

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, November 30, 2021

5:30 pm

Due to COVID-19, and 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/86519458246?pwd=dnJPV24yNEdBTFRNdHNvdGhmMXFPZz09>

Meeting ID: 865 1945 8246

Passcode: 661602

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

Written comments can be submitted before the meeting to kchristian@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Commissioners: John Clark, Thomas Emilson, Jennifer Franz, Bill Liske, Russ Meyer, Michelle Montague and Jennifer Nelson

SELECTION OF OFFICERS:

1. Appointment of Chairperson and Vice Chairperson

PUBLIC HEARINGS:

2. **Application:** Final Plat; **Location:** Town of Ridgway, Block 20, Lots 16-18; **Address:** 377 N. Laura St.; **Zone:** Historic Residential (HR); **Applicant:** Beth Lakin; **Owner:** Beth Lakin
3. **Application:** Preliminary Plat; **Location:** Town of Ridgway, Block 28, Lots 16-20; **Address:** 283 N. Cora St.; **Zone:** Historic Residential (HB); **Applicant:** Matt McIsaac; **Owner:** Matt McIsaac

OTHER BUSINESS:

4. Discussion regarding the date for the regular December Planning Commission meeting

APPROVAL OF MINUTES:

5. Minutes from the Regular meeting of October 26, 2021

ADJOURN

AGENDA ITEM #1



To: Members of the Planning Commission
From: Preston Neill, Town Manager
Date: November 23, 2021
Agenda Topic: **Appointment of Chairperson and Vice Chairperson**

SUMMARY:

According to Section 2: Officers of the *Planning Commission Bylaws*, "The officers of the Planning Commission shall be a Chairperson and Vice Chairperson...The officers shall serve terms of two years and shall be elected at the first regular meeting after the conclusion of the terms of the preceding Chairperson and Vice Chairperson." The terms of Doug Canright (Chairperson) and John Clark (Vice Chairperson) concluded on November 1st, so the Planning Commission is asked to appoint a new Chairperson and Vice Chairperson.

The *Bylaws* state that "The Chairperson shall preside at all meetings of the Planning Commission, sign documents of the Commission, and see that all actions are properly taken...The Vice Chairperson shall serve in the absence or incapacity of the Chairperson. The Vice Chairperson shall succeed the Chairperson if he/she vacates the office before the term is completed and a new Vice Chairperson shall be elected at the next scheduled meeting."

Staff recommends the following approach to fill the roles of Chairperson and Vice Chairperson:

1. Start with the Chairperson role, and then follow the same process for the Vice Chairperson role.
2. Open it up to nominations. Any member can nominate another member, or a member can nominate herself/himself.
3. Once all nominations are received, the nominees can take a minute to explain their interest in the role.
4. Members of the public will be afforded an opportunity to comment.
5. Members can discuss the merits of each candidate and/or a motion can be made.
6. Once a motion is made, normal meeting conduct would apply, requiring a second and a vote.

PROPOSED MOTIONS:

1. "I move to appoint ____ (Name)____ to serve as Chairperson of the Ridgway Planning Commission for a two-year term that will expire on November 1, 2023."
2. "I move to appoint ____ (Name)____ to serve as Vice Chairperson of the Ridgway Planning Commission for a two-year term that will expire on November 1, 2023."

AGENDA ITEM #2



Building People, Places & Community

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: November 22, 2021
Subject: Lakin-Arnold Subdivision for November 30th PC Meeting

APPLICATION INFORMATION

Request: Approval of the Lakin-Arnold Subdivision to separate one single interest ownership into two lots.

Legal: Lots 16, 17 & 18, Block 20, Town of Ridgway
NE1/2 Section 17, T45N, R8W, NMPM

Address: 377 N. Laura St

General Location: South of Frederick St., north of Charles St., and west of and adjacent to N. Laura St.

Parcel #: 430516204002

Zone District: Historic Residential (HR)

Current Use Single-Family Residence

Applicant Beth Lakin

Owner Beth Lakin

PROJECT REVIEW

BACKGROUND

The application for an Amended Plat was submitted on September 17, 2021. A completeness review was conducted, and the application was accepted as complete on October 4, 2021 after additional information was provided by the applicant.

Upon review of the application by town staff and consultants, it was realized that the current sewer main line in the alley to the west of the property does not extend far enough to the south to service the new proposed Lot 2. After discussing the issue with the applicant, it was agreed upon to continue the Planning Commission hearing to November 30, 2021 to allow time for the applicant and town staff to discuss options for this parcel and proceed with a recommendation to Planning Commission which will meet the needs of this particular development as well as the remainder of this block.

Town staff confirmed the location of the sewer manhole and then met with the applicant to discuss options. Following a discussion of the options available to the applicant, it was determined that the best option moving forward was to delay this application until April 2022 to allow adequate time for the applicant to design the sewer line extension, gain town approval of the design, and install the public improvements in the Spring.

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

- (B) *Amended plats of subdivision plats previously approved by the Town, or parts of such plats, which do not make or require a material change in the extent, location, or type of public improvements and easements provided, and are consistent with the Design Standards of these Regulations may be submitted, approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivision by these regulations, if all required improvements are in and available to serve each lot.*

The proposed amendments do not materially change the “extent, location, or type of public improvements and easements” since the parcels are already platted and changes to the property boundaries or access is being contemplated with this request. Since the request addresses allowed uses on the property, the change is not material for the plat; however, the merits and applicable design and development standards required by the RMC will be reviewed at such time the property develops further. Therefore, the requirements set forth in 7-4-10(C) apply to this application.

This section requires the applicant to submit appropriate documentation in accordance with subsection 7-4-5(C) of the RMC and states that the application shall be reviewed with the procedures set forth in subsection 7-4-5(C) as well.

RMC §7-4-5(C)(8)(b):

The Planning Commission shall determine the following are met in order to recommend approval, with or without conditions, of the plat amendment to the Town Council:

- (i) *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;*
- (ii) *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- (iii) *Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

PUBLIC NOTICE AND PUBLIC COMMENT

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 has been posted and proper notification has been completed by the Town in accordance with RMC §7-4-13.

As of the drafting of this staff report, no public comments either for or against the request have been received.

STAFF RECOMMENDATION

Staff agrees with the applicant’s request to continue the public hearing for this application until the Planning Commission’s regular meeting on April 26, 2022.

ATTACHMENTS

- A. Application and Support Materials
- B. Applicant Request to Continue





Planning Commission Hearing Request

Official Use Only

Receipt # 181

Date Received: 9-17-21

Initials: [Signature]

General Information

Applicant Name	Beth Lakin	Application Date	9/14/2021
Mailing Address	PO Box 2114; Ridgway, CO 81432		
Phone Number	970-901-8624	Email	beth.l.lakin@gmail.com
Owner Name	same		
Phone Number		Email	
Address of Property for Hearing	377 N Laura St		
Zoning District	Historic Residential		

Brief Description of Requested Action

Replat Lots 16, 17, 18 of Block 20 into Lots 1 & 2 Lakin-Arnold Replat

Action Requested and Required Fee Payable to the Town of Ridgway

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

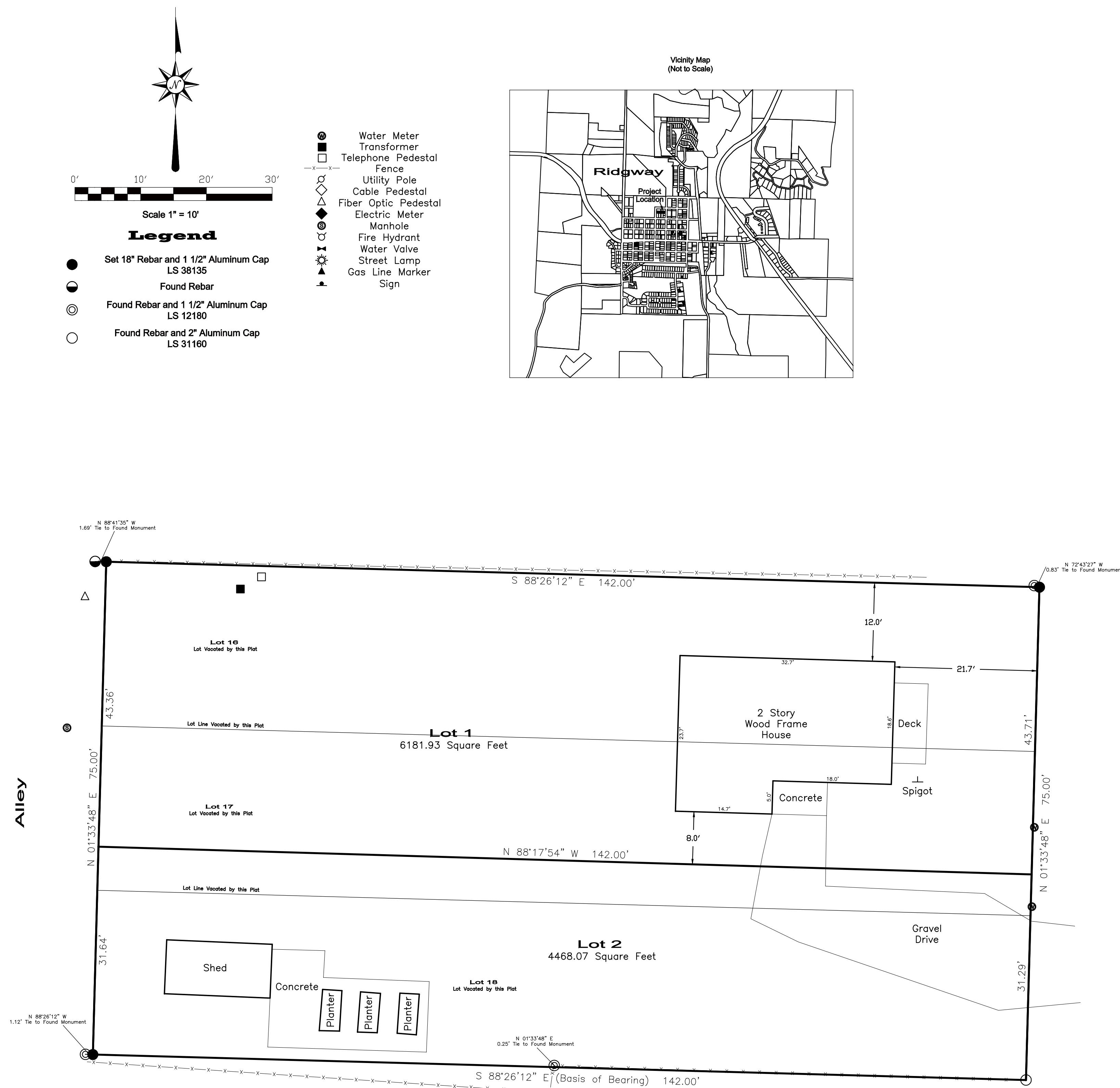

Applicant Signature

9/16/2021
Date


Owner Signature

9/16/2021
Date

Lakin-Arnold Subdivision
An Amended Plat of Lot 16, 17 and 18, Block 20, Town of Ridgway
Located in Northeast 1/4 Section 17, Township 45 North, Range 8 West, NMPM, Town of Ridgway, County of Ouray, State of Colorado



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that Beth Leigh Lakin, as the owner ("Owner") of certain lands in the Town of Ridgway, Colorado, to wit:

Lot 16, 17 and 18, Block 20, Town of Ridgway, County of Ouray, State of Colorado

have by these presents laid out, platted and subdivided the same into lots, as shown on this Plat under the name of Lakin-Arnold Subdivision. Private easements are reserved or conveyed for the purposes as indicated on the plat.

Executed this ____ day of _____, A.D. 202__.

By: Beth Leigh Lakin

NOTARIAL:

STATE OF _____)
COUNTY OF _____) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this _____ day of _____, 202____ by Beth Leigh Lakin.

Witness my hand and official seal

My commission expires: _____

Notary Public

ATTORNEY'S CERTIFICATE

_____, _____, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title of all land herein platted and that title to such land is in the dedicator(s) and owners, and that the property dedicated herein has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, A.D., 202_____

_____, Attorney at Law

SURVEYOR'S CERTIFICATE

I, Peter C Sauer, 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 Statutes, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

Peter C Sauer
License No. 38135

TREASURER'S CERTIFICATE:

I certify that as of the _____ day of _____ there are no delinquent taxes due, nor are there any tax liens, against the property described herein or any part thereof, and that all current taxes and special assessments have been paid in full.

Date: _____

Jill Mihelich, Ouray County Treasurer

NOTES

1. All outdoor lighting fixtures to comply with town of Ridgway regulations.
2. The property placed hereon is subject to the prior easements as shown herein.
3. Easements for utilities shall include a blanket utility easement over and across all lots.
4. BASIS OF BEARINGS: The south line of LOT 18, BLOCK 20, TOWN OF RIDGWAY, COLORADO is recorded as the bearing S 88°26'12" E, as shown hereon.
5. Linear Units: US Survey Foot.
6. Each lot is limited to one principal dwelling unit for which applicable excise tax has been paid.

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.

TOWN COUNCIL:

Approved by the Ridgway Town Council this _____ day of _____,
A.D. 202_____.

by _____, Mayor.

PLANNING COMMISSION:

Approved by the Ridgway Planning Commission this _____ day of _____, A.D. 202__.

by _____, Chairman.

TOWN ATTORNEY'S CERTIFICATE:

Approved for recording this _____ day of _____, 202_____.

Town Attorney

CERTIFICATE OF IMPROVEMENTS

The undersigned, Town Manager of the Town of Ridgway, certified that all required improvements are installed, available and adequate to serve each lot.

Date: _____

Preston Neill, Town Manager


RECORDER'S CERTIFICATE

This plat was filed for record in the office of Clerk and Recorder of Ouray County at _____
 .M. on the _____ day of _____, A.D. 202_____, under

Reception No. _____

By _____
Michelle Nauer, Ouray County Clerk and Recorder

Deputy

PROJECT MANAGER: PS		REVISIONS	DATE	DESCRIPTION	BY
CADD TECH: PS		1			
CHECKED BY: PS		2			
START DATE: 9/1/2021		3			
		4			
		5			
		OFFICE (970) 249-5349 CELL (970) 729-1289 23414 INCOMPAPRE ROAD MONTROSE, CO 81403 WWW.ORIONSURVEYING.COM			
DRAWING PATH: Renlat 9-21		SHEET NO. 1 OF 1		PROJECT: 21228	

Beth Lakin
377 N Laura St
Ridgway, CO 81432

September 28, 2021

Town of Ridgway:

This letter is to confirm that to my knowledge mineral rights have not been severed from surface rights and that I have not conveyed any mineral rights for Lots 16, 17, and 18 of Block 20, Town of Ridgway, County of Ouray, Colorado.

Sincerely,

A handwritten signature in black ink that reads "Beth Lakin". The signature is written in a cursive, flowing style.

Beth Lakin



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

**TOWN OF RIDGWAY, COLORADO
ACKNOWLEDGMENT OF FEES AND COSTS**

Beth L Lakin ("Applicant") and Beth L Lakin ("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.

Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approval action taken until all fees then due are paid to the Town.

Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.

Applicant and Owner further acknowledges that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledged this 17 day of September, 2021.

APPLICANT:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)

PROPERTY OWNER:

By: Beth L Lakin

Beth L Lakin, authorized signer
(print name)



TJ Dlubac <tdlubac@planstrategize.com>

Continue Lakin-Arnold Replat

2 messages

Beth Lakin <beth.l.lakin@gmail.com>
To: TJ Dlubac <tdlubac@planstrategize.com>

Mon, Nov 22, 2021 at 6:56 AM

TJ,

Can we please continue the Lakin-Arnold replat to the April P&Z meeting?

Thanks,

Beth

TJ Dlubac <tdlubac@planstrategize.com>
To: Beth Lakin <beth.l.lakin@gmail.com>

Mon, Nov 22, 2021 at 7:19 AM

Thank you, Beth.

TJ Dlubac, AICP
Community Planning Strategies, LLC
970-744-0623

From: Beth Lakin <beth.l.lakin@gmail.com>
Sent: Monday, November 22, 2021 6:56:06 AM
To: TJ Dlubac <tdlubac@planstrategize.com>
Subject: Continue Lakin-Arnold Replat

[Quoted text hidden]

AGENDA ITEM #3

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: October 21, 2021
Subject: McIsaac Subdivision Planned Unit Development Preliminary Plan and Plat for October 26th PC Meeting

APPLICATION INFORMATION

Request: Approval of McIsaac Subdivision Planned Unit Development and Preliminary Plan.
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: Matt McIsaac

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.

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) PUD's 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	<ul style="list-style-type: none"> 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.

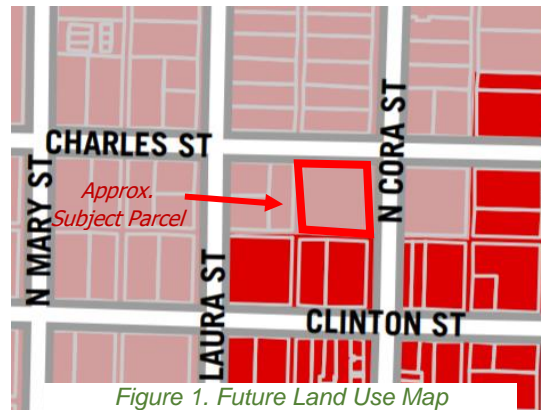


Figure 1. Future Land Use Map

- 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 or 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	<i>See HR District requirements in Sec. 7-3-6 of RMC, as may be amended from time to time.</i>			
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 off of 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

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	<i>Landscaping will remain as exists today. RMC landscaping requirements applicable at the time the property is developed shall apply at that time.</i>				
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 a number of variations from the minimum development standards. The following is a summary of the various 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)	0' (E)	0' (E)	0' (E)	0' (E)	0' (E)	8' (E)



		2'+ (S)		0' (W)	0' (W)	0' (W)	0' (W)	0' (W)
Side Street Setback	7.5' (2')	N/A	5.5'(W)	N/A	N/A	N/A	N/A	

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 has 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.

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, staff recommends that the Town of Ridgway Planning Commission recommend the Town Council approve the RidgSix Townhouse Subdivision PUD and Preliminary Plat and Plat 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 outstanding 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.

ATTACHMENTS

- A. Application and Support Materials
- B. Planning Comment Letter dated October 6, 2021
- C. Engineering Comments dated September 24, 2021
- D. Updated 3D Models





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

Planning Commission Hearing Request

Official Use Only

Receipt # CK 0106

Date Received: 1-28-21

Initials: AK

\$1,650.00

General Information

Applicant Name MATT McISAAC Application Date 1/28/21
Mailing Address PO BOX 942
Phone Number 970-797-0308 Email _____
Owner Name MATT McISAAC
Phone Number _____ Email _____
Address of Property for Hearing 283 N. CORAST. (TIBD CHARLES + N. CORA)
Zoning District HR

Brief Description of Requested Action

PUD- MULTI-FAMILY DWELLING

Action Requested and Required Fee Payable to the Town of Ridgway

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

- ☐ 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.

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

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.

PRELIMINARY PLAT
LOTS 1-7, RIDGSIX TOWNHOMES,
A PLANNED UNIT DEVELOPMENT
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.,
OURAY COUNTY, COLORADO.

CERTIFICATE OF IMPROVEMENTS COMPLETION:

The undersigned, Town manager of the Town of Ridgway, do so certify that all improvements and utilities required by the current Subdivision Regulations of the Town of Ridgway have been installed in this subdivision in accordance with the specifications of the Town except for the following which have been secured pursuant to Town subdivision regulations:

Dated this _____ day of _____, 2021

By: _____ Town Manager

ATTORNEYS CERTIFICATE:

I, _____ an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title to all land herein platted and that title to such lands in the dedicators and owners, and that the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, 2021

By: _____ Attorney at Law

APPROVAL OF TOWN ATTORNEY:

Approved for recording this _____ day of _____, 2021

By: _____, Attorney

APPROVAL OF PLANNING COMMISSION, TOWN OF RIDGWAY, COLORADO:

The Planning Commission of Ridgeway, Colorado did hereby authorize and approve this This Preliminary Plat titled PRELIMINARY PLAT LOTS 1-7, RIDGSIX TOWNHOMES, A PLANNED UNIT DEVELOPMENT, at the meeting held on

this _____ day of _____, 2021

By: _____
Chair Person,

APPROVAL OF TOWN COUNCIL:

Approved by the Town Council this _____ day of _____, 2021

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: _____

AREA SUMMARY:

Subdivision Area = 20164 Square Feet
Setbacks = 4456 square Feet
Lot Coverage % = 19.66%
Road Dedication = 0.0 Square Feet
Open Space = 0.0 Square Feet
Total 20164 Square Feet

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: MATTHEW MCISAAC, 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, 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 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 MATTHEW MCISAAC has caused his name to be here unto

subscribed this _____ day of _____ A.D. 20 _____.

BY: _____
MATTHEW MCISAAC

Notarial:
State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day

of _____ A.D. 20 _____, by MATTHEW MCISAAC.

My commission expires on: _____
Witness my hand and official seal.

_____(Seal)

Notary Public

Notarial:
State of Colorado
County of _____
The foregoing mortgagee's consent was acknowledged before me this _____ day of _____ A.D. 20 _____, by _____.

My commission expires on: _____
Witness my hand and official seal.

_____(Seal)

Notary Public

LOTS 1-7, RIDGSIX TOWNHOMES PLAT NOTES:

- All construction will conform with Ridgway Municipal Code.
- Outdoor Lighting: All outdoor lighting shall conform to Ridgway Municipal Code Section 6-5 "Outdoor Lighting regulations." including Dark Sky Requirements.
- RidgSix Townhomes to be managed and governed by townhome association, this includes all common area maintenance and exterior maintenance. Inclusive of landscaping and snow removal.
- Short term rentals limited to one bedroom per Ridgway municipal code for multifamily dwellings in HR zoning district.
- The townhome community consists of six dwellings to be governed by the townhome association of owners. Association shall be responsible for exterior maintenance, landscape maintenance, irrigation, snow removal and compliance with Ridgway Municipal Code.
- Short-term rentals shall be limited to one bedroom in each dwelling unit per Ridgway Municipal Code and zoning regulations for multi-family in Historical Residential.
- Snow Removal within the PUD and in right of way is the direct responsibility of the townhome association.
- Landscape and irrigation is direct responsibilities of it's association of owners.
- Geotechnical study provided 6/29/2020 Project# 02091-0001 Huddleston-Berry Engineering & Testing, LLC
- A 5.5' water line and utility easement along the west side of Lot 2 to benefit Lot 1 is hereby created.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this PRELIMINARY PLAT of Lots 1-7 Ridgsix Townhomes, A Planned Unit Development was made by me and under my direct supervision, responsibility, and checking. This site survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark PLS. 38014

NOTES:

- 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.
- 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.
- Field work was performed in April 2021.
- Elevation datum for this survey is based on benchmark "SPIKE IN CURB" that elevation being 7000.67.
- 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 than ten years from the date of the certification shown hereon.
- No new streets or alleys are proposed in this plan.
- Approval of this plan may create a vested right pursuant to Article 68 of Title 24 C.R.S. as amended.
- 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.

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 _____, 2021

Janice M. Stout
Ouray County Treasurer

RECORDER'S CERTIFICATE:

This plat was filed for record in office of the Clerk and Recorder of Ouray County

at _____ m this _____ day of _____, 2021.

Plat Book Number _____, Page Number _____.


Reception Number _____.

Time _____.

Ouray County Clerk


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


DATE: 5/17/2021		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	SHEET-1-OF-2





[illegible]


LEGEND:


 CONCRETE


 FOUND #6 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
(MEAS) INDICATES FIELD MEASURED BEARING AND DISTANCE

GENERAL NOTES: MC ISAAC SUBDIVISION

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

-ZONING: HISTORIC RESIDENTIAL

-EXISTING NUMBER OF UNITS: 1

-PROPOSED TOWNHOMES: 6 UNITS

-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

-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

-SIZE OF EXISTING PROPERTY BOUNDARIES: 142' -0" N-S X 142' -0" E-W

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 50" MIN. HT. FOR EVERGREENS.

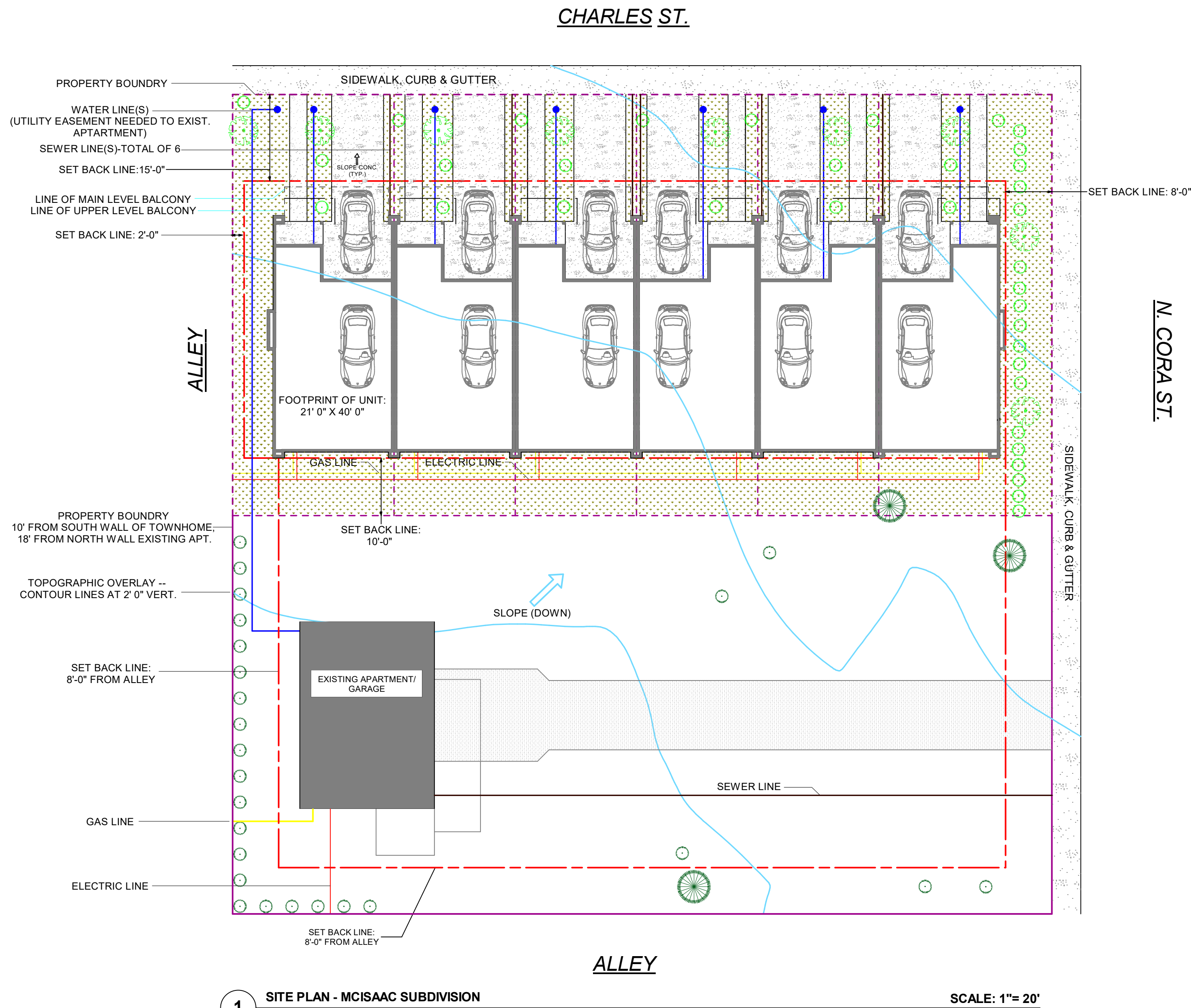
- A MIN. OF 1 TREE SHALL BE LOCATED IN THE FRONT YARD FOR EACH 25' OF STREET, & ON CORNER LOTS, 1 TREE SHALL BE LOCATED IN THE SIDE STREET YARD FOR EVERY 50' OF SIDE STREET YARD FRONTAGE.

-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.

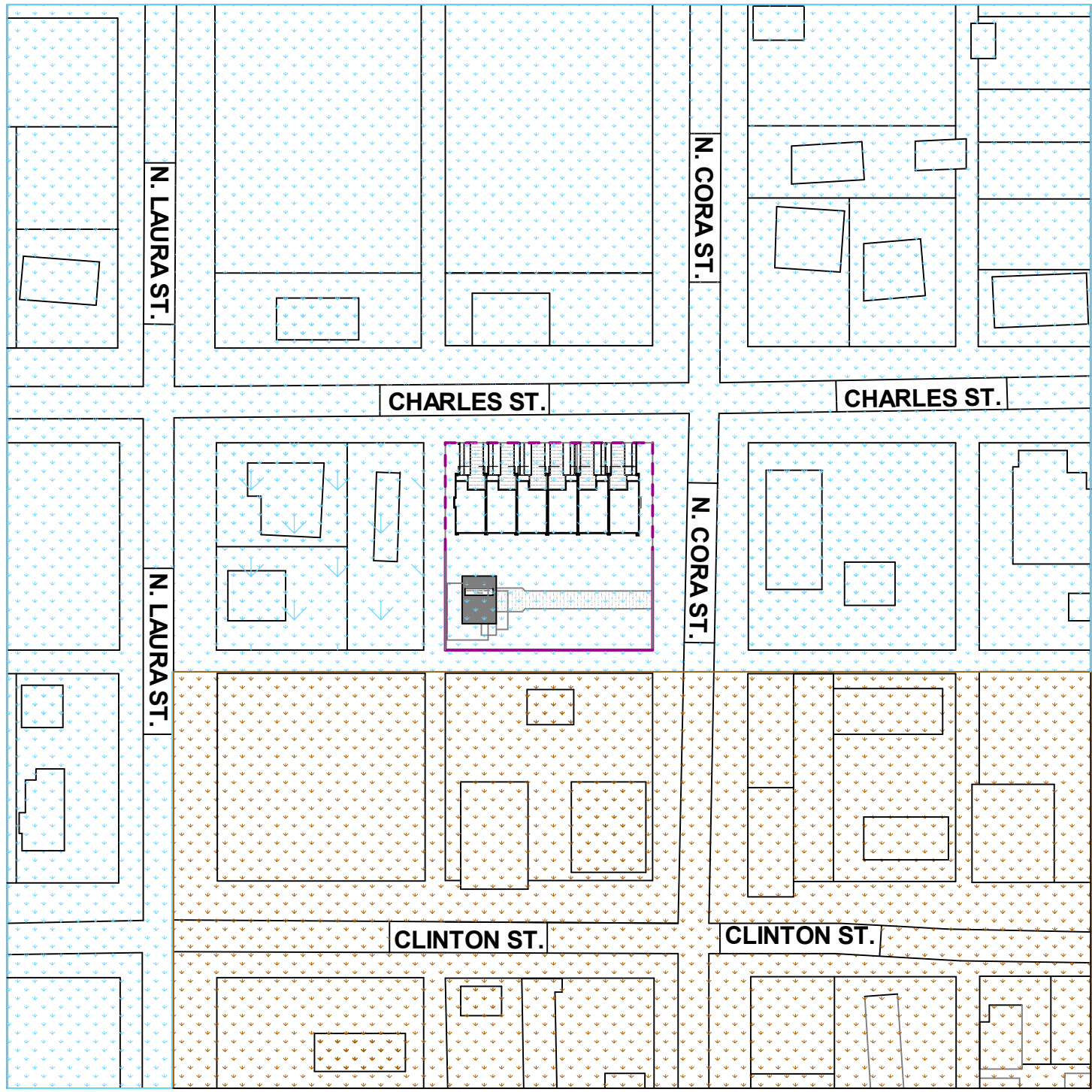
- IRRIGATION DESIGN TO FOLLOW THE RECOMMENDATIONS OF THE HUDDLESTON-BERRY GEOTECHNICAL INVESTIGATION DATED 6/29/2020.

-FOR FUTHER CLARIFICATION REGARDING LANDSCAPE STANDARDS REFER TO THE TOWN OF RIDGWAY DEVELOPEMENT STANDARDS 6-6-4, SECTION (G).



LEGEND

- HISTORIC RESIDENTIAL
- HISTORIC BUSINESS



NUM	DESCRIPTION	DATE	DATE	SCALE	DRAWN BY	CHECKED BY
1		7/27/2021		1"= 30'	JAW	
2						
3						
4						
5						
6						
7						
8						
9						
10						

* 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 CONT 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.

INDEX OF SHEETS

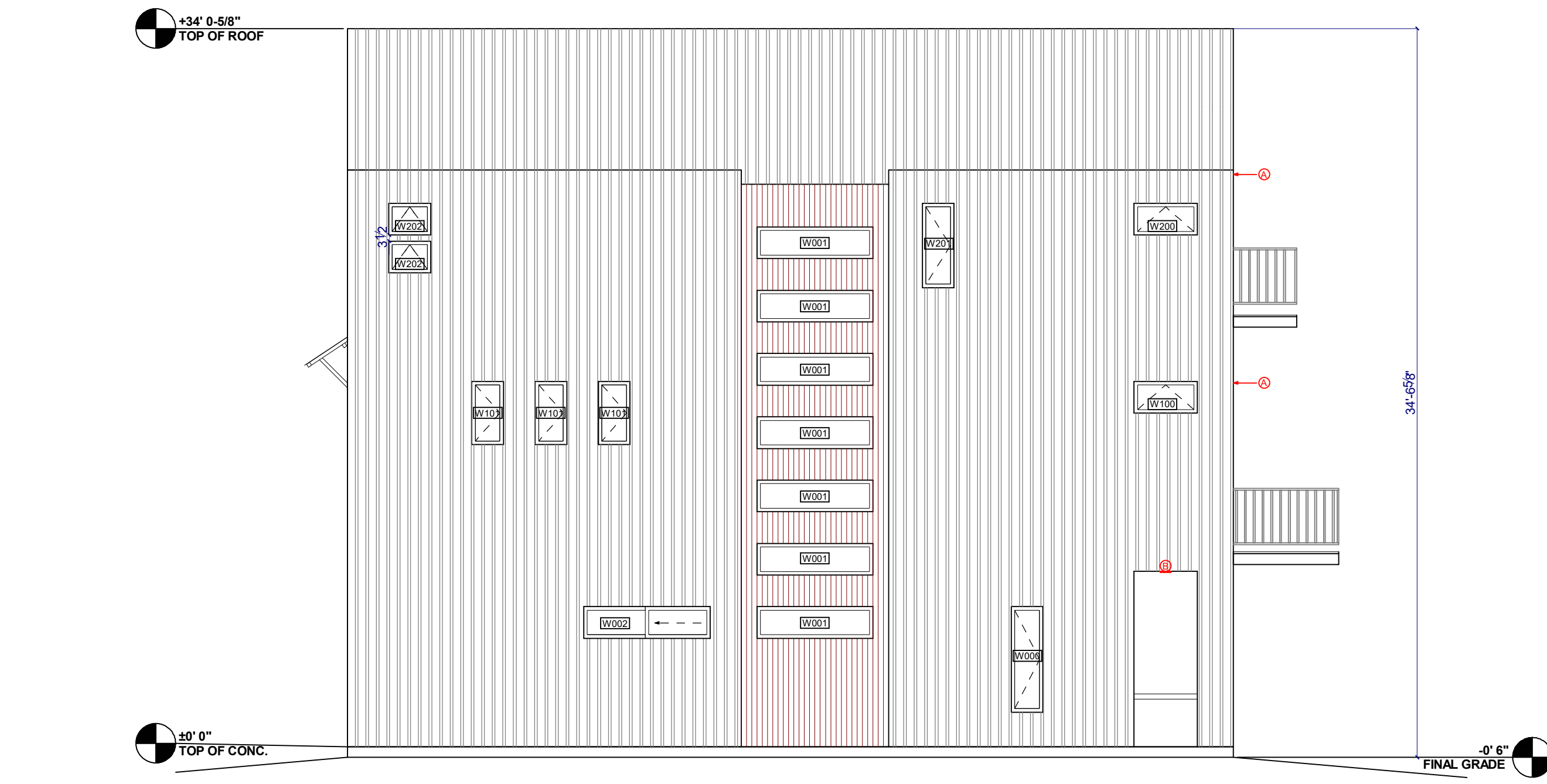
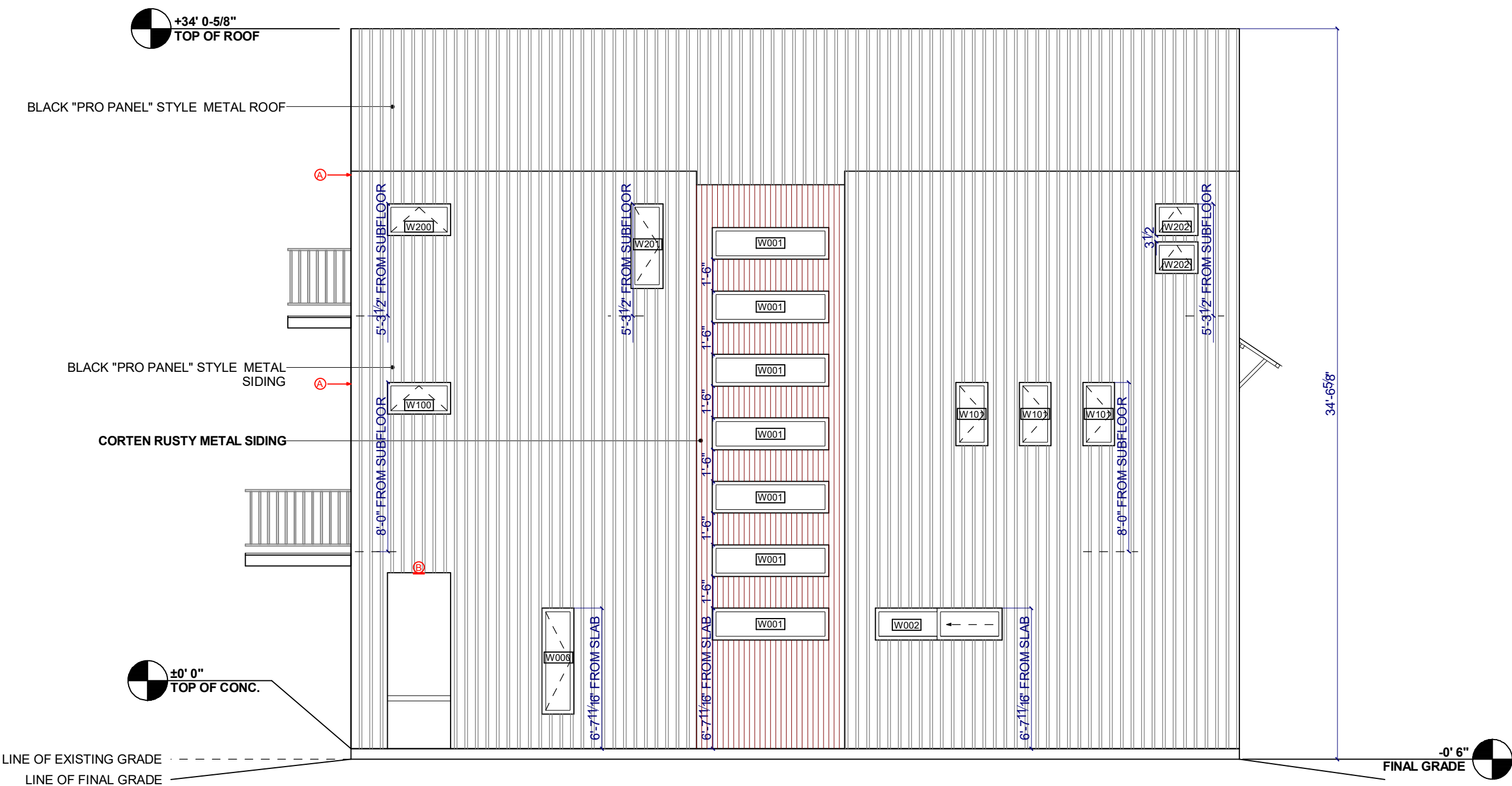
SP.1 SITE PLAN
A0.0 EAST & WEST ELEVATIONS
A0.1 NORTH AND SOUTH ELEVATIONS
A1.0 ROOF PLAN
A2.0 SECTIONS
S0.0 FOUNDATION PLAN
S0.1 LOWER LEVEL FRAMING
S1.0 MAIN LEVEL JOIST
S1.1 MAIN LEVEL FRAMING
S2.0 UPPER LEVEL JOIST
S2.1 UPPER LEVEL FRAMING
S2.2 ROOF FRAMING
S3.0 STRUCTURAL NOTES
S3.1 STRUCTURAL DETAILS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

EXTERIOR LIGHTING SCHEDULE:

- DESIGNERS FOUNTAIN "PORTLAND" DS - 7" W, DARK SKY
OUTDOOR SCENCE - 800lm (MIN), 900lm (MAX)
- 6" RECESSED CAN LIGHT - 800lm (MIN), 900lm (MAX)

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. 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.



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

EXTERIOR LIGHTING SCHEDULE:

DESIGNERS FOUNTAIN "PORTLAND" DS - 7" W. DARK SKY
OUTDOOR SCONCE -- 600lm (MIN) 900lm (MAX)

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

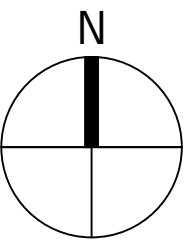


RIDGSIX TOWNHOMES
CHARLES ST.
RIDGWAY, CO

P.E. STAMP

NUM	DESCRIPTION	DATE	DATE:	SCALE:	5/4/2021
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				DRAWN BY:	JAW
				CHECKED BY:	

NORTH & SOUTH ELEVATIONS



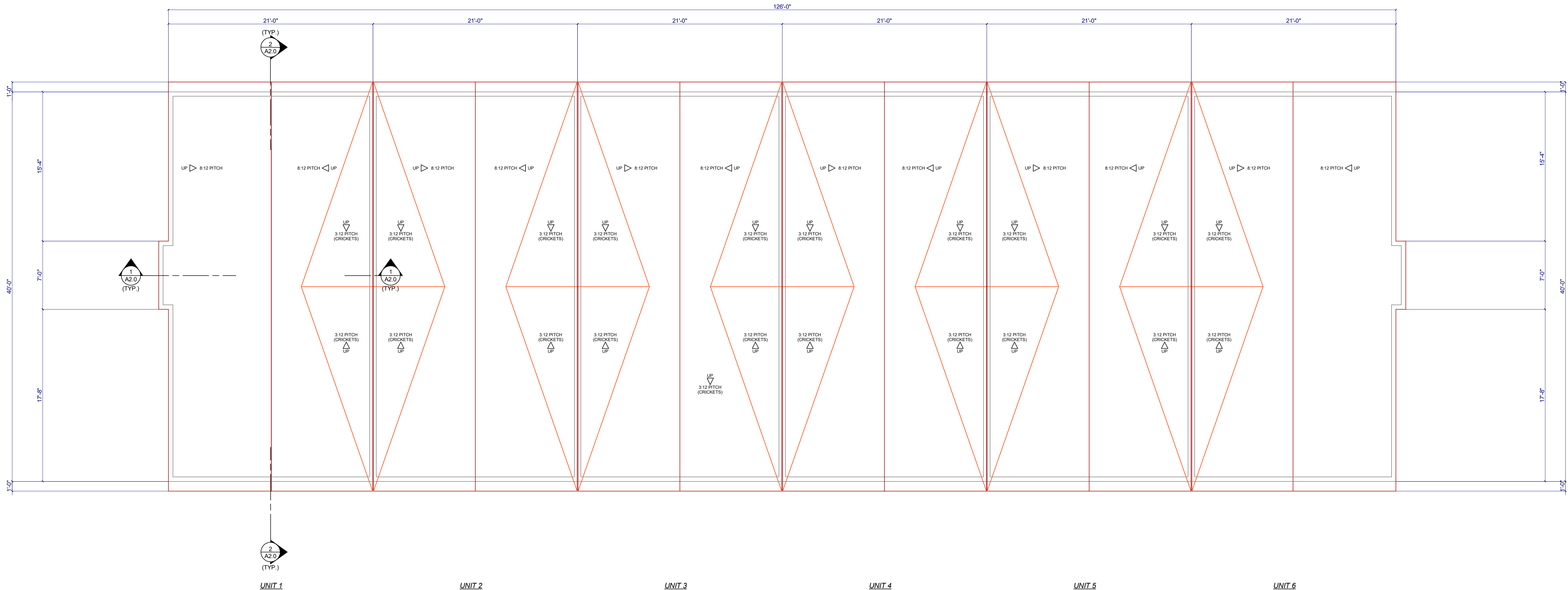
RIDGSIX TOWNHOMES
CHARLES ST.
RIDGWAY, CO

P.E. STAMP

NUM	DESCRIPTION	DATE	DATE:	SCALE:	7/27/2021
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				CHECKED BY:	

ROOF PLAN

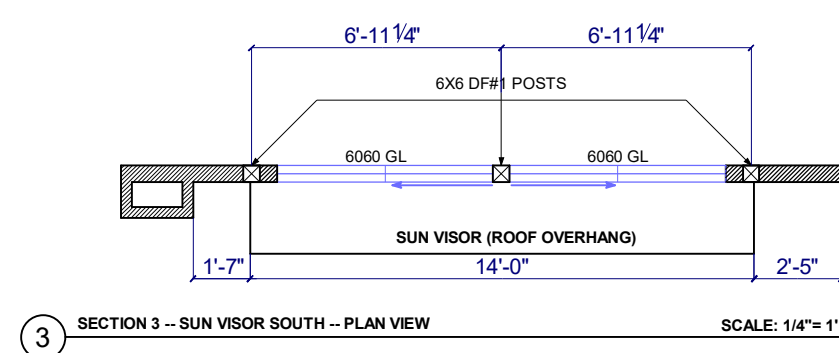
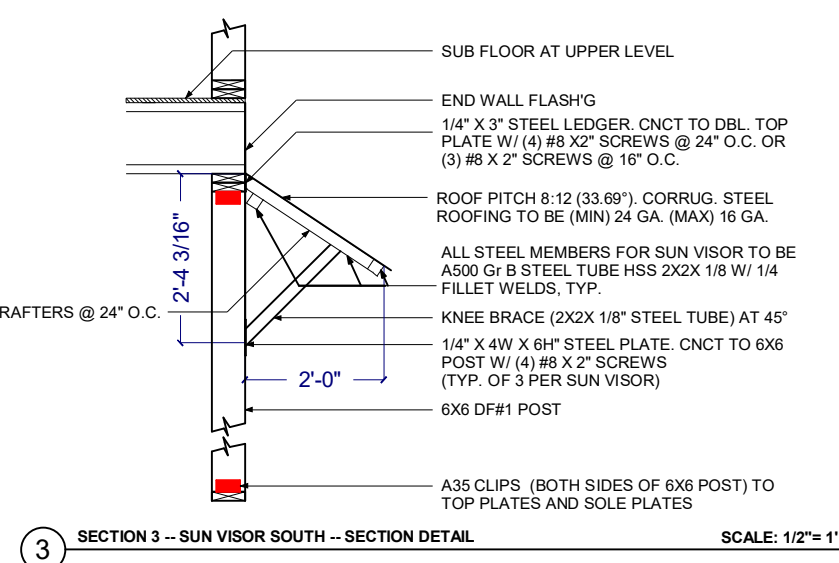
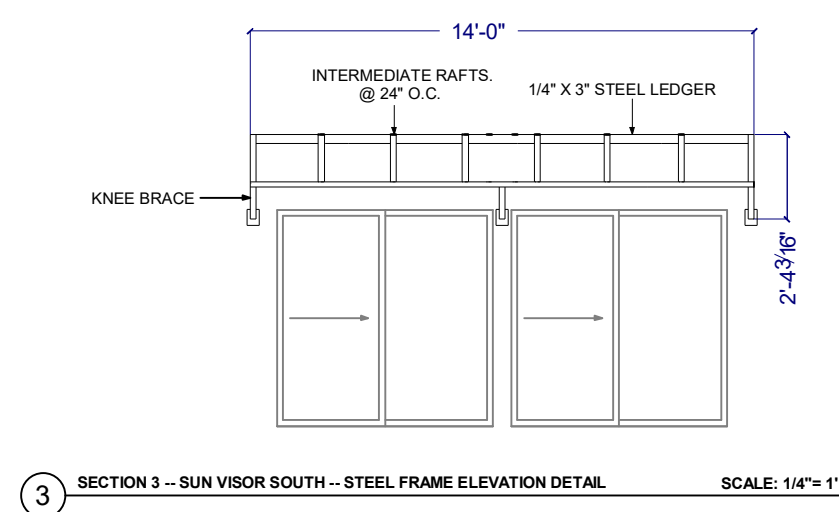
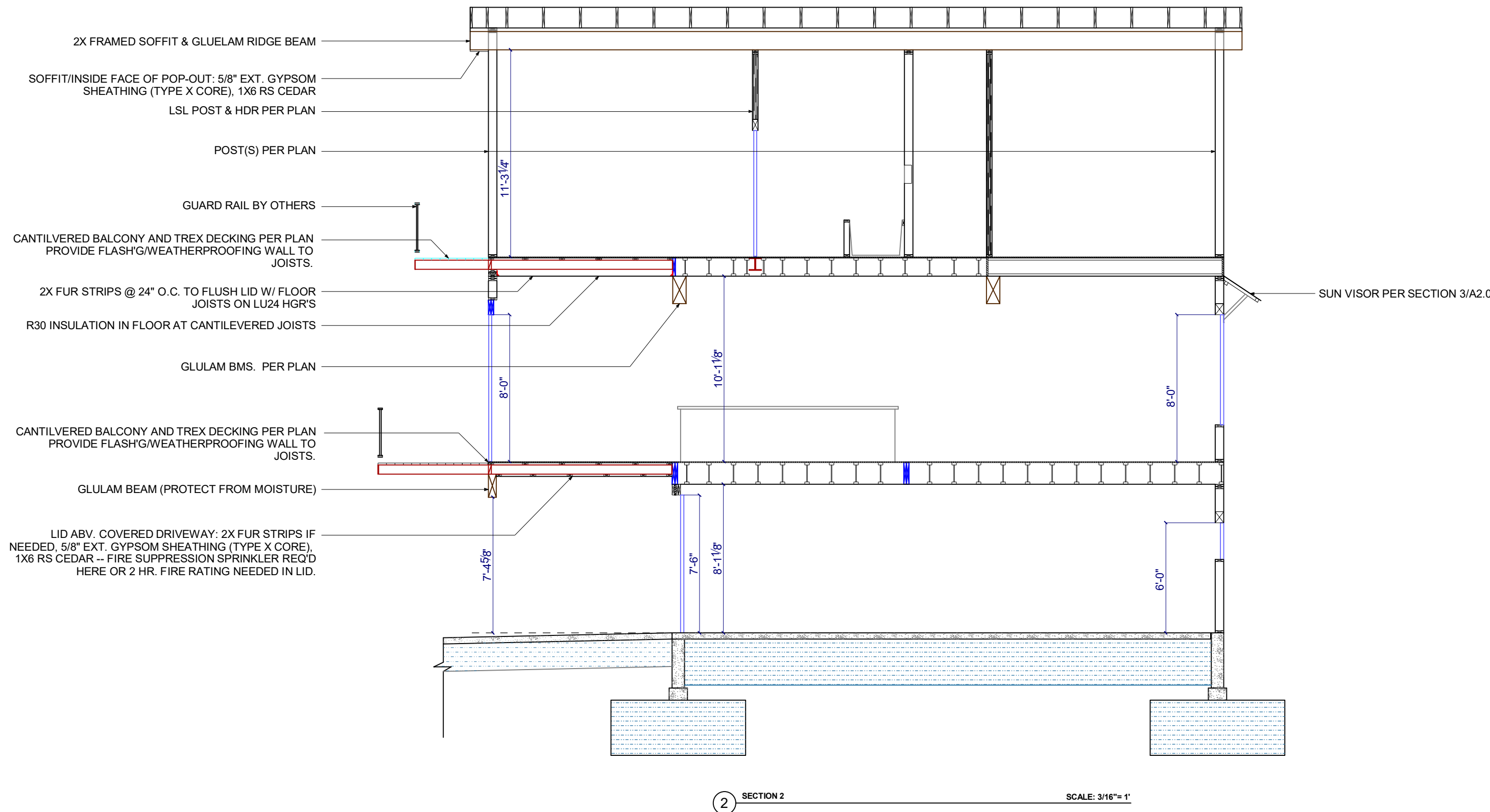
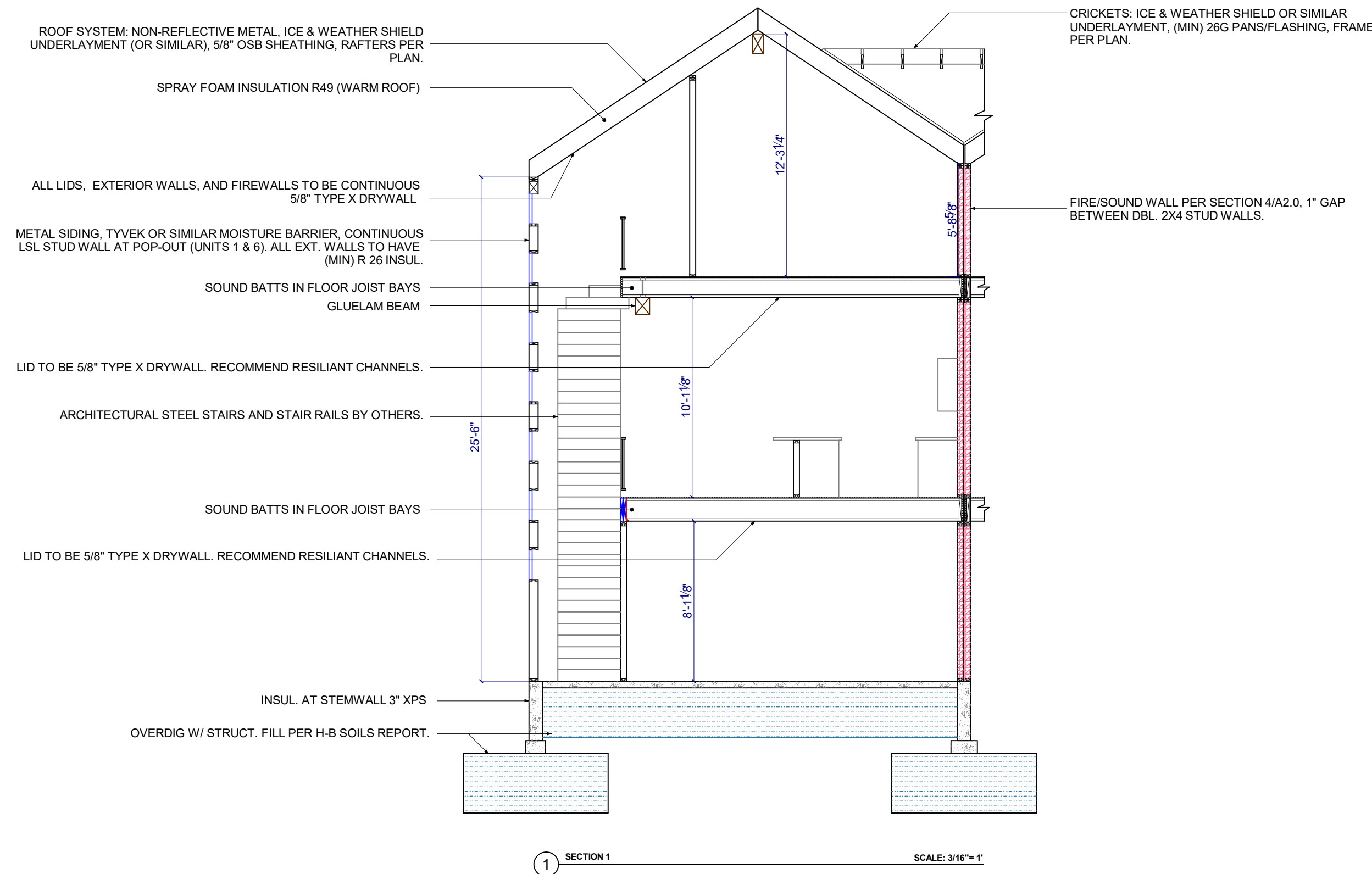
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NO.	DESCRIPTION	DATE	DATE	SCALE	DATE	5/4/2021
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						JAW

SECTIONS

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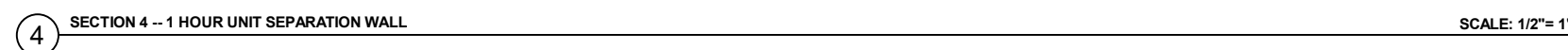
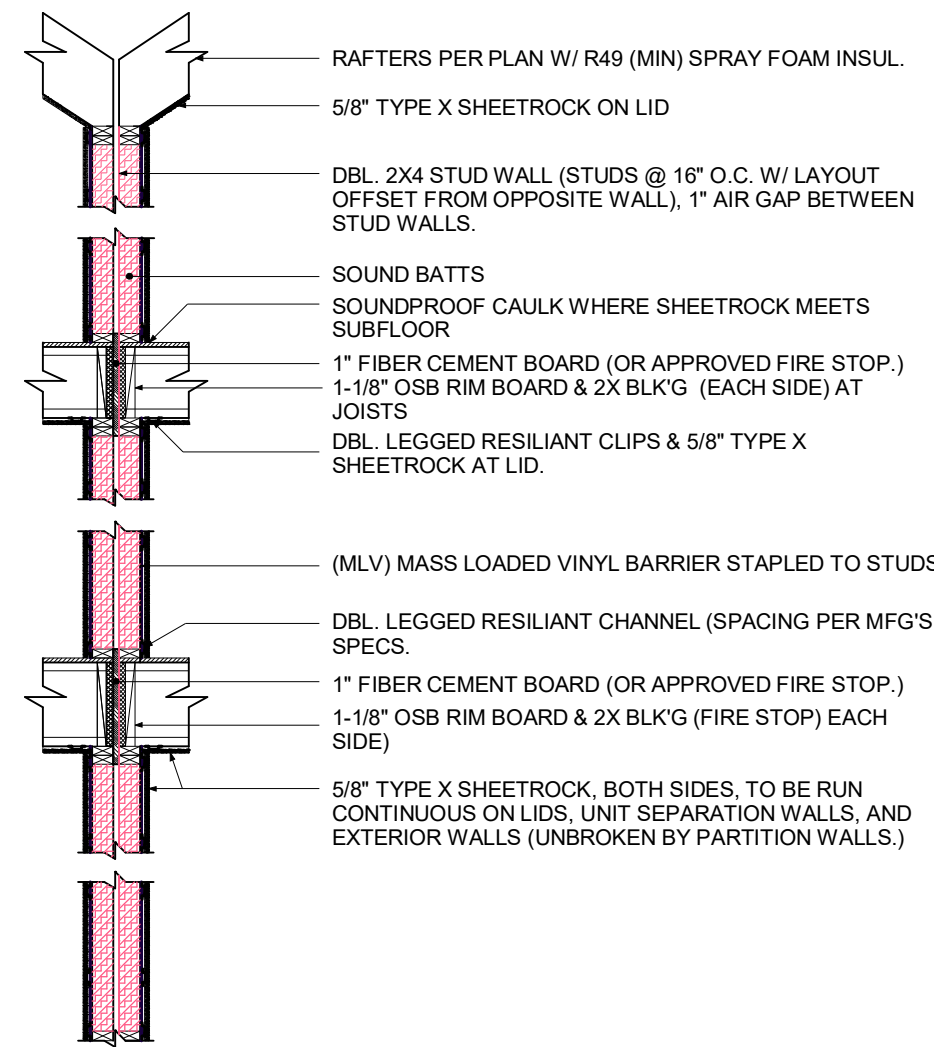


GENERAL SOUND INSULATION NOTES:

SYSTEMS SHALL BE AIRTIGHT. RECESSED WALL FIXTURES SUCH AS MEDICINE CABINETS, ELECTRICAL, TELEPHONE, TELEVISION, ETC., THAT PENETRATE THE GYPSOM BOARD SHALL NOT BE LOCATED BACK TO BACK OR IN THE SAME STUD CAVITY. ANY OPENING FOR FIXTURES OR PIPES SHALL BE CUT TO THE PROPER SIZE AND SEALED. THE ENTIRE PERIMETER OF A SOUND INSULATING SYSTEM SHALL BE MADE AIRTIGHT TO PREVENT SOUND FLANKING. FLEXIBLE SEALANT OR AN ACOUSTICAL GASKET SHALL BE USED TO SEAL BETWEEN THE STC RATED SYSTEM AND ALL DISSIMILAR SURFACES WHERE PERIMETER RELIEF IS REQUIRED. TAPING GYPSOM BOARD WALL, AND WALL CEILING INTERSECTIONS PROVIDES AN ADEQUATE AIR SEAL AT THESE LOCATIONS.

1 HOUR FIRE WALL:

THROUGH PENETRATIONS SHALL BE PROTECTED BY AN APPROVED PENETRATION FIRESTOP SYSTEM INSTALLED AS TESTED IN ACCORDANCE WITH ASTM E814 OR UL 1479, WITH A MINIMUM POSITIVE PRESSURE DIFFERENTIAL OF 0.01 INCH (2.49 Pa) OF WATER AND SHALL HAVE AN F-RATING/T-RATING OF NOT LESS THAN THAT REQUIRED OF THE WALL PENETRATED.



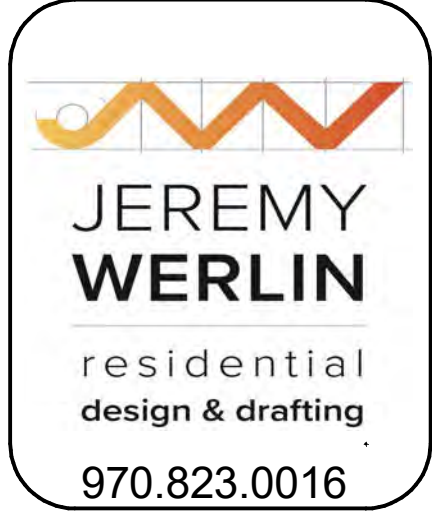
FOUNDATION NOTES*

- ANCHOR BOLTS (AB'S): 5/8" Ø X 10" W/ 2X PT. MUDSILL @ 48" O.C. (MAX). 2 AB'S PER BOARD (MIN) U N O.
- FTG. FOOTINGS (FTG'S): 12" W X 8" D W/ (2) #5 REBAR CTS & 16" W X 8" D W/ (2) #5 REBAR CTS AR DBL. STUD WALLS (WALL LINES & 12, 18, 24, 30).
- FTG. STEMWALL: 8" W CONC. W/ (1) #4 REBAR CTS. AT TOP & AT 24" O.C. HORIZ. #4 VERT. REBAR @ 48" O.C. (ALT. HOOK DIRECTION INTO FTG.) IF STEMWALL EXCEEDS 36 INCHES ABOVE TOP OF FTG USE #4 REBAR @ 18" HORIZ. AND VERT.
- GARAGE SLAB TO BE (MIN) 4" D O/ 30" Ø COMPACTED STRUCTURAL FILL. W/ 16" X 16" #3 REBAR GRID. SLOPE SLAB FOR DRAINAGE.
- PORCH SLABS TO BE (MIN) 4" D O/ 18" Ø COMPACTED STRUCTURAL FILL. W/ 16" X 16" #3 REBAR GRID. SLOPE SLAB FOR DRAINAGE.
- RADON MITIGATION: 4" PERF. PIPE CONT AROUND FND. PERIM. UNDER SLAB. EMBEDDED IN SCREENED ROCK. 6MM POLY VAPOR BARRIER. PROVIDE SLEEVES THRU STEMWALL FOR PERF. PIPE WHERE NEEDED. VENT WITH 4" DBL PIPE W/ INLINE FAN THRU ROOF.
- FOUNDATION DRAINAGE: 4" PERF. PIPE W/ GEOTECH FABRIC "SOCK" CONT AROUND EXT. FTG. SLOPE TO DRAIN AND DAYLIGHT W/ SCREEN OVER OPENING.
- PROVIDE EXP. JOINT WHEREVER CONC. SLAB MEETS STEMWALL.

***THE GEOTECHNICAL INVESTIGATION REPORT BY HUDDLESTON - BERRY, DATED JUNE 29, 2020 IS CONSIDERED PART OF THE CONSTRUCTION DOCUMENTS AND SHALL BE ADHERED TO.**

[illegible]

FOOTINGS: PIER SCHEDULE			
SYMBOL	WIDTH (each side)	DEPTH	STEEL (each way)
(12)	12"	10"	(2) #4's
(14) or (16) ^{1/4}	14"	10"	(2) #4's
(16) or (18) ^{1/4}	16"	10"	(2) #4's
(18) or (21) ^{1/4}	18"	10"	(2) #4's
(21) or (24) ^{1/4}	21"	10"	(2) #4's
(24)	24"	10"	(3) #4's
(26)	26"	12"	(3) #4's
(30)	30"	12"	(4) #4's
(36)	36"	12"	(4) #4's
(42)	42"	12"	(6) #4's
(48)	48"	14"	(6) #4's
(54)	54"	14"	(8) #4's
(60)	60"	14"	(8) #4's
(66)	66"	14"	(10) #4's
(72)	72"	14"	(10) #4's



McISAAC TOWNHOMES
CHARLES ST.
RIDGWAY, CO

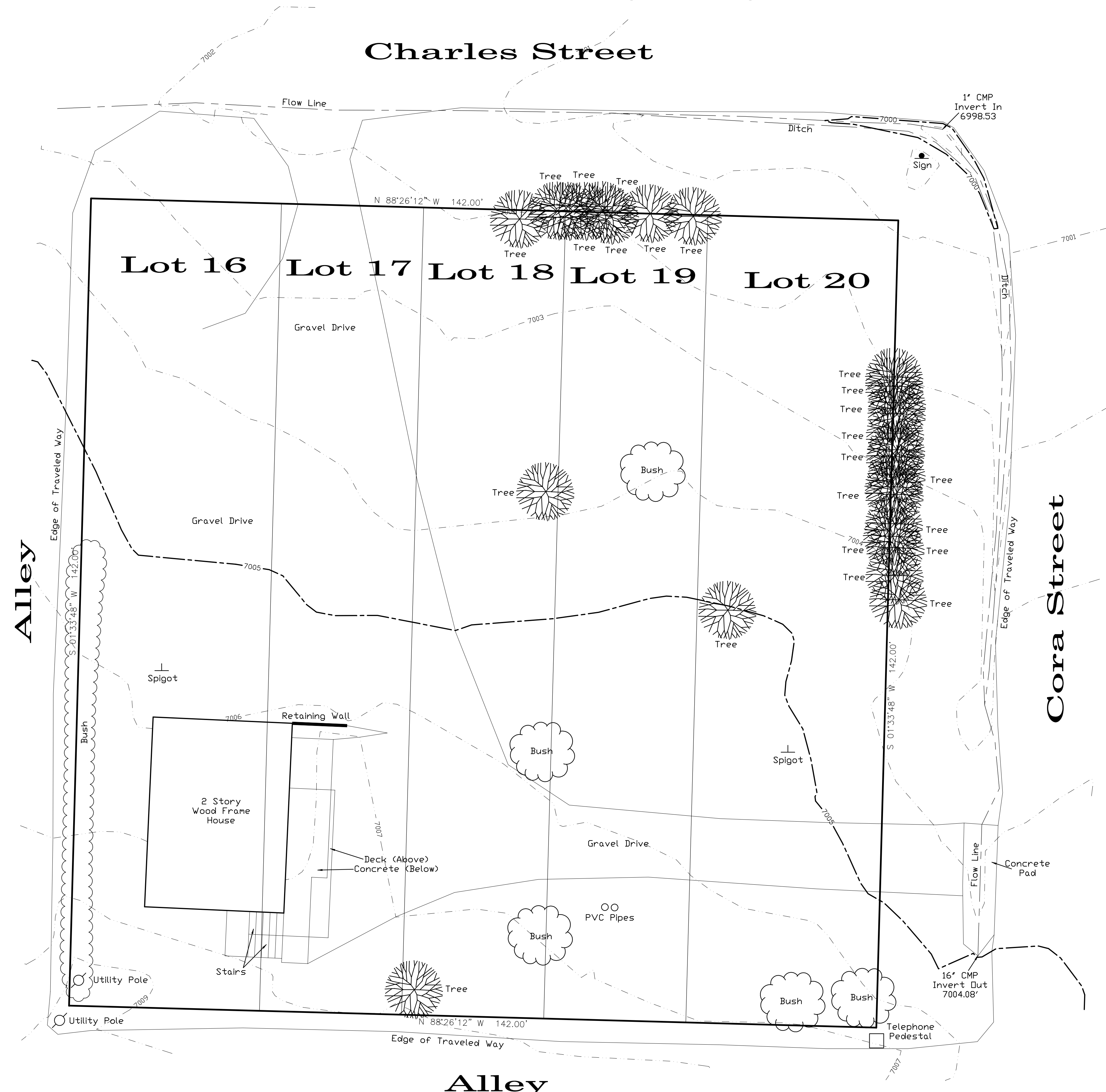


NUM.	DESCRIPTION	DATE	DATE	5/4/2021
			SCALE:	3/16"= 1'
			DRAWN BY:	JAW
			CHECKED BY:	

FOUNDATION

S0.0

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



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			



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

283 N. CORA STREET, RIDGWAY, CO 81432

SIDEWALK ENGINEERING PLAN

LOCATION:	
SITE ADDRESS:	283 N. CORA STREET, RIDGWAY, CO 81432
SITE COORDINATES:	38.153375, -107.757964
COUNTY:	OURAY
TOWNSHIP:	RIDGWAY
<u>PROPERTY INFORMATION:</u>	
PARCEL ID#:	430516209001
LEGAL SUMMARY:	SUBD: TOWN OF RIDGWAY LOT 16 BLOCK 28, SUBD: TOWN OF RIDGWAYLOT BLOCK 28, SUBD: TOWN OF RIDGWAYLOT BLOCK 28, SUBD: TOWN OF RIDGWAYLOT BLOCK 28, SUBD: TOWN OF RIDGWAYLOT BLOCK 28, SUBD: TOWN OF RIDGWAYLOT BLOCK 28, S: 16T 45: R8

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 FIVE LOTS IN WHICH FOUR 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 List Table	
Sheet Number	Sheet Title
C0.0	TITLE SHEET
C0.1	CIVIL NOTES
C1.0	EXISTING CONDITIONS & DEMO
C2.0	PROPOSED SITE PLAN
C3.0	GRADING & DRAINAGE
C4.0	CURB & GUTTER PLAN & PROFILE
C4.1	CURB & GUTTER PLAN & PROFILE
C5.0	UTILITY PLAN
C6.0	CIVIL DETAILS
C6.1	CIVIL DETAILS
C6.2	CIVIL DETAILS

LANDOWNER:
MATTHEW McISAAC

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

CIVIL ENGINEER:
ODISEA, LLC

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

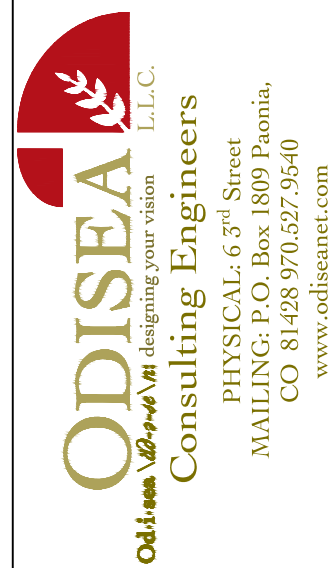
6 THIRD STREET
PAONIA, CO 81428

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
OMP	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

[illegible]

SYMBOL	DESCRIPTION	DATE	APPL.

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REVIEWED BY: LH		
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	PLOT DATE: August 30, 2021	

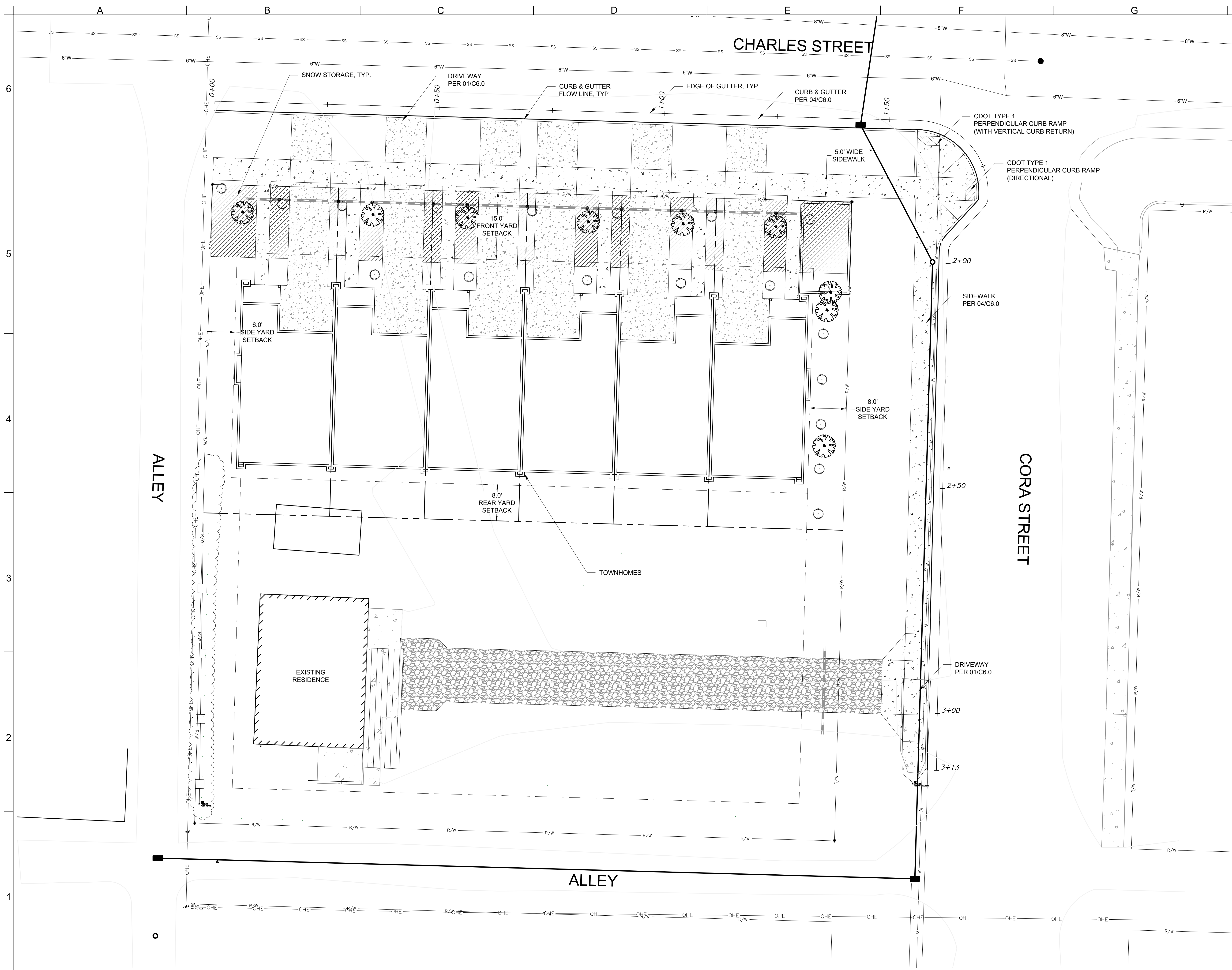























RIDGSIX TOWNHOMES

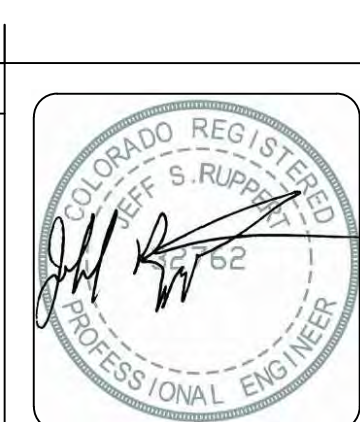
283 N. CORA STREET
RIDGWAY, CO 81432

TITLE SHEET

C0.0



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
	EXISTING FIRE HYDRANT
	EXISTING WATER VALVE
	EXISTING WATER TAP STUB-OUT
	EXISTING SANITARY SEWER MANHOLE
	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
—EUE—	PROPOSED UNDERGROUND ELECTRIC
—8"W—	PROPOSED 8" WATER MAIN
—8"S—	PROPOSED 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
	DOWNSPOUT
	SUB-BASIN DESIGNATION
====	SUB-BASIN DELINEATION
○ XXXX.XX	SPOT ELEVATION



SUBJECT	SYMBOL	DESCRIPTION	DATE	APPR.

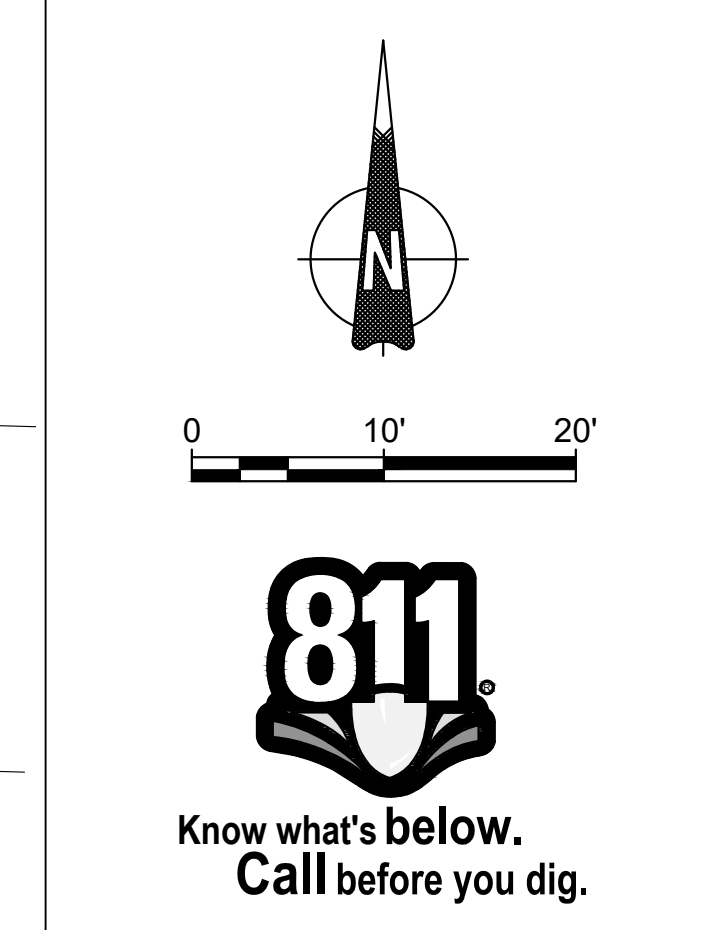
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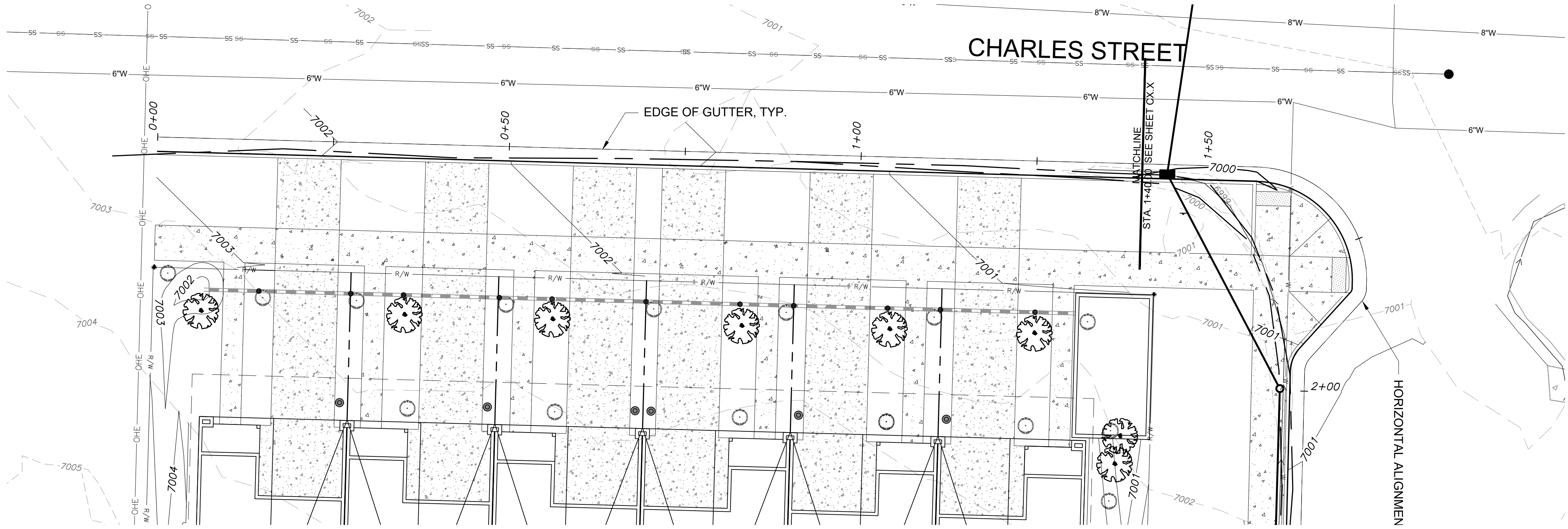
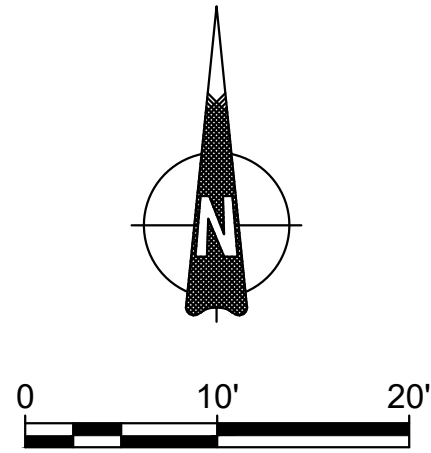
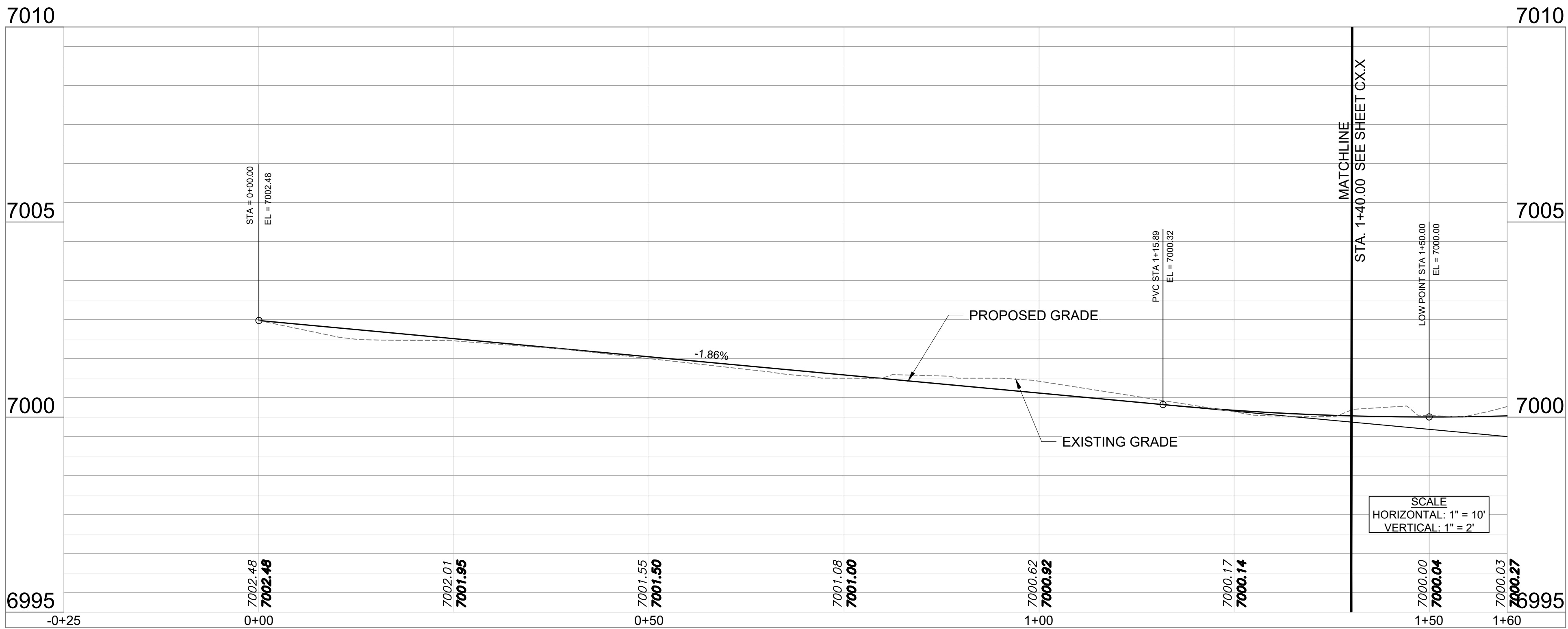
ODISEA L.L.C.
Odisea, 1877-1977 V.M. designing your vision
Consulting Engineers
 PHYSICAL - 6 3rd Street
 MAILING: P.O. Box 1809 Poncha,
 CO 81428 970.527.9540
www.odiseanet.com

RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGEWAY, CO 81432

PROPOSED
SITE PLAN
C2.0





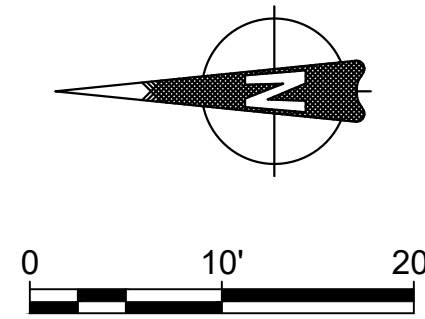
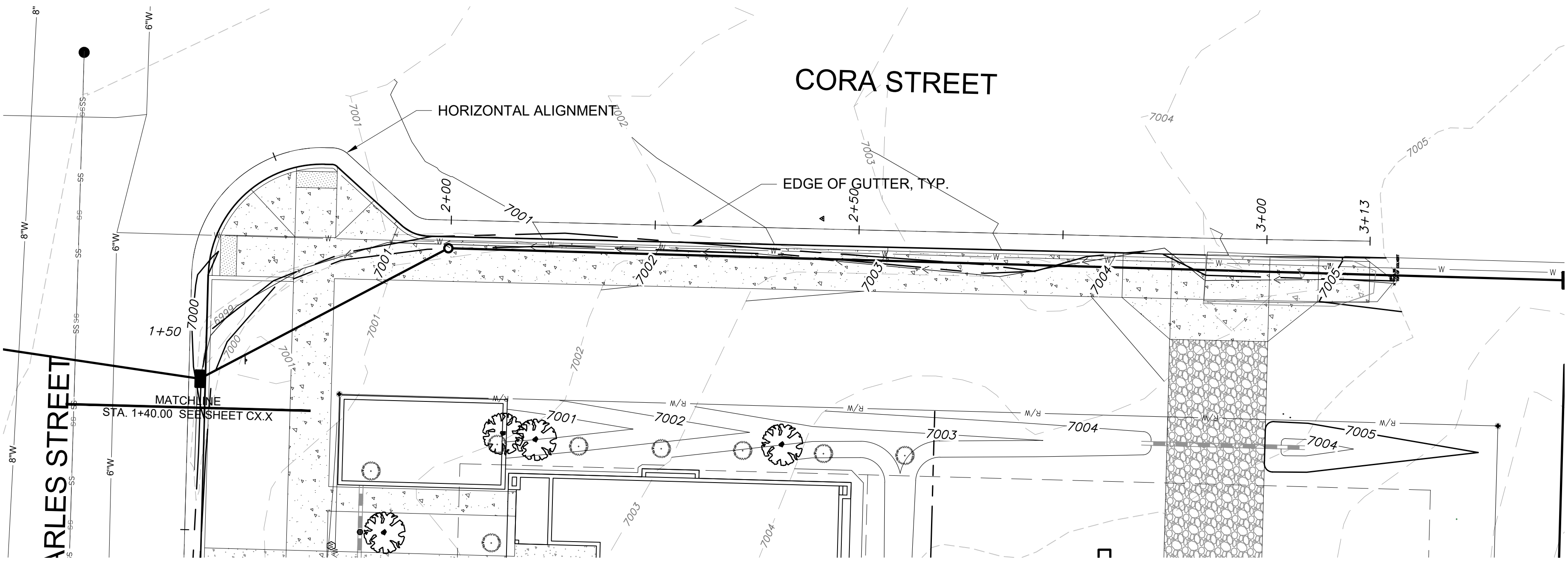
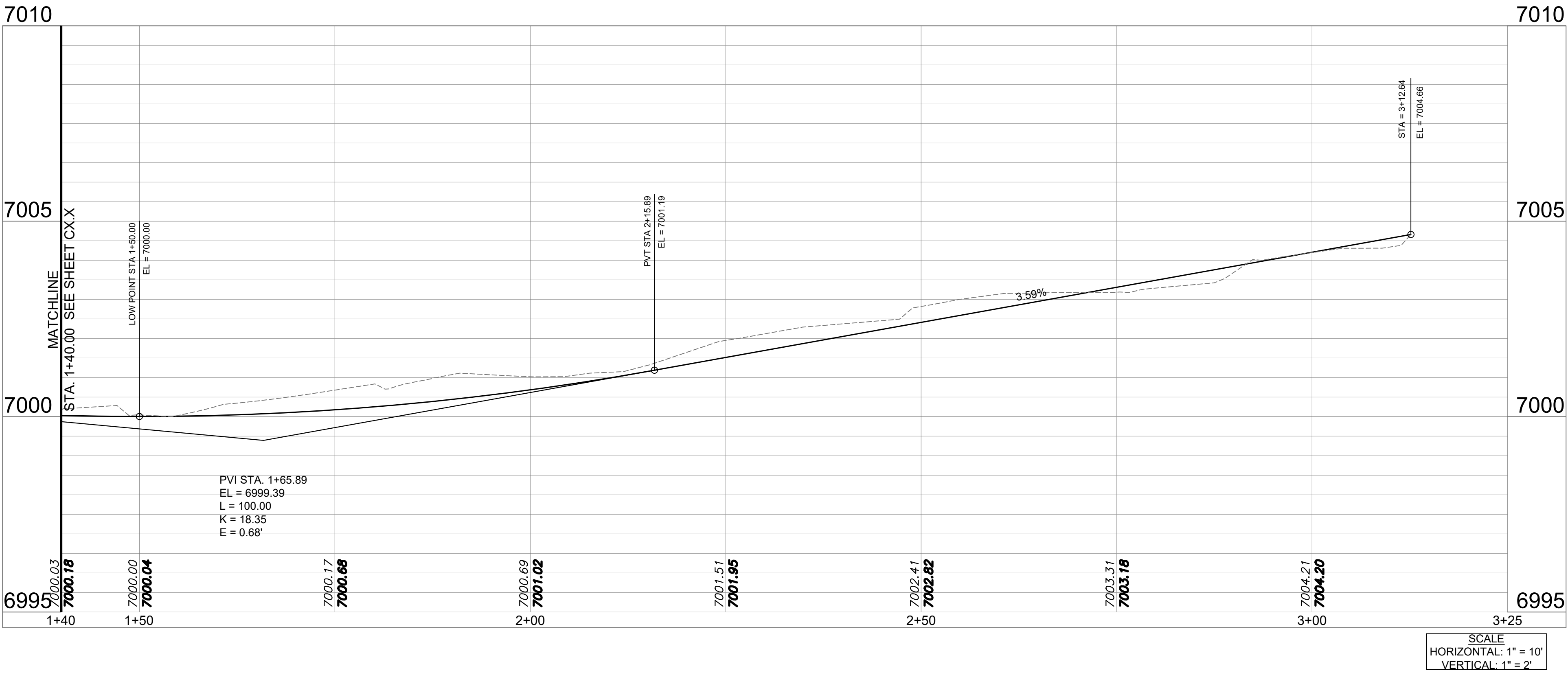
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REVIEWED BY: LH		
SUBMITTED BY:	FILE NAME:	
	PLOT SCALE: ---	
	PLOT DATE: August 30, 2021	

ODISEA Consulting Engineers L.L.C.
Physical: 63rd Street
MAILING: P.O. Box 1809 Pampa, CO 81498 970.927.9540
www.odiseanet.com

RIDGSIX TOWNHOMES
283 N. CORA STREET
RIDGWAY, CO 81432

CURB & GUTTER PLAN & PROFILE
C4.0



SYMBOL	DESCRIPTION	DATE	APPR.

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	REVIEWED BY: LH	
	SUBMITTED BY:	
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	PLOT SCALE: ---	
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ODISEA
Consulting Engineers, L.L.C.

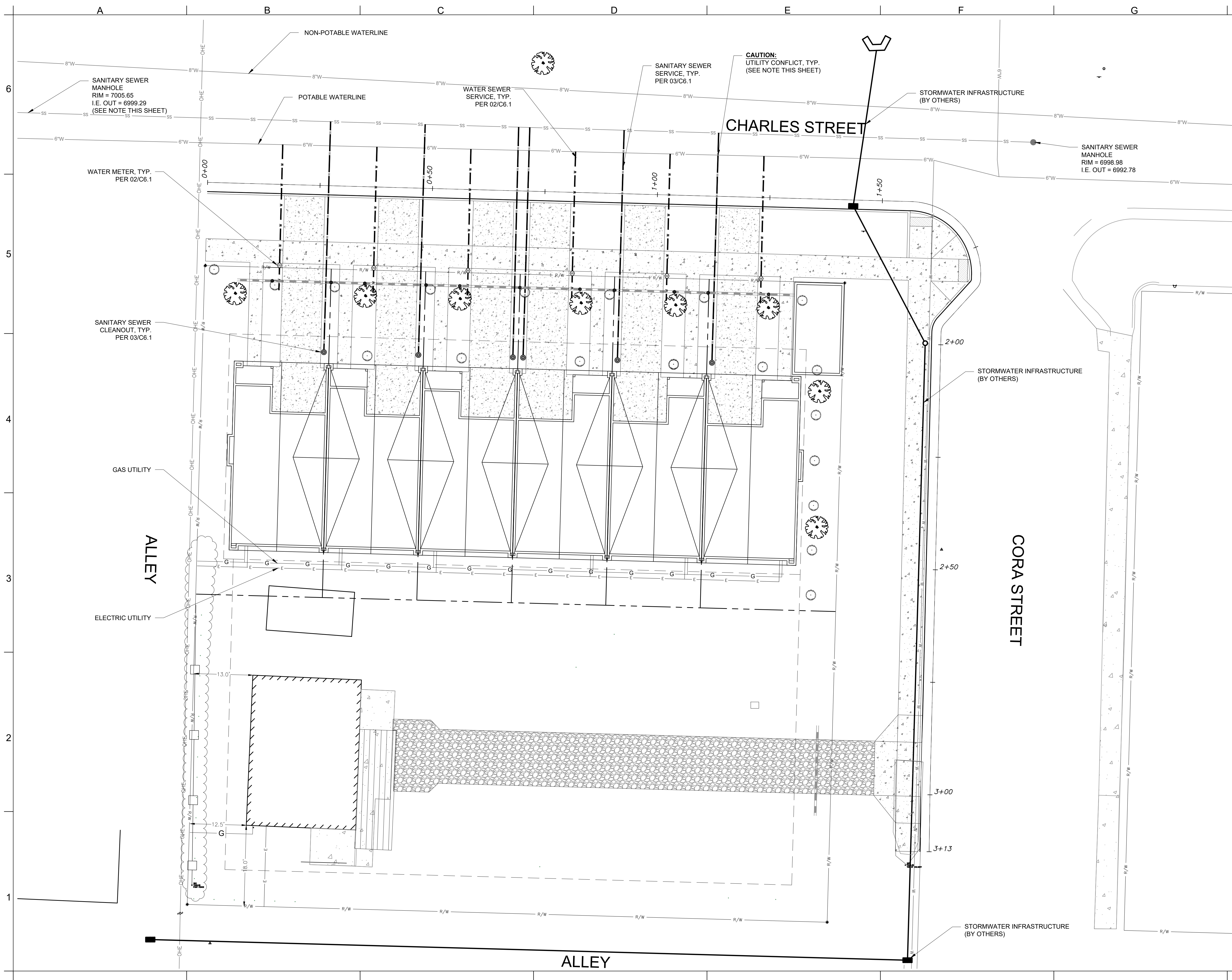
PHYSICAL: 63rd Street
MAILING: P.O. Box 1809 Pampa, CO 81428 970.927.9540
www.odiseaenr.com

RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

CURB & GUTTER
PLAN & PROFILE

C4.1



PROJECT LEGEND

---	PROPERTY LINE
-R/W-	RIGHT-OF-WAY
---	ROADWAY CENTERLINE
---	EASEMENT
---	BUILDING SETBACK
---	100-YR FLOODPLAIN
---	EXISTING 8" WATER MAIN
---	EXISTING 8" SANITARY SEWER MAIN
---	EXISTING MAJOR CONTOUR
---	EXISTING MINOR CONTOUR
---	EXISTING TREE/BUSH CLUSTER
---	EXISTING BUSH
---	DRAINAGE BASIN DELINEATION
---	EXISTING FIRE HYDRANT
---	EXISTING WATER VALVE
---	EXISTING WATER TAP STUB-OUT
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---	PROPOSED UNDERGROUND GAS
---	PROPOSED UNDERGROUND ELECTRIC
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---	PROPOSED 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
---	DOWNSPOUT
---	SUB-BASIN DESIGNATION
---	SUB-BASIN DELINEATION
---	SPOT ELEVATION

NOTES:

- 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.
- 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.

DATE	REV.	DESCRIPTION	SYMBOL
JANUARY 13, 2021	0		

DESIGNED BY: RB	DWN BY: RB	CKD BY: JR	REVIEWED BY: LH	SUBMITTED BY:
--------------------	---------------	---------------	--------------------	---------------

PHYSICAL: 6 3rd Street
 MAILING: P.O. Box 1809 Pampa, CO 81428 970.927.9540
 www.odisea.net

RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

UTILITY PLAN

C5.0

ISOMETRIC

SECTION B-B

SECTION A-A

1	CDOT CONCRETE DRIVEWAY ENTRANCE TYPE 3
C6.0	N.T.S.

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

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

5 C6.0	CROSSPAN / VALLEY GUTTER N.T.S.
-----------	------------------------------------

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

1. WHERE TOWN ALLOWS SIDEWALK TO BE PLACED ONLY ON ONE SIDE OF THE RIGHT OF WAY, THE STREET SHOULD BE OFFSET IN THE R/W & THE SIDEWALK WIDTH INCREASED TO 8' MIN.
2. SIDEWALK WIDTHS IN OTHER ZONES SHALL BE AT LEAST 8' UNLESS OTHERWISE ALLOWS BY THE TOWN.
3. CURB CUTTERS SHALL CONFORM WITH A.D.A REQUIREMENTS.

4	CURB & GUTTER
C6.0	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
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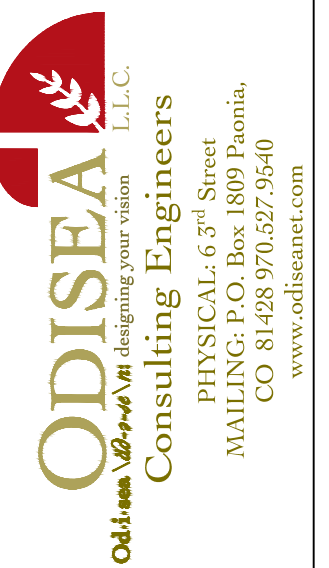
STANDARD TRENCH DETAIL

DATE: 6/10/20 SHEET:



	SYMBOL	DESCRIPTION	DATE	APPR.

DESIGNED BY: R6	CKD BY: JR	DATE JANUARY 13, 2021	REV 0
DOWN BY:	REVIEWED BY:	FILE NAME: _____ PLOT SCALE: --- PLOT DATE: August 30, 2021	
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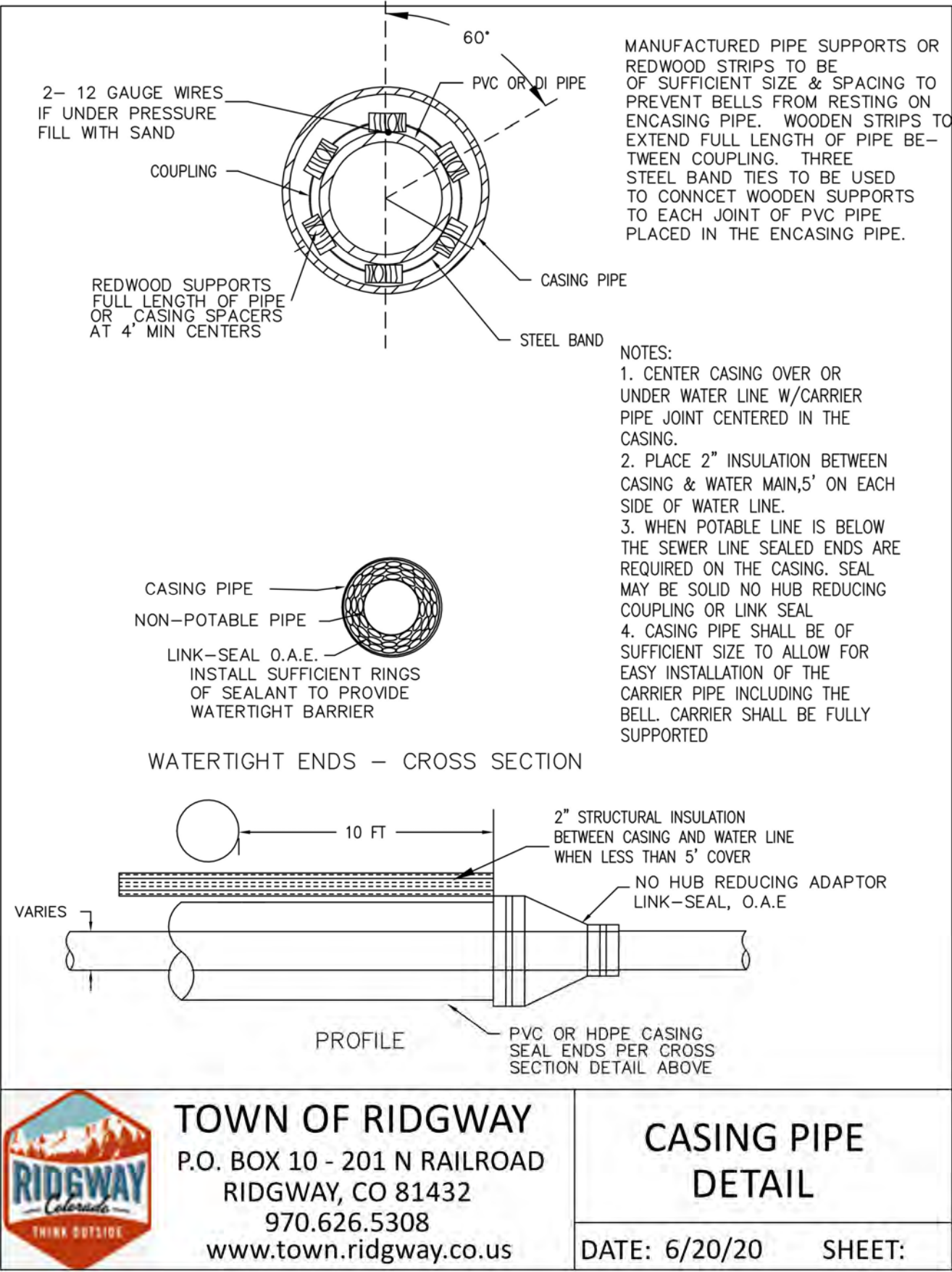
RIDGSIX TOWNHOMES

283 N. CURA SIREE I
RIDGWAY, CO 81432

CIVIL DETAILS

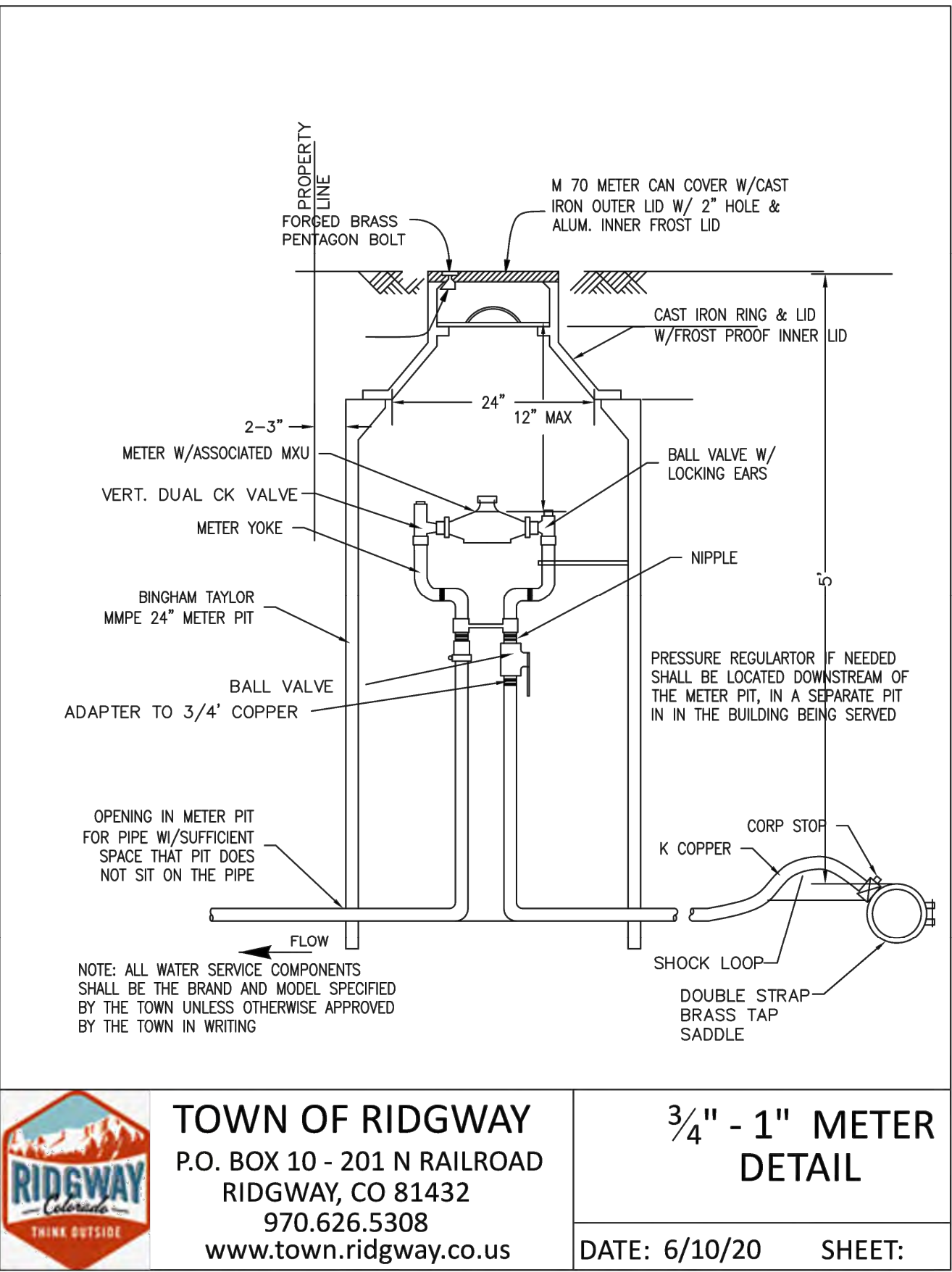
C6.0

6

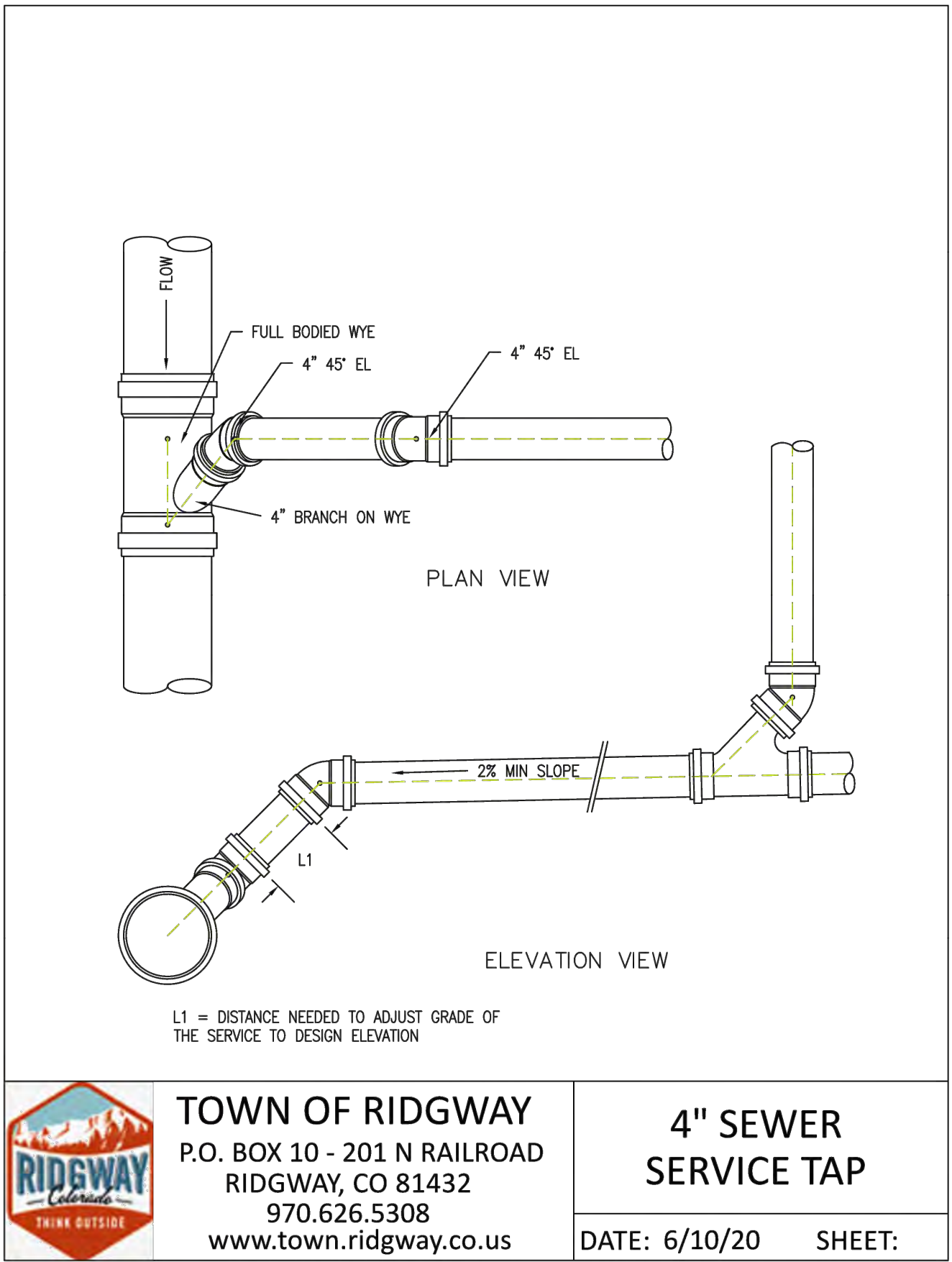


1 PIPE CASING
C6.1 N.T.S.

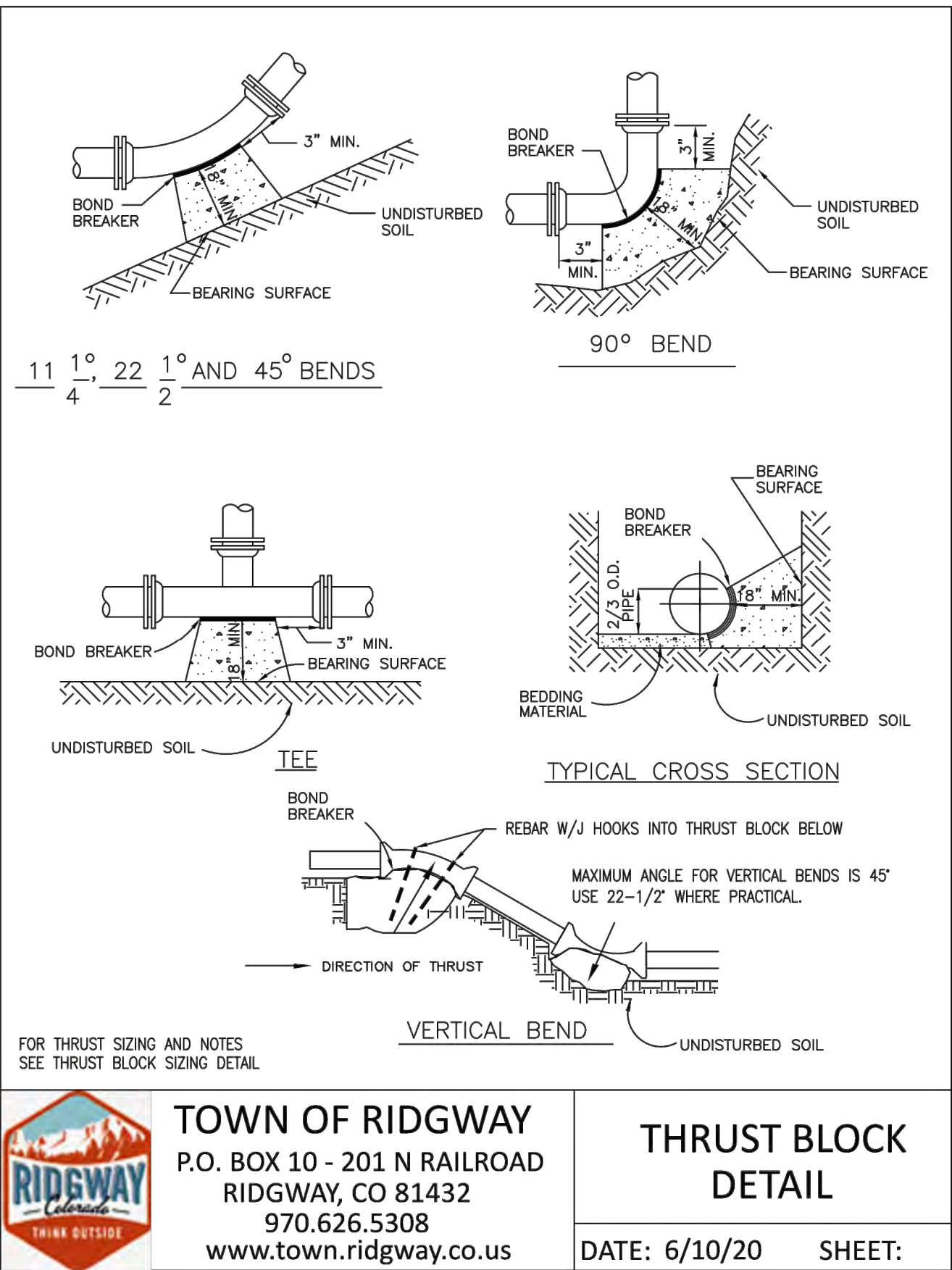
2 STANDARD 3/4" WATER SERVICE METER PIT
C6.1 N.T.S.



3 4" SEWER SERVICE TAP
C6.1 N.T.S.

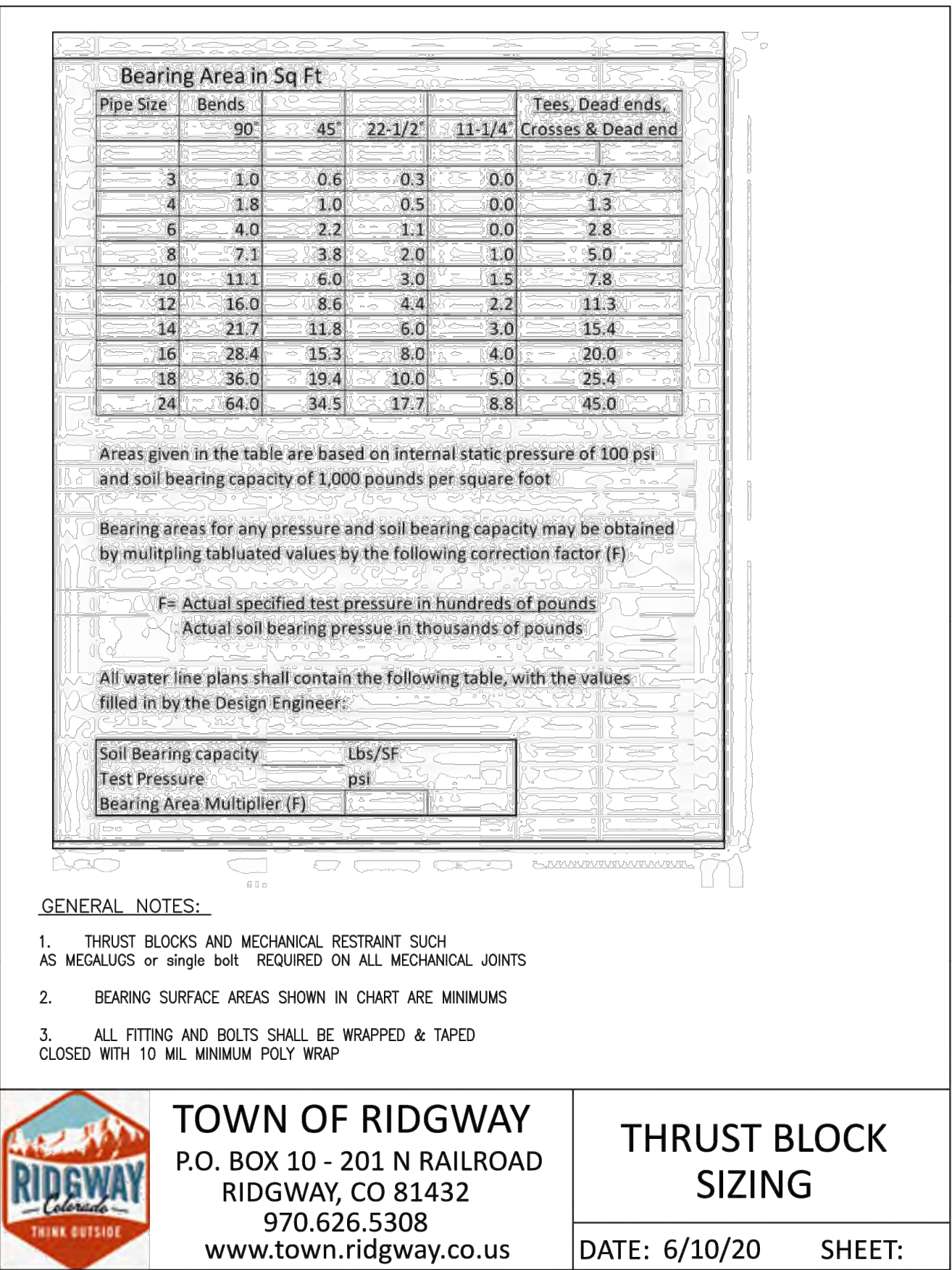


3

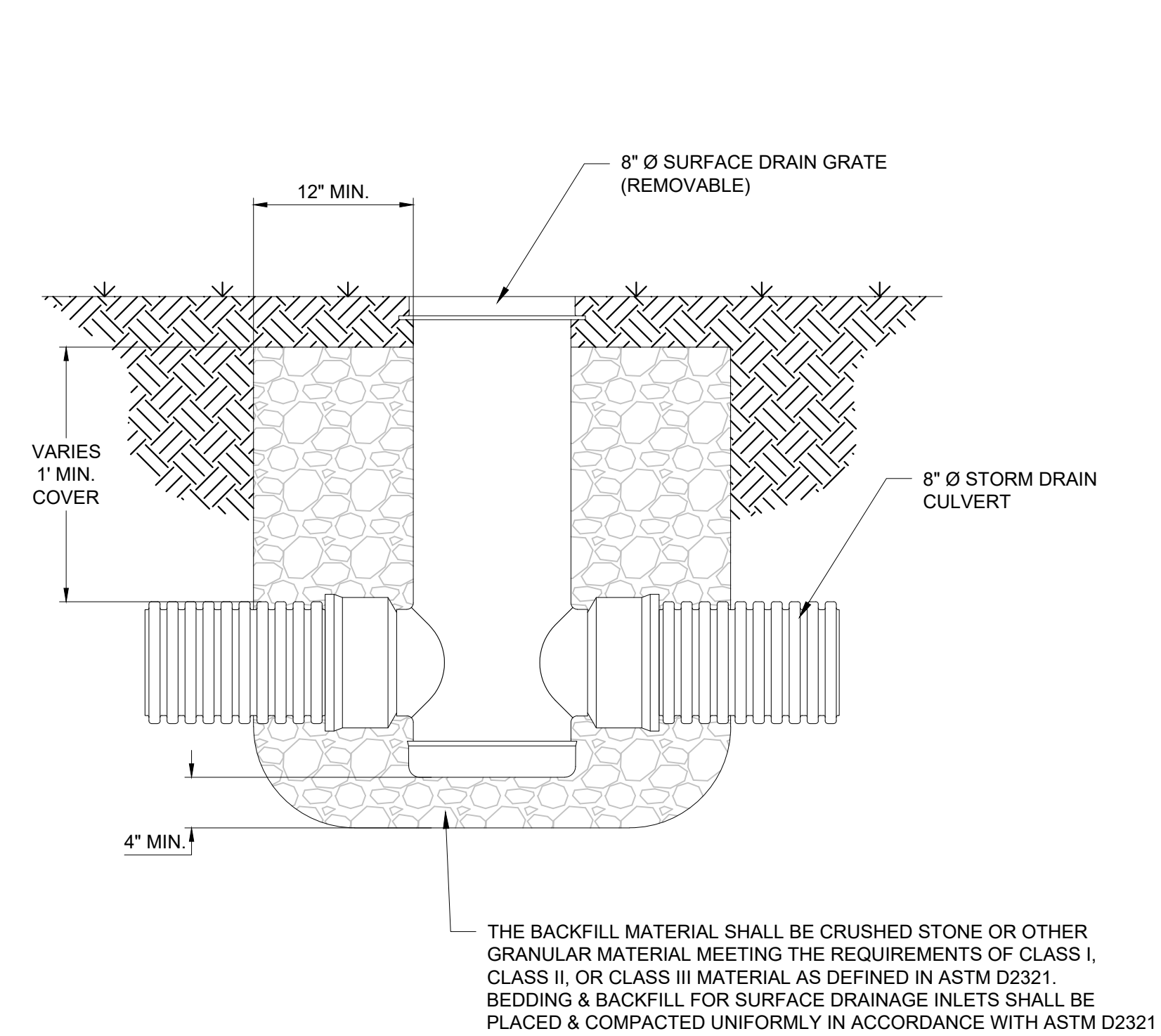


4 THRUST BLOCK DETAIL
C6.1 N.T.S.

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



6 SURFACE DRAIN
C6.1 N.T.S.



RIDGSIX TOWNHOMES

283 N. CORA STREET
RIDGWAY, CO 81432

CIVIL
DETAILS

C6.1

ODISEA
Consulting Engineers
L.L.C.
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809 Pampa,
TX 79786
CO 81432 970.627.9540
www.odiseaet.com

DESIGNED BY: RB
DRAWN BY: RB
REVIEWED BY: LH
SUBMITTED BY: RB

DATE: JANUARY 13, 2021

REV: 0

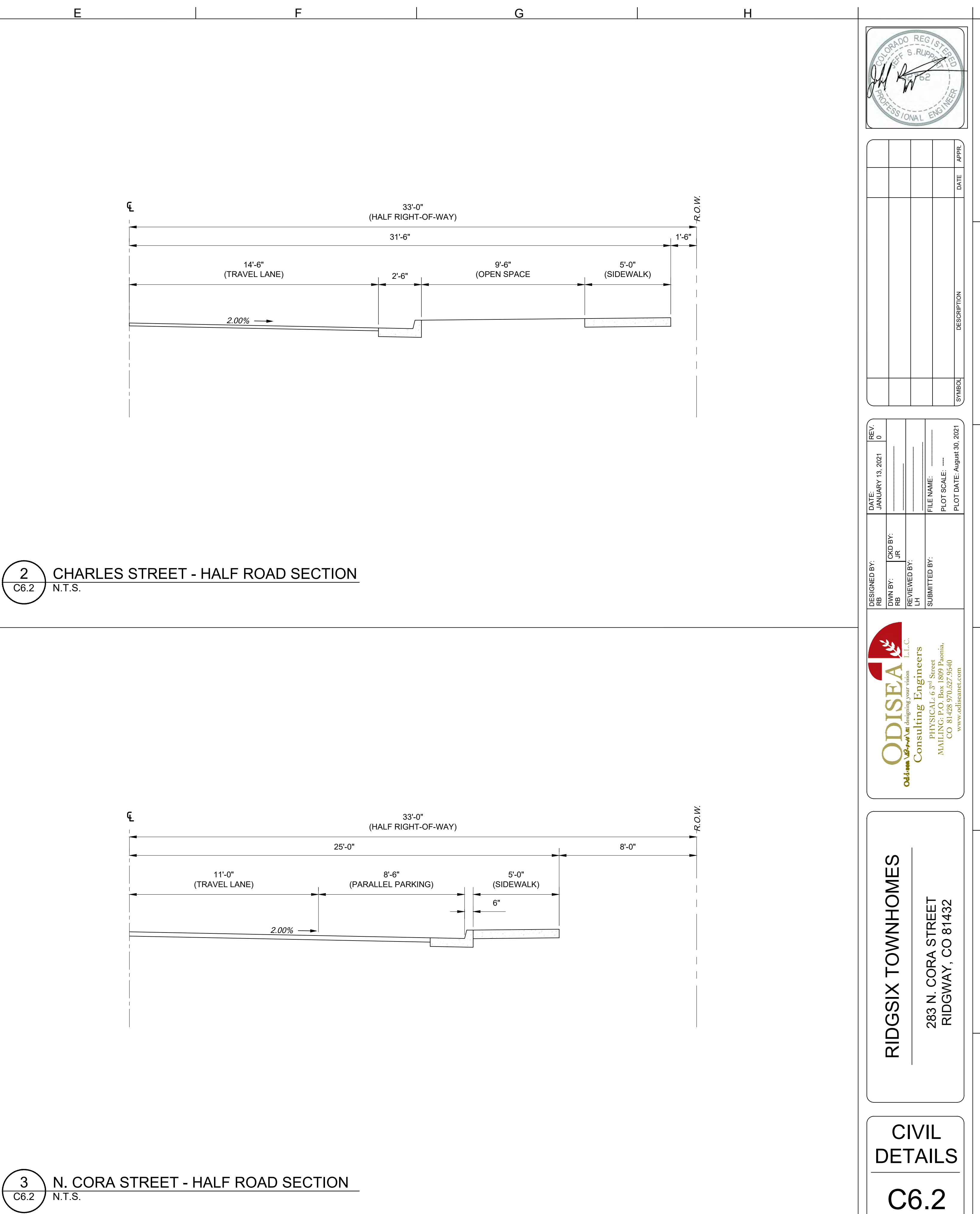
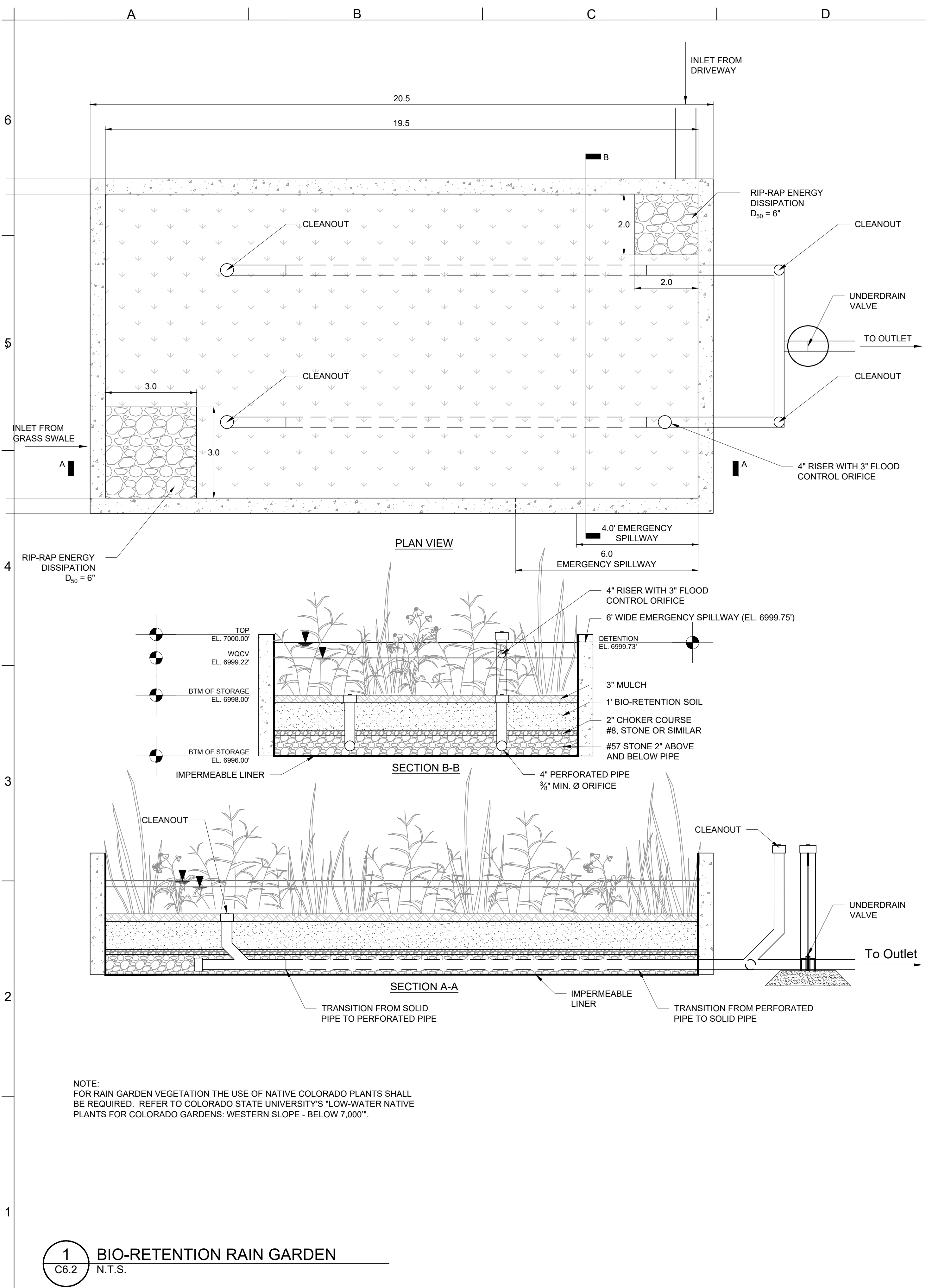
FILE NAME: ---
PLOT SCALE: ---
PLOT DATE: August 30, 2021

DATE: JANUARY 13, 2021

REV: 0

SYMBOL	DESCRIPTION	DATE	APPR





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.

A handwritten signature in dark ink, appearing to read "Lucille Hunter", written over a light gray rectangular background.

ODISEA 
Odisea LLC: designing your vision L.L.C.
Consulting Engineers
PHYSICAL: 6 3rd Street
MAILING: P.O. Box 1809
PAONIA, CO 81428
970.527.9540
www.odiseanet.com

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 has been delineated from the existing adjacent gravel roads and alleys. Sub-basins are shown on the Grading & Drainage Plan sheet C3.0. The total area being used to analyze for WQCV will be 28,155 ft² (0.65 Ac), therefore comparing pre-development, existing, and proposed conditions, 0.65 acres will be used.

The pre-development sub-basin (project site) definition would be as follows:

ID	Area (acres)	Imperviousness (%)	Soil Type	Q₂₅ (cfs)	Q₁₀₀ (cfs)
pre-dev	0.65	0	D	0.48	1.04

The existing project generates the following volumes of storm water and is used in Section V for the tabulation of sub-basin WQCVs:

ID	Area (acres)	Imperviousness (%)	Soil Type	Q₂₅ (cfs)	Q₁₀₀ (cfs)
existing	0.65	18.9	D	0.71	1.34

Impervious areas are shown and tabulated on sheet C3.0 of the Grading & Drainage Plan. The proposed project sub-basin definition is as follows:

ID	Area (acres)	Imperviousness (%)	Soil Type	Q₂₅ (cfs)	Q₁₀₀ (cfs)
proposed	0.65	45	D	1.00	1.68

The proposed drainage plan routes all stormwater to the WQCV management practices. The management practices are described in Section V of this report.

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 St.

According to topography and future stormwater infrastructure off-site drainage 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 8.64%, whereas the proposed development will have approximately 60% impermeable area, as summarized on sheet C3.0 of the Grading & Drainage Plan.

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 a 12-to-24-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 C3.0, the actual impervious area is 45%.

Sub-Basin Summary Runoff Table

Sub-Basin	Area (sq. ft.)	% Impervious	25-year, Q (cfs)	100-yr, Q (cfs)
1	10,608	45	0.37	0.62
2	3,661	25	0.11	0.21
3	957	47	0.03	0.05
4	5,041	74	0.24	0.37
	20,267*		0.75	1.25

*Area is less than the overall drainage area used to compare historical, existing, and proposed conditions. Lesser area is a result of analyzing the grass swales, drainage culvert, surface drains, and WQCV rain garden for capacity to convey and treat stormwater from impervious areas. The area outside of the right-of-way to the east naturally drains away from any impervious area therefore is not routed to the WQCV rain garden. All proposed impervious area outside of the right-of-way shall be directed to the WQCV rain garden. The sidewalk cross-slope results in stormwater draining to the curb & gutter, however, the sidewalk and curb & gutter are included in the impervious area calculations to ensure there is compensation for the stormwater detention and to match historical rates for the developed area.

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

$Q_{100} = 0.83$ cfs

Capacity of swale per maximum depth allowed $Q = 2.00$ cfs (See Appendix)

Therefore, swale can accommodate an additional 1.17 cfs from the designed 100-year storm flowrate capacity.

Grass Swale 3:

Contributing Area: Sub-Basin 3

$$Q_{100} = 0.05 \text{ cfs}$$

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" corrugated 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:

Contributing Area: Sub-Basins 3 & 4

$$Q_{100} = 0.42 \text{ (Sub-Basin 3 } Q_{100} = 0.05 \text{ cfs + Sub-Basin 4 } Q_{100} = 0.37 \text{ cfs)}$$

Capacity of culvert at HW/D = 0.87, 0.60 cfs

Therefore, culvert can accommodate an additional 0.18 cfs from the designed 100-year storm flowrate capacity.

Culvert 2:

Contributing Area: Sub-Basin 2

$$Q_{100} = 0.20$$

Capacity of culvert at HW/D = 0.87, 0.60 cfs

Therefore, culvert can accommodate an additional 0.40 cfs from the designed 100-year storm flowrate capacity.

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 rain garden via grass swales, surface drain, and the associated culvert the WQCV rain garden. 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 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 338 cubic while the WQCV is 237 cubic feet. See appendix for calculations.

The allowable maximum discharge rate for the *rain garden* is 1.04 cfs which is based on historical 100-yr rate.

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 either to a daylighted outfall or directly into the proposed drainage structure associated with the culvert under Charles St. to be replaced.

The historical 100-yr discharge rate for the site is 1.04 CFS. Using the 3” orifice to release the remaining 101 CF that are not design to infiltrate will be released at a rate of 0.15 CFS. At the emergency spillway the release rate is 1.95 CFS.

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, Aug 24 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 = 0.024
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Projecting
Coeff. K,M,c,Y,k = 0.034, 1.5, 0.0553, 0.54, 0.9

Embankment

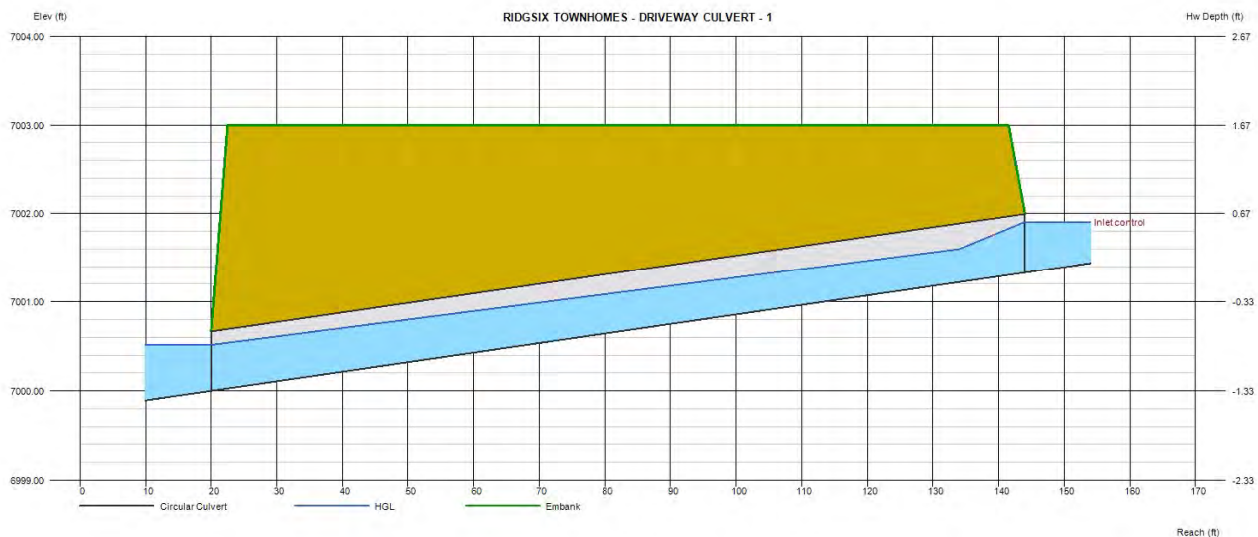
Top Elevation (ft) = 7003.00
Top Width (ft) = 119.00
Crest Width (ft) = 2.00

Calculations

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

Highlighted

Qtotal (cfs) = 0.60
Qpipe (cfs) = 0.60
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 2.07
Veloc Up (ft/s) = 3.08
HGL Dn (ft) = 7000.52
HGL Up (ft) = 7001.69
Hw Elev (ft) = 7001.91
Hw/D (ft) = 0.87
Flow Regime = Inlet Control



Culvert Report

Hydraflow Express Extension for Autodesk® Civil 3D® by Autodesk, Inc.

Tuesday, Aug 24 2021

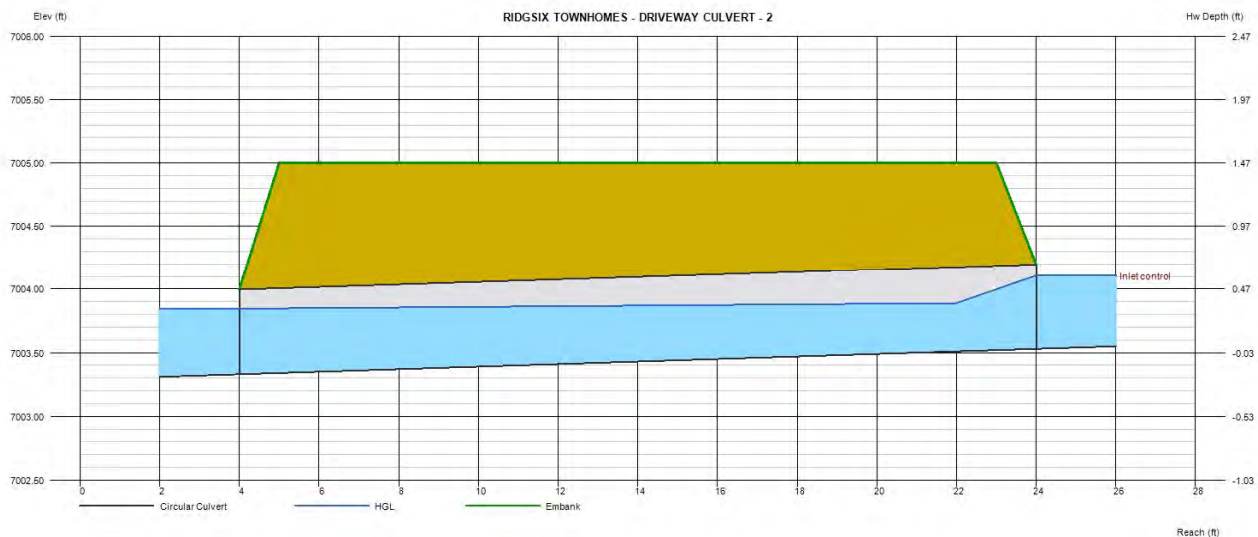
RIDGSIX TOWNHOMES - DRIVEWAY CULVERT - 2

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 = 0.024
Culvert Type = Circular Corrugate Metal Pipe
Culvert Entrance = Projecting
Coeff. K,M,c,Y,k = 0.034, 1.5, 0.0553, 0.54, 0.9

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) = 0.60
Qpipe (cfs) = 0.60
Qovertop (cfs) = 0.00
Veloc Dn (ft/s) = 2.07
Veloc Up (ft/s) = 3.08
HGL Dn (ft) = 7003.85
HGL Up (ft) = 7003.89
Hw Elev (ft) = 7004.11
Hw/D (ft) = 0.87
Flow Regime = Inlet Control



APPENDIX

Grass Swale, WQCV, & Detention Calculations

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

Peak Flow Rational Method Q= CIA

GRASS SWALE - 1

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.57	0.67
RAINFALL INTENSITY =	I	2.70	3.86
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	0.54	0.65
RAINFALL INTENSITY =	I	2.70	3.86
SUB-BASIN 1 & 2 AREA =	A	0.33	0.33
	Q	0.48 CFS	0.83 CFS

GRASS SWALE - 3

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.58	0.68
RAINFALL INTENSITY =	I	2.70	3.86
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	2.70	3.86
SUB-BASIN 3 & 4 AREA =	A	0.14	0.14
	Q	0.27 CFS	0.42 CFS

DRIVEWAY CULVERT - 2

		MINOR STORM (25-YR)	MAJOR STORM (100-YR)
RUNOFF COEFFICIENT =	C	0.46	0.59
RAINFALL INTENSITY =	I	2.70	3.86
SUB-BASIN 2 AREA =	A	0.09	0.09
	Q	0.11 CFS	0.20 CFS

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

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

Water Quality Control Volume

$$WQCV = 0.00543 \text{ AC-FT} \quad \text{OR} \quad 236.737 \text{ CU. FT.}$$

0.65 Constant
 A = 0.65 ACRES
 a = 0.8 the WQCV drain time coefficient corresponding to a 12-hr drain time
 i = 0.45 impervious as a decimal percentage

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

$$V_i = 886.6 \text{ CU. FT. (inflow volume)}$$

C = 0.67 Rational Method runoff coefficient for the Major or Minor Storm
 I = 3.86 Design rainfall intensity (inches/hour)
 A = 0.65 watershed area draining to the detention ponds (acres)
 T_c = 8.79 Rational Method time of concentration (minutes)

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

$$V_o = 548.5 \text{ CU. FT.}$$

R_a = 1.04 allowable release rate as determined per these standards (cfs)
 T_c = 8.79 Rational Method time of concentration used above (minutes)

$$\text{Required Detention Volume} = 338.1 \text{ CU. FT.}$$

$$\text{Required Detention Volume} = V_i - V_o$$

Weir Report

BIO-RETENTION RAIN GARDEN - EMERGENCY SPILLWAY

Rectangular Weir

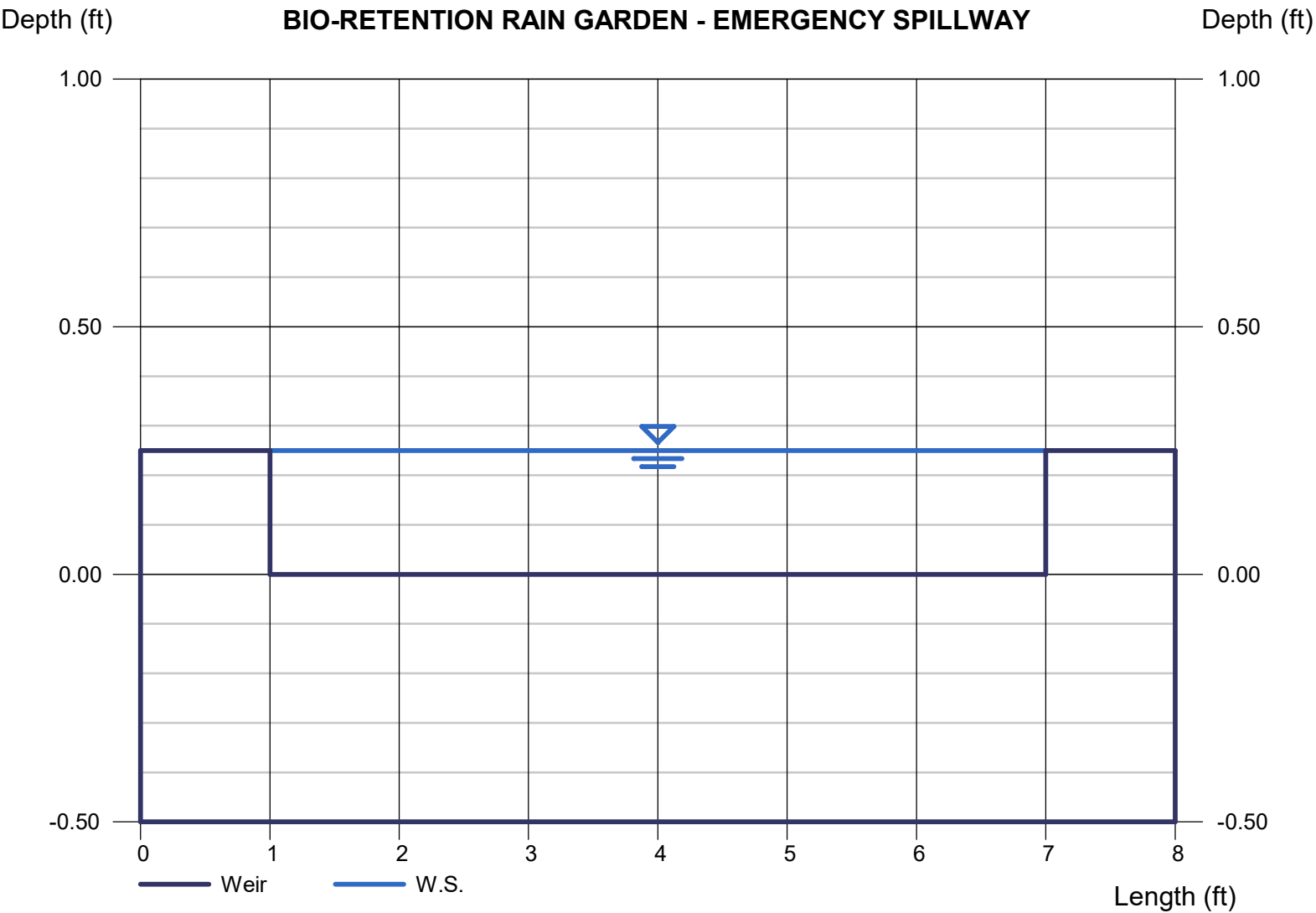
Crest = Broad
Bottom Length (ft) = 6.00
Total Depth (ft) = 0.25

Highlighted

Depth (ft) = 0.25
Q (cfs) = 1.950
Area (sqft) = 1.50
Velocity (ft/s) = 1.30
Top Width (ft) = 6.00

Calculations

Weir Coeff. Cw = 2.60
Compute by: Q vs Depth
No. Increments = 10



Design Procedure Form: Grass Swale (GS)

UD-BMP (Version 3.07, March 2018)

Sheet 1 of 1

Designer: Rance Brady

Company: Odisea LLC

Date: August 24, 2021

Project: RIDGSIX Townhomes

Location: Ridgway, Colorado

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

Sheet 1 of 1

Designer: Rance Brady

Company: Odisea LLC

Date: August 24, 2021

Project: RIDGSIX Townhomes

Location: Ridgway, Colorado

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

Sheet 1 of 1

Designer: Rance Brady

Company: Odisea LLC

Date: August 24, 2021

Project: RIDGSIX Townhomes

Location: Ridgway, Colorado

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

Sheet 1 of 1

Designer: Rance Brady

Company: Odisea LLC

Date: August 24, 2021

Project: RIDGSIX Townhomes

Location: Ridgway, Colorado

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

Sheet 1 of 1

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

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

Sheet 1 of 1

Designer: Rance Brady

Company: Odisea LLC

Date: August 24, 2021

Project: RIDGSIX Townhomes

Location: Ridgway, Colorado

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

$$Q(cfs) = CIA$$
[illegible]

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

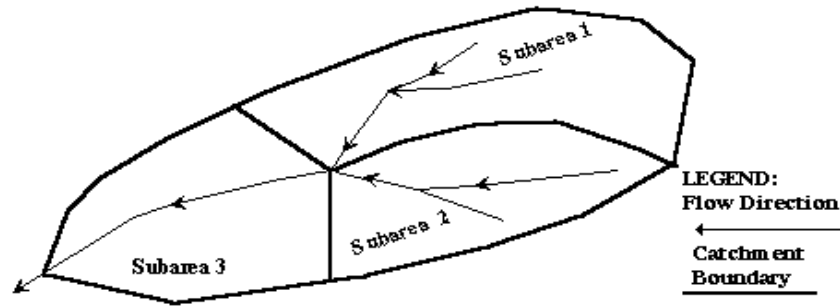
Designer: Rance Brady

Company: Odisea LLC

Date: 8/25/2021

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	45.0	0.34	0.40	0.46	0.57	0.62	0.67	0.73
1 & 2	0.33	D	40.0	0.30	0.36	0.43	0.54	0.59	0.65	0.71
3	0.02	D	47.0	0.36	0.42	0.48	0.58	0.63	0.68	0.74
3 & 4	0.14	D	70.0	0.56	0.61	0.65	0.71	0.74	0.77	0.81
2	0.09	D	25.0	0.18	0.24	0.32	0.46	0.52	0.59	0.67
4	0.12	D	74.0	0.59	0.64	0.68	0.73	0.76	0.79	0.82
Surface Drain	0.01	D	30.0	0.22	0.28	0.35	0.49	0.54	0.61	0.68
Total Area (ac)	0.95	Area-Weighted C		0.37	0.43	0.49	0.59	0.63	0.68	0.74
		Area-Weighted Override C		0.37	0.43	0.49	0.59	0.63	0.68	0.74

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
1	Title	Dev'd Condition	Where is Atlantic Avenue	Reference removed, OK		
2	Notes	General Notes #7	The plans for preliminary plat approval need to be fully designed including addressing any potential conflicts. Can't leave it to contractor to figure out how modify things. If you want to move town infrastructure, it needs to be on the design plans and approved by the Town.	Not addressed	Note has been updated "owner and/or engineer shall verify utility locations prior to construction." There are also stormwater infrastructure that is currently being installed and location and inverts are unknown.	
2	Notes	Draft Stamp	Plans for preliminary plat approval need to be "For" construction and need to be signed and stamped by the developer's engineer. The construction plans should be sufficiently complete and detailed to be able to locate the work on the ground. The sheets need to be updated to provide sufficient information to locate the work on the ground both horizontally and vertically.	Signed by PE		
2	Notes	General Notes #10	Each lift needs to be compacted, tested have satisfactory results before the next lift is placed	Addressed		
2	Notes	General Notes #13, 14	There is no Town surveyor	Not really fixed	Reference to Town Surveyor has been removed.	
2	Notes	General Note 16	Is there any proposed paving in the town right of way? Where?	Not addressed	Note removed.	
2	Notes	General Note 18.	If need to do a main tie in, this will not be practical. However, it does not look like there is a need to shut the line down.	Modified to say coordinate with town, but did not address whether a main tie in is needed. If it is not needed, reference to the tie in should be deleted.	Will the waterlines need to connect to the existing water system? Is the use of the word "main" incorrect? Should this say lateral?	
2	Notes	General Note 20.	Conflicts with 18. If there is a need to shut down the line there are procedures in the Town standards. The Town does not spec a time limit, but outages should be no longer than 6 hours.	Says "parcels" shall not be w/o water for 6 hrs. Probably should be water "customers"	Updated to say "customer"	
2	Notes	General Note 24	My understanding of the ASCE standard is that the design engineer is supposed to conduct the SUE investigation to one of the 4 levels based on the type of construction. Then it is up to the contractor to expose things to verify. For prel plat design plans, the design engineer needs to provide plans that anticipate where there might be conflicts and addresses them.	Not addressed	Plans call out potential conflicts on sheet C5.0.	
2	Notes	General Note 25	The design plans need to show the work to be completed	Not addressed	Note removed.	
2	Notes	General Note 27	Streets are gravel. Need to keep the gravel clean or replace it if it gets muddy	Addressed		
2	Notes	Erosion Note 9	Need to protect all roadways not just paved ones.	Addressed		
2	Notes	Water 2	Need to notify Public Works (PW) not the town engineer. PW will operate the Town infrastructure.	Addressed		
2	Notes	Water 4	Encasements should not be concrete. See the Town typical encasement detail	Now note 3. All note #'s adjusted by 1		
2	Notes	Water 6	Requiring bends in excess of 1 degree to have fittings is likely impractical. The smallest std fitting is 11.25 degrees. Suggest the allowable deflection by 6-8 degrees.	Not addressed	Note updated.	

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
2	Notes	Water 9	The design for water line and valve placement should avoid valves in drainage concrete. That should be part of the design not a field decision. The Town prefers that all valves be flanged to a fitting.	Addressed		
2	Notes	Water 12	Bends should be MJ, Fittings to which valves are attached should be flange	Addressed		
2	Notes	Water 14	The Town requires 10 gauge tracer wire	Addressed		
2	Notes	Water 15	Warning tape should be 12" above the pipe. Not the range listed	Addressed		
2	Notes	Water 17.	Valves on the distribution system should be gate valves. The last sentence is not relevant and can be deleted	Addressed		
2	Notes	Water 18	Valves in gravel sheets should be 4-6" below finished grade	Partially addressed, in gravel roads valves we do not want to have a concrete collar. We want them deep enough we don't fit them when blading the road	Note updated.	
2	Notes	Water 19	Saddles should be Mueller BR2B	Addressed		
2	Notes	Water 21	Think we require T posts to back the 2x4	Addressed		
2	Notes	Water 22	Town requires meaglug and thrust blocks.	Addressed		
2	Notes	Water 27	Need to test pressure against each of the gate valves	Addressed		
2	Notes	Sewer 2		The Town does not allow this method of connection between an existing and new sewer main, but I don't believe they need to install a new sewer main in which case its not relevant and the note should be removed	Note removed	
2	Notes	sewer3	If Sewer is above water, sewer encasement ends need to be sealed	Addressed		
2	Notes	Sewer 6	T post and add depth markers to 2x4	Addressed		
2	Notes	Sewer 11	Wire needs to be #10, also think "water" should be "Sewer"	Wire size addressed. Still talks about water infrastructure	Note updated.	
2	Notes	Sewer 12	Warning tape should be 12" above the pipe. Not the range listed	Addressed		
2	Notes	Sewer 14	Manholes shall be per Town standards and typical	Addressed		
2	Notes	Sewer 15	Manhole inverts required to be precast	Not addressed	Note updated.	
2	Notes	Sewer 17	The specs require that the taps be made with full bodied wyes. PW may allow cut taps, but Town will make them and charge the developer	Not addressed	Note updated.	
2	Notes	Storm	Town storm standards call for PVC pipe bell and spigot	Now says "tongue and groove joints are prohibited". Note 1 says in needs to meet town stds, so OK		
2	Notes	Acceptance Test	Notes in this section partially overlap others.	Addressed		
2	Notes	Acceptance Test 9	Manholes must be vacuum tested	Addressed		
	Notes			If they changed any notes other than as requested above, they should indicated the changes per Shay's checklist. I did not read the notes through, just checked the above. They should let us know of any changes made that were not requested		

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
C1.0	Existing		Not showing the non potable line or the existing culvert under Charles	Addressed		
C2.0	Site Plan	Legend	Legend does not list the landscape items shown on this sheet	Not addressed	Please see legend for corrections.	
C2.0	Site Plan		Not seeing existing or proposed contours (Or footprints of the buildings).	Added some contours but not finding that they are labelled on this sheet. It is labelled on the storm sheet	Contours are labelled.	
C2.0	Site Plan		Text size on the buildings is too small to read at 100% scale	Addressed		
C2.0	Site Plan		What is 8:12 slope that looks to be on concrete	Old site plan apparently showed the roof slope. New site plan looks to show building footprint, so comment "addressed"	Old site plan did show roof and associated slope. Now shows building footprint and roof linework and slope removed.	
C2.0	Site Plan		Where is snow storage	Found some small areas for snow storage on the right of way. What is the basis for their size? Storm storage needs to be on their property not ROW. The storage areas as currently shown are actually where the sidewalk should go.	Snow storage has been moved out of ROW. Shown on site plan and grading & drainage plan.	
				How do the proposed contours blend with the existing topography		
C3.0	Storm		Space to Create is now running their storm pipe to the east in the E/W alley to Cora and then north to Charles not as shown on this and other sheets. Please update the plan view of the various sheets to reflect the current plan.	Updated		
C4.0, 4.1	Storm		Is the profile shown the lip or gutter, flow line, top back or curb? How does one locate the curb and gutter on the ground?	Not addressed	Station coincides with edge of gutter, please see sheet C4.0 and C4.1	
C4.0, 4.1	Storm		Have storm calcs been provided. What detention is required?	Incomplete info provided. Need to provide design report areas and imperviousness assumptions and consider the impacts for a 25 year and 100 year storm. Based on the Town storm standards it looks like they are going from 2% to 80% imperviousness if we are looking at the parcels being developed which is higher than they indicated	Stormwater report provided.	
				The bioinfiltration detention unit is shown in the ROW. It needs to be on private property. Did not find any details for the unit. What volume is proposed? What is the nature on the bioinfiltration. How does the runoff get to the unit? Etc. Should provide details in the storm water report.	detention area relocated. Detail added to sheet C6.2	
C4.0, 4.1	Storm		Plans should show inlet elevation and how to locate it on the ground.	Not addressed	Installation by others. Confirmation of invert through as-built.	
C4.0, 4.1			The elevations at the bottom of the profile typical show existing and proposed grades, not the same grades twice.	Addressed		
C4.0, 4.1			Profile drawings are missing slopes in several places. There are no contours on the plan views.	Addressed		
				There should be vertical curves where change in grades exceed 2%. The inlet is at the bottom of the sag should drop about 0.15' into the grate but the gutter should be in a vertical curve so the road can match	Please see vertical curve data on sheet C4.2 in profile.	
C4.0, 4.1			The profile on Charles should follow the C&G around the bulb out and likely needs coordinates and elevations are key points.	Not addressed	Horizontal alignment does follow the bulb. Call out added on sheet C4.2	
			We compared the slopes on Cora from the alley to Charles with the design drawings we shared with the developer and the developer's plans have flatter slopes. Please explain the differences.	Not addressed	Topo is based off of two separate surveys. Both showing approximately the same slopes.	

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
			Where are the plan and profile for the sidewalk	Don't see this addressed.	Plan & Profile of sidewalk are relative to curb & gutter.	
				On Charles their March plans showed the walk near property line. Now it looks to be right behind the curb. How does it work with the drivecuts and curb. Sidewalks should be back closer to property line to align with ADA at the intersection and make the driveway cuts work.	Sidewalk has been moved back to align with ADA ramp.	
				How does the curb flowline work with existing roadway and proposed sidewalk locations? Cross sections from property line at least to center of the road should be provided for both streets. The developer's scope of work needs to include making their improvements fit with existing infrastructure. The plans need to indicate what will be needed so the Town can ensure that the Developer's changes to Town infrastructure are acceptable.	Roadway half road sections have been added to plans. Please see sheet C6.2.	
C 4.1				What is the concrete shown overlapping and south of the driveway on Charles. How does it fit with the proposed curb and gutter? And with the proposed drainage?	Incorrectly shown hatch. Redundant hatch removed.	
C5.0	Utility	Sewer	How is the existing building served with sewer?	Addressed		
C5.0	Utility	Sewer	Confirm that the sewer services will not interfere with the existing non potable and potable water lines	Not addressed	There appears to be a conflict based on depth of waterline and inverts of sewer. All sanitary sewer services shall be encased in accordance with Ridgway.	
C5.0	Utility	Sewer	How does one locate the taps on the ground? Perhaps add stationing from the D/S manhole	Not addressed	Stationing has been added for referencing locations per the proposed curb & gutter.	
C5.0	Utility	Sewer	Notes call for services to extend into the lot 5' . Plan shows them terminating at the ROW. Which is the extent?	Addressed		
			The service lines should have a cleanout at the end per the service detail	Not addressed	Cleanouts have been added to end of line, please see sheet C5.0. Extend service lines to show cleanout with 5' foundation to ensure cleanout functions for most of the length installed.	
C5.0	Utility	Sewer	Why are the sewer services on the west (U/S) side of the easterly 3 lots	Not addressed	????	
C5.0	Utility	Water	What is served by the water tap at about station 2+00	Removed		
C5.0	Utility	Dry Utilities	Please add plans for the dry utilities	Addressed		
C5.0	Utility	Irrigation	Was irrigation required from Sketch plan approval?	Not addressed	Irrigation requirement TBD	
C5.0	Utility		Label which is potable and which is non potable	Not addressed	Waterlines have been labeled in accordingly	
C5.0	Utility		How were the existing utility lines shown on the plans located?	Have changed the existing utility layout.		
C5.0	Utility		Does the existing water cross the existing sewer? Will that impact the installation of the sewer service shown to be at the cross over point?	Have changed the existing utility layout and that eliminated the crossing		
C5.0	Utility		Add the manhole at Charles and Cora. You will need to get invert elevations on this manhole and the one upstream to determine the tap elevations and then check how the sewer taps will work crossing the water lines	Manhole added graphically. Did not find the invert or rim or calcs for how the sewer taps cross the water main.	Rim and invert elevation have been added. Note has been added to encase sanitary sewer services per Town standards.	

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
C5.0	Utility		We recommend against running a water service under a line a trees	Still showing the water services terminating at the line of trees	According to Matt McIsaac the landscaping requirement are changing due to constant shortage of water. Owner/Engineer shall coordinate with town prior to construction per the updated landscape requirements.	
C5.0	Utility		There are two sets of stationing. What are each for?	Stationing is gone. Plans need to show how to locate the services on the ground	Stationing was incorrectly removed. Stationing is now showing.	
C5.0	Utility			There is a note on this sheet that says <i>location of underground utilities... are not final. Coordination with utility owners shall determine the final location.</i> Plans submitted for preliminary plat approval need to final. Coordination must already be completed and the outcome reflected on the plans they want the town to approve for preliminary plat approval and construction.	Note has been updated to state Ridgway's encasement requirements for sanitary sewer lines crossing over and under water mains or services. Potable waterline is 5.5' below grade. Sanitary Sewer is 5.83 feet below grade at the West manhole and 5.75' below grade at the manhole located at the intersection of Charles and Cora.	
	Utility			The must must reflect the necessary fire suppression tap(s)		
C6.0	Details	Driveway entry	The Town standard is to use 6" thick fiber reenforced concrete rather than rebar on 2' center.	C6 now includes the Town typical for a driveway entry. The image is badly distorted on the pdf and a clearer copy should be included if that detail is relevant. Please demonstrate how ADA compliance is achieved.	Detail has been updated. Please see sheet C6.0	
C6.0	Details	Curb Ramp Type 2	I believe the turning space on the curb ramp needs to be 4' and can not include the part of the ramp with the detectable warning. If you intend to include the detectable warning in the turn space, please provide a reference indicating that is allowable.	Distorted Town typicals for the ADA ramp are also included on C6. Those typicals are 20 years old and no longer meet ADA which noted as a requirement on the typical drawings. We are working on updating the typical but in the mean time new ramps should meet CDOT M608 and have the rusted steel truncated domes.	Ramp type has been called out per CDOT curb ramp standards. Please see sheet C2.0. Old Town details removed	
C6.1	Details	Curb Ramp Type3	Where is this proposed for use?	The plans should call out which curb ramp type from the M standard is needed in each locaton. Spot elevations should be provided to demonstrate maximum slopes won't be exceeded.	Please see sheet C2.0 for curb ramp type.	
C6.1	Details	Sidewalk Detail	The cross slope of the sidewalk can not exceed 2%, rather than that being the minimum percent. We recommend that the sidewalk be designed at 1.8% cross slope to leave room for a little construction error	Not addressed	Language updated from minimum to maximum slope of 2%. Detail has been moved to sheet C6.0.	
C6.1	Details	Curb and Gutter	Did the sketch plan approval require the wider sidewalk referenced in the notes on this detail? If so, then the sidewalk should be 8' wide. If the PC did not address this, I believe the notes are not relevant and the walk can be 5' wide.	Walks shall be at least 5' wide.	All sidewalks are 5' wide.Called out and dimensioned on sheet C2.0.	
C6.1	Details	Encasement	The town prohibits concrete encasements in most cases. Please detail this detail and reference the Town typical drawing.	Added town typical		
C6.1	Details	Cross pan	Where is this proposed for use?	Not addressed	Potential use would be alley crossing at Cora St. May not be within developer scope.	
C6.1	Details	Standard Pipe Trench	Please use the Town typical detail instead of this detail. If there are items in the Town detail you would like include, please let us know what they are and we will evaluate	Added town typical		

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Design Engineer Responses 8/16/21	
C6.2	Details	Water Meter Pit	Please use the Town typical detail instead of this detail. If there are items in the Town detail you would like include, please let us know what they are and we will evaluate	Added town typical. Given that they will have concrete walk and a landscape space, the town would prefer a curb stop and box instead of the ball valve in the meter can. That will be an update on the town standards later this year.		
C6.2	Details	Water Service Connection	Please reference the Town detail. The detail you have for the curb box is not covered in the Town standard. If the curb box is slip and the bonnet over the curb stop is placed so the pipe is in the middle of the opening, the block under the stop is a good idea. Just add notes to require a slip box and centering the pipe vertically in the bonnet.	Their detail is gone. We like their idea of the block under the stop. We will add that to the typical when we update later in the year.		
C6.2	Details	Water Service Connection	If you leave this detail in the drawing (and add the notes above), also modify the tap to be at 10:30 or 1:30, the shock loop to only come up 2" and then go back down and show the service line having 5' of bury.	Added town typical		
C6.2	Details	Sewer Tap	Add a rigid coupling (not fernco) to reconnect the sewer line after inserting the full bodied wye	Added town typical		
Plat	Plat			What is the basis for the elevation of the spike in the curb		
Plat	Plat			Not seeing an easement on Lot 2R for the water line to Lot 1R		
Plat	Plat			Looks like there needs to be an easement on the south side of the buildings for dry utilities.		
	Plat, geotech rpt			Not seeing plat notes related to the soils or radon or lighting. The soils report calls the soils expansive and has extensive foundation recommendations. They also underline their concerns about movement and moisture control. Not seeing provisions for the membrane or grading recommended in the soils report on the plans		
	Plat, geotech rpt			The geotech report recommends drain leaders extend 15' past the building. There does not look to be 15' between the back of the buildings and the lot lines. Have not checking building plans. Does all the drainage run north? How will that work in the winter?		

RESPONSE TO PRELIMINARY PLAT & PUD REVIEW COMMENTS – July 1, 2021

Jeremy Werlin, Residential Designer
July 27, 2021

*General Note: The Plan sheet C1.0 -Site Plan & Vicinity Map is now labeled SP1 so as not to conflict with any of the civil sheets provided by Odisea Engineering, LLC., and will be referred to as such in the responses below.

22. RE: Three sewer connections rather than six. The three connections had been previously approved by Town of Ridgway, but SP1 has now been revised to show 6 sewer lines.

23. RE: Height of building. Building height is measured from final grade. Final grade is the same for all units. Please see additional call outs for final grade vs. existing grade relative to building height on sheets A0.0 & A0.1 to clarify.

24. RE: Call outs for exterior materials. These materials were and are called out on sheets A0.0 & A0.1.

25. RE: Exterior lighting. A lighting schedule and lights has been added to sheets A0.0 & A0.1. Lights are drawn in RED.

26. RE: Roof overhangs. The roofing plan is correct and shows no overhangs on the east and west, and a 12" "pop out" detail on the north and south (front & back). I have added dimensions to A1.0 (Roof Plan) to make this more clear.

27. RE: Balcony's on SITE PLAN. The Main Level balcony was/is shown on the SITE PLAN, SP1. as a dashed line. The Upper Level balcony does not extent as far out from the building face as the Main Level balcony and thus was not shown on the SITE PLAN. I have added the upper balcony as well as call-outs to SP1.

28. RE: Landscaping.

A. RE: Reduction of trees/shrubs from sketch plan? The current landscape plan has been redesigned for lower water use & drought resistance.

B. RE: Amount and type of ground cover? Further specifications clarifying the type(s) of vegetation and mulch have been added to the Legend on SP1. See the revision cloud at the bottom of the legend.

C-E. RE: Correct number of trees and shrubs per lot. SP1 has been amended to conform with Sec 6-6-4(G)(5) of RMC.

F. RE: Differences between SITE PLAN sheet and the Site Plan on SP1. The original Site Plan sheet, formatted for 11X17 paper, dates back to 2019 and was considered a "sketch plan" only for a planning committee hearing that was held over two years ago.

October 6, 2021

Matt McIsaac
PO Box 942
Ridgway, CO 81432

Sent via E-Mail: matthewmcisaac@gmail.com

RE: RidgSix Subdivision & PUD - Planning Review Comments

Mr. McIsaac:

CPS has completed the 3rd review of the documents that were last submitted on September 3, 2021, for the Preliminary Plat and PUD for the McIsaac Subdivision within the Town of Ridgway. This letter identifies the outstanding items that are needed to be made to the application materials in order for this project to be presented to the Ridgway Planning Commission. Please review each comment and resubmit a written response to each with updated plan documents as needed to address these comments.

Preliminary Plat: Contents of Preliminary Plat shall include the items listed within this section. Deficiencies not meeting the requirements of Sec. 7-4-5(B)(5) are listed below:

1. July 1 Comment: Amend the certificate blocks to be included on a new sheet to include the following signatures; Property Owner, Owner's Attorney (if applicable), Ouray County Treasurer, Planning Commission, Town Council, Town Attorney, Surveyor, Engineer, and Ouray County Clerk & Recorder. *(See attachment #1 for plat redlines and sheet #1 of attachment #3 for an example of a preliminary plat to reference what language and formatting to use for this comment.)*

CPS Response: Not all edits were addressed. Please address the following comments related to various certificate blocks on Sheet 1 of the Preliminary Plat:

- Amend Planning Commission approval block as noted on the redlines.
 - Amend the Town Council approval block as noted on the redlines.
 - Remove duplicate notarial section of Certificate of Ownership and Dedication block.
 - Replace Surveyor's Certificate to read:
 - 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.
2. July 1 Comment: Amend the notes to include standard notes on a new sheet, after the certificate blocks, and any notes that are specific to this PUD/Subdivision.

CPS Response: Addressed

3. July 1 Comment: Add a statement on Certificate of Dedication and Ownership.

CPS Response: Addressed

4. July 1 Comment: Add a title block to the top center of all sheets of the preliminary plat. Title shall include plan title, subdivision name, lot/block, section/township/range, and Town/County/State.

CPS Response: The title block should be further amended to read:

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

5. July 1 Comment: Amend all references to show the new lot numbers and only by numerical value. Remove the "-R" from the lot number callout. (See attachment #1 for plat redlines)

CPS Response: Addressed

6. July 1 Comment: Amend the property description to be a short legal description with the new lot numbers. Do not include "-R" with the lot numbers. (See attachment #1 for plat redlines)

CPS Response: Addressed

7. July 1 Comment: Amend the area summary table. Update "Block 28" to be "Subdivision Area". Add the lot coverage percentage and required and proposed setbacks to this table. (See attachment #1 for plat redlines)

CPS Response: Table added but needs to be amended to include additional information. We've calculated the dimensional requirements for the lots and have them in the table below. Since we do not know the exact measurements of some of these dimensions, please verify them all before putting this table on SP1:

The following are the dimensional standards applicable to Lots 2, 3, 4, 5, 6, & 7 of the RidgSix Townhouse Subdivision PUD. All dimensional standards of the underlying HR District shall apply to Lot 1. If at such time Lot 1 develops, an amendment to this PUD may be processed as set forth in the RMC, as applicable at the time of the development request.

RidgSix Townhouse PUD Dimensional Standards Table				
	Lot Area	Lot Width	Lot Coverage	
			Sq. Ft.	Percentage
Total	20,164sf	N/A	10,626sf	52.7%
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%
Required Setback: <i>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</i>				

for Lot 1 provided such encroachment(s) and/or reduction(s) are allowed in the RMC 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)	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)

8. July 1 Comment: Extend utility service lines to include and depict the proposed connection to utility main lines within Charles St. (See attachment #1 for plat redlines)
CPS Response: Utility line connections are now depicted on the preliminary plat, however, the line types should be changed to distinguish between existing and proposed lines. This distinction should be made for all utility lines.
9. July 1 Comment: Remove Note 7 stating that this plat vacates previous lot lines. This is the function of the platting process and does not need to be called out in a note.
CPS Response: Addressed
10. July 1 Comment: Add information about proposed fire protection system showing locations, storage tanks and fire hydrants. (See attachment #1 for plat redlines)
CPS Response: Addressed. Per discussion with applicant on 9/28, no hydrants are within project area.
11. July 1 Comment: Add notes about dedicated easements to the Town to cover existing utilities. Overhead utilities run overhead along the west and south parts of the property. Please coordinate with the Town Engineer to confirm required easement size for these utilities, and whether any additional easements are required for this lot. Sec. 7-4-7(D)(1) of RMC requires that a minimum of 20' utilities, centered on the rear and side property lines, and 10' easements adjacent to streets be provided. Furthermore, there are existing utilities on the property (i.e. water line along the west property line) which shall be located in an adequate easement.) (See attachment #1 for plat redlines)
CPS Response: Not addressed. Update Preliminary Plat to include these required easements.
12. July 1 Comment: Add note about designated open space to be used for HOA. This is referenced in the plans submitted on March 31, 2021, but not shown anywhere on the preliminary plat.
CPS Response: Addressed. No open space is proposed for this project.
13. July 1 Comment: Add property line dimensions and setback notes to this plan. Ensure these notes or callouts are legible and clear. (See attachment #1 for plat redlines)

CPS Response: Addressed, however, the required and proposed setbacks for each lot must be clearly documented in the summary table. (See Comment #7 above)

14. July 1 Comment: Add a note callout about the existing stop sign located on the southwest corner of Charles & Cora. (See attachment #1 for plat redlines)

CPS Response: Addressed

15. July 1 Comment: Remove any information referencing existing information that is not applicable to this preliminary plat. (See attachment #1 for plat redlines)

CPS Response: Addressed

16. July 1 Comment: Add a note about the existing container being removed from the site.

CPS Response: Addressed

17. July 1 Comment: Provide the estimated water consumption and sewage generation anticipated for this project – all 7 lots. A will serve letter will need to be provided from both the water and sewer providers for this property to ensure adequate capacity to serve.

CPS Response: Addressed. Confirmed adequate information has been provided to the Town.

Dimensional & Parking Standards:

18. July 1 Comment: The property is zoned Historic Residential (HR) and the following table depicts the required and proposed dimensional standards each lot must meet for 6 townhome lots (7-3-15 of RMC) which do not meet the minimum standards. For each lot that does not meet the minimum standards, a written explanation and justification for the request should be provided in the updated narrative.

Standard	Required	Lot 2	Lot 3	Lot 4	Lot 5	Lot 6	Lot 7
Width	70'	28'	21'	21'	21'	21'	30
Size	10,000	2,044sf	1,533sf	1,533sf	1,533sf	1,533sf	2,190sf
Lot Coverage	50%	Not identified. Please add to Summary Table on Sheet 1 of plat. Include building footprints, driveways, and walkways in this calculation.					

CPS Response: Justification has been provided in narrative as "All variances are due to the multifamily nature and shared wall design of the structure". While this does not address the justification criteria, nor explain why the need to vary from the requirements, it is the justification provided and we can forward that to PC as appropriate. While this comment and table included in the July 1 comment letter was not addressed in the response, CPS calculated the lot coverage and added it to the Summary Table (see comment #7 above). Please verify and amend that table as necessary as we may not have all the accurate information in order to calculate the proposed lot coverages.

19. July 1 Comment: Lot 2 is adjacent to an alley. Therefore, the minimum side setback is 2', but 6' is indicated. Please update the site plan to indicate this required setback.

CPS Response: Addressed.

20. July 1 Comment: Lot 7 has a side street setback requirement of 7.5' adjacent to N. Cora St., but 8' is indicated. Please update the site plan to indicate this required setback.

CPS Response: Addressed. 8' is still indicated, therefore, 8' was added to the summary table.

21. July 1 Comment: Add a table identifying the required and provided number of parking spaces for each unit.

CPS Response: Addressed. Parking is clearly and adequately met with the project proposal, so no parking table is needed for this.

Development Standards: The following are comments related to the project's compliance with Development Standards set forth in Sec. 6-6-4 of the RMC:

22. July 1 Comment: This site plan indicates that there are only three (3) sewer connections, however, there are 6 units proposed. Each unit should have its own sewer tap and service line connecting to the main. Please provide additional information for us to understand the rationale for this.

CPS Response: Addressed.

23. July 1 Comment: The building height is measured from the lowest point of the natural grade abutting the building to the average height of the highest gable, pitched or hipped roof. Please amend the building height to reflect this measurement and depict it on all building plan sheets.

CPS Response: The measurement has been added to the sheets, however, the measurement is inaccurate per the definition of the RMC. Per the RMC, Building Height is measured from the "lowest point of natural grade abutting the building" to the "average height of the highest gable, pitched, or hipped roof." (Per Note 4(a) of Sec. 7-3-15(A) of RMC). Therefore, this is measured from finished grade (identified as -0' - 6" on Sht. A0.1 to the midpoint of the roof structure. The midpoint of the roof structure is identified as the midpoint from the top of the exterior wall to the top point of the roof's ridgeline. The wall is measured as 25'-6" from top of the concrete to the bottom of the roof structure as identified in Section 1 of Sht A2.0. The roof structure is measured at 8'-6" and the mid-point is 4'-3" from the top of the wall structure. Therefore, the building height, as defined by the RMC, would be 30'-3" (0'-6" + 25'-6" + 4'-3" = 30'-3"). The maximum height allowed is 37' so this is well below that requirement. Please adjust the measurement on Sheets A0.0 & A0.1 to be consistent with the RMC.

24. July 1 Comment: Add proposed building material information to architectural elevations on sheets A0.0 and A0.1. Detailed information about material and color should be included. (See attachment #2 for Building Plan redline comments and attachment #4 for an example building plan.)

CPS Response: Addressed

25. July 1 Comment: Add proposed lighting information to architectural elevations on sheets A0.0 and A0.1. Detailed lighting information, such as manufacturers information, lumens/kelvins, etc. should be included. (See attachment #1 for plat redlines)

CPS Response: Addressed. Proposed lighting will be presented to Planning Commission.

26. July 1 Comment: The roof plan (Sheet A1.0) indicates there are roof overhangs on all sides of the building. However, those overhangs are not indicated, depicted, nor dimensioned on the elevations provided (Sheet A0.0 and A0.1). Please update plan sets to be consistent amongst themselves.

CPS Response: Addressed.

27. July 1 Comment: The building elevations (Sheet A0.0 and A0.1) depict two balconies on the northern elevation for each unit. However, those balconies are not identified, depicted, nor dimensioned on the site plan. Please update site plan to clearly identify the location of the balconies and other architectural features such as overhangs.

CPS Response: Addressed

28. July 1 Comment: Landscaping requirements: The following landscaping comments are made pursuant to Sec. 6-6-4 (G) of the RMC. Please address each item accordingly:

- A. A great number of trees and shrubs were removed from the original sketch plan drawing as shown on the updated site plan dated 5/10/21. Please provide the reason for the significant reduction between the plans.

CPS Response: Addressed.

- B. The site plan must include the amount and type of groundcover being provided. Please add a table which identifies the proposed landscaped area indicating compliance with Sec. 6-6-4(G)(5) of RMC.

CPS Response: Addressed by adding content to legend on Sheet SP1, however, it is not clear what this means – 50/50 seed mulch mix. Will 50% of the landscaped area be mulch and 50% be seeded? Need to review landscaping regs to see how it meets the current regs and recently adopted regs.

- C. Lot 2 requires a minimum of 2 trees and only one is provided. Please add one more tree to Lot 2. The second tree is required to be placed in the front yard as well. (Sec. 6-6-4 (G)(2) of the RMC)

CPS Response: Addressed.

- D. Lots 3, 4, 5, & 6 require 3 shrubs each and only two are provided on each lot. Please add one more shrub on each of these lots. (Sec. 6-6-4 (G)(3) of the RMC)

CPS Response: Addressed.

- E. Lot 7 requires 18 shrubs (1 per 10' of front and side street frontage) and only 8 are provided. Of the 18 total shrubs, 3 need to be in the front yard and 15 need to be in the side yard adjacent to N. Cora St. Please add these additional shrubs to the site plan. (Sec. 6-6-4 (G)(3) of the RMC)

CPS Response: Addressed – 21 shrubs provided

- F. There are a number of differences in the landscaping being depicted on the Site Plan and Sheet C2.0 Proposed Site Plan. Please compare these two documents and make them consistent between all plan sets.

CPS Response: Addressed – Older site plan was removed from packet. That was what was provided through the Sketch Plan review process.

Project Narrative:

29. July 1 Comment: Please review the guidance document provided to you and dated April 11, 2021 to ensure that the narrative addresses all required provisions and provides justification for why the request is being made and provides staff with rationale for Planning Commission and Town

Council to evaluate when they consider this proposal. The narrative should be expanded to include, but not be limited to, the following: (*See attachment #5 for plat redlines*)

- A. Proposed uses and their level of approval in the underlying zone district (i.e. Use by Right or Conditional Use)

CPS Response: Will be addressed with the addition of use notes stated in comment #36 below.

- B. Proposed ownership and maintenance of common space, party walls, and buildings (i.e. HOA covenants, bylaws, articles of incorporation, etc.).

CPS Response: Not addressed. This will be a condition of approval.

- C. Proposed lot dimensional standards (i.e., setbacks, lot size, height, etc) and how the proposed development complies or amends those standards.

CPS Response: Will be addressed with the addition of the updated summary table on SP1.

- D. Anticipated short-term rentals, ADUs and/or Affordable housing, if applicable.

CPS Response:

STRs & ADUs: Will be addressed with the addition of use notes stated in comment #37 below

- E. Justification and need for requesting multiple variations from the standards applicable to the HR zone district.

CPS Response: Justification has been provided in narrative as "All variances are due to the multifamily nature and shared wall design of the structure". While this does not address the justification criteria, nor explain why the need to vary from the requirements, it is the justification provided and we can forward that to PC as appropriate.

New Comments from 9/25/2021 Review:

30. Pursuant to Sec. 7-4-5(B)(6)(e) of RMC, Notice must be sent to mineral interest owners of the property. Please confirm that either 1) proper notice was sent in connection with the Sketch Plan application or 2) will be sent a minimum of 30 days prior to the Planning Commission hearing for this request.

31. Add a title block to Sheet SP1 to read:

RidgSix Townhomes Planned Unit Development
Lots 1 – 6, RidgSix Townhomes Subdivision

32. The PUD set, which will be recorded upon approval, should only include sheets: SP1, A0.0, and A0.1. The remaining documents will be submitted at such time you apply for your building permit.

33. Remove Notes 2, 4, and 6 from Sheet 1 of the Preliminary Plat. They should be relocated to the PUD on Sheet SP1 (See new comment #37 for PUD notes).

34. Notes 3, 5, 7, and 8 can all be combined into one note and should reference adopted covenants and bylaws for the HOA (See new comment #37 for PUD notes).

35. Add the following landscaping table to Sheet SP.

RidgSix Townhouse PUD Minimum Landscape Requirements				
	Lot Area		# of Trees (FY-Tot)	# of Shrubs
Lot 1	9,798sf		Landscaping will remain as exists today. RMC landscaping requirements applicable at the time the property is developed shall apply at that time.	
Lot 2	2,044sf		2 - 3	3
Lot 3	1,533sf		1 - 1	3
Lot 4	1,533sf		1 - 1	3
Lot 5	1,533sf		1 - 1	3
Lot 6	1,533sf		1 - 1	3
Lot 7	FY	2,190sf	2 - 3	3
	SY		2	8

36. Add the following notes to SP1:

1. The only allowed use on Lots 2-6, RidgSix Townhome Subdivision PUD shall be townhomes as defined by the Ridgway Municipal Code.
2. No ADUs shall be allowed on Lots 2-6, RidgSix Townhome Subdivision PUD.
3. Short-Term Rentals (STR) shall be limited to one bedroom in each dwelling. All licenses and approvals required by the RMC shall be required prior to any STR use commencing.
4. Lot 1 may remain as a Single-family residence with all the allowed uses and accessory uses afforded it in the RMC. Any redevelopment or further development beyond a single-family use shall require a new PUD or an amendment to this PUD as required by the RMC at the time of such request.
5. All provisions of the RMC, 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 RMC and the provisions of this PUD, this PUD shall prevail.

37. The elevations provided don't appear to meet the requirement to "provide variation of building mass and height" as required by Sec. 6-6-5(A)(2) of the RMC. Please provide justification or description of how this standard is met by the proposed elevations.

38. Add the following title to the PUD plan set:

RidgSix Townhomes Planned Unit Development
 Lots 1-7, RidgSix Townhomes Subdivision, Town of Ridgway
 Section 21, T44N, R10W, N.M.P.M.
 Ouray County, Colorado

39. Add the following approval and signature blocks to the new PUD:

- A. Ownership Signature Block.
- B. Attorney Certificate

- C. Completion of Improvement Signatures.
- D. Planning Commission approval block.
- E. Town Council approval block.
- F. Ouray County Recording Block
- G. Others??

Please review each comment carefully. 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.

Sincerely,

COMMUNITY PLANNING STRATEGIES, LLC



TJ Dlubac, AICP
Principal / Owner
970-744-0623
TDlubac@PlanStrategize.com

Enclosed:

- 1) RidgSix Preliminary Plat Redlines

PRELIMINARY PLAT
LOTS 1-7, RIDGSIX TOWNHOMES,
A PLANNED UNIT DEVELOPMENT
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.,
OURAY COUNTY, COLORADO.

Replace title block with
language provided in
comment letter.

Revise so all font styles are
similar (i.e. headers, and
body font are similar.

CERTIFICATE OF IMPROVEMENTS COMPLETION:

The undersigned, Town manager of the Town of Ridgway, do so certify that all improvements and utilities required by the current Subdivision Regulations of the Town of Ridgway have been installed in this subdivision in accordance with the specifications of the Town except for the following which have been secured pursuant to Town subdivision regulations:

Dated this _____ day of _____, 2021

By: _____ Town Manager

ATTORNEYS CERTIFICATE:

I, _____ an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the title to all land herein platted and that title to such lands in the dedicators and owners, and that the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this _____ day of _____, 2021

By: _____ Attorney at Law

APPROVAL OF TOWN ATTORNEY:

Approved for recording this _____ day of _____, 2021

By: _____, Attorney

APPROVAL OF PLANNING COMMISSION, TOWN OF RIDGWAY, COLORADO:

The Planning Commission of Ridgway, Colorado did hereby authorize and approve this Preliminary Plat titled PRELIMINARY PLAT LOTS 1-7, RIDGSIX TOWNHOMES, A PLANNED UNIT DEVELOPMENT, at the meeting held on

this _____ day of _____, 2021

Recommended for approved by the Planning Commission this
day of _____, 2021

By: _____
Chair Person,

By _____, Chair Person

APPROVAL OF TOWN COUNCIL:

Approved by the Town Council this _____ day of _____, 2021

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: _____

AREA SUMMARY:

Subdivision Area = 20164 Square Feet
Setbacks = 4456 square Feet
Lot Coverage % = 19.66%
Road Dedication = 0.0 Square Feet
Open Space = 0.0 Square Feet
Total 20164 Square Feet

Replace table with
table shown in
comment letter. Fill in
any missing pieces.

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: MATTHEW MCISAAC, 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, 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 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 MATTHEW MCISAAC has caused his name to be here unto

subscribed this _____ day of _____ A.D. 20 _____.

BY: _____
MATTHEW MCISAAC

Notarial:
State of _____
County of _____

The foregoing instrument was acknowledged before me this _____ day

of _____ A.D. 20 _____, by MATTHEW MCISAAC.

My commission expires on: _____
Witness my hand and official seal.

(Seal)

Notary Public

Notarial:
State of Colorado
County of _____
The foregoing mortgagee's consent was acknowledged before me this _____ day of _____ A.D. 20 _____ by _____

My commission expires on: _____
Witness my hand and official seal.

(Seal)

Notary Public

Remove ->
Duplicate?

Replace notes with draft
version provided in
comment letter.

LOTS 1-7, RIDGSIX TOWNHOMES PLAT NOTES:

- All construction will conform with Ridgway Municipal Code.
- Outdoor Lighting: All outdoor lighting shall conform to Ridgway Municipal Code Section 6-5 "Outdoor Lighting regulations." including Dark Sky Requirements.
- RidgSix Townhomes to be managed and governed by townhome association, this includes all common area maintenance and exterior maintenance. Inclusive of landscaping and snow removal.
- Short term rentals limited to one bedroom per Ridgway municipal code for multifamily dwellings in HR zoning district.
- The townhome community consists of six dwellings to be governed by the townhome association of owners. Association shall be responsible for exterior maintenance, landscape maintenance, irrigation, snow removal and compliance with Ridgway Municipal Code.
- Short-term rentals shall be limited to one bedroom in each dwelling unit per Ridgway Municipal Code and zoning regulations for multi-family in Historical Residential.
- Snow Removal within the PUD and in right of way is the direct responsibility of the townhome association.
- Landscape and irrigation is direct responsibilities of it's association of owners.
- Geotechnical study provided 6/29/2020 Project# 02091-0001 Huddleston-Berry Engineering & Testing, LLC
- A 5.5' water line and utility easement along the west side of Lot 2 to benefit Lot 1 is hereby created.

SURVEYOR'S CERTIFICATE:

I, Thomas A. Clark, being a Colorado Licensed Land Surveyor, do hereby certify that this PRELIMINARY PLAT of Lots 1-7 Ridgsix Townhomes, A Planned Unit Development was made by me and under my direct supervision, responsibility, and checking. This site survey does not constitute a Land Survey Plat or Improvement Survey Plat as defined by Title 38, Article 51 C.R.S.

Thomas A. Clark PLS. 38014

NOTES:

- 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.
- 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.
- Field work was performed in April 2021.
- Elevation datum for this survey is based on benchmark "SPIKE IN CURB" that elevation being 7000.67.
- 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 than ten years from the date of the certification shown hereon.
- No new streets or alleys are proposed in this plan.
- Approval of this plan may create a vested right pursuant to Article 68 of Title 24 C.R.S. as amended.
- 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.

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 _____, 2021

Janice M. Stout
Ouray County Treasurer

RECORDER'S CERTIFICATE:

This plat was filed for record in office of the Clerk and Recorder of Ouray County

at _____ m this _____ day of _____, 2021.

Plat Book Number _____, Page Number _____.

Reception Number _____.

Time _____.

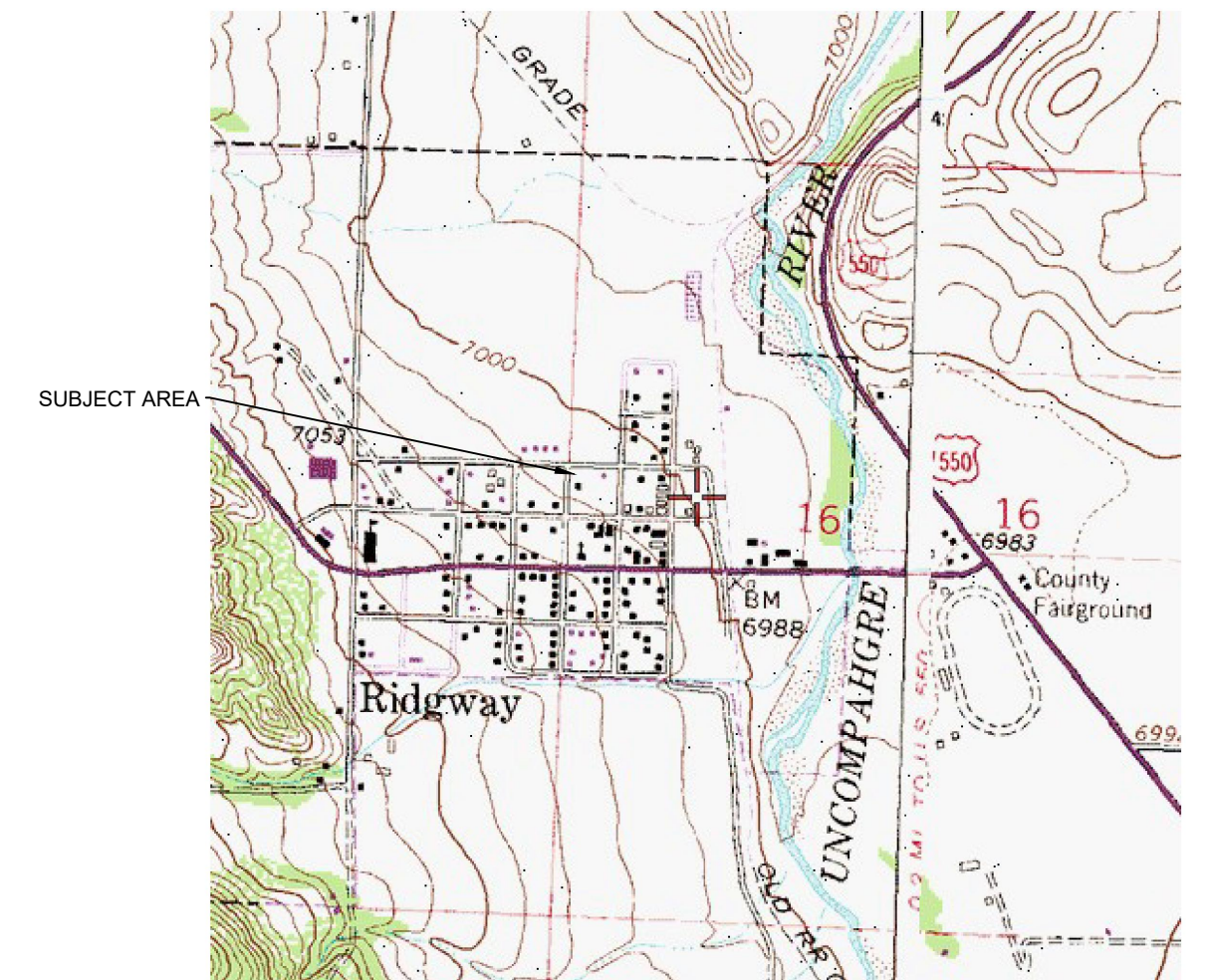
Ouray County Clerk and Recorder

CPS Review
9/25/2021

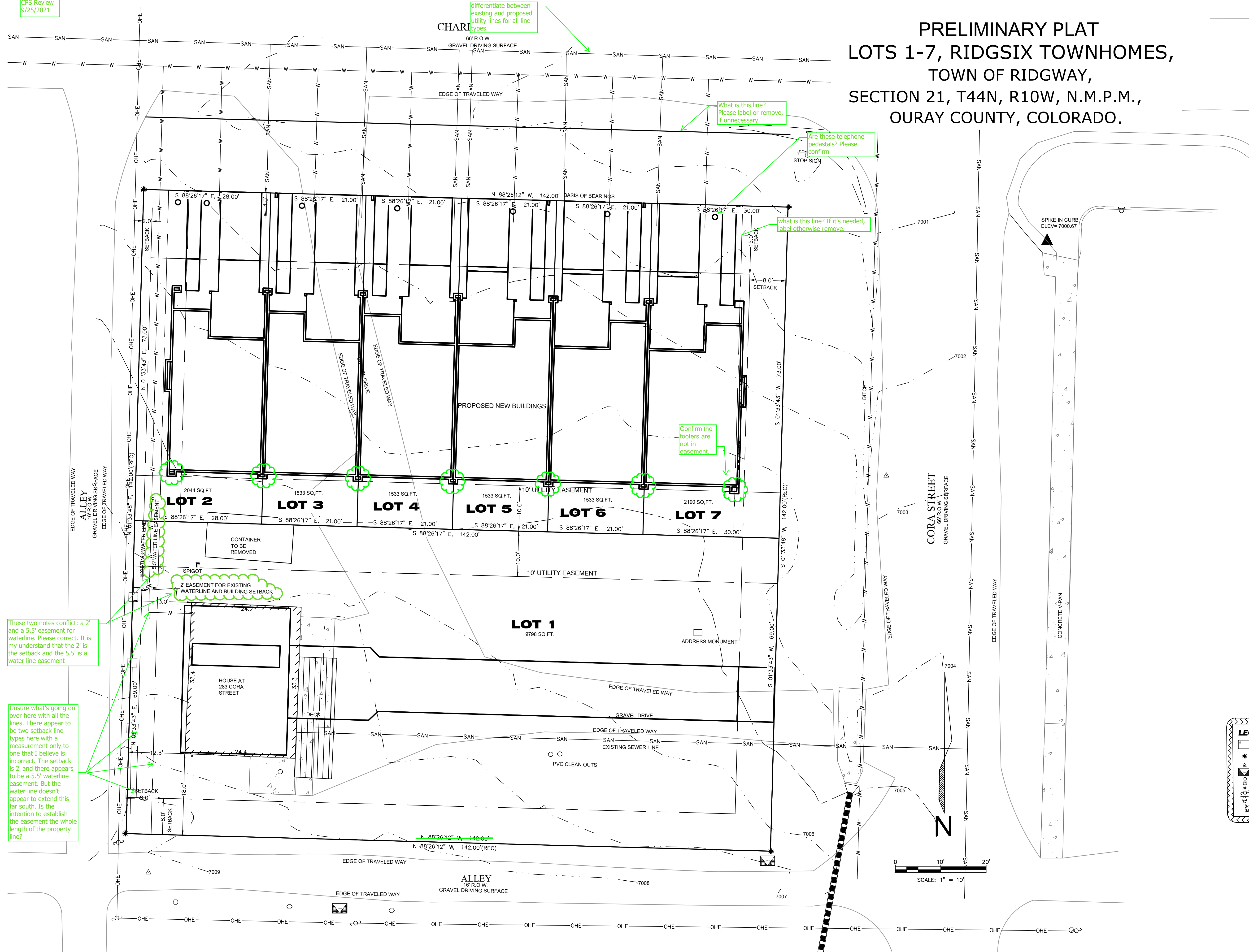
CHAR

differentiate between
existing and proposed
utility lines for all line
types.

PRELIMINARY PLAT
LOTS 1-7, RIDGSIX TOWNHOMES,
TOWN OF RIDGWAY,
SECTION 21, T44N, R10W, N.M.P.M.,
OURAY COUNTY, COLORADO.



VICINITY MAP
NTS



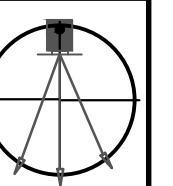
LEGEND:	
	CONCRETE
	FOUND #5 REBAR WITH 1 1/2" ALUMINUM CAP LS 38135
	SURVEY CONTROL POINT
	TRANSFORMER
	TELEPHONE PEDESTAL
	COMMUNICATIONS PEDESTAL
	WATER SHUTOFF VALVE
	POWER POLE
	FIRE HYDRANT
	(REC) INDICATES RECORD BEARING AND DISTANCE
	(MEAS) INDICATES FIELD MEASURED BEARING AND DISTANCE

These two notes conflict: a 2' and a 5.5' easement for waterline. Please correct. It is my understanding that the 2' is the setback and the 5.5' is a water line easement

Unsure what's going on over here with all the lines. There appear to be two setback line types here with a measurement only to one that I believe is incorrect. The setback is 2' and there appears to be a 5.5' waterline easement. But the water line doesn't appear to extend this far south. Is the intention to establish the easement the whole length of the property line?

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

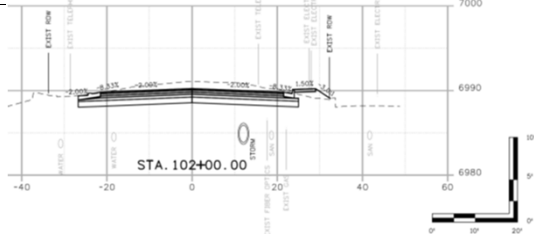
DATE: 5/17/2021		
DRAWN BY	TC	JOB# 21019
CHECKED BY	JCC	
		SHEET-2-OF-2



Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Developer Engineer Response 8/16/21	Town Comments 9/14/21							
1	Title					Under proposed developed conditions, it says there will be four townhouses and 5 lots. I count 6 townhouse units and 7 lots. How does that work?							
2	Notes	General Notes #7	approval need to be fully designed including addressing any potential conflicts. Can't leave it to contractor to figure out how modify things. If you	Not addressed	Note has been updated "owner and/or engineer shall verify utility locations prior to construction." There are also stormwater infrastructure that is currently being installed and location and inverts are	Who is providing the ASCE utility survey and to what level are they providing it.							
2	Notes	General Notes #13,	There is no Town surveyor	Not really fixed	Reerence to Town surveyor has been corrected	Addressed							
2	Notes	General Note 16	Is there any proposed paving in the town right of way? Where?	Not addressed	Note removed.	Note now says "If applicable" which is OK							
2	Notes	General Note 18.	will not be practical. However, it does not look like there is a need to shut the line down.	but did not address whether a main tie in is needed. If it is not needed, reference to the tie in should be	Will the waterlines need to connect to the existing water system? Is the use of the word "main" incorrect* Should this say lateral*	I believe this project just requires "taps" or "service connections".							
2	Notes	General Note 20.	Conflicts with 18. If there is a need to shut down the line there are procedures in the Town standards. The Town does not	Says "parcels" shall not be w/o water for 6 hrs. Probably should be water "customers"	Updated to say "customer"	Addressed							
2	Notes	General Note 24	standard is that the design engineer is supposed to conduct the SUE investigation to one of the 4 levels based on the type of construction. Then it is up to the contractor to expose things to verify. For prel plat design plans,	Not addressed	Plans call out potential conflicts on sheet C5.0.	Note 24 now summarizes the quality levels in the ASCE. What level of investigation is being provided and why. How are the owner or engineer going to provide those services and when?							
2	Notes	General Note 25	The design plans need to show the work to be completed	Not addressed	Note removed.								
2	Notes	General Note 27	Streets are gravel. Need to keep the gravel clean or replace it if it gets muddy	Addressed		Also require dust control. Lack of dust control not only on site but on roads travelled has been an issue with other projects in the area.							
		Water 3				Not sure what encased joints shall extend 10 ft means. I think the intent is to say that if the casing has a joint it should be as far from the water line crossing as possible, 10 ft being the goal							
2	Notes	Water 4	Encasements should not be concrete. See the Town typical	Now note 3. All note #'s adjusted by 1									
	Notes	Water 5				its OK to deflect water line at joints and fittings to manufacturer's recommendation							
2	Notes	Water 6	Requiring bends in excess of 1 degree to have fittings is likely impractical. The smallest std fitting is 11.25 degrees. Suggest the allowable deflection by 6-8	Not addressed	Note updated.	The current note 6 talks about depressing water lines. If there is a conflict with a water line, shots should be taken, the data shared with the Town and the Town will decide whether the water line can be moved.							
2	Notes	Water 18	Valves in gravel sheets should be 4-6" below finished grade	Partially addressed, in gravel roads valves we do not want to have a	Note updated.	Addressed							
2	Notes	Sewer 2		of connection between an existing and new sewer main, but I don't believe they need to install a new sewer main in which case its not relevant and the	Note removed	Addressed							

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Developer Engineer Response 8/16/21	Town Comments 9/14/21						
	Notes	Sewer 4				Please remove reference to concrete encasement here as well						
2	Notes	Sewer 11	Wire needs to be #10, also think "water" should be "Sewer"	Wire size addressed. Still talks about water infrastructure	Note updated.	The sewer wire should not be connected to hydrants or water valves. It should come up in manholes typically between the top barrel and the cone						
2	Notes	Sewer 15	Manhole inverts required to be precast	Not addressed	Note updated.	It should state that precast inverts are required. What it says now sounds like it applies when there are precast inverts						
2	Notes	Sewer 17	be made with full bodied wyes. PW may allow cut taps, but Town will make them and charge	Not addressed	Note updated.	addressed						
	Notes			as requested above, they should indicated the changes per Shay's checklist. I did not read the notes through, just checked the above. They should let us know of any changes		Not seeing an indication of unrequested changes. Not sure there are any such changes so there may not have been need to show anything						
C2.0	Site Plan	Legend	Legend does not list the landscape items shown on this	Not addressed	Please see legend for corrections.	added trees and shrubs legend						
C2.0	Site Plan		Not seeing existing or proposed contours (Or footprints of the buildings).	Added some contours but not finding that they are labelled on this sheet. It is labelled on the storm sheet	Contours are labelled.	Contour labels added						
C2.0	Site Plan		What is 8:12 slope that looks to be on concrete	Old site plan apparently showed the roof slope. New site plan looks to show building footprint, so comment	Old plan did show roof and associated slope. Now shows building footprint and roof	addressed						
C2.0	Site Plan		Where is snow storage	Found some small areas for snow storage on the right of way. What is the basis for their size? Storm storage needs to be on their property not ROW. The storage areas as currently	Snow storage has been moved out of ROW.	how is snow storage sized. Are all the ansi 33 (solid and dashed) hatch areas to be snow storage. If not please clarify what are. How does the snow from the buildings get to the snow storage.						
				How do the proposed contours blend with the existing topography	Shown on the site plan and grading and drainage plan	There are places especially behind the C&G where the contours seem to just disappear. Perhaps the existing contours could be in a slightly darker linetype						
C2.0	Site Plan					what are the widths of the driveways? Should they have flared entries. The typical shows 6' flares but the site plans do not. I am scaling 12' between the driveway. If that is correct with 6' flares the curb will be going from flare to flare etc. As noted below the flares should be 12:1 maxslope not necessarily 6'						
C2.0	Site Plan					At the southern end on both the east and west lines of the parcel there is text that is too small to read.						
C2.0	Site Plan					curb gutter and sidewalk should extent to the south property line						
C2.0	Site Plan					is there a detail for where the curb and gutter ends at the south end on Cora. How does it blend with existing barrow ditch. Note that S2C is removing the RCP pipe installed with the RAMP project.						
C3.0	Grading & Drainage	Bulb out				Where are the details needed to layout the bulb out						

			Town Comments - April XX, 2021	Developer Engineer Response 8/16/21		Town Comments 9/14/21						
Pg	Sht Name	Utility		Town Comments 6/24/21								
C3.0	Grading & Drainage					There is a note that the rain garden outlet should tie into the new inlet box. The S2C line will be tying into the new inlet box on the south side. If the garden is going to tie in on the south side too, the inlet will need to be extra wide.						
C3.0	Grading & Drainage					I believe the culvert on Charles is Culvert 2						
C3.0	Grading & Drainage					We do not match the areas listed in the proposed imperviousness table. Please provide a drawing and calculations that show the basis for those areas. Note that the existing container is listed to be removed and if so, it should not be included in that table. Note also that there are different imperviousnesses for different materials. See Town Storm Stds, Pls provide a more detailed table that lists areas and imperviousness with a graphic that explains the areas						

Pg	Sht Name	Utility	Town Comments - April XX, 2021	Town Comments 6/24/21	Developer Engineer Response 8/16/21	Town Comments 9/14/21						
			We compared the slopes on Cora from the alley to Charles with the design drawings we shared with the developer and the developer's plans have flatter slopes. Please explain the differences.	Not addressed	Topo is based off of two separate surveys. Both showing approximately the same slopes.	Having different elevations for different projects is problematic. All work should be based on K-19. Please share the elevations your surveyor has for the hydrant nut and 6 point intersection in the sidewalk. That will allow the Town to related the S2C and 6 plex project grades.						
			Where are the plan and profile for the sidewalk	Don't see this addressed.	Plan & Profile of sidewalk are relative to curb & gutter.	That seems contrary to 1/C6.0. In addition that sidewalk does not consistently follow the C&G e.g. by the bulb out. There is a depressed walk at the driveway on Cora. That needs locations and elevations.						
C3.0	storm			On Charles their March plans showed the walk near property line. Now it looks to be right behind the curb. How does it work with the drivecuts and curb. Sidewalks should be back closer to property line to align with ADA at the intersection and make the driveway cuts work.	Sidewalk has been moved back to align with ADA ramp.	Its moved on Charles. It should also be moved back on Cora. The Town drawing showed about 4 ft from back for walk to property line. The developer plans should about 14'. The Town would prefer to not have concrete over the storm pipe and the manhole cover should not be in the sidewalk or curb and gutter. It looks like if its moved back 5-6 ft west, that could be accomplished. That would shorten the C,G&S by that amount and allow the new culvert to go back where the existing is. Its hard to see the existing contours but it looks like it might also better align with the existing barrow ditch.						
			How does the curb flowline work with existing roadway and proposed sidewalk locations? Cross sections from property line at least to center of the road should be provided for both streets. The developer's scope of work needs to include making their improvements fit with existing infrastructure. The plans need to indicate what will be needed so the Town can ensure that the Developer's changes to Town infrastructure are acceptable.	Roadway half road sections have been added to plans. Please see sheet C6.2.	What are added are typical sections. A sample cross section is shown at right. (You can edit the size of snapshot to better read it.) When designing road improvements you typically include cross sections at 10-25 ft stations and at critical locations. For this project they should be in the 10 ft range. Cross sections show the existing and proposed grade at the cross sections							
C4.0, 4.1		profile			The profiles show several areas where the difference between existing and proposed grade is more than a couple of inches. We need cross sections for those areas. Where you are proposing to cut into the existing road you will need to rebuild the road structure. Where you are filling, please be sure there will still be 2-3% slope on the road from crown to gutter face. These should be visible from the cross sections. You might want to modify the profile to more closely follow existing grade to avoid the need to rebuild so much of the road.							
C4.0, 4.1		profile			The low point is shown at 1+50 but the inlet is shown at ~1+45. The good news is that it looks like the inlet can be moved to 1+50 and not interfere with the ADA ramp even if the sidewalk							

Town Comments - April XX, 2021			Developer Engineer Response 8/16/21	Town Comments 9/14/21						
Pg	Sht Name	Utility	Town Comments 6/24/21							
C 4.1			overlapping and south of the driveway on Charles. How does it fit with the	Incorrectly shown hatch. Redundant hatch removed.	I still can not tell what is being shown south the existing driveway on Charles					
C5.0	Utility	Sewer	Confirm that the sewer services will not interfere with the existing non potable and potable water lines	Not addressed	There appears to be a conflict based on depth of waterline and inverts of sewer. All sanitary sewer services shall be encased in accordance with Ridgway.	Town Stds require plan and profile sheets for water and sewer lines and that all crossings be shown. This project is not extending new mains, but there should still be an attempt to determine how sewer services will cross the water main. It looks like the sewer service will have to go over the water main. I did not check whether at that point there will be issues with sewer service depth at building line. This should be part of the developers design process and the data furnished for town review				
C5.0	Utility	Sewer	How does one locate the taps on the ground? Perhaps add stationing from the D/S manhole	Not addressed	Stationing has been added for referencing locations per the proposed curb & gutter.	I did not see stationing for utility service lines. See comment below about stationing				
C5.0	Utility					Utility lines are supposed to be color coded. If it's a hassle, we can let it go for this, but please do it on future projects				
			The service lines should have a cleanout at the end per the service detail	Not addressed	Cleanouts have been added to end of line, please see sheet C5.0. Extend service lines to show cleanout with 5' foundation to ensure cleanout functions for most of the length installed.	OK				
C5.0	Utility	Sewer	Why are the sewer services on the west (U/S) side of the easterly 3 lots	Not addressed	????	The sewer services are shown on the low side of the lot on 3 lots and on the upstream side of the other 3 lots. Why are the latter on the uphill side of the lot				
C5.0	Utility	Irrigation	Was irrigation required from Sketch plan approval?	Not addressed	Irrigation requirement TBD					
C5.0	Utility		Label which is potable and which is non potable	Not addressed	Waterlines have been labeled in accordingly	found a leader that distinguishes. Having a different line type or color coding would make it clearer especially if someone is looking on a small screen.				
C5.0	Utility		Add the manhole at Charles and Cora. You will need to get invert elevattions on this manhole and the one upstream to determine the tap elevations and then check how the sewer taps will work crossing the water lines	Manhole added graphically. Did not find the invert or rim or calcs for how the sewer taps cross the water main.	Rim and invert elevation have been added. Note has been added to encase sanitary sewer services per Town standards.	As noted above the calcs for how the sewer services cross the water should be shown. Note that the water main near the existing culvert has about 4.5 ft of cover. Please confirm that if the water has a 4.5' bury, a 4" encased sewer service above the water main can get to each of the buildings at a depth that meets the plumbing code and serves the building. Note there needs to be 3" between the two pipes				
C5.0	Utility		We recommend against running a water service under a line a trees	Still showing the water services terminating at the line of trees	According to Matt McIsaac the landscaping requirement are changing due to constant shortage of water. Owner/Engineer shall coordinate with town prior to construction per the updated	New landscape regs have been approved and should be on the Town website soon.				

Town Comments - April XX, 2021			Developer Engineer Response 8/16/21	Town Comments 9/14/21						
Pg	Sht Name	Utility	Town Comments 6/24/21							
C5.0	Utility		There are two sets of stationing. What are each for?	Stationing is gone. Plans need to show how to locate the services on the ground	Stationing was incorrectly removed. Stationing is now showing.	There is stationing for the gutter, but not to locate the services. Typically utility lines are stationed from manholes or intersections. If you want to use the gutter stationing for the 12 services lines, we will allow it, but the stations for the water and sewer services needs to be				
C5.0	Utility			There is a note on this sheet that says <i>location of underground utilities... are not final. Coordination with utility owners shall determine the final location.</i> Plans submitted for preliminary plat approval need to final. Coordination must already be completed and the outcome reflected on the plans they want the town to approve for preliminary plat approval and construction.	Note has been updated to state Ridgway's encasement requirements for sanitary sewer lines crossing over and under water mains or services. Potable waterline is 5.5' below grade. Sanitary Sewer is 5.83 feet below grade at the West manhole and 5.75' below grade at the manhole located at the intersection of Charles and Cora.	What is the basis for concluding potable line is 5.5' below grade. Is that cover or invert. As noted above cover was about 4.5' where the Town potholed a couple of months ago. The manhole dips show 6.2' and 6.36' from rim to invert. Rims are at least several inches below grade. Are there ground elevations at the manholes? The sewer in Charles is listed as 6" which has a minimum wall thickness of 0.2" which would make the top of pipe about 0.52' higher than the invert. The 5.8' below grade looks to be based on rim elevation and not accounting for fill over the manhole covers. If the invert of the sewer is around 5.8' the bottom of the service would typically be less than 5' which could cause conflict with the water. Unless the developer is proposing to re-lay the water line for a few hundred feet, the sewer services will likely need to go over the water				
	Utility			The plans must reflect the necessary fire suppression tap(s)		Not seeing that fire tap(s) have been added				
C6.0	Details	Driveway entry	The Town standard is to use 6" thick fiber reenforced concrete rather than rebar on 2' center.	C6 now includes the Town typical for a driveway entry. The image is badly distorted on the pdf and a clearer copy should be included if that detail is relevant. Please demonstrate how ADA compliance is achieved.	Detail has been updated. Please see sheet C6.0	Did not find driveway widths on the plans. This detail is not applicable if the sidewalk is 6' or more from the sidewalk. Where the detail is needed, coordinates and spot elevations are needed. The tapers need to have max 12:1 max slope which may result widths other than 6'.				
C6.0	Details	Curb Ramp Type 2	I believe the turning space on the curb ramp needs to be 4' and can not include the part of the ramp with the detectable warning. If you intend to include the detectable warning in the turn space, please provide a reference indicating that is allowable.	Distorted Town typicals for the ADA ramp are also included on C6. Those typicals are 20 years old and no longer meet ADA which noted as a requirement on the typical drawings. We are working on updating the typical but in the mean time new ramps should meet CDOT M608 and have the rusted steel truncated domes.	Ramp type has been called out per CDOT curb ramp standards. Please see sheet C2.0. Old Town details removed	Have called out the CDOT standard. Still need spot coordinates, curve info, and elevations around the bulb outs and at the depressions in the sidewalks				
C6.1	Details	Curb Ramp Type3	Where is this proposed for use?	The plans should call out which curb ramp type from the M standard is needed in each locaton. Spot elevations should be provided to demonstrate maximum slopes won't be exceeded.	Please see sheet C2.0 for curb ramp type.	Have added details and reference to CDOT stds. If there is 6' or more from sidewalk to the back of curb, there should be no need to depress the sidewalk. Where there is a need to depress, that should be labelled with stationing, coordinates and spot elevations. Those are also needed around the ADA ramps. The typical 1/C6.0 says driveway widths are on the plans. I did not find those. I also did not find valley pan widths on the plans				

Pg			Town Comments - April XX, 2021		Developer Engineer Response 8/16/21	Town Comments 9/14/21						
Sht Name Utility			Town Comments 6/24/21									
C6.1	Details	Sidewalk Detail	The cross slope of the sidewalk can not exceed 2%, rather than that being the minimum percent. We recommend that the sidewalk be designed at 1.8% cross slope to leave room for a little construction error	Not addressed	Language updated from minimum to maximum slope of 2%. Detail has been moved to sheet C6.0.	added						
C6.1	Details	Curb and Gutter	Did the sketch plan approval require the wider sidewalk referenced in the notes on this detail? If so, then the sidewalk should be 8' wide. If the PC did not address this, I believe the notes are not relevant and the walk can be 5' wide.	Walks shall be at least 5' wide.	All sidewalks are 5' wide.Called out and dimensioned on sheet C2.0.	added						
C6.1	Details	Cross pan	Where is this proposed for use?	Not addressed	Potential use would be alley crossing at Cora St. May not be within developer scope.	S2C is putting a type 13 inlet at the alley and barrow ditch and then piping the water from U/S on Cora and from S2C to Charles. A pan should go there.						
C6.1	Details	Surface Drain				The bedding material is called out as Class I, II, or III ASTM 2321. I believe Class II is a single graded material. If that is used what keeps out the fines from above. Why not use a low permeability pipe bedding material per town standards. What is the material intended for the vertical tube and cap?						
C6.2		Water Meter Pit	Please use the Town typical detail instead of this detail. If there are items in the Town detail you would like include, please let us know what they are and we will evaluate	Added town typical. Given that they will have concrete walk and a landscape space, the town would prefer a curb stop and box instead of the ball valve in the meter can. That will be an update on the town standards later this year.		Please add a note to use the curb stop per the existing service detail rather than the ball valve						
C6.2	Details	Water Service Connection	The detail you have for the curb box is not covered in the Town standard. If the curb box is slip and the bonnet over the curb stop is placed so the pipe is in the middle of the opening, the block under the stop is a good idea. Just add notes to require a slip box and centering the pipe	Their detail is gone. We like their idea of the block under the stop. We will add that to the typical when we update later in the year.		Please add to note to put the block under the curb stop						
C6.2	Details	Road typicals				The travel lanes should be at least 12 ft. Parking lane can be 9' from face of curb.						
C6.2	Details	Bio-retention				Did not find a width for the garden. The garden should be designed based on UDFCD publication T-3. The area should be based on equation B-2.						
C6.2	Details	Bio-retention				UDFCD says the minimum soil retention depth needs to be 18" The materials for the garden are called out in Table B-1. Suggest adding that table to the design drawings.						
C6.2	Details	Bio-retention				Not seeing how the rate of discharge is being controlled.						

Town Comments - April XX, 2021			Developer Engineer Response 8/16/21			Town Comments 9/14/21						
Pg	Sht Name	Utility	Town Comments 6/24/21									
C6.2	Details	Bio-retention				Is the underdrain valve normally closed? If not how control the outfall rate?						
C6.2	Details	Bio-retention				What material is proposed for the liner. If its PVC, please provide cover for all the liner.						
C6.2	Details	Bio-retention				What is the difference between the two "BTM of Storage"						
C6.2	Details	Bio-retention				For plantings, the site is at 7000 ft. Please check the UDFCD and local CSU recommends and add a spec for the plans for what is intended for this site						
Plat	Plat			What is the basis for the elevation of the spike in the curb		Not addressed						
	Plat, geotech rpt			The geotech report recommends drain leaders extend 15' past the building. There does not look to be 15' between the back of the buildings and the lot lines. Have not checking building plans. Does all the drainage run north? How will that work in the winter?		There is a reference in the storm report to keep the swales away from the buildings. The stormwater is shown to be piped north of the buildings. Any concerns about freezing						
	storm report	weighted runoff calc				To determine the area weighted runoff coefficients, there should be a table and graphic with the breakdowns within the sub basin with the various imperviousness. For example, the dimensions of the house, hard surface around it and the area of the sub basin as a whole. There should be a graphic that provides those details. Scaling I do not match any of the values listed on plan sheet C.3						
	storm report	Calc of peak runoff				What is the basis of the rainfall intensity equation coefficients. They differ from the Town's standards.						
	storm report	Calc of peak runoff				There should be a graphic that justifies the overland flow lengths and elevations and slopes and the same for the channelized flows						
	storm report	Calc of peak runoff				Per the Town standards vacant ground has a 2% imperviousness not 0%.						
	storm report	pg 3				Is the difference between pre development and existing equal to before the McIssac house was constructed and with it in place?						
	storm report	pg 3				Please provide a graphic that shows the details of the area at 0.65 ac = 28314 sf. Using the outside of concrete at the roads and the 1/4 block, I get about 26000 sf.						
	storm report	pg 4, hydraulic calc				where are the calcs that existing impermeable (impervious?) area is 8.64%. What is the basis for the 60% impermeable later in that paragraph. Seems to conflict with the 45% on sheet C3.0						
	storm report	pg 5 Low Impact				This section and a few other places reference that the drop inlet at Charles is be others. This box is set in the curb and gutter to be installed with it by the Developer.						

Town Comments - April XX, 2021			Developer Engineer Response 8/16/21			Town Comments 9/14/21						
Pg	Sht Name	Utility	Town Comments 6/24/21									
	storm report	pg 5 Low Impact #2				The geotech report says the soils are clayey. Those typically are not too pervious.						
	storm report	pg 6 Runoff summary				Where are the calcs for the Summary Runoff Table						
pg 16	storm report					The calcs have several work sheets with grassy swales. I am not finding where the sheets ID which grassy swale is covered with which sheet.						
	storm report	pg 8				The release in a minor event needs to match historic for the minor event. See Storm standards pg 29						
	storm report	Culvert rpt 1				Culvert 1 is called out as CMP. That does not have very tight joints. Is that really what you want?						
	storm report	Culvert rpt 1				Embankment top width is listed as 119 ft. What does that result define? Not seeing that width reflected on the plans						
	storm report	Culvert rpt 1				Are the numbers in the "calculations" what the pipe can carry? Are the "highlighted" values what the pipe will carry?						
	storm report	Culvert rpt 1				Please provide a list of the coefficients and how the values were determined. Note that the Town does not allow protruding entry on culverts, but these culverts are private and can						
	storm report	culvert rpt 2				to what does the 18' embankment width refer.						
23	storm report	peak Flow calc				I am not finding the basis for the numbers for C and A listed on this table. As noted above please provide a breakdown of areas and imperviousness for each sub basin with a dimensioned graphic. The intensities on this table may need to be updated to reflect any adjustments to the rainfall intensity coefficients						
14	storm report	detention volume				Not seeing how the allowable release rate "Ra" was determined						











AGENDA ITEM #4

AGENDA ITEM #5

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

OCTOBER 26, 2021

CALL TO ORDER

The Planning Commission convened both in-person at 201 N. Railroad Street, Ridgway, Colorado and via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. In attendance were Commissioners Emilson, Liske, Montague, and Nelson; Mayor Pro Tem Meyer, Mayor Clark and Chairperson Canright.

PUBLIC HEARING

1. Application for Final Plat; Location: Town of Ridgway, Block 20, Lots 16-18; Address: 377 N. Laura Street; Zone: Historic Residential; Applicant: Beth Lakin; Owner: Beth Lakin

Staff Report dated October 22, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

TJ Dlubac presented the application for final plat that would reconfigure 3 existing lots into 2 lots. He explained that after review of the information received it was discovered that the current sewer main line in the alley to the west of the property does not extend far enough to the south to service the newly proposed lot configuration. He noted the Applicant has since requested the hearing be continued to the November 30, 2021, Planning Commission Regular Meeting to provide time for Staff and the Applicant to discuss options to resolve the issue with the sewer line.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Mayor Clark moved to continue the hearing for the Application for Final Plat for Block 20, Lots 16-18 at the request of the Applicant. The motion was seconded by Commissioner Liske. On a call for the roll call vote, the motion carried unanimously.

2. Application for Preliminary Plat; Location: Town of Ridgway, Block 28, Lots 16-20; Address: 283 N. Cora St.; Zone: Historic Residential (HR); Applicant Matt McIsaac; Owner: Matt McIsaac

Staff Report dated October 26, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies. Letter received prior to the hearing from resident Raymond Ferguson.

Planner Dlubac presented an application for a preliminary plat for a proposed unit development (PUD) that will subdivide an existing lot into 7 individual parcels. He clarified that the original sketch plan was approved in July 2020, not July 2021 as noted in the Staff report dated October

26, 2021. Dlubac explained the existing structure on the lot would be one of the seven parcels and it could be further developed in the future through an amended PUD process. He noted the lot is currently designated as a Town Core Neighborhood District on the Future Land Use Map and is in a key transition location. Dlubac explained the five variations associated with the request; conditional use to allow more density, and variances for a reduction in lot area, increased lot width, increased lot coverage and reduced setbacks that would automatically be approved through the PUD process. He recommended approval of the request with the following conditions noted in the Staff Report dated October 26, 2021:

- 1. The applicant shall address all outstanding planning comments identified in the planning review 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 outstanding 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.*

Applicant Matt McIsaac said the Planner's conditional comments in the Staff Report have been addressed except for a few outlying engineering issues that should be resolved and submitted to the Planner soon. He explained an additional unit has been added since the original sketch plan to help fund the project.

The Commissioners discussed the request with staff and the Applicant.

The Chairperson opened the hearing for public comment.

Jack Petruccelli asked for clarification on the following questions: would accessory dwelling units be automatically allowed through the PUD process; is the reference to open space in the public hearings correct or is the space private property; is the open space included in the density calculations; would a row house design be allowed; and would many of the design elements discussed in the hearing between the Commissioners and Applicant be resolved before the preliminary plat approval, or would that be a consideration for Town Council?

The Chairperson closed the hearing for public comment.

The Planning Commission continued to discuss the request with the Applicant. Mr. McIsaac clarified short term rentals would not be allowed in the development. The Commissioners noted design elements would be resolved before recommending the plat approval to the Town Council. They further noted the Town's design standards would not allow row houses and expressed concerns of a monolithic structure. The Planner clarified the density calculation is based on the proposed six vacant lots and the Commissioners noted facade and proposed drainage are the areas of most concern. They commented that a dimensional rendition indicating streetscape elements, Cora Street elevations and transitional landscape screening would be helpful for their review of the development. The Planning Commission requested a plat note saying only one single-family dwelling could be constructed, as allowed in the HR Zone on the portion of the lot termed as open space in the hearing.

The Deputy Clerk read a letter received from Ridgway resident Raymond Ferguson. Mr. Ferguson expressed concerns regarding density, variances, height, sunlight, parking, walkability, affordability, and neighborhood character and aesthetics. The Commissioners noted the concerns are being addressed.

Applicant Mclsaac requested the hearing be continued to provide time to modify the design elements as discussed in the hearing.

ACTION:

Commissioner Liske moved to continue the Application for Preliminary Plat for Block 28, Lots 16-20 to the November 30, 2021, Regular Planning Commission Meeting. The motion was seconded by Mayor Clark. On a call for the roll call vote, the motion carried unanimously.

3. Discussion to Evaluate Existing Conditional Use Permit (CUP); Location: Town of Ridgway, Block 2, Lots 6-9; Address: 160 South Amelia St.; Zone: Downtown Services; Applicant: Kristina Olin; Owner: Kristina Olin

Staff Report dated October 21, 2021, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

Dlubac presented a Conditional Use Permit for the office building at 160 South Amelia Street that was approved in 2003 and updated with conditions in 2007. He explained the use applied to the CUP was to be reviewed every two years, but a process was not established to review the CUP, nor does it specify who should perform the review. The Planner further explained the tenants in the building at that time required the CUP due to impacts to the neighborhood for a medical office business. The West Region Wildfire Council is proposing to take over tenancy so the CUP must be reviewed to determine if the new use would be allowed under the conditions of the existing CUP. Planner Dlubac recommended the Planning Commission evaluate the existing CUP and determine if it is still adequate, and if it should be allowed to continue with the proposed new tenancy.

Applicant Kristina Olin explained there would be approximately 5-8 employees with the new tenants as opposed to the 5 employees approved in the existing CUP. However, the traffic flow from the new tenants would be far less of an impact to the neighborhood than the previous tenants.

Jamie Gomez, Director of the West Region Wildfire Council explained the desire is to relocate the office from Montrose since most of the firefighting occurs in this region. He further explained the office would be for staff use with minimal traffic.

The Planning Commission discussed the conditions of the CUP with the Applicant. The Commissioners agreed the new use would be less of an impact to the neighborhood.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Mayor Clark moved to approve the proposed and continued use under the existing Conditional Use Permit for the West Region Wildfire Council at 160 S. Amelia St. The Planning Commission has evaluated the proposed use for the new tenants and agrees the current and proposed use aligns with requirements of the existing Conditional Use Permit. The Planning Commission acknowledges the oversight in reviewing the previous use every 2 years against the existing Conditional Use Permit. Staff is directed to work with the property owner to amend the existing Conditional Use Permit,

removing the 2-year review requirement. The revised, amended Conditional Use Permit for the use at 160 S. Amelia St. shall be submitted to the Planning Commission review and approval. Commissioner Nelson seconded the motion and it carried unanimously on a call for the roll call vote.

APPROVAL OF THE MINUTES

4. Approval of the Minutes from the Meeting of September 28, 2021

ACTION:

Councilor Liske moved to approve the Minutes from September 28, 2021. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried, with Commissioner Emilson abstaining.

ACKNOWLEDGEMENTS

5. Commendation for Chairperson Doug Canright

Mayor Clark along with the members of the Planning Commission thanked Chairperson Canright for his many years of service.

OTHER BUSINESS

6. Discussion Regarding Planning Commission Recommendations to the Town Council

The Commissioners discussed recommendations to the Town Council with the Town Manager and agreed Town Council actions from Planning Commission recommendations should be a standing Planning Commission Regular Meeting agenda item.

The Planner was directed to provide a report showing the inventory of commercial and industrial use parcels.

Town Manager Neill reported the final water study report should be available sometime in January and the salary classification report has been provided to the Town Council.

ADJOURNMENT

The meeting adjourned at 7:30 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk