity in conformance with these Bylaws. The moderator of the meeting may require reasonable evidence that a person voting on behalf of an entity is qualified to vote. A delegate may serve on the Board or as an officer for the Association.

Section 3.11 - Quorum. Except as otherwise provided in these Bylaws, a quorum is deemed present throughout any meeting of the Owners of the Association if both Owners of Lot A and Lot B are present at the meeting in person, by telephone or by proxy.

Section 3.12 - Majority Vote. Provided a quorum of allocated votes is present in person or by proxy, the affirmative vote of a majority of the total allocated votes so present in person or by telephone shall constitute approval of any matter voted upon unless a different number is required on a particular matter by the Colorado Revised Nonprofit Corporation Act, this Declaration, the Articles, or these Bylaws. If the two Lot Owners cannot mutually agree upon a course of action, the Owners shall refer the matter to Dirk DePagter or such other person mutually agreeable to the Owners to vote on the matter and resolve the tie vote.

Section 3.13 - Proxies. At any meeting of the Owners, the vote allocated to a Lot may be cast pursuant to a proxy duly executed by an Owner or by the Owner's duly authorized attorney-in-fact, designating a particular person present at the meeting to vote on behalf of the Owner. An Owner may provide the

Association with a directed proxy indicating how the Owner directs the Association to record the Owners vote on a particular matter. If a Lot is owned by more than one person, each owner of the Lot may vote or register protest to the casting of a vote by the other owners of the Lot through a duly executed proxy. An Owner may not revoke a proxy given pursuant to this provision except by actual notice of revocation to the person presiding over a meeting of the Association. A proxy is void if it is not dated or purports to be revocable without notice. A proxy shall terminate eleven (11) months after its date, unless a different termination date is otherwise set forth on its face. Proxies shall be filed with the Secretary of the Association at or before the appointed time of each meeting. Proxies shall conform to C.R.S. Section 7-127-203. All proxies shall be reviewed by the Association's Secretary or designee as to the following: (a) Validity of the signature; (b) Signatory's authority to sign for the Owner; (c) Authority of the Owner to vote; (d) Conflicting proxies; and (e) Expiration of the proxy.

Section 3.14 - Action by Written Ballot. A vote on any action that may be taken at an annual, regular or special meeting of Owners may be taken without a meeting of the Owners, provided that the Association shall deliver a written ballot to every Owner entitled to vote on the matter by e-mail or mail, which sets forth each proposed action and provides an opportunity to vote for or against each proposed action by responding to the Association. All solicitations for votes by written ballot shall be mailed or e-mailed and shall indicate the number of responses needed to meet quorum requirements, state the percentage of approvals necessary to approve each matter, specify the time by which the response ballot must be received by the Association in order to be counted, specify the approved methods of submitting ballots, and be accompanied by written information regarding the matter to be voted upon. Ballots must be received by the Association no later than 21 calendar days from the date of the ballot, unless a different time is specified by the Board and reflected in the ballot. The Association and the Owners must send their ballots in accordance with Article 8 of these Bylaws (Notices). If so provided for in the written ballot, an action shall be deemed to be approved should an Owner fail to timely respond or otherwise act upon each matter identified for a vote in the written ballot. Approval by written ballot shall be valid when the number of votes cast by the ballot equals or exceeds the quorum required at a meeting authorizing the action and the number of approvals equals or exceeds the number required to approve the matter at a meeting. After the time to respond to the ballot has expired, the Association will tally the results and notify the Owners of the results within 15 days, unless a different time is specified by the Board.

Section 3.15 - Election of Board Members. Cumulative voting for Board members shall not be permitted.

Section 3.16 - Chairman of Meetings. At any meeting of the Owners, the Owners present shall select a Chairman and a Secretary of the meeting.

Section 3.17 - Owner Addresses for Notices. An Owner shall provide written notice to the Association if they wish to receive notices by United States mail only; otherwise, any notices given by the Association may be sent at the option of the Association by either (1) United States Mail (postage prepaid), or (2) e-mail. Notices include, but are not limited to, any notice required to be given by law, or otherwise given by the Association under these Bylaws or any other governing document of the Association to any Owner, or any other written instrument to be given to any Owner. Notices may be mailed or e-mailed to such Owner mailing address or e-mail address of the Lot as shown upon the Association's records. The Owner is responsible for updating the Association records if their contact information changes. If more than one Owner owns a particular Lot, then any notice or other written instrument may be addressed to all of such Owners and may be mailed or e-mailed in one mailing or e-mail message in accordance with the foregoing. Any notice or other written instrument given by the Board in accordance with the foregoing will be deemed to have been given on the date that it is mailed or e-mailed.

Section 3.18 - Rules at Meeting. The Board may prescribe reasonable rules for the conduct of all

meetings of the Board and Owners. In the absence of such rules, Robert's Rules of Order shall be used.

ARTICLE 4
OFFICERS

Section 4.1 - Designation. The principal officers of the Association shall be the President, the Secretary and the Treasurer, all of whom shall be elected by the Board. The Board may appoint an assistant Treasurer, an assistant Secretary and other officers as it finds necessary. The President, but no other officers, needs to be a Board member. Any two offices may be held by the same person, except the offices of President and Secretary. An officer need not be an Owner of the Association.

Section 4.2 - Election of Officers. The officers of the Association shall be elected annually by the Board at the organizational meeting of each new Board. They shall hold office at the pleasure of the Board.

Section 4.3 - Removal of Officers. Upon the affirmative vote of a majority of the Board members, any officer may be removed, either with or without cause. A successor may be elected at any regular meeting of the Board or at any special meeting of the Board called for that purpose.

Section 4.4 - President. The President shall be the chief executive officer of the Association. The President shall preside at all meetings of the Owners and the Board. The President shall have all of the general powers and duties which are incident to the office of President of a nonprofit corporation organized under the laws of the State of Colorado, including but not limited to, the power to appoint committees from among the Owners from time to time as the President may decide is appropriate to assist in the conduct of the affairs of the Association. The President may fulfill the role of Treasurer in the absence of the Treasurer. The President may cause to be prepared and may execute amendments, attested by the Secretary, to the Declaration and these Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.5 – Vice President. The Vice President may exercise and perform the actions, powers, duties and functions of the President should the President be unavailable to undertake such the actions, powers, duties and functions.

Section 4.6 - Secretary. The Secretary shall keep the minutes of all meetings of the Owners and the Board. The Secretary shall have charge of the Association's books and papers as the Board may direct and shall perform all the duties incident to the office of Secretary of a nonprofit corporation organized under the laws of the State of Colorado. The Secretary may cause to be prepared and may attest to execution by the President of amendments to the Declaration and the Bylaws on behalf of the Association, following authorization or approval of the particular amendment as applicable.

Section 4.7 - Treasurer. The Treasurer shall be responsible for Association funds and securities, for keeping full and accurate financial records and books of account showing all receipts and disbursements and for the preparation of all required financial data. This officer shall be responsible for the deposit of all monies and other valuable effects in depositories designated by the Board and shall perform all the duties incident to the office of Treasurer of a nonprofit corporation organized under the laws of the State of Colorado. The Treasurer may endorse on behalf of the Association, for collection only, checks, notes and other obligations and shall deposit the same and all monies in the name of and to the credit of the Association in banks designated by the Board. Reserve funds of the Association shall be deposited in segregated accounts or in prudent investments, as the Board decides. Funds may be withdrawn from these reserves for the purposes for which they were deposited, by check or order, authorized by the Treasurer, and executed by two Board members, one of whom may be the Treasurer if the Treasurer is also a Board member.

Section 4.8 - Agreements, Contracts, Deeds, Checks, etc. Except as provided in these Bylaws, all agreements, contracts, deeds, leases, checks and other instruments of the Association shall be executed by any officer of the Association or by any other person or persons designated by the Board.

Section 4.9 - Statements of Unpaid Assessments. The Treasurer, assistant treasurer, a manager employed by the Association, if any, or, in their absence, any officer having access to the books and records of the Association may prepare, certify, and execute statements of unpaid assessments, in accordance with Section 316 of the Act. The Association may charge a reasonable fee for preparing statements of unpaid assessments. The amount of this fee and the time of payment shall be established by resolution of the Board. Any unpaid fees may be assessed as a Common Expense against the Lot for which the certificate or statement is furnished.

ARTICLE 5
ENFORCEMENT

Section 5.1 - Abatement and Enjoinment of Violations by Owners. The Board shall have the right to enforce the Declaration, any Rules, and any Governance Policies adopted by the Board and remedy violations thereof in the manner prescribed in the Declaration, any Rules, and any Governance Policies, including the right to enjoin, abate or remedy by appropriate legal proceedings, either at law or in equity, the continuance of any breach.

Section 5.2 - Fines for Violation. By resolution, following notice and hearing, the Board may levy reasonable fines per day for each day that a violation of the Governing Documents or Rules persists after Notice and Hearing and more specifically defined in the Declaration, but this amount shall not exceed that amount necessary to insure compliance with the rule or order of the Board.

ARTICLE 6
INDEMNIFICATION

The Board members and officers of the Association shall have the liabilities, and be entitled to indemnification, as provided in the Corporation Act, the provisions of which are incorporated by reference and made a part of this document.

ARTICLE 7
RECORDS

Section 7.1 - Records and Audits. The Association shall maintain financial records consistent with the Governance Policies of the Association. The cost of any audit shall be a Common Expense unless otherwise provided in the Governing Documents.

Section 7.2 - Examination. All records maintained by the Association or the Manager shall be available for examination and copying by any Owner, any Eligible First Mortgagee, or by any of their duly authorized agents or attorneys, at the expense of the person examining the records, during normal business hours and after reasonable notice.

ARTICLE 8
MISCELLANEOUS

Section 8.1 - Notices. Any and all notices to the Association or the Board shall be sent to the office of the Manager, or, if there is no Manager, to the office of the Association, or to such other address as the

Board may designate by written notice to all Association Owners, which may be a mailing address or e-mail address. Except as otherwise provided, all notices to any Owners shall be sent to the Association Owner's mailing address or e-mail address (as determined by the Association) as it appears in the records of and as provided by the Owner to the Association. All notices shall be deemed to have been given when mailed, except notices of change of address, which shall be deemed to have been given when received. An Owner has an affirmative duty to notify the Association, through its Manager, of their mailing address, phone number, cell number, fax number and email address and any changes to such information as such changes occur from time to time.

Section 8.2 - Fiscal Year. The Board shall establish the fiscal year of the Association, which shall initially be deemed to commence on January 1 and expire on December 31, unless and until changed by the Board.

Section 8.3 - Waiver. No restriction, condition, obligation or provision contained in these Bylaws shall be deemed to have been abrogated or waived by reason of any failure to enforce the same, irrespective of the number of violations or breaches which may occur.

Section 8.4 - Office. The principal office of the Association shall be at such place as the Board may from time to time designate.

Section 8.5 - Working Capital. A working capital fund is established pursuant to the Declaration. Any amounts paid into this fund shall not be considered as advance payment of assessments. Unless waived by Declarant , each Lot's share of the working capital fund may be collected and then contributed to the Association by the Declarant at the time the sale of the Lot is closed or at the termination of the Period of Declarant Control. If the payment of the capital fund contribution is waived by Declarant, Declarant is not obliged to otherwise fund the waived contribution to the working capital fund. Until paid to the Association, the contribution to the working capital shall be considered an unpaid Common Expense Assessment.

Section 8.6 - Reserves. As a part of the adoption of the regular budget the Board shall include an amount which, in its reasonable business judgment, will establish and maintain an adequate reserve fund for the replacement of improvements to the Common Areas and those Limited Common Areas that it is obligated to maintain, based upon age, remaining life and quantity and replacement cost of major Common Area improvements.

ARTICLE 9
AMENDMENTS TO BYLAWS

Section 9.1 - Vote of Board. The Bylaws may be amended by affirmative vote of both Board Members, following notice and opportunity to comment to all Owners, at any meeting duly called for such purpose.

Section 9.2 - Restrictions on Amendments. No amendment of the Bylaws shall be contrary to or inconsistent with any provision of the Declaration.

APPROVAL AND EXECUTION

The foregoing Bylaws are hereby adopted by the Association as of the Effective Date.

Ridgsix Townhomes Owners Association, Inc.,
a Colorado Nonprofit Corporation

By: _____ Date: _____

Printed Name: _____
Title: _____

August 5, 2022

Matt McIsaac
PO Box 942
Ridgway, CO 81432
Sent via E-Mail: matthewmcisaac@gmail.com

RE: RidgSix Subdivision Preliminary Plat & PUD – Planning and Engineering Review Comments

Mr. McIsaac:

The Town has completed the 6th review of the documents that were last submitted on June 28, 2022, for the Preliminary Plat and PUD for the RidgSix Subdivision within the Town of Ridgway. This letter identifies only the outstanding items that are needed to be made to the application materials in order for this project to be presented to the Ridgway Town Council. If a previous review comment has been addressed, it has been removed from this letter. All comments shall be resolved through the submission of necessary information, reviewed by staff, and determined to be acceptable prior to the application being presented to the Town Council for their consideration pursuant to the Planning Commission conditions of approval.

PLANNING COMMENTS:

1. Comment #2 in CPS review letter dated May 6, 2022, has not been addressed with the May 26th resubmission. Please add table of contents to Sheet 1 of the Preliminary Plat to include all sheets that will be included in the Planned Unit Development package.

   Applicant Response: Added to PP notes as requested.

   Aug 4th Staff Comment: Mostly addressed, but needs some minor edits. The Table of Contents should only include documents in the plan set and also page numbers or titles. Please update accordingly.

2. Comment #5 in CPS review letter dated May 6, 2022, has not addressed with May 26th resubmission related to the conflict between the 10' easement and the 9' setback on the south side of Lots 2-7. Please correct the conflict between the setback distance and the easement distance by shifting the full 20' wide easement to the south. Show this shift on the plan set and include in the next submission for review.

   Applicant Response: Please see revised plat.

   Aug 4th Staff Comment: The setback was amended to be the same distance as the easement - 10'. However, this 10' appears to conflict with the southeast corner of the building support which appears to encroach into the setback and easement. Please confirm, in writing and with an exhibit map, demonstrating that this is not an encroachment.

3. Amend note 8 on sheet 1 of the preliminary plat by replacing the "," with a "." After "…storm system".

   Applicant Response: Changed

   Aug 4th Staff Comment: Comment adequately addressed.

4. Add a Plat Note to sheet 1 of the preliminary plat stating, "The Developer shall design the roof to retain snow. Such design shall be reviewed in conjunction with the building permit."

   Applicant Response: Added

   Aug 4th Staff Comment: Comment adequately addressed.

5. Add a Plat Note to sheet 1 of the preliminary plat stating, "All existing gravel shall be removed from the property prior to a building permit being issued in accordance with the approved stormwater calculations."

   Applicant Response: Added

   Aug 4th Staff Comment: Comment adequately addressed.

6. Address redlines attached as appropriate.

   Applicant Response: N/A

   Aug 4th Staff Comment: While most comments have been adequately addressed, there are a few redlines which need to be addressed. Please see attached redlines for needed changes.

New Comments:

7. Staff will have to complete one final comprehensive review of all the final application materials to ensure all grammatical, technical, and procedural non-material amendments are made to all plan sets and application materials following Town Council approval and prior to the Preliminary Plat and PUD being executed by the Town.

8. Amend Plat Note 6 to reflect the Planning Commission's recommended condition limiting development on Lot 1 to be one single-family dwelling and one Accessory Dwelling Unit (ADU).

ENGINEERING COMMENTS:

9. A number of the sheets in the civil plans still list points with the same northing and eastings especially along Charles St. *(See Sht. C4.0 for an example).* Please review and correct these points on all applicable plan sets and update with the resubmitted set.

   Applicant Response: Points have been updated

   Aug 4th Staff Comment: Corrected

10. We did not find a detail for insulation separate from encasement. Please add a detail or add a note to Sheet C0.1 of the civil plan set stating, "Insulation of utility lines shall be provided as required in the town standards."

Applicant Response: Note #4 under WATER has been revised to include this language. Detail 1/C6.1 shows insulation. Notes have been on multiple sheets with the insulation requirement referring to Town standards

Aug 4th Staff Comment: Added

11. The developer's team has not exposed the existing utilities so there are just general notes about potential conflicts. There are potential conflicts between the proposed location of sewer service lines and the town's water main in Charles St. Once the existing utility lines are exposed, please provide updated elevations for the sewer service lines where they cross the water main for the town to review and approve.

    Applicant Response: This shall be addressed before building permit is issued when horizontals begin.

    Aug 4th Staff Comment: This needs to be done before construction of the buildings begin. The taps need to be installed before the sidewalk and before building permits are issued.

12. Please add the fire taps and service lines to the utility plans.

    Applicant Response: Per Mike Gill, no additional taps re required per our code usage.

    Aug 4th Staff Comment: Mike Gill has no recollection of this discussion. Comment is not adequately addressed.

13. Provide the basis for selecting a 2" fire tap for each unit.

    Applicant Response: Conversation with Mike Gill.

    Aug 4th Staff Comment: Mike said these need to be sized by a mechanical engineer or fire protection specialist. Please furnish those calculations and add the fire taps to the utility drawings.

14. Ensure that the S2C stormwater design integrates with the 6 plex design. They use different datum, but they need to work together. Once the first of the improvements are constructed, the other will have to adjust to work with it.

    Applicant Response: This has been coordinated carefully for months. This is what the note on multiple sheets refers to with the datum elevations.

    Aug 4th Staff Comment: OK.

15. Before ordering the inlet box for Charles, please ensure that the 3 x 6 box proposed will work with all pipes into and out of the box taking into account the angle of entry as well as the size and spacing of the pipes.

    Applicant Response: The inlet box is sized accordingly with ample space between pipes, considering angles of entry. There is approximately 1 foot of clearance between pipes and a minimum of three inches of interior side clearance from box walls to pipe walls.

    Aug 4th Staff Comment: OK.

16. Please add dimensions to the water retention area that will ensure it is constructed to the shape, location, and dimensions on the plans.

Applicant Response: Detail 1/C6.3 has been added with dimensions of the retention area.

Aug 4th Staff Comment: Should this be 1/C6.2?

17. Pg 16 of the storm report says the water quality capture volume is 171.8 cf. Please confirm the proposed detention area is designed for at least that volume.

    Applicant Response: Page 16 of the hydrology report shows the volume calculation for the bio-retention (WQCV) area.

    Aug 4th Staff Comment: They have 150cf above ground. They require 172cf. Need another 22cf above ground. Void space does not count towards WQCV.

18. Please confirm that the swale on the south side of the 6 plex lots is entirely contained and can be maintained with the 10 ft easement shown on the plat or increase the easement to accommodate it.

    Applicant Response: The swale along the south edge of the buildings is well within the southern property boundary and easement. See the grading of the ditch on sheet C7.0.

    Aug 4th Staff Comment: Updated to fit.

19. Confirm that there is sufficient work area around the retention pond that it can be maintained and serviced without trespass on private or public property.

    Applicant Response: There is ample space to walk around the retention area safely. The retention area can be maintained from within it. It does not need to be maintained from adjacent areas.

    Aug 4th Staff Comment: Staff will review and confirm whether or not this comment was adequately addressed prior to the Preliminary Plat and PUD being executed by the Town.

20. We are still unable to confirm the areas of the various imperviousness and disagree that the graveled areas assigned imperviousness. After discussing this with the Town, they will allow the stamped plans to be the certification of those calculations.

    Applicant Response: Unclear what is not correct, but as a course of being conservative in our hydrology design, we used 98% impervious for the graveled areas, whereas 89% is often used.

    Aug 4th Staff Comment: As noted, we agree to let #81 go.

21. We also have some concerns with the storm water data and the use of software that in some instances is specific to the Denver metro area rather than localized to Ridgway. The Town is likely going to develop similar spreadsheets for the Ridgway area and once completed the Town will require use of those spreadsheets. Given that those are not yet available, the Town will let this project proceed based on the data presented in the latest storm water report.

    Applicant Response: The spreadsheet used is from the Denver Urban Drainage district, but values used are for Ridgway. We have used Urban Drainages spreadsheets for calculations across Colorado without issue. It is a well-vetted tool.

    Aug 4th Staff Comment: As noted, we agree to let #19 go.

Please review each comment response carefully and provide written and detailed responses to each. Submit your resubmittal package, including all written responses to the comments in this letter and any updated plans, documents, or other support material(s) necessary to address the comments to the Town at your earliest convenience.

Please reach out to me at tdlubac@planstrategize.com or 970-744-0623 with any questions or clarifications needed.

Sincerely,

COMMUNITY PLANNING STRATEGIES, LLC

TJ Dlubac, AICP
Town of Ridgway
Contracted Town Planner

Encl: CPS RidgSix Preliminary Plat Redlines

Cc: Preston Neill, *Town of Ridgway Town Manager*
Joanne Fagan, *Town of Ridgway Town Engineer*

CPS Review
July 31, 2022

PRELIMINARY PLAT
FOR RIDGSIX TOWNHOMES SUBDIVISION,
A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16, 17, 18, 19 AND 20, BLOCK 28,
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.
OURAY COUNTY, COLORADO.

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Site Plan (SP01)
Preliminary Plat Notes
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RidgSix Civil Plans
RidgSix Drainage Report
Addendum to Articles (HOA)
Bylaws (HOA)
RidgSix 3D Rendering
Sketch Up Model Animation
Response to Engineering Comments (xls)
Response to Planning Comments

The TOC is only for the sheets being recorded as part of the Preliminary Plat. Any document that is not being recorded with the PP/PUD (e.g., Narrative, HOA docs, Response to comments, etc) do not need to included. Also, the TOC needs to identify the sheet number for each sheet within the full plan set..

ATTORNEYS CERTIFICATE:

I, Thomas G. Kennedy, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the Title Commitment Order Number OU85005630-3 effective as of 02/14/2019 at 5:00 P.M. issued by Land Title Guarantee Company and according to that title commitment, of all land herein platted and that title to such land is in the dedicator(s) and owners, and that based upon my review of said title commitment, the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

CURRENT YEARS TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.

RIGHT OF WAY FOR DITCHES AND CANALS CONSTRUCTED BY THE AUTHORITY OF THE UNITED STATES AND SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 24, 1903, IN BOOK 64 AT PAGE 56; AND IN PATENT RECORDED MAY 12, 1892 IN BOOK 8 AT PAGE 483; AND IN PATENT RECORDED MAY 12, 1892 IN BOOK 8 AT PAGE 484.

ALL MATTERS DISCLOSED ON THE PLAT OF THE TOWN OF RIDGWAY RECORDED JULY 07, 1890 IN PLAT BOOK 1 AT PAGE 23.

Dated: _____,2022

By:_____
Attorney at Law

APPROVAL OF TOWN ATTORNEY:

Approved for recording *this* _____*day of* _____,*2022*

By:_____,
Town Attorney

PLANNING COMMISSION:

Recommended for approval by the Planning Commission this _____

day of _____,*2022*

By:_____
Chair Person,

TOWN COUNCIL:

Approved by the Town Council *this* _____*day of* _____,*2022*

By:_____
Mayor.

ENGINEERS CERTIFICATE:

I _____, a Registered Engineer in the State of Colorado, do certify that the streets, curb gutter & sidewalk, sanitary sewer system, the water distribution system, fire protection system and storm drainage system for this subdivision are properly designed, meet the Town of Ridgway specifications, are adequate to serve the subdivision shown hereon.

Date:_____ _____

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: Tio Trio L.L.L.P., a Colorado Limited Liability Limited Partnership ("Owner"), being the owner of the land described as follows:

Lots 16, 17, 18, 19 & 20, Block 28, Town of Ridgway, according to the plat thereof recorded July 7, 1890 in Plat Book 1 at Page 23, County Of Ouray, State Of Colorado ("Property"),

has laid out, platted and subdivided same as shown on this plat under the name of Lots 1-7 Ridgsix Townhomes, a Planned Unit Development, and by these presents does hereby dedicate to the perpetual use of the Town of Ridgway, Ouray County, Colorado, the streets, alleys, roads and other public areas as shown and designated for dedication hereon and hereby dedicate those portions of land labeled as utility easements for the installation and maintenance of public utilities as shown hereon.

In witness hereof Owner has executed this Plat effective as of _____*, 2022.*

Tio Trio L.L.L.P.,
a Colorado Limited Liability Limited Partnership

By: _____

Printed Name: _____

Title: _____

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ *day of* _____*, 2022, by* _____ *as the* _____ *of Tio Trio L.L.L.P., A Colorado Limited Liability Limited Partnership.*

Witness my hand and official seal.

_____ _____ *My commission expires:* _____
Notary Public

_____
Notary Public

PLAT NOTES:

1.All construction will conform with Ridgway Municipal Code.
2. Outdoor Lighting; All outdoor lighting shall conform to Ridgway Municipal Code Section 6-5 "Outdoor Lighting regulations", as may be amended.
3. The only allowed use on Lots 2-6, RidgSix Townhome Subdivision PUD shall be townhomes as defined by the Ridgway Municipal Code.
4. No ADUs shall be allowed on Lots 2-6, RidgSix Townhome Subdivision PUD.
5. Up to one bedroom within each dwelling unit on Lots 2-7 may be used for Short-Term Rentals. All performance measures and licensing requirements of the Ridgway Municipal Code shall be met prior to using any bedroom as a short-term rental.
6.Lot 1 may remain as an ADU with all the allowed uses and accessory uses afforded it in the Ridgway Municipal Code. Any redevelopment or further development beyond the addition of a single-family dwelling shall require a new PUD or an amendment to this PUD as required by the Ridgway Municipal Code at the time of such request.
7. All provisions of the Ridgway Municipal Code, as adjusted from time to time, apply to this property with the exception of those explicitly provided for in the RidgSix PUD. Where there is a conflict between the provisions of the Ridgway Municipal Code and the provisions of this PUD, this PUD shall prevail.
8.The Developer shall design the roof to retain snow. Such design shall be reviewed in conjunction with the building permit.

Amend Note 6 to be consistent with PC's November 30th recommended condition.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statute, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

_____
Thomas A. Clark PLS. 38014

NOTES:

1. Easement research and property description provided by LAND TITLE GUARANTEE COMPANY - Order Number OU85005630-3 effective on 02/14/2019 at 5:00 P.M.
2. According to FEMA Flood Insurance Rate Map 008113C0300C Panel Number 0287 dated September 30.1988 this parcel is within Zone X; Areas determined to be outside 500 year plain.
3. Field work was performed in April 2021.
4. Elevation datum for this survey is based on benchmark "SPIKE IN CURB" that elevation being 7000.67.
5. NOTICE: According to Colorado law you must commence any legal action based upon 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 then ten years from the date of the certification shown hereon.
6.Bearings for this survey are based on found monuments on the northern boundary of Block 28, Town of Ridgway, According to the Plat thereof recorded July 7, 1890 in Plat Book 1 at Page 23, County of Ouray, State of Colorado, as shown here on.
7. Geotechnical report should be reviewed for site concerns.
8. The Ridgsix HOA will maintain the storm system. If the Ridgsix HOA does not maintain the storm system the Town of Ridgway may cause the work to be done at the expense of the property owner .
9. All existing gravel shall be removed from the property prior to a building permit being issued in accordance with the approved stormwater calculations.

TREASURERS CERTIFICATE:

According to the records of the County of Ouray Treasurer there are no liens against this subdivision or any part thereof for unpaid state, county municipal or local taxes or special assessments due and payable.

Dated this:_____day of_____2022

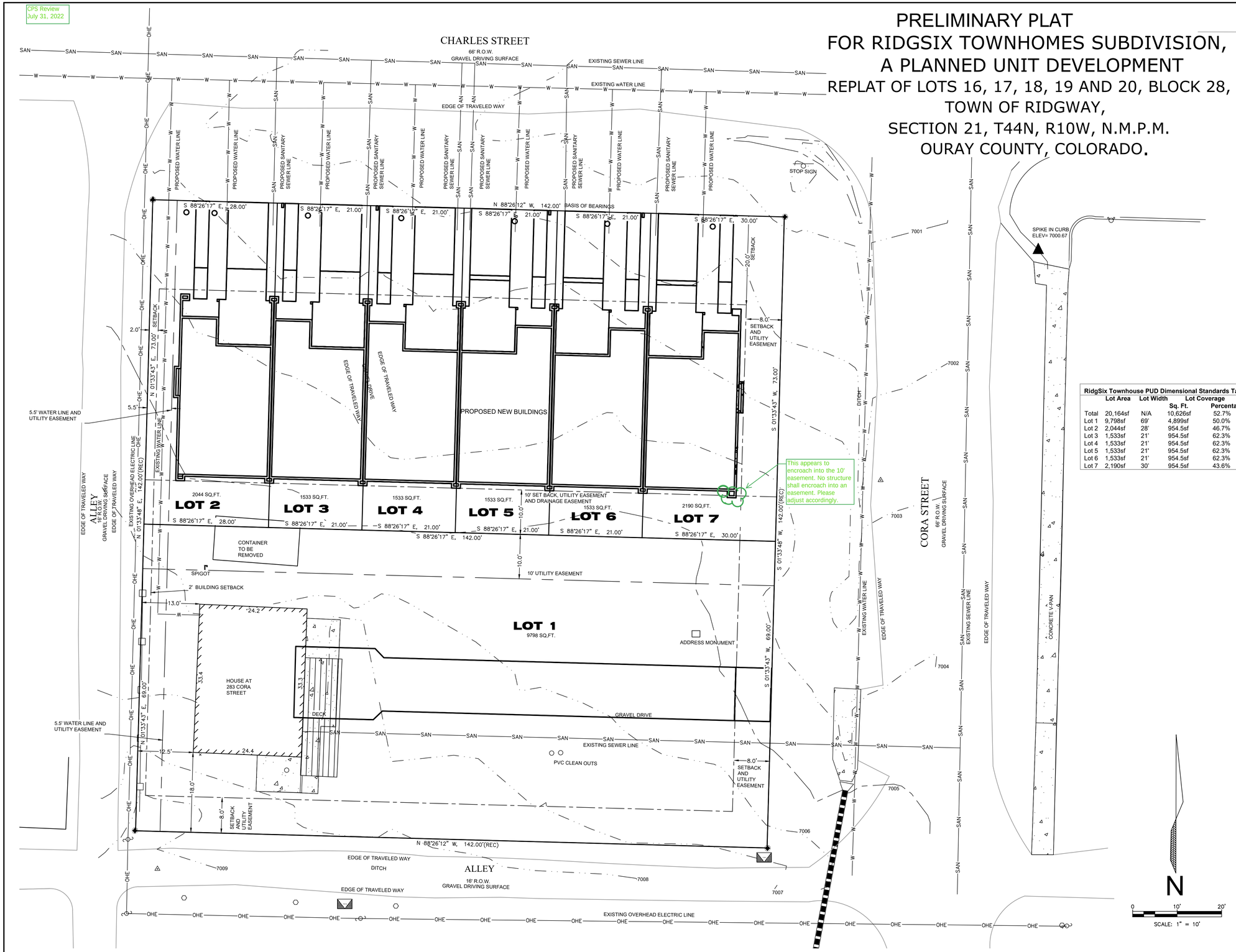
Jill Mihelich
Ouray County Treasurer

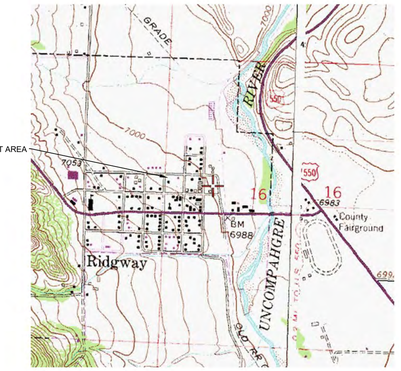
ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 6/22/2022		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	
		SHEET-1-OF-2

CPS Review
July 31, 2022

PRELIMINARY PLAT
FOR RIDGSIX TOWNHOMES SUBDIVISION, A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16, 17, 18, 19 AND 20, BLOCK 28, TOWN OF RIDGWAY, SECTION 21, T44N, R10W, N.M.P.M. OURAY COUNTY, COLORADO.





VICINITY MAP
NTS

RidgSix Townhouse PUD Dimensional Standards Table

	Lot Area	Lot Width	Lot Coverage Sq. Ft.	Lot Coverage Percentage
Total	20,164sf	N/A	10,626sf	52.7%
Lot 1	9,798sf	69'	4,899sf	50.0%
Lot 2	2,044sf	28'	954.5sf	46.7%
Lot 3	1,533sf	21'	954.5sf	62.3%
Lot 4	1,533sf	21'	954.5sf	62.3%
Lot 5	1,533sf	21'	954.5sf	62.3%
Lot 6	1,533sf	21'	954.5sf	62.3%
Lot 7	2,190sf	30'	954.5sf	43.6%

Required Setback:
The following setbacks are measured to the closest point of all building structures. No encroachments or reductions in setbacks are permitted within the RidgSix Townhomes PUD. Encroachments and reductions may be allowed for Lot 1 provided such encroachment(s) and/or reduction(s) are allowed in the Ridgway Municipal Code applicable at the time of request.

Lot #	North	South	East	West
Lot 1	See HR District requirements in Sec. 7-3-6 of RMC, as may be amended from time to time.			
Lot 2	15' (Front)	9' (Rear)	0' (Side)	5.5' (Side Alley w/ Easement)
Lot 3	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 4	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 5	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 6	15' (Front)	10' (Rear)	0' (Side)	0' (Side)
Lot 7	15' (Front)	10' (Rear)	8' (Side street)	0' (Side)

N
0 10' 20'
SCALE: 1" = 10'

LEGEND:
- CONCRETE
- FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38135
- SURVEY CONTROL POINT
- TRANSFORMER
- TELEPHONE PEDESTAL
- COMMUNICATIONS PEDESTAL
- WATER SHUTOFF VALVE
- POWER POLE
- SIGN
- FIRE HYDRANT
- (REC) INDICATES RECORD BEARING AND DISTANCE

ALL POINTS LAND SURVEY L.L.C.
PO BOX 754 OPHIR, COLORADO 81435 (970) 708-9694

DATE: 6/22/2022		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	SHEET-2-OF-2

AGENDA ITEM #9

TOWN OF RIDGWAY, COLORADO
EMERGENCY ORDINANCE NO. 01-2022

AN EMERGENCY ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO ESTABLISHING A TEMPORARY MORATORIUM ON THE ACCEPTANCE OF APPLICATIONS FOR MINOR SUBDIVISIONS, LOT SPLITS, REPLATS, PLAT AMENDMENTS, MULTISITE DEVELOPMENTS, PLANNED UNIT DEVELOPMENTS, REZONING APPLICATIONS; AND DECLARING AN EMERGENCY

WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and

WHEREAS, Article 3-8 of the Ridgway Charter allows for the adoption of an emergency ordinance when the Town Council determines that the ordinance is necessary to the immediate preservation of the public peace, health and safety and includes such a declaration within the ordinance and is adopted by the affirmative vote of six members of the Town Council; and

WHEREAS, pursuant to C.R.S. §31-15-103 and §31-15-104, and pursuant to the home rule powers of the Town, the Town Council has the power to make and publish ordinances necessary and proper to provide for the safety, preserve the health, promote the prosperity, order, comfort, and convenience of its inhabitants; and

WHEREAS, Chapter 7, Section 4 of the Town's Municipal Code outlines the subdivision process within the Town. The purpose of the Town's Subdivision Regulations (the " Subdivision Regulations") are as follows:

1. To promote public health safety and welfare.

2. To insure that new development bears its fair share of the cost of providing improvements and services resulting from the development of subdivisions.

3. To set forth uniform procedures and standards for the handling of subdivisions.

4. To insure adequate and safe public services such as water, sewer, fire protection, streets and storm drainage.

5. To implement the Town's Master Plan and Development Regulations.

6. To encourage development which limits hazards due to erosion, flood, soil

conditions, and excessive flows.

7. To obtain land for parks, schools, and other public purposes.

8. To protect the quality of the water, air, and environment.

9. To encourage energy conservation, use of solar energy, clustered development, and infilling.

10. To encourage development which will not adversely affect adjacent property, or historical or recreational values.

11. To discourage development inconsistent with existing services and infrastructures.

12. To provide for safe and efficient flow of vehicles.

WHEREAS, on June 12, 2019, the Town adopted the Town of Ridgway Master Plan, which, among other things looks to outline the Ridgway Community's vision over the next ten to twenty years; and

WHEREAS, in May of 2022 the Town Council established a Town of Ridgway Sustainability Advisory Board to among other things, effectuate improvements to the Ridgway Municipal Code regarding sustainable practices, resource conservation, renewable energy and waste reduction; and

WHEREAS, portions of the Town's Subdivision Regulations were adopted over ten years ago. Over the past two years, the Town has received an unprecedent amount of minor subdivision applications, lot splits, replats, multi-site development applications, subdivision applications, and planned unit development applications, placing a strain on the resources of the Town Staff and Planning Commission; and.

WHEREAS, to ensure that the Subdivision Regulations, and future development within the Town represent the vision and desires of the Town residents, and in order to protect the public health, safety and general welfare of the inhabitants of the Town of Ridgway, the Town Council finds it necessary to enact a temporary moratorium on development applications until a revised Chapter 7 of the Town Municipal Code is adopted, or March 31, 2023, whichever is earlier.

NOW, THERFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the following:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Temporary Moratorium and Delay Enactment. Upon the effective date of this Ordinance, the Town of Ridgway hereby imposes a temporary moratorium and delay on the acceptance, processing and approval of the following development applications:

a. Minor Subdivisions pursuant to 7-4-8 of the Town Code.

b. Lot Splits pursuant to 7-4-9 of the Town Code.

c. Replats and Amended Plats pursuant to 7-4-10 of the Town Code.

d. Multi-Site Developments pursuant to 7-4-11 of the Town Code.

e. Planned Unit Developments pursuant to 7-3-16 of the Town Code.

f. Amendments and Additions to the Official Zoning Map and Zoning Regulations pursuant to 7-3-22 of the Town Code.

This temporary moratorium and delay shall automatically terminate upon the adoption of an updated Chapter 7 of the Town of Ridgway Municipal Code, or March 31, 2023, unless terminated earlier by the Town Council or extended in its duration by enactment of another Ordinance by the Town Council.

Section 3. Exceptions to the Moratorium.

a. Any pending application which was submitted on or before the enactment of this Ordinance;

b. Construction of any residential or commercial building as allowed as a use by right;

c. Construction of Accessory Dwelling Units; and

d. Additions or renovations to an existing residential or commercial buildings.

Section 4. Declaration of Emergency. In accordance with Section 3-7 of The Charter of the Town of Ridgway, the Town Council finds and determines that this Ordinance is immediately necessary for the preservation of the public peace, health, or safety because the current development and subdivision regulations are outdated, and continued development can drastically impact the Town. Therefore, this Ordinance shall be in full force and effect immediately upon adoption of this Ordinance if approved by an affirmative vote of three-fourths (3/4) of the members of the Town Council of the Town of Ridgway.

Section 5. Direction to Staff. Town staff is hereby directed to refuse to accept for filing, and not to process or review, any new applications for any subdivision under the Subdivision Regulations. Town staff is also hereby directed to refuse to accept for filing, and not to process or review, any application for new development as further outlined in Section 2 of this Ordinance.

Section 6. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term "provision" means and includes any part, division, subdivision, section, subsection, sentence, clause, or phrase; the term "application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 7. Safety Clause and Authority. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained. The Town Council further finds, determines and declares that it has the power to adopt this Ordinance pursuant to: (i) the Local Government Land Use Control Enabling Act, C.R.S. 29-20-101 et. seq.

Section 8. Publication. The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-7 of the Ridgway Charter.

INTRODUCED, READ, PASSED, ADOPTED AND ORDERED PUBLISHED AS AN EMERGENCY on August 10, 2022, at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY: ATTEST:

_____ _____

John Clark, Mayor Pam Kraft, Town Clerk

APPROVED AS TO FORM:

_____

Bo James Nerlin, Town Attorney

AGENDA ITEM #10

TOWN OF RIDGWAY, COLORADO
EMERGENCY ORDINANCE NO. 02-2022

AN EMERGENCY ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO ADOPTING CERTAIN AMENDMENTS TO CHAPTER 7 "PLANNING AND ZONING" OF THE RIDGWAY MUNICIPAL CODE

WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and

WHEREAS, Article 3-8 of the Ridgway Charter allows for the adoption of an emergency ordinance when the Town Council determines that the ordinance is necessary to the immediate preservation of the public peace, health and safety and includes such a declaration within the ordinance and is adopted by the affirmative vote of six members of the Town Council; and

WHEREAS, the Town has seen unprecedented growth and development over the past two years, with numerous subdivision, sketch plans, preliminary plats, final plats, and planned unit developments (combined "Development Applications") being submitted for review by the Town Staff, Planning Commission and the Town Council; and

WHEREAS, the Town has limited resources and staff to review, comment and process Development Applications; and

WHEREAS, on September 8, 2021, the Town Council approved Emergency Ordinance No. 07-2021, enacting a 30-day completion review for various applications; and

WHEREAS, to assist with the Town's Staff's review of certain Development Applications, the Town Council wishes to adopt this emergency ordinance to the Town Municipal Code, providing for a greater period of time in which the Town Staff can review applications to deem them complete.

NOW, THERFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the following:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Amendments to Chapter 7 of the Ridgway Municipal Code. Chapter 7 of the Ridgway Municipal Code is hereby amended as follows:

1. **Amendment to Section 7-4-1(G).** Subsection (G) to Section 7-4-1 is hereby amended to read as follows:

   G. Notwithstanding any provision to the contrary, Town staff shall have 60 days from the date a subdivision application, sketch plan, preliminary plat, final plat, amended plat or planned unit development application is submitted to review such submittal and to advise the applicant of any deficiencies. Once a submittal is deemed complete, it may be processed for further review.

2. **Amendment to Section 7-3-22(A)(2).** Subsection (A)(2) to Section 7-3-22 is hereby amended to read as follows:

(2) Rezoning may be requested or initiated by the Town, the Planning Commission, or the owner of any legal or equitable interest in the property or his representative. The area considered for rezoning may be enlarged by the Planning Commission on its own motion over the area requested in the application as part of its recommendation. Any person desiring an amendment to the Zoning Regulations shall submit an application on forms provided by the Town, accompanied by an application fee of $200.00. Town staff shall have 60 days from the date an application is submitted to review such submittal and to advise the applicant of any deficiencies. Once a submittal is deemed complete, it may be processed for further review. The burden shall be on the applicant to show that the criteria of this Subsection have been met. No fee or formal application is required for action initiated by the Town or Planning Commission.

3. **Amendment to Section 7-3-23(B).** Subsection (B) to Section 7-3-23 is hereby amended to read as follows:

(B) The applicant requesting approval of a variance, appeal, conditional use, change in a nonconforming use, or other action required to be reviewed pursuant to this Subsection shall submit an application upon forms supplied by the Town accompanied by any other required information or information which he may desire to submit. A single application may contain a request for more than one action. The application shall be accompanied by application fees as set by Subsection 7- 3-25. Town staff shall have 60 days from the date an application is submitted to review such submittal and to advise the applicant of any deficiencies. Once a submittal is deemed complete, it may be processed for further review. No formal application need be submitted or fee paid for action initiated by the Town or Planning Commission.

Section 3. **Severability.** If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term "provision" means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term "application" means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 4. **Effective Date.** This Emergency Ordinance shall take effect immediately upon its adoption by the Town Council in accordance with Article 3-8 of the Ridgway Charter.

Section 5. **Safety Clause.** The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 6. **No Existing Violation Affected.** Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability, or right, or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended,

repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree, or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty, or liability, or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

Section 10. Publication. The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-8 of the Ridgway Charter.

INTRODUCED, READ, HEARD AND FINALLY ADOPTED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, THIS 10th DAY OF AUGUST 2022.

BY:

_____
John Clark, Mayor

ATTEST:

_____
Pam Kraft, Town Clerk

APPROVED AS TO FORM:

_____
Bo James Nerlin, Town Attorney

AGENDA ITEM #11

To: Town of Ridgway
From: Ridgway Area Chamber of Commerce
Subject: Biannual Lodging Tax Report
Date: August 5th, 2022

Dear Ridgway Town Council,

The Ridgway Area Chamber of Commerce (RACC) is pleased to share our biannual report with the council and staff members of the Town of Ridgway.

Included with this report is the Chamber's Lodging Tax P&L statement. As a reminder, the RACC's QuickBooks structures are organized around the Town-approved marketing plan and managed by Middleton Accounting. These actuals are a direct pull from QuickBooks and reflect a continued diversification of investments designed to support our local business community.

We continue to advance a number of strategies to improve year-round economic opportunities for our local business community, while considering the sustainability of our town and surrounding natural resources. Much of our marketing and advertising is focused on the winter season when our visitor economy has room to grow. Over the years, the RACC has shifted visitor information to align with responsible travel best practices and strategies. We are actively participating in a number of regional and local partnerships to ensure alignment with the greater community and to be a voice for our business community. Committees, groups and other involvements include: quarterly meetings with Montrose and Ouray tourism group, the Ridgway Creative Main Street Committee, Colorado Creative Corridor partnership, support for Rural Philanthropy Days held in Ridgway this past June, and participation in the upcoming Colorado Tourism Office Governor's Conference.

We continue to see progress being made as a result of the organizational infrastructure investments made over the last several years, which includes RidgwayColorado.com as well as strategic visitor messaging and marketing that support a sustainable economic growth model.

We look forward to any questions or comments you have regarding this report and continuing to partner with the Town of Ridgway to advance the interests of local businesses and the community as a whole.

Sincerely,
A J Perkins
Ashley Perkins
Executive Director
Ridgway Area Chamber of Commerce

Ridgway Area Chamber of Commerce
150 Racecourse Road
PO BOX 544, Ridgway, CO 81432
970-626-5181
RidgwayColorado.com

Noel Night, Shop Local Campaign and Business After Hours

With summer nearing to an end the RACC prepares to work to promote our community's slower season with the return of Noel Night, return of Ridgway's Shop Local campaign and looking to bring Business After Hours back to the community each month. The Shop Local campaign which began as a response to COVID-19 to help drive economic opportunities from December 2020 to April 2021 will return as a focus to continue to bring revenue to the Ridgway community this year. Campaign accomplishments include: a banner in Hartwell Park encouraging drive-thru traffic to stop and shop, weekly social media and e-blasts featuring member specials; shop local landing page on the Chamber's website.

Staffing

The Chamber continues to utilize local expertise to fill staffing needs, while the board stays actively involved with oversight and some organizational duties. Executive Director Ashley Perkins leads the organization on community events, visitor information representation and marketing-related initiatives. Duties include: staff delegation, Visitor Center management and volunteer coordination, working with the board to identify marketing goals, guiding the direction for all marketing-related projects, state grants, regional partnerships, administrative duties, as well as town and Chamber joint projects.

Tanya Ishikawa continues to play an integral role with the organization. Tanya supports several communications projects, including: lead editor on the annual Visitors Guide, managing the Chamber's Facebook account, website content, business promotion, annual career fair, and other special projects.

Our exceptional group of local consulting partners and staff includes:

- Executive Director– Ashley Perkins
- Communications Consultant – Tanya Ishikawa
- Accounting – Middleton Accounting (Jane Pulliam)
- Website and Technology Partner – Peak Media (Josh Gowans and Stephanie Lauerman)
- Media and Design Partner – Sprout Design Studio (Nicole Green)
- Graphic Design Partner – Kindred Spirits (Traci Schalow)

Board of Directors

All Board of Directors positions are currently filled. Newly elected board members include Jon Elliott with Aspen Tree Services and Frank Gouder with Double G Ranch. The board elected new officers during their annual retreat in January. The Board's structure is:

- President – Adam Dubroff (Ridgway Lodge and Suites)
- Vice President – David Nunn (David Nunn Music)
- Secretary – Ashley Perkins
- Treasurer – Jane Pullium (Chamber Member, Middleton Accounting)
- At Large
    - Kane Scheidegger (Kane Scheidegger Gallery)
    - Jon Elliott (Aspen Tree Service)

- Frank Gouder (Double G Ranch and Guest Lodge)

2022 CTO Colorado Tourism Governor's Conference

Executive Director Ashley Perkins will attend this year's Colorado Tourism Governor's Conference in Snowmass, Colorado held September 21st-23rd. The Colorado Governor's Tourism Conference is an annual three-day event for tourism professionals and industry leaders to learn and network. Participants assess current activities and find new approaches to market the state, locales, and businesses. Speakers from throughout the country will challenge and inspire attendees. Since this is Perkins' first year attending the conference she has received the Governor's Tourism Conference Professional Scholarship awarded funding to attend the conference.

Colorado Creative Corridor

For the fourth consecutive year, the Ridgway Chamber teamed up with the Town of Ridgway and the Ridgway Creative District to support the Colorado Creative Corridor (CCC) project. Over the past four years, a majority of this work has been funded through three consecutive Colorado Tourism Office $25,000 Marketing Matching grants. The CCC is a 331-mile route that links the mountain towns of Carbondale, Crested Butte, Paonia, Ridgway, and Salida. Ridgway works with the four partner communities to promote visitor experiences, which include event programming and activities.

2022 grant funding continues on the success built over the past four years. One of the primary deliverables for this year is the continued success of the Colorado Creative Corridor website. The RACC participated in the website subcommittee to provide feedback and content for the new website and meets once a month. We are happy to announce the website is online, as well as the grant-funded promotional video that was created in 2020. The website can be viewed at: https://coloradocreativecorridor.com/

We are excited for this project to continue to bring value to the business and creative economy for years to come, and look forward to this continuing to be an important example of the positive impact of Chamber/Town collaboration.

Online Media Assets: Website, Digital Newsletters & Social Media

RidgwayColorado.com remains the #1 Google search result for keyword "Ridgway Colorado" as well as other high value keywords. In general, average rankings continue to improve and overall keyword count is growing. We periodically review target keywords to establish content priorities and to track relevant topics. Improvements in general rankings have resulted in increased traffic to the site. We will continue to invest in additional content and our staff to monitor the site and keep content updated.

In addition to updating and expanding pages dedicated to biking and hiking, the Chamber added a Dark Sky tourism page and itinerary to the website with information on why, how and what to enjoy related to Ridgway's internationally designated Dark Skies. Val Szwarc cooperated to provide great photos and information for the pages.

A digital copy of the annual Visitor Guide is available as gated content on the website in various locations, including the homepage. Implemented in 2019, this strategy allows the RACC to continue to build out our lead database. All email leads are automatically added to our CRM system so they can be sent the visitor newsletters that are planned a few times a year.

The weekly community e-blast continues to be sent out to a steadily growing list of 2,150 contacts. Newsletter content includes: business promotion, winter shop local campaign, special events, job opportunities and Chamber news. The RACC is currently working on a new automated newsletter campaign to our visitor newsletter list (6,000 contacts). The new drip campaign will send an automated email when users sign-up for the visitor newsletter, then periodic visitor newsletters after sign-up. This new system will ensure consistent emails to the visitor newsletter list, while allowing staff to focus on other tasks.

The RACC Instagram account, @RidgwayColorado, continues to be presented as a visitor-facing platform to promote Ridgway tourism assets and local businesses to potential visitors. All outdoor recreation related images include text on responsible travel best practices, such as Leave No Trace and Care for Colorado. The RACC Instagram account has 3,298 followers. Facebook continues to be a platform that we communicate to our local community with 2,360 followers.

Visitors Guide

As of late July, we are starting the process of planning the 2023 Ridgway Visitor Guide. The plan is to continue our partnership with BCI Media, which has produced and distributed the annual Visitor Guide since 2017. We will use our staff and contractors on content design, led by contractor, Tanya Ishikawa. Since January, the 2022 Ridgway Visitor Guide has been distributed in Ouray County and across the Western Slope. The goal is to distribute 30,000 print copies this year. An online version is available through our website.

Sustainable Tourism

For several years, the Chamber has been on a path to educate visitors on how best to enjoy our local resources. The pandemic and related visitor trends reinforced the need for us to support the community by promoting awareness of responsible, sustainable tourism practices. Part of this strategy includes the continuation of strategically marketing Ridgway as a year-round destination. Since 2018, the Chamber has focused advertising dollars in the off-peak season of November through May.

Efforts for this year include banner text and link on the RidgwayColorado.com homepage that directs users to the Responsible Travel webpage. The Responsible Travel webpage includes best practices for outdoor recreation and COVID-19, as well as ways to enjoy Ridgway year-round and how to best support our local businesses and nonprofits. The Ridgway Visitor Center now has Leave No Trace brochures available for visitors. Volunteers are directed to hand out the brochures when visitors express interest in outdoor recreation experiences.

Print & Radio Media

The RACC's focus for print media is media relations and earned media where we distribute news releases and targeted emails and calls to specific media channels, especially newspapers and magazines. We also act as the media liaison for tourism inquiries about the Ridgway area from various state, regional, national and international media. These efforts have resulted in the sharing of the most accurate information about our town's assets, responsible tourism and photos and interview contacts from local businesses and nonprofits. Examples of media that have requested or responded to information provided by the RACC staff are Telluride Daily Planet, Ouray County Plaindealer, 5280 magazine, and John Wayne Journal.

Ridgway Visitor Center

The Ridgway Visitor Center opened its doors Memorial Day weekend for the year 2022. RACC staff spent the bulk of their time in May getting the space ready for the public, providing much needed maintenance and scheduling volunteers and staff. The Ridgway Visitor Center hours of operation for 2022 are Wednesday through Sunday, 10 a.m. to 4 p.m., more than a doubling of hours from 2021. Volunteers are cleaning the restrooms once per day, and the space receives a thorough weekly cleaning to help mitigate risk of infections.

In 2021, Chamber staff and board members participated in the Ridgway Visitor Center and Heritage Park Advisory Committee. The purpose of the advisory committee was to convene local stakeholders to provide recommendations to the Town Council on implementation priorities and next steps for the current building and surrounding park space. The Chamber continues to work with the Town of Ridgway to implement these plans in 2022.

Youth Volunteer and Career Fair

For the fifth time, the Ridgway Chamber helped organize the Ridgway Youth Volunteer & Career Fair at Ridgway Secondary School to introduce students to job and volunteer opportunities. On April 27, 2022 five nonprofits and nine companies, as well as the Ouray Police Department, Ridgway Volunteer Fire Department, and Ouray County Sheriff's Office, Emergency Medical Service, Public Health Office, Vegetation Department, and Public Information Office interacted with middle and high schoolers on the school's front lawn. Nine of the participating organizations were chamber members. Eleven organizations were from Ridgway, five organizations were from Ouray including the county departments, and one was from Telluride. Approximately 100 high school students circulated around the tables for the first half hour of the fair, and approximately 80 middle school students visited the tables for the second half hour.

We sincerely thank the Town Council and staff for their support and partnership.

RIDGWAY AREA CHAMBER of Commerce

Ridgway Area Chamber of Commerce
Profit & Loss
January through June 2022

		Jan - Jun 22
Ordinary Income/Expense		
Income		
Lodging Tax Income		31,738.16
Membership Dues		4,225.00
Merchandise Sales		184.00
Youth Volunteer & Career Fair		120.00
Total Income		36,267.16
Cost of Goods Sold		
Cost of Goods Sold		32.50
Total COGS		32.50
Gross Profit		36,234.66
Expense		
Advertising and Promotion		
Collaboration and Networking	493.30	
Creative District Corridor	2,500.00	
CTO Marketing Grant Payment	2,591.43	
Online Media and Advertising,	4,022.50	
Print Media and Advertising	6,280.37	
Visitor's Guide Fullfillment, P	330.00	
Website Upgrades and Operations	3,803.75	
Total Advertising and Promotion		20,021.35
Bank Service Charges		108.90
Credit Card Merchant Fee		37.91
Dues and Subscriptions		442.97
Events and Sponsorships		
Business After Hours Expense	640.00	
Events & Sponsorship Exp other	500.00	
Golf Tournament Expenses	20.00	
Total Events and Sponsorships		1,160.00
Meals and Hospitality		1,170.68
Membership Expense		
Membership Services	1,020.00	
Total Membership Expense		1,020.00
Over / short		39.69
Payroll Expenses		
Directors Wages	26,077.00	
Payroll Taxes	1,994.89	
Workers Comp Insurance	132.00	
Payroll Expenses - Other	42.00	
Total Payroll Expenses		28,245.89
Postage		17.68
Professional Fees		
Accounting Fees	3,001.40	
Total Professional Fees		3,001.40
Rent Expense		10.00
Sales Tax Variance		0.01
Subcontractors		360.00
Technology Expenses		1,000.00

Ridgway Area Chamber of Commerce
Profit & Loss
January through June 2022

	Jan - Jun 22	
Visitor Center Operations		
Electric	298.27	
Licenses & Permits	16.00	
Natural Gas	630.15	
Office Supplies	910.18	
Property & Liability Insurance	15.00	
Repairs and Maintenance	1,079.64	
Telephone and Internet	724.35	
Trash	50.08	
Volunteer Expense	30.41	
Visitor Center Contract Labor	240.00	
Water & Sewer	783.00	
Total Visitor Center Operations		4,777.08
Visitor Center Marketing/Merch		110.00
Total Expense		61,523.56
Net Ordinary Income		-25,288.90
Net Income		**-25,288.90**

Ridgway Independent Guide Service LLC (DBA: RIGS)
1075 Sherman St. Unit #101
Ridgway, Colorado 81432
www.fishrigs.com
970-626-4460
info@fishrigs.com

8/4/2022

Dear Town Council,

My name is Tim Patterson, business owner of RIGS Fly Shop & Guide Service in Ridgway. I am writing to express my support of the Ridgway Area Chamber of Commerce and their request to continue to receive 70% of the lodging tax for the purposes supporting responsible tourism and a sustainable local economy.

As a local business that relies on tourism, I want to express my support of our local chamber and their contribution in providing our visitors the necessary and consistent tool needed to successfully navigate and experience our community. Over the past several years, our town has experienced increased visitation do to the "get outside" covid phenomenon and idyllic setting of Ridgway, which lead many of us to believe we no longer needed to promote tourism in the region. However, this year is a different story. With more normalized and even decreased travel patterns, it should remind us to support tourism (and thus the chamber) as an essential lifeblood for our business community - we must continue to control the narrative of our own visitor experience.

Although I appreciate the Town's desire to use the remaining 30% of lodging tax, or LOT Funds, for the benefit of initiatives including affordable housing and childcare which are great needs of our Ridgway community as a whole, the 70% of LOT is important to the success of my local business, as I rely on visitor spending to support my business and its 25 employees (both seasonal and year-round) that also contribute to our towns overall economic wellbeing.

I appreciate the RACC and their contributions to promote local businesses that rely on tourism to our area. I believe responsible marketing of Ridgway allows a higher standard for quality of life for our visitors, seasonal residents, full time residents, employees, and business owners alike. With their management of website content, social media, the Visitors Center, local ads, and a variety of events including Noel Night and the return of Business After Hours, we encourage the council to support the use of this portion of lodging tax funds to help continue to generate these efforts.

Thank you for your consideration.

Sincerely,
Tim Patterson ~ RIGS Fly Shop & Guide Service

08/04/2022

Sender:
Frank Gouder
Double G Ranch & Guest Lodge / GG&B Inc. 5351
County Road 1, CO 81403
(970) 986 7068

To: Town Council

Dear Town Council,

My name is Frank Gouder and I am a business owner of Double G Ranch & Guest Lodge. I am writing on behalf of the Ridgway Area Chamber of Commerce and their request to continue to receive 70% of the lodging tax for the purposes supporting responsible tourism an a sustainable local economy. I appreciate the Town´s desire to use the remaining 30% of lodging tax, or LOT Funds, for the benefit iniatives including affordable housing and childcare which are great needs of our community as well. However, the 70% of LOT is important to the success of my local business, as I rely on visitors spending a significant amount of money.

We appreciate the RACC and their contributions to promote local businesses that rely on tourism to our area. Double G Ranch & Guest Lodge believes that responsible marketing of Ridgway allows a higher standard for quality of life for our employees and our owners. With their management of website content, social media, the Visitors Center, local ads and a variety of events including Noel Night and the return of Business After Hours, we encourage the council to support the use of this portion of lodging tax funds to help to continue to generate these efforts.

Your time and consideration are appreciated.

Thank you.

Sincerely,

Frank Gouder
President Double G
Ranch

August 5th, 2022

Dear Town Council,

In regards to the July 13th 2022 Town Council discussion on the reallocation of Lodging Occupancy Tax (LOT) funds, I can understand and appreciate the Council's desire to find avenues for additional funding for the affordable housing and childcare initiatives. However, research has proven that there is great value in destination organization, proper marketing and visitor management in one's hometown and community. Regardless of their size or structure these non-profit organizations work to build their community's reputation. To rely on the idea that "we've been discovered" as a reason to not market a community can be a misguided concept and a short-sighted opinion creating negative outcomes for the future.

While Ridgway has seen growth over the past few years, there is a state-wide and a nation-wide slowdown in travel spending that began this summer in 2022. The Colorado Tourism Office predicts that many communities, Ridgway included, will continue to see this downturn and put strain on the business and local economy. Those that can promote through the downswing will gain market share and will champion much quicker and stronger in years that follow. An example of this happened in 2009 when destinations that kept marketing through this previous downturn saw a smaller dip in visitation and recovered quicker and stronger than those that cut funding.

Well-managed and sustainable tourism creates jobs and economic opportunities in our community. In 2019, statistics show that the tourism industry supported more than 180,000 jobs in Colorado and funded nearly $1.5 billion in state and local taxes. In addition, the tourism market saves every Colorado household approximately $700 annually in tax revenue. The ability to fund communities in this capacity benefits residential well being and quality of life for local residents.

Other locations throughout the state have been dealing with similar challenges and there are destinations that are successfully finding solutions to issues such as affordable housing and childcare by increasing lodging tax completely. What are the goals the Town Council has outlined and how much funding is required to meet these line items? Ridgway should consider its needs in the next 5 years and consider setting a lodging tax rate that supports tourism and the business community, affordable housing and childcare solutions.

Sincerely,

AJ Perkins

Ashley Perkins
Executive Director
Ridgway Area Chamber of Commerce

We thank you for your continued support and partnership

AGENDA ITEM #12

RESOLUTION NO. 22-08

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, AUTHORIZING THE SUBMISSION OF A BALLOT QUESTION TO THE VOTERS OF THE TOWN OF RIDGWAY CONCERNING THE ALLOCATION OF THE TOWN'S LODGING TAX PROCEEDS

WHEREAS, the Town of Ridgway, Colorado (the "Town") is a duly organized and existing home-rule municipality of the State of Colorado, created and operating pursuant to Article XX of the Constitution of the State of Colorado and The Charter of the Town of Ridgway (the "Charter"); and

WHEREAS, the Town has a lodging occupation tax with a rate previously approved by the voters of 3.5 percent per room per night with 70 percent of the proceeds therefrom designated to be used for tourism promotion and economic development, and the remainder to be used for expenses attributable to tourism and growth; and

WHEREAS, since the approval of the current lodging occupation tax, beginning in 2016, the Town, by and through the Town Council, has entered into a series of agreements with the Ridgway Area Chamber of Commerce, wherein it has provided 70 percent of the lodging tax revenues collected each year to the Chamber for the promotion of tourism and economic development; and

WHEREAS, the Town is faced with a severe housing crisis, wherein there is a lack of affordable and workforce housing available for its citizens; and

WHEREAS, there is a tremendous need throughout Ouray County for dwelling accommodations within the means of families of low or moderate income; and

WHEREAS, the Town Council for the Town of Ridgway has expressed a desire to provide revenues for the continued development of affordable housing units and the production of revenue to support additional affordable housing development, affordable housing programs and the administration of existing affordable housing units within the Town; and

WHEREAS, in an effort to improve the availability of affordable housing within the Town, the Town Council wishes to reformulate the allocation of its lodging tax proceeds to allow for a percentage of the lodging tax to be dedicated to improving access and affordable housing opportunities in and around the Ridgway community; and

WHEREAS, pursuant to Section 4-1 of the Charter special municipal elections may be called by the Town Council, and pursuant to Section 4-4 of the Charter Town elections are to be governed by the Colorado Revised Statutes ("C.R.S."), except as otherwise provided in the

Charter or as the Council may otherwise provide by ordinance; and

WHEREAS, C.R.S. 31-10-102.7 provides that any municipality may decide by resolution to utilize the procedures and requirements of the Uniform Election Code of 1992, which the Council finds is appropriate to use, in order to participate in the coordinated election that will be conducted the Ouray County Clerk and Recorder on November 8, 2022; and

WHEREAS, the Council has determined to set the ballot title for the ballot issue to be submitted at a special municipal to be held on November 8, 2022; and

WHEREAS, pursuant to the criteria for ballot titles set forth at Section 31-11-111 and 1-11-203.5, C.R.S., in fixing this ballot title, the Council finds that the title set forth below is not misleading, clearly identifies the effect of a "yes" or "no" vote, does not conflict with title of any other measure that will appear on the ballot, and correctly and fairly expresses the true intent and meaning of the measure.

THEREFORE, IT IS HEREBY RESOLVED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, THAT:

1. The Colorado General Election is set for November 8, 2022, pursuant to and in accordance with the state laws governing elections. The Town Council hereby directs the Town Clerk, Town Manager and Town Attorney to take all administrative actions necessary to effectuate the provisions of this Resolution, to coordinate an election with Ouray County, and enter into an intergovernmental agreement for the same. The Election shall be conducted in accordance with applicable state law and regulations.

2. The Council hereby directs and declares that at the November 8, 2022, Election there shall be submitted to the eligible electors of the Town of Ridgway a Ballot Issue in substantially the following form:

TOWN OF RIDGWAY BALLOT ISSUE 1:

WITHOUT INCREASING THE RATE OF THE TOWN OF RIDGWAY'S LODING TAX, SHALL THE TOWN BE PERMITTED TO MODIFY THE DESIGNATION OF PROCEEDS OF THE LODGING TAX SO THAT 60% OF THE PROCEEDS BE USED FOR TOURISM PROMOTION AND ECONOMIC DEVELOPMENT, AND TO OFFSET EXPENSES ATTRIBUTABLE TO TOURISM AND GROWTH, AND THE REMAINING 40% OF THE PROCEEDS OF THE LODGING TAX BE USED TO IMPROVE THE AVAILABLITY OF AFFORDABLE HOUSING WITHIN THE RIDGWAY COMMUNITY, INCLUDING BUT NOT LIMITED TO THE ACQUISITION OF PROPERTY, THE CONSTRUCTION OF AFFORDABLE OR EMPLOYEE HOUSING, AND THE SUPPORT, MAINTENANCE AND ADMINISTRATION OF EXISTING AFFORDABLE HOUSING WITHIN THE TOWN, AND SHALL THE TOWN OF RIDGWAY BE PERMITTED TO COLLECT, RETAIN, AND SPEND THE FULL PROCEEDS OF TOWN'S LODGING TAX, INCLUDING INTEREST EARNED THEREON, NOTWITHSTANDING ANY STATE

RESTRICTION ON FISCAL YEAR SPENDING, INCLUDING WITHOUT LIMITATION THE RESTRICTIONS OF ARTICLE X, SECTION 20 OF THE COLORADO CONSTITUTION, AND SHALL THE RIDGWAY TOWN COUNCIL BE AUTHORIZED TO ADOPT AN ORDINANCE IMPLEMENTING SUCH USE OF THE PROCEEDS IN SUBSTANTIAL CONFORMITY HEREWITH?

_____ YES

_____ NO

4. If, during the Election, a majority of the eligible electors voting in the Election approve the Ballot Issue set forth above, the Town Council of the Town of Ridgway shall be authorized to proceed with all necessary and appropriate actions to adopt and implement the allocation of its lodging tax proceeds.

5. If, during the Election, a majority of the eligible electors voting in the Election reject the Ballot Issue set forth above, the allocation of the lodging tax proceeds shall be unchanged.

6. Pursuant to C.R.S. § 1-11-203.5, any election contest arising out of a Ballot Issue or Ballot Question concerning the order of the ballot or the form or content of the ballot title shall be commenced by petition filed with the proper court within five (5) days after the title of the Ballot Issue or Ballot Question is set.

7. If any part or provision of this Resolution is determined by the appropriate court to be unenforceable or invalid, that determination shall not affect, impair or invalidate the remaining provisions of this Resolution, it being the Town's intention that the various provisions are severable.

7. All acts, orders and resolutions, or parts thereof, of the Town of Ridgway that are inconsistent or in conflict with this Resolution are hereby superseded or repealed to the extent of the inconsistency or conflict.

8. The provisions of this Resolution shall take effect immediately.

ADOPTED and APPROVED this 10th day of August 2022.

TOWN OF RIDGWAY, COLORADO

_____
John Clark, Mayor

ATTEST:

_____
Pam Kraft, Town Clerk

AGENDA ITEM #13

TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

To:	Honorable Mayor Clark and Ridgway Town Council
From:	Preston Neill, Town Manager
Date:	August 4, 2022
Agenda Topic:	**Interviews of Sustainability Advisory Board applicants and appointment of members**

ACTION BEFORE COUNCIL:
Council is asked to interview and appoint candidates to the Town of Ridgway Sustainability Advisory Board.

SUMMARY:
Back in May, after expressing interest in advancing and encouraging environmentally sustainable practices and ideas within the Town, Council approved Resolution No. 22-06, formally establishing a Sustainability Advisory Board. According to the *Town of Ridgway Sustainability Advisory Board Authority and Procedures*, appended to this memo as Attachment A, the Sustainability Advisory Board shall be composed of not less than three members and not more than seven members. One member shall be an Ex-Officio Council member appointed by Council. To be eligible for appointment, candidates must be Ouray County residents.

CANDIDATES AND INTERVIEW PROCESS:
The Town received six letters of interest from the people listed below. The letters of interest are attached to this memo in Attachment B.

- Angela Hawse
- Vicki Hawse
- Joyce Huang
- Dana Ivers
- Dave Jones
- Kenny Mihelich

During Wednesday's meeting, Council will interview each applicant for a maximum of five minutes. The interview order is organized alphabetically. Candidates were provided the option of submitting a short video in the event they are not available to attend the meeting. Some candidates have opted for that option.

PROPOSED MOTION:
"I move to appoint [candidate names] to the Sustainability Advisory Board for three-year terms. I further move to appoint [Council member name] to serve as the Ex-Officio Council member and [Council member name] to serve as the alternate, on the Sustainability Advisory Board."

ATTACHMENTS:
Attachment A – Resolution No. 22-06
Attachment B – Letters of Interest

ATTACHMENT A

RESOLUTION NO. 22-06

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO, ESTABLISHING THE TOWN OF RIDGWAY SUSTAINABILITY ADVISORY BOARD

WHEREAS, the Town of Ridgway, Colorado ("Town") is a home rule municipality and political subdivision of the State of Colorado ("State") organized and existing under a home rule charter ("Charter") pursuant to Article XX of the Constitution of the State; and

WHEREAS, the Town Council has determined that it is appropriate to formally establish the Town of Ridgway Sustainability Advisory Board and set forth its duties, which shall include consideration of environmental issues and making recommendations with respect to such issues to the Town Council; and

WHEREAS, the establishment of a Sustainability Advisory Board would help the Town meet GOAL ENV-4 of the Town of Ridgway Master Plan that states, "Advocate for the efficient use of resources and sustainable practices that work to eliminate harmful impacts to the health of the community and natural environment."

WHEREAS, the Town Council recognizes that establishing a Sustainability Advisory Board to serve as an advisory body to the Town Council, will help to effectuate improvements to the Ridgway Municipal Code, Town operations and Town facilities on matters regarding sustainable practices, resource conservation, renewable energy and waste reduction, and will help advance and encourage environmentally sustainable practices and ideas within the Town.

WHEREAS, Section 5-3 of the Ridgway Charter states that the Town Council may create any commissions and boards as it deems appropriate and specify their duties, terms and responsibilities; and

WHEREAS, the Town Council finds that the establishment of a Sustainability Advisory Board will promote the health, safety and general welfare of the Ridgway community.

NOW THEREFORE, the Ridgway Town Council hereby **RESOLVES** to establish the Town of Ridgway Sustainability Advisory Board as set forth in **Exhibit A: Town of Ridgway Sustainability Advisory Board Authority and Procedures,** attached hereto.

ADOPTED AND APPROVED this _____ day of May 2022.

_____
John Clark, Mayor

ATTEST:

_____
Pam Kraft, Town Clerk

ATTACHMENT A

EXHIBIT A

TOWN OF RIDGWAY SUSTAINABILITY ADVISORY BOARD
AUTHORITY AND PROCEDURES

1. **Establishment, Purpose and Duties.** There is hereby established the Town of Ridgway Sustainability Advisory Board (Sustainability Advisory Board). The purposes and duties of the Sustainability Advisory Board are as follows:

    a. To advance and encourage environmentally sustainable practices and ideas within the Town;

    b. To advise the Town Council in an effort to effectuate improvements to the Ridgway Municipal Code, Town operations and Town facilities on matters regarding sustainable practices, resource conservation, renewable energy and waste reduction;

    c. To collaborate with Town staff to continue implementing the goals and objectives in the *Ouray County & San Miguel County Regional Climate Action Plan*;

    d. To make recommendations to the Town Council concerning the establishment of Town-wide greenhouse gas emissions reduction targets and other goals;

    e. To work in cooperation with other Town boards and committees to promote sustainability policies and programs;

    f. To promote sustainability awareness and practices at Town events and assist interested individuals or groups in promoting their own sustainability practices;

    g. Makes recommendations to provide opportunities for young people to broaden their understanding of sustainability practices and the effects they have.

    h. Performs other tasks related to environmental sustainability as the Town Council may direct.

2. **Membership and Term.** The Sustainability Advisory Board shall be composed of not less than three (30 members, not more than seven (7) members. One (1) member shall be an Ex-Officio Town Council member appointed by the Town Council. The Ridgway Town Council shall appoint members after candidates complete an application and interview with the Town Council.

All Sustainability Advisory Board appointees shall be appointed to terms of three (3) years. In the event a vacancy should occur during the term of any member, their successor shall be appointed in the same manner for the unexpired portion of the vacated term.

3. **Qualification of Members.** Ouray County residents shall be eligible for appointment to the Sustainability Advisory Board.

4. **Removal from Office.** Any member of the Sustainability Advisory Board may be removed for just cause at the pleasure of the Ridgway Town Council by a majority vote of the entire Council in office at the time the vote is taken. Just cause shall include misconduct, conduct unbecoming of a Town official, or more than two (2) unexcused absences within a twelve-month period. Prior to removal, the Ridgway Town Council shall conduct a hearing and shall provide written notice to the Sustainability Advisory Board member stating the grounds for removal at least three (3) days prior to the hearing.

5. **Officers.** The Sustainability Advisory Board shall select its own Chairperson and Vice-Chairperson. The Chair, or, in the absence of the Chair, the Vice-Chair, shall be the presiding officer of its meetings. In the absence of both the Chair and the Vice-Chair from a meeting, the members present shall appoint a member to serve as Acting Chair at the meeting.

6. **Meetings.** Sustainability Advisory Board members shall attend regular meetings held once a month at Ridgway Town Hall, or as designated by the Sustainability Advisory Board. Sustainability Advisory Board members may be required to attend other meetings during their terms, including Ridgway Town Council meetings or presentations to local groups or organizations. Meetings of the Sustainability Advisory Board shall be duly noticed and open to the public.

7. **Appropriation Authority.** The Sustainability Advisory Board shall not have authority to appropriate or spend Town of Ridgway funds. The Sustainability Advisory Board may provide recommendations to the Town Manager and/or Ridgway Town Council with regard to any annual budget.

8. **Council Amendments.** The Ridgway Town Council reserves the right to amend, increase, reduce or change any or all of the powers, duties and procedures of the Sustainability Advisory Board.

ATTACHMENT B

Dear Preston, July 29, 2022

I'm writing to express my interest in serving new Sustainability Advisory Board for the Town of Ridgway.

I have lived in Ridgway for two decades. I believe I can contribute perspectives as a long-time resident of Ridgway and an engaged community member. I have worked with Protect Our Winters as an Alliance Team member and Climate Advocate for over 6 years and have many close ties with our Science Alliance that could support advise us with current data or information.

I currently serve as the President and Board Chair for the American Mountain Guides Association. I have 12 years of experience serving on this Board of Directors and a lot of committee experience.

I am a team player, motivated and care deeply about supporting any effort locally to ensure our small mountain community is sustainable into the future for all who are fortunate to call this their home, wild creatures and nature included.

I would like the request to submit a video interview next week as I will be in the Teton Wilderness Area during the week of August 10th and unable to attend the Town Council meeting.

Thank you for your consideration and support of this Sustainability Advisory Board.

Kind regards,

Angela Hawse
1029 Clinton Street
Ridgway, Colorado 81432
970-318-9000
Alpinist007@mac.com

ATTACHMENT B

Dear Preston,

This is a letter to express my interest in being considered for the Sustainability Advisory Board. By no means am I an expert in this arena, but it has been an area of deep interest and passion for many years. Being on a team like this, I feel would compel me to commit to deepening my understanding, knowledge and research in the area of sustainability. I have been service oriented my entire adult life - from serving in the United States Peace Corps for two years (quite some time ago!) to several years ago serving on the Ridgway Town Council for 1 year (it was an appointment from someone stepping dow early). Since that time, I have been steadily active in attending as well as presenting my thoughts at Town Council Meetings.

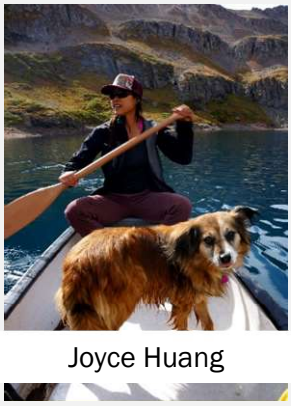
I have learned that for myself, service is most potent when done in an arena that I care deeply about, and Sustainability is very high on my priority list. It would be an honor to be considered to serve on this board.

With Gratitude,

Vicki Hawse
Vicki hawse.massagetherapy.com
970-318-0341

ATTACHMENT B

434 N Lena St
Ridgway, CO 81432
904.610.8942
Joyceh070@gmail.com



Joyce Huang

July 7, 2022

Dear Mr. Preston Neill,

I recently read about the Town's desires to create a Sustainability Advisory Board and would like to submit my letter of interest for the Board. Although I'm relatively new to Ridgway, I have been in the area for several years and would like the opportunity to become more involved with my community. I believe my wide set of skills, education and experience would be a good fit for the Sustainability Board.

I studied environmental engineering during my undergraduate and graduate studies which provided me education on many items that relate to sustainability such as recycling practices, water conservation, water reuse, stormwater management, renewable and sustainable energy, and biogas production.

My professional experience has allowed me to work with water and wastewater so I'm intimately familiar with resource conservation and waste reduction in addition to collaborating with Town staff and council to integrate practices into the community. I also incorporate sustainable practices into my personal life since I have a strong desire to minimize my own carbon footprint whenever feasible.

I would appreciate an opportunity to apply and interview for a Board position as I am passionate about sustainability and would love to evaluate various options and find ways to integrate reasonable practices into the region.

Thank you for taking the time to consider my interest in the Board and I look forward to hearing from you.

Sincerely,

Joyce Huang

ATTACHMENT B

Hello Preston, I am sending you this letter of interest for the sustainability committee, which the town has asked for, from perspective committee members. I am so excited to see the town really trying to contribute to the climate issues!!!!! Ive hesitated to write this letter of interest as Im not sure if I am better working from the outside looking in ….or rather, Ive always been on the outside looking in. i have never been on the administrative side of decision making. (Old Hippies never change)…. Perhaps it is time for me to jump the fence and really get involved.I've also questioned if i can make all the required meetings. I am willing to try and definitely gung ho to help the town with climate regs and codes. I have allot of free time since I am 'retired'….. Thank you and Town so much for making this happen, Preston!!!!!! Its a difficult world we live in now. We need to focus all our efforts for the children and future generations!!!! Thanks again; Look forward to hearing from you .

Peace and Love, Dana Ivers ,970-209-1626

Hi Preston,

This email documents my interest in joining the Ridgway Sustainability Committee. I am and have been dedicated to continuing to improve our local environmental sustainability while remaining sensitive to the local economic impacts of this work. I firmly believe we need to conserve and, as possible and financially reasonable, we need to electrify/decarbonize. Some of the things I have done locally in the last five years to promote sustainability include:

> Founded (Jan. 2016) and Co-Chair the County's Clean Energy Committee.

> Helped lead the effort replacing conventional lights with LEDs in the Ridgway Public Schools, Ridgway Town Hall, and all Ouray Public Buildings. (Ridgway schools have saved $100,000 in energy costs since our 2016 intervention).

> Assisted Ridgway schools with funding for an energy audit, mitigation of insulation issues, planning for school solar, and establishing a student elective that wrote the grant for the two RSS EV chargers.

> With my wife, Judi Chamberlin, wrote the CEO grant that funded installation of the Town EV charger.

> Organized last year's Ridgway Earth Day EV parade.

> Proposed to SMPA adoption of a Green Energy rate, now implemented and branded as the Totally Green program. Presented to Ridgway Town Council who joined that program.

> Member of the Sneffels Energy Board.

> Active Adopt a Parks volunteer and now on the Parks and Open Spaces Committee.

> With my wife, Judi Chamberlin, founded (2014) and coordinated for 7 years a program for recycling/ composting during Ridgway Summer Concerts and Ridgway Riverfest.

> With my wife, wrote a grant that won state funding for our metal Town Park recycling and trash containers.

> Co-chaired the ROCC committee that proposed and worked to achieve IDA Dark Sky Accreditation for our Town. Continue to assist with annual monitoring.

As a final note, I am very excited by the opportunities that this committee presents. I believe this committee will need to initially prioritize and focus as the goal of "sustainablity" is quite broad. I would favor an initial primary focus in the area of decarbonization. My only hesitation in participating on this committee is our love of distant travel. When possible, I plan to call back in for committee meetings when we are travelling.

Best, Dave

ATTACHMENT B

Mr. Neill,

Please consider this a letter of interest in becoming a member of the SAB.

I am currently a member of the Board of Directors for the Ridgway Chautauqua Society (Sherbino Theater) and have been for 4 years.

As a retired General Contractor I bring a knowledge of the systems and assemblies required for environmentally sound commercial and residential construction.

I believe energy efficiency, water conservation and re-use to be the paramount issues for sustainability in our community and I feel a strong personal need for more involvement on these issues.

I have lived in and around this community for over 40 years and have worked with many of the members of council and various boards.

Thank you,

Kenny Mihelich

PO Box 922

Ridgway, CO 81432

970-729-0743

kenmihelich@gmail.com

AGENDA ITEM #14

2023 Fiscal Year Budget Preparation Schedule

Date	Description	Responsible Parties
September 13 – September 29, 2022	**Meetings with Town staff:** • Strategic Plan • Town-wide initiatives • Levels of service • Fees • Goals and objectives • Personnel requests • Capital Outlay requests • Line-item justifications	Preston, Pam
October 12, 2022	**Draft 2023 Fiscal Year Budget Submitted to Council**	Preston, Pam
October 29, 2022 9:00 a.m. – 2:00 p.m.	**Budget Retreat:** • Introduction of Draft 2023 Fiscal Year Budget • Introduction of Draft 2023 Strategic Plan **Outcomes:** • Council direction for revisions • Council direction for Capital Improvement Projects • Council direction for revenue projections • Council requests for additional information, analysis or options	Council, Preston, Pam
November 9, 2022	**Council Budget Hearing:** • Staff Presentation of 2023 Fiscal Year Proposed Budget • Presentation of 2023 Strategic Plan • Follow-up on any Council directions or requests • Council discussion and public comment	Council, Preston, Pam
November 17, 2022	**Council Budget Workshop:** • Overview of 2023 Fiscal Year Proposed Budget • Follow-up on any Council directions or requests • Council discussion and public comment	Council, Preston, Pam
December 14, 2022	**Council Budget Hearing:** • Adoption of 2023 Fiscal Year Budget, including Capital Projects Plan and 2023 Strategic Plan • Approval of Resolution Certifying Mill Levy	Council, Preston, Pam

AGENDA ITEM #15

Town of Ridgway 2022 Strategic Plan Progress Report

Community Value 1

Healthy Natural Environment

	Healthy Natural Environment: 2022 Strategy	Responsible Party
1	Advance goals of the Town's Source Water Protection Plan including working with Ouray County on setbacks to the Town's water supplies in the unincorporated areas of Ouray County; **IN PROGRESS AND ON-GOING. TOWN AND COUNTY REGULARLY COMMUNICATE ON ISSUES THAT PERTAIN TO SOURCE WATER PROTECTION PLAN.**	PW/Planner
2	Review Adequate Water Supply Rules in RMC 7-6 and update Town Code; **NO PROGRESS HAS BEEN MADE.**	Planner/PW
3	Ensure the cost of water is understood and user fees are in line with costs; **AN ANALYSIS OF WATER REVENUE WAS COMPLETED IN EARLY 2022 AND PROVIDED TO COUNCIL IN APRIL.**	Manager/Eng.
4	Continue working with selected consultant to finish the comprehensive assessment (*Water Supply Assessment*) of the Town's current water rights portfolio and water supplies to determine whether the Town's total projected water supplies available during normal, single dry, and multiple dry water years during a 30-year projection will meet the projected water demand of future growth and changes in usages within the Town's service area; **COMPLETED. LRE WATER STAFF PRESENTED THE FINDINGS OF THE STUDY AND RECOMMENDED STRATEGIES TO ASSIST THE TOWN IN SECURING AND MAINTAINING A LONG-TERM, RELIABLE WATER SUPPLY AT A COUNCIL WORKSHOP ON FEBRUARY 28TH.**	Manager/Eng.
5	Make available educational materials on radon mitigation, water and energy conservation, including dissemination of information via the Town website and other communication channels; **CONSISTENTLY DONE AND ON-GOING**.	Building
6	Participate on the Sneffels Energy Board and work with the Board and EcoAction Partners to implement the objectives and supporting actions detailed in the *San Miguel & Ouray County Regional Climate Action Plan* in order to help our community continue to reduce our greenhouse gas emissions from our 2010 GHG emissions baseline; **ON-GOING. ECOACTION PARTNERS PRESENTED THE REGIONAL CAP TO COUNCIL ON JULY 13TH. STAFF COMMUNICATES REGULARLY WITH SEB AND ECOACTION TO COMMUNICATE THE CAP TO THE COMMUNITY AND ENSURE STRATEGIES AND OBJECTIVES REMAIN UP TO DATE. THE TOWN IS REGULARLY REPRESENTED AT SEB MEETINGS.**	Manager
7	Coordinate with Ouray County Vegetation Management on implementation of the Town's noxious weed management plan and continue discussions on whether the Town's policy of not allowing chemical-based herbicides within Town limits toward the control of noxious weeds should be modified for certain situations; **MODIFIED, CONSISTENTLY DONE AND ON-GOING. IN JANUARY 2022, COUNCIL ADOPTED *RESOLUTION NO. 22-01, AMENDING THE POLICY RELATIVE TO NOXIOUS WEED MANAGEMENT* IN AN EFFORT TO ALLOW FOR FLEXIBILITY IN ADDRESSING AND CONTROLLING VARIOUS NOXIOUS WEED SPECIES THAT HAVE BEEN LOCATED IN TOWN. THE POLICY NOW ALLOWS FOR THE APPLICATION OF CHEMICAL-BASED HERBICIDES WHEN DEEMED NECESSARY BY TOWN STAFF AND OURAY COUNTY VEGETATION MANAGEMENT PERSONNEL, AS LONG AS THE APPLICATION FALLS IN LINE WITH THE CHEMICAL APPLICATION AND PROTOCOL RECOMMENDATIONS FOUND IN THE 2011 TOWN OF RIDGWAY INTEGRATED WEED MANAGEMENT PLAN. STAFF MEETS WITH JULIE ON A REGULAR BASIS, AS WELL AS MEMBERS OF THE UNCOMPAHGRE WATERSHED PARTNERSHIP TO IDENTIFY WEED INFESTATIONS ON TOWN PROPERTY IN CLOSE PROXIMITY TO THE UNCOMPAHGRE RIVER, AND TO DISCUSS AND AGREE UPON HERBICIDE APPLICATION PROTOCOLS FOR THOSE IDENTIFIED AREAS.**	Manager/PW
8	Research net-zero requirements for new build construction in the Town of Ridgway; **NO PROGRESS HAS BEEN MADE ON THIS. THIS WILL BE A WORK PLAN ITEM FOR THE NEWLY FOUNDED SUSTAINABILITY ADVISORY BOARD.**	Manager
9	Make available educational materials on the amended landscape regulations to encourage water conservation and require low water usage landscaping or xeriscaping. The new regulations address water conservation, promote flexibility, and provide consistency and clarity for community members in understanding their property requirements; **NOT YET COMPLETED.**	Planner/Building
10	Install solar PV system on Athletic Park restrooms; **COMPLETED.**	Manager/PW

11	Develop policy for tree maintenance on rights-of-way; **NO PROGRESS HAS BEEN MADE.**	Manager/PW
12	Perform state-mandated requirements for backflow prevention and cross-connection control outreach, reporting and tracking; **THIS WORK IS ON-GOING AND CONSISTENTLY DONE. THE TOWN'S ANNUAL TESTING COMPLIANCE RATIO WAS 0.90 IN 2021, WHICH MET THE STATE'S REQUIREMENT.**	Manager/PW
13	Research and develop regulations or a policy specific to grease traps; **NO PROGRESS HAS BEEN MADE.**	Manager/PW
14	Research and develop regulations or a policy specific to graywater residential use; **GREYWATER WORK SESSION HELD IN JANUARY 2022. STAFF ATTENDED THE WATER QUALITY CONTROL COMMISSION'S (WQCC) FEBRUARY MEETING TO LISTEN IN ON THE REGULATION 86 PUBLIC INFORMATIONAL HEARING. THE WQCC AGREED TO THE PROPOSAL FOR A REGULATION 86 GRAYWATER CONTROL REGULATION STAKEHOLDER PROCESS. THE TOWN MANAGER HAS PARTICIPATED IN THE MONTHLY STAKEHOLDER MEETINGS. THE DIVISION IS HOPING TO HAVE A PROPOSAL FOR MODIFYING REGULATION 86 READY TO SEND TO THE WQCC IN MAY OF 2023.**	Manager
15	Purchase and install water meters at water tanks; test meters for accuracy; surge protection; **STAFF IS AIMING TO INSTALL A WATER METER AT THE WATER TANKS IN THE FALL OF 2022.**	PW
16	Repair and maintain wastewater lines **ON -GOING**; replace pond 2 curtain **BUDGETED FOR BUT NOT YET PURCHASED**; add dissolved oxygen monitoring equipment and aerator for lagoon **DO MONITORING SYSTEM PURCHASED AND IS EXPECTED TO BE INSTALLED BY THE FALL OF 2022**;	PW
17	Develop a Preliminary Needs Assessment that addresses improvements to the sewer lagoons and the potential relocation of the wastewater treatment plant; **NOT YET COMPLETED.**	Eng.
18	Remove gravel from Uncompahgre River in Rollans Park and maintain improvements; **CONSISTENTLY DONE. THIS WORK IS PLANNED FOR THE WINTER MONTHS WHEN FLOWS ARE LOWER.**	PW
19	Evaluate results of *Uncompahgre River Corridor Ecological Assessment and Technical Report* and explore implementation of the recommended restoration opportunities and river management actions; **MORE WORK NEEDS TO BE DONE ON THIS. THIS IS ON THE WORK PLAN FOR THE FALL.**	Manager/PW
20	To support operations and when needed, acquire roll-off bins for green waste and composting from local companies that manage organic waste; **ON-GOING.**	PW
21	Ensure the Town's responsibilities, as described in *Resolution No. 21-09 Rights of Nature*, are met, and ensure good stewardship of the Uncompahgre River, its tributaries, and its watershed. **IN OCTOBER OR NOVEMBER, STAFF WILL PREPARE AND PRESENT A CONCISE WRITTEN REPORT FOR THE COMMUNITY WHICH SHALL INCLUDE: INFORMATION ON THE HEALTH AND STATE OF THE UNCOMPAHGRE RIVER, ITS TRIBUTARIES, AND ITS WATERSHED; AN UPDATE ON THE REALIZATION OF THEIR RIGHTS RECOGNIZED IN THE RIGHTS OF NATURE RESOLUTION; AND RECOMMENDATIONS FOR ADVANCING AND SECURING THEIR WELFARE AND SUSTAINABILITY.**	Manager

Community Value 2

Sense of Community & Inclusivity

	Sense of Community and Inclusivity: 2022 Strategy	**Responsible Party**
1	Assist Artspace through the construction phase of the Space to Create workforce housing project; Program and furnish the community space, and develop management plan for the community space; **ON-GOING. CONSTRUCTION IS SCHEDULED TO BE COMPLETED AT THE END OF SEPTEMBER. STAFF IS WORKING ON A COLLABORATIVE PROCESS FOR FURNISHING AND PROGRAMMING THE COMMUNITY SPACE.**	Manager/Community Initiatives
2	Review and update the Town's subdivision standards and Planned Unit Development regulations per Master Plan recommendations; **NOT YET COMPLETED. STAFF IS HOPING TO UNDERTAKE THIS WORK SOON.**	Manager/Planner
3	Work with developers through the Planned Unit Development process to secure deed restricted workforce housing; **CONSISTENTLY DONE.**	Planner/Manager

4	Continue efforts on workforce housing, including evaluating and recommending mechanisms or strategies for a dedicated revenue source for affordable housing; continue regular communication with regional partners; **CONSISTENTLY DONE. COUNCIL IS EXPLORING GOING TO THE ELECTORATE WITH A BALLOT QUESTION ON HOW THE PROCEEDS OF THE TOWN'S LODGING TAX SHOULD BE EARMARKED. A DEDICATED REVENUE SOURCE FOR AFFORDABLE HOUSING COULD COME FROM THE LODGING TAX.**	Manager
5	Organize and facilitate one regional law enforcement training opportunity; **COMPLETED AND MORE INFO TO BE PROVIDED IN NEXT PROGRESS REPORT.**	Marshal
6	Complete training with the Ouray County Sheriff's Office and City of Ouray Police Department to improve skills and foster good relations across the jurisdictional departments; **THIS IS ON-GOING AND CONSISTENTLY DONE. MARSHAL'S OFFICE HAS CONDUCTED A VARIETY OF REQUIRED TRAININGS IN CONJUNCTION WITH OURAY COUNTY SHERIFF'S OFFICE AND THE OURAY POLICE DEPARTMENT.**	Marshal
7	Support, grow and promote victim advocacy and victim's rights via the Ouray County Victim Services Program; **THIS IS ON-GOING AND CONSISTENTLY DONE. THE PROGRAM RECEIVED FEDERAL FUNDING BY WAY OF THE VOCA GRANT IN 2021 AND 2022. STAFF HAS ATTEMPTED TO BOLSTER THE OUTREACH AND OVERALL COMMUNICATION ABOUT THE VICTIM SERVICES PROGRAM.**	Marshal
8	Develop a community outreach and education program, including outreach on leash laws and dog owner responsibilities, securing trash containers and being bear-aware, town-wide speed limits, snow removal, etc.; **ON GOING. THERE ARE CONSISTENT MESSAGES THROUGH THE TOWN'S COMMUNICATION CHANNELS, INCLUDING THE REGULAR POLICE BLOTTER AND REGULAR WATER BILL.**	Marshal/Community Initiatives/PW
9	Promote the Athletic Park Pavilion as a Town facility and community amenity that is available for rent; **THE ATHLETIC PARK PAVILION HAS BECOME A POPULAR AMENITY AND HAS BEEN RENTED OUT QUITE A BIT THIS SUMMER.**	Manager/Clerk

Community Value 3

Small Town Character & Identity

	Small Town Character and Identity: 2021 Strategy	**Responsible Party**
1	Expand community outreach and information sharing efforts; **ON-GOING.**	Manager/Community Initiatives
2	Further the implementation process of the *2019 Ridgway Visitor Center and Heritage Park Strategic Master Plan* by making efforts on the short-term goals of the *Implementation Plan,* specifically the update to the Heritage Park Concept Design; **HERITAGE PARK SITE PLAN UPDATE COMPLETED. STAFF WILL PRESENT AN UPDATED STRATEGIC MASTER PLAN FOR RIDGAY VISITOR CENTER & HERITAGE PARK, AS WELL AS AN UPDATED IMPLEMENTATION SCHEDULE, TO COUNCIL IN SEPTEMBER.**	Community Initiatives/Manager
3	Partner with GOCO on a Youth Corps project; **NO PROGRESS HAS BEEN MADE.**	PW
4	Assist the Bank Building development team by administering the *Main Street: Open for Business* grant that is intended to support façade and energy efficiency improvements to the building through their status as a Heritage Energy Pilot Project; **COMPLETED.**	Community Initiatives
5	Lead the Creative Main Street Group in implementing priority Council initiatives and supporting the Ridgway Creative District and Main Street efforts; **CONSISTENTLY DONE AND ON-GOING.**	Community Initiatives
6	Support and promote the Youth Advisory Council and provide its membership opportunities for input on Town projects, programs, and events; **CONSISTENTLY DONE AND ON-GOING. 2021-2022 YAC PROGRAM WAS VERY SUCCESSFUL.**	Manager
7	Generate promotional pieces that communicate the Ridgway Creative District's and Main Street Program's value to the community, objectives, and invite potential partnerships and collaboration; **THIS IS CONSISTENTLY DONE, ESPECIALLY IN LIGHT OF THE RECENT MERGER OF THE TWO GROUPS TO THE RIDGWAY CREATIVE MAIN STREET GROUP.**	Community Initiatives

8	Make efforts to educate and inspire residents and visitors about Ridgway's ranching heritage; provide information about ranching activities that periodically occur in and around Town, such as cattle drives; **NO PROGRESS HAS BEEN MADE.**	Community Initiatives
9	Create and maintain succession plans for all Town staff and standard operating procedures. **VARIOUS HANDBOOKS ON DAY-TO-DAY DUTIES AND RESPONSIBILITIES HAVE BEEN CREATED BUT MORE NEEDS TO BE DONE.**	All Departments

Community Value 4

Vibrant & Balanced Economy

	Vibrant and Balanced Economy: 2021 Strategy	**Responsible Party**
1	Continue to combat/mitigate the effects of the COVID-19 pandemic in our community through best practices, including inoculation; **CONSISTENTLY DONE AND ON-GOING.**	Manager
2	Continue participation in local and regional broadband initiatives, including connecting local government and anchor institution buildings; **IN MAY 2021, COUNCIL APPROVED A FIBER-OPTIC IRU AGREEMENT TO PURSUE BROADBAND CONNECTIONS TO THE FOLLOWING ANCHOR INSTITUTIONS: ATHLETIC PARK, TOWN HALL, ELEMENTARY SCHOOL AND HIGH SCHOOL. STAFF WILL FURTHER CONVERSATIONS WITH CLEARNETWORX AND REGION 10 ON APPROPRIATE NEXT STEPS.**	Manager/Planner
3	Plan and manage successful Summer Concert Series; **IN PROCESS.**	Clerk
4	Plan, manage and employ First Friday events and Film Festival; **IN PROCESS.**	Community Initiatives
5	Partner with Regional Creative Districts and the Ridgway Area Chamber of Commerce to advance the Creative Corridors Initiative; **THIS IS ON-GOING. THE COLORADO TOURISM OFFICE AWARDED A FOURTH YEAR OF FUNDING TO THIS INITIATIVE. THIS YEAR'S FOCUS HAS BEEN PROMOTING A CORRIDOR PROMOTIONAL VIDEO AND BUILDING AND MARKETING A NEW STAND-ALONE CORRIDOR WEBSITE.**	Community Initiatives
6	Partner with Colorado Creative Industries to further develop and grow the Ridgway Creative District, including consideration of feedback and recommendations from the Creative Main Street Group; provide training and educational opportunities for the Creative Main Street Group; **THIS IS CONSISTENTLY DONE. THE RIDGWAY CREATIVE MAIN STREET GROUP WAS ESTABLISHED IN 2021. THIS GROUP MERGES CITIZEN ENGAGEMENT EFFORTS INTO ONE VOLUNTEER BODY FOR BOTH THE TOWN'S RIDGWAY CREATIVE DISTRICT AND RIDGWAY MAIN STREET, FURTHER MERGING THE TWO INITIATIVES ADMINISTRATIVELY AND IN THE COMMUNITY. IN MAY 2022, TECHNICAL ASSISTANCE WAS OBTAINED FROM COLORADO MAIN STREET TO HIRE COMMUNITY REBRANDING CONSULTANTS. A NEW BRANDING SYSTEM PROPOSAL FOR RIDGWAY CREATIVE MAIN STREET WAS PRESENTED TO COUNCIL IN JUNE AND SUBSEQUENTLY ADOPTED. THE NEW NAME IS "RIDGWAY FUSE, A COLORADO CREATIVE MAIN STREET PROGRAM".**	Community Initiatives
7	Identify and complete a priority Creative District project with Colorado Creative Industries matching grant; **$11,000 OF OPERATIONAL FUNDING GRANTED AND EXPENDED IN 2022.**	Community Initiatives
8	Partner with the Department of Local Affairs on the Main Street Program and implement priority recommendations from the Main Street Downtown Assessment focused on economic restructuring, design, organization, and promotions; **ON-GOING.**	Community Initiatives
9	Oversee and manage downtown streetscape maintenance and landscaping; maintain and replace trees as needed; maintain planter boxes and landscaping around Town Hall and Hartwell Park; **THIS IS AN ON-GOING ITEM. THE TOWN CONTRACTED WITH HEIDE GROWS UP, LLC TO MAINTAIN LANDSCAPED AREAS, INCLUDING TREES, IN THE STREETSCAPE PROJECT AREA. TOWN PARKS STAFF MAINTAINS HARTWELL PARK AND OTHER PARK AREAS.**	PW

Community Value 5

Well-Managed Growth

	Well-Managed Growth: 2021 Strategy	Responsible Party
1	Update zoning and subdivision procedures to allow for administrative approvals as appropriate; **STAFF HOPES TO GET TO THIS SOON.**	Planner
2	Update regulations for shared utility taps and shared water meters; **NO PROGRESS HAS BEEN MADE.**	Planner/PW
3	Participate in regional transportation initiatives including the Gunnison Valley Transportation Planning Region (GVTPR) and the Ouray County Transit Advisory Council, as appropriate; **CONSISTENTLY DONE. COUNCIL RECENTLY SUPPORTED A MMOF GRANT APPLICATION AND MATCH COMMITMENT FOR THE CREATION OF A REGIONAL TRANSPORTATION SERVICE BETWEEN MONTROSE, RIDGWAY AND OURAY STARTING IN 2023. GVTPR APPROVED THE FUNDING APPLICATION IN FULL ON JULY 14, 2022.**	Manager
4	Explore feasibility of a roundabout at Railroad St. and Hwy 62 and recommend inclusion on GVTPR 10 Year Plan; **THE IDEA HAS BEEN PLUGGED AT VARIOUS GVTPR MEETINGS WITH THE MOST RECENT PITCH ON MARCH 10, 2022. MORE EFFORTS ARE NEEDED TO GET IT ON THE 10-YEAR REGIONAL TRANSPORATION PLAN.**	Manager
5	Finalize GIS database for water and sewer infrastructure, including catalog of all mechanical/fleet equipment; **IN PROGRESS.**	PW/Eng.
6	Develop and organize volunteer efforts, focused on procedural rules, expectations, purpose, etc. for Council appointed commissions, boards, committees and task forces; **BYLAWS ADOPTED FOR PLANNING COMMISSION. AUTHORITY AND PROCEDURES ADOPTED FOR YOUTH ADVISORY COUNCIL. BYLAWS ESTABLISHED FOR CREATIVE MAIN STREET GROUP. AUTHORITY AND PROCEDURES ADOPTED FOR SUSTAINABILITY ADVISORY BOARD.**	Manager/Community Initiatives
7	Implement measures to address deficiencies and ensure Wastewater Treatment Plant consistently meets permit limitations and other terms and conditions of its permits; **ON-GOING. STAFF HOPES TO GET A PRELIMINARY NEEDS ASSESSMENT COMPLETED SOON.**	Manager/PW/Eng.
8	Expand efforts on official record and electronic file organization; **ON-GOING.**	Manager/Clerk
9	Complete the updates to the Town's standard specifications for infrastructure that have not yet been completed; **STAFF HOPES TO UPDATE THE REMAINING STANDARD SPECIFICATIONS SOON.**	Eng./PW
10	Address access to Ridgway Ditch and adjacent development, including building and septic setbacks, Ditch access, and land use opportunities with Ouray County to protect the Ditch; **ON-GOING.**	Eng./Manager/PW
11	Replace hydrants and valves, as needed, on water distribution system; **ON-GOING.**	PW
12	Work with the Lena Street Commons development team to complete the construction of the Lena Street improvements; **IN PROGRESS. PROJECT SLATED FOR COMPLETION IN LATE AUGUST.**	Eng./PW/Manager
13	Monitor/maintain paving settlement; **ON-GOING.**	PW
14	Complete transition from chlorine dioxide treatment to Granular Activated Carbon filtration alternative at water treatment plant; **RESEARCH AND DATA COMPILED. STAFF SEEKING UPDATED COST ESTIMATES PRIOR TO MOVING FORWARD TO RFB PHASE. DOLA EIAF GRANT OF $100K EXTENDED TO END OF 2022. POTENTIAL FOR USING STATE AND LOCAL FISCAL RECOVERY FUNDS FOR THIS PROJECT.**	PW/Eng./Manager
15	Complete sewer line camera and root abatement work; complete continuous dissolved oxygen monitoring; remove contact chamber sludge; **CAMERA AND ROOT ABATEMENT WORK IS ON-GOING. CURRENTLY MANUALLY MONITORING DISSOLVED O2. DO MONITORING SYSTEM PURCHASED AND IS EXPECTED TO BE INSTALLED BY THE FALL OF 2022. CONTACT CHAMBER SLUDGE IS SCHEDULED FOR REMOVAL IN THE NEXT FEW MONTHS.**	PW
16	Employ methods to better manage traffic flow and safe speeds; continue work with CDOT to purchase and install solar-powered speed radar signs on both sides of Hwy 62; further explore additional advisory signage and temporary pedestrian signage to mitigate speeding vehicles on westbound and eastbound Hwy 62; **RADAR TRAILERS DEPLOYED AS NEEDED. MARSHAL'S**	Marshal/PW

	OFFICE HAS INCREASED PRESENCE ON SHERMAN ST. AND AMELIA ST. SPEED RADAR SIGNS PURCHASED AND INSTALLED ON EASTBOUND AND WESTBOUND SHERMAN ST.	
17	Review Traffic Flow Plan and update, if needed. **ON-GOING.**	Eng./Manager/PW

AGENDA ITEM #16