

Ridgway Town Council Regular Meeting Agenda Wednesday, June 11, 2025

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/88598327564?pwd=5gapVvpZ5Oa3ExZz2Epl8lQdmqMPft.1>

Meeting ID: 885 9832 7564

Passcode: 870163

Dial by your location

+1 346 248 7799 US

+1 253 215 8782 US

5:30 p.m.

ROLL CALL Councilors Kevin Grambley, Polly Kroger, Michelle Montague, Terry Schuyler, Josey Scoville, Mayor Pro Tem Beth Lakin and Mayor John Clark

ADDITIONS & DELETIONS TO THE AGENDA

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

1. Minutes of the Regular Meeting of May 14, 2025.
2. Register of Demands for June 2025.
3. Renewal of restaurant liquor license for El Agave Azul.

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

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

4. Request to close N. Cora between Railroad and Roundhouse on August 28th between 5:00 pm and 10:00 pm for the Annual Bennett Forgeworks Block Party - Town Clerk.
5. Request to hold Ridgway Rocks music festival, featuring five local bands, in Hartwell Park on August 24th from 11:00 am to 7:00 pm - Town Clerk.
6. Request to close N. Clinton Street between Cora to the alley before the Space to Create Building on June 20th from 4:00 to 7:00 pm - Community Initiatives Facilitator.
7. Proclamation declaring June as Immigrant Heritage Month - Loren Knobbe, Tri-County Health Network.
8. Proclamation supporting the fifth annual Ouray County Pride Celebration - Mayor Clark.

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

9. Application for Tavern Liquor License at 251 Liddell Drive; Members and Shareholders of OT Hospitality LLC, Hunter Orahood and Seth Tabor; dba: The Adobe Inn - Town Clerk.
10. **Application:** RidgSix Townhomes PUD Final Plat; **Location:** 283 N. Cora Street, Lots 16-20 of Bloc 28, Town of Ridgway; **Zone:** Historic Residential (HR); **Applicant:** Matt McIsaac, North Cora Street, LLC; **Owner:** North Cora Steet, LLC C/O Matt McIsaac
11. **Application:** Dalwhinnie Sketch Plan and Preliminary Plat; **Location:** Dalwhinnie-Athletic Park Annexation; **Zone:** General Commercial (GC) and Residential (R); **Applicant:** Chris Hawkins, Alpine Planning, LLC; **Owner:** Dalwhinnie Group, LLC C/O Michael Cox

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

12. Review, discussion and direction on 1) *Ordinance 03-2025 Establishing Ridgway Municipal Code Section 7-7 "Affordable Housing Regulations" and Amending 7-9-2 "General Definitions" to define "Community Housing"*, and 2) Community Housing Guidelines, a document complementing the Affordable Housing Regulations - Senior Planner.
13. Consideration of request to have a Ridgway representative on the EcoAction Partners Board of Directors - Town Manager.

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

14. Town Manager's Report.

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

Committees & Commissions:

Ridgway Planning Commission - Councilor Montague and Mayor Clark
Ridgway Parks, Trails & Open Space Committee - Councilor Kroger
Ridgway FUSE - Councilor Grambley
Ridgway Sustainability Advisory Board - Councilor Schuyler; alternate - Mayor Pro Tem Lakin
Ridgway Scholarship Committee - Mayor Pro Tem Lakin and Mayor Clark

Board Appointments:

Ouray County Weed Board - Mayor Pro Tem Lakin; alternate - Town Manager
Ouray County Joint Planning Board - Councilor Montague, citizens Rod Fitzhugh & Tom McKenney; alternate - Councilor Schuyler
Sneffels Energy Board - Councilor Schuyler and Town Manager; alternate - Mayor Clark
Region 10 Board - Mayor Clark
WestCO Dispatch Board - Town Marshal; alternate - Town Manager
Gunnison Valley Transportation Planning Region - Town Manager
Ouray County Transit Committee - Town Manager

Ouray County Water Users Association - Mayor Pro Tem Lakin; alternate - Councilor Montague

Water and Land Committee for the Uncompahgre Valley - Councilor Montague; alternate - Town Manager

Colorado Communities for Climate Action – Mayor Pro Tem Lakin; alternate - Town Manager

Colorado Municipal League Policy Committee - Town Manager

Home Trust of Ouray County - Town Manager

Liaisons:

Chamber of Commerce - Councilmember Scoville

Communities That Care Coalition - Mayor Clark

Ouray County Fairgrounds - Councilor Schuyler

ADJOURNMENT

Deadline for agenda items for next regular meeting, Wednesday, July 2, 2025 at 4:00 p.m., Town Clerk's Office, 201 N. Railroad Street, Ridgway, Colorado.

Consent Agenda

RIDGWAY TOWN COUNCIL
MINUTES OF REGULAR MEETING
MAY 14, 2025

CALL TO ORDER

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

The Mayor called the meeting to order at 5:50 p.m. In attendance Councilors Kroger, Montague, Scoville, Schuyler, Mayor Pro Tem Lakin and Mayor Clark. Councilor Grambley was absent.

CONSENT AGENDA

1. Minutes of the Regular Meeting of April 9, 2025.
2. Minutes of Workforce and Affordable Housing Committee from April 9, 2025.
3. Minutes of the Special Meeting on April 29, 2025.
4. Register of Demands for May 2025.
5. Renewal of liquor store license for Ridgway Liquors.

ACTION:

It was moved by Mayor Pro Tem Lakin, seconded by Councilor Kroger and carried unanimously to approve the consent agenda.

PUBLIC COMMENTS

Ruth Stewart spoke in opposition to expending tax dollars on eminent domain proceedings in River Park Subdivision to provide access to the high school. She noted for students to walk "an additional three blocks" to access the school, versus using "eminent domain to take from a property owner is government over reach". She noted an access should have been addressed during the subdivision process.

Charlie Scott agreed with the comments made by Ms. Stewart.

POLICY MATTERS

6. Presentation of the Ouray County Community Wildfire Protection Plan

Ouray County Emergency Manager, Glenn Boyd, presented an update to the Ouray County Community Wildfire Protection Plan noting it was last updated in June of 2011. He explained a contractor was retained through federal grant funds, to write the plan which was prepared as a multi-agency collaboration with the Town, County and City of Ouray along with the US Forest Service, Bureau of Land Management and state and local partners. Mr. Boyd presented an overview of the plan; the planning process; reviewed the goals, which took into account the watershed; fuel treatment and action planning.

There were questions and comments from the Council.

ACTION:

Moved by Councilor Schuyler to adopt the Ouray County Community Wildfire Protection Plan. After a second by Councilor Montague, a call for the vote carried unanimously.

PUBLIC REQUESTS AND PRESENTATIONS

7. Request to use public streets and rights-of-ways for the Fete de-la Musique on June 29th and Rally Thru the Alley on October 5th

The Town Clerk reported the Sherbino and Weehawken Creative Arts are requesting use of alley rights-of-ways for the annual Rally Thru the Alley event which will be held on October 5th to follow the set path from Amelia Street to Town Park. The non-profit organizations are also requesting closures of public streets for the annual Fete d'la Musique on June 29th.

ACTION:

Councilor Kroger moved to approve the closure of rights-of-ways for the Rally Thru the Alley on October 5th and Fete de-la Musique on June 29th. Mayor Pro Tem Lakin seconded and the motion carried unanimously.

8. Request to close Clinton Street between Cora and Laura on August 16th for the annual Ouray County Pride event

The Town Clerk reported the Town has received an application to close Clinton Street between Cora and Laura Streets, from 2:00 to 9:00 p.m. on August 16th, for the annual Ouray County Pride event.

There were comments by the Council and it was asked if it would be possible to not close the area in front of the entrance into the Space to Create building.

ACTION:

Councilor Kroger moved, Mayor Pro Tem Lakin seconded, to approve the closure of rights-of-way on August 16th for the annual Ouray County Pride Event. The motion carried unanimously.

9. Request to permanently fly the Flag of Planet Earth on the Town flagpole in Hartwell Park

Hansa Devi explained the International Flag of Planet Earth is a global initiative with its headquarters in Ridgway. She is a resident, and the Executive Director of the non-profit organization. Since inception in 2015 the flag has been "placed around the world and continues to gain momentum spreading placement around the planet". It is "non-political and represents the astronomical planet of earth". The appearance of the flag design represents "the interconnectedness of life on the planet, and the blue of our oceans", the message is to "look beyond politics and nationalities and demonstrate our common ground". She asked the Council to consider permanently flying the Flag of Planet Earth in Hartwell Park.

On a question from the Council the Town Attorney noted as a governmental agency the Town flies the US and Colorado flags. All requests to fly another flag would need to be reviewed "based on their own merit, and based on the values of the Town".

The Mayor asked the Council if the request represents the Towns goals and values, and there were comments from the Council.

SPEAKING FROM THE AUDIENCE:

Howard Greene spoke in support of displaying the flag noting it is “universal not controversial” “it represents a value and an attitude”, stating “it was the beauty of the concept that struck me”.

Charlie Scott spoke in opposition expressing concerns it would “set a precedence” and feels the Town “should not fly anything other than the State and Federal flags”.

Ellen Hunter spoke in opposition and agreed only the State and Federal flag should be placed on the flag pole, and suggested the earth flag be could be “flown on certain situations, but not as a permanent installation”.

Keira DeLuccio spoke in support and stated “it is important that the Town shows commitment to the planet”; it is “not political, religious or has any other affiliation”.

Joanna Mularz spoke in support noting it is important since “the planet is in trouble”.

Tom Griffith spoke in support noting “some people will interpret it as political”, but “I think it is the right thing to do”.

Josh Jacobs spoke in support noting the flag has been “recommended for many awards” and “in a few years” it “will be more universally known” noting “the Town should be able to say we were one of the first”.

Torben spoke in support and stated he thinks “it is absolutely beautiful”.

Lauren Mahlin spoke in support and stated “it aligns with everything the Town already stands for, and it aligns with the Town I live in”.

There were comments from the Council.

ACTION:

Councilor Montague moved to approve the request to permanently fly the Flag of Planet Earth on the Town flagpole in Hartwell Park, Councilmember Schuyler seconded and the motion carried with Councilor Scoville voting no.

10. Proclamation Recognizing and Raising the Flag of Planet Earth

Mayor Clark reported after appearance of an article in the local newspaper regarding the request to fly the Flag of Planet Earth, there were requests to formalize with a proclamation. The Mayor read a proclamation recognizing the raising of the Flag of Planet Earth.

ACTION:

Moved by Councilmember Schuyler, seconded by Mayor Pro Tem Lakin to approve the Proclamation Recognizing and Raising the Flag of Planet Earth. After a call for the vote the motion carried unanimously.

11. Proclamation Declaring May 2025 as Mental Health Awareness Month

Mayor Clark noted mental health is as important as physical health, and asked the Council to adopt the annual proclamation declaring May as Mental Health Awareness Month. A

representative from Tri-County Health explained the agency is holding a workplace challenge this year and invited the Town to participate.

There were comments by Council.

ACTION:

Moved by Councilor Kroger, seconded by Councilmember Scoville, the motion to approve the proclamation declaring May 2025 as Mental Health Awareness Month carried unanimously.

12. Proclamation Recognizing Public Lands Day

Mayor Clark noted the third Saturday in May is recognized as Public Lands Day and read the proclamation.

ACTION:

Councilor Montague moved to approve the Proclamation Recognizing Public Lands Day. Mayor Pro Tem Lakin seconded and the motion carried unanimously.

PUBLIC HEARINGS

13. Application for Restaurant Liquor License at 618 Clinton Street for Tacos and Beer Ridgway

Staff Report from the Town Clerk dated 4-8-25 presenting an application for a restaurant liquor license.

The Town Clerk explained the Town has received an application for a restaurant liquor license from Tacos and Beer Montrose LLC, member and shareholder Adauto M. Jimenez for the premises at 618 Clinton Street. The trade name of the business is Tacos and Beer Ridgway. The applicant is leasing the premises and assuming an existing four year lease from Kismet Cafe. The approval would include licensing the patio areas on the north and south sides of the building for outdoor consumption of alcohol. Additionally the applicant is requesting an encroachment from the Town to serve alcohol on the public sidewalk.

ACTION:

Moved by Mayor Pro Tem Lakin, seconded by Councilmember Kroger to approve the liquor license for Tacos and Beer Montrose, LLC doing business as Tacos and Beer Ridgway. The motion carried unanimously.

POLICY MATTERS (Continued)

14. Issuance of Revocable Encroachment Permit to Tacos and Beer Ridgway to serve food and beverages, including alcoholic beverages, on the sidewalk adjacent to 618 Clinton Street

The Town Clerk reported applicant Adauto M. Jimenez is seeking an encroachment on the sidewalk to serve alcohol on the public right-of-way in front of 618 Clinton Street, adjacent to Tacos and Beer Ridgway. Approval from the Town to serve alcoholic beverages on the sidewalk will be submitted with the application for outdoor service along with the liquor license application being sent to the State.

ACTION:

Mayor Pro Tem Lakin moved to approve the issuance of a revocable encroachment permit to Tacos and Beer Ridgway to serve food and beverages, including alcoholic beverages, on the sidewalk adjacent to 618 Clinton Street. Councilor Scoville seconded the motion which carried unanimously.

15. Annual presentation from the Ridgway Youth Advisory Council

Staff Report from the Town Manager dated 5-9-25 presenting the Ridgway Youth Advisory Council.

Town Manager Neill introduced the 2024-2025 Youth Advisory members Keira DeLuccio, Lauren Mahlin, Patrick Megahee and Sophia Scranton, three members are seniors and will be graduating this month, he noted. Members of the Advisory Council presented a summary of the main meeting items which were discussed, and their capstone fundraising project.

There were questions from the Council, and discussion with members of the Youth Council.

16. Notice of award for regional Housing Needs Assessment project

Staff Report from the Town Manager dated 5-9-25 presenting background on the Housing Needs Assessment project.

The Town Manager explained in March a request for proposals was issued for a consultant to conduct a Regional Housing Needs Assessment for the Town and Ouray County. Four bids proposals were received and an evaluation committee reviewed the criteria and proposals, and elected to interview two firms. Based on the interviews and reference checking process, the evaluation committee is recommending entering into a Professional Services Agreement with Points Consulting LLC to conduct the project.

ACTION:

Moved by Mayor Pro Tem Lakin to authorize staff to enter into a Professional Services Agreement with Points Consulting, LLC to develop a housing needs assessment. The motion was seconded by Councilor Kroger and carried unanimously.

17. Enactment of Voluntary Water Restrictions

Staff Report dated 5-9-25 from the Town Manager presenting an update from the US Drought Portal, noting Ouray County is experiencing drought conditions.

The Town Manager suggested enacting Stage 1 voluntary water restrictions pursuant to the Town's Water and Conservation Management Plan. He noted the water plant is currently distributing 168,000 gallons of water a day, which "is on par with prior years".

There were comments by the Council.

ACTION:

Councilor Kroger moved to promogate Stage 1 Voluntary Water Restrictions in the Town, Councilor Schuyler seconded and the motion carried unanimously.

18. Electric vehicle charging stations in Hartwell Park parking lot

The Town Manager reported over the past few years there have been outages and problems with the electric vehicle charging stations in the Hartwell Park parking lot. The equipment was installed in 2017 and is “aging and outdated” and is no longer being serviced. The Town has been paying for the electricity used at the stations, and as staff has been researching new equipment the question came up if the Town should now switch to pay models and discontinue underwriting the electrical charges.

Speaking from the audience Ellen Hunter agreed with charging for the use.

There was discussion by the Council and it was agreed pay models should be installed.

19. Issuance of annual scholarship to a high school senior at Ridgway Secondary School

Mayor Clark announced this years scholarship was presented at a ceremony to high school senior Lauren Mahlin.

20. Establish special meeting date to review design concepts for the Beaver Creek Diversion project

Manager Neill asked the Council to set a date to conduct a special meeting to review design concepts for the Beaver Creek Diversion. It was agreed to meet on May 29th at 5:30 p.m.

MISCELLANEOUS REPORTS

The Mayor announced the appointment of Russ Meyer to fill the vacancy on the Planning Commission.

The Town Manager presented an overview of the monthly written Managers Report.

Councilor Schuyler addressed the recent Sustainability Advisory Committee meeting.

Councilor Montague presented an update on the Planning Commission.

Councilmember Scoville presented an update on the Chamber of Commerce.

EXECUTIVE SESSION

The Town Attorney asked the Council to enter into a closed session pursuant to C.R.S. 24-6-402(4)(b) for the purpose of receiving legal advice regarding Town access to the Beaver Creek Diversion and Ridgway Ditch.

ACTION:

Moved by Councilor Montague, seconded by Councilmember Schuyler to enter into closed session. The motion carried unanimously.

The Council entered into an executive session at 8:00 p.m. with the Town Attorney, Town Manager, Town Clerk and Town Engineer.

The Council reconvened from closed session at 8:25 p.m.

ADJOURNMENT

The meeting adjourned at 8:25 p.m.

Respectfully Submitted,

Pam Kraft, MMC
Town Clerk

Town of Ridgway

Register of Demands

Jun 2025

Name	Memo	Account	Paid Amount
Black Hills Energy-Broadband		Alpine-Operating Account	
	4/22/25 - 5/22/25	783PO1 · Broadband Station	-16.24
TOTAL			-16.24
Black Hills Energy-Hartwell Park		Alpine-Operating Account	
	4/22/25 - 5/22/25	742POO · Utilities	-37.76
TOTAL			-37.76
Black Hills Energy-Lift Station		Alpine-Operating Account	
	4/22/25 - 5/22/25	942SOO · Utilities	-25.45
TOTAL			-25.45
Black Hills Energy-PW Building		Alpine-Operating Account	
	4/22/25 - 5/22/25	742POO · Utilities	-29.20
	4/22/25 - 5/22/25	642GO2 · Utilities	-29.20
	4/22/25 - 5/22/25	942SOO · Utilities	-29.19
	4/22/25 - 5/22/25	942WOO · Utilities	-29.19
TOTAL			-116.78
Black Hills Energy-PW Office		Alpine-Operating Account	
	4/22/25 - 5/22/25	642GO2 · Utilities	-16.35
	4/22/25 - 5/22/25	942SOO · Utilities	-16.35
	4/22/25 - 5/22/25	942WOO · Utilities	-16.35
TOTAL			-49.05
Black Hills Energy-Town Hall		Alpine-Operating Account	
	4/22/25 - 5/22/25	742PO1 · Utilities - comm cntr/town hall	-30.71
	4/22/25 - 5/22/25	842GO3 · Utilities	-30.71
	4/22/25 - 5/22/25	542GOO · Utilities	-30.72
TOTAL			-92.14
Clear Networx, LLC		Alpine-Operating Account	
	Jun 2025	778PO1 · Decker Room	-100.00
TOTAL			-100.00
Clear Networx, LLC		Alpine-Operating Account	
	Jun 2025	543GOO · Telephone	-56.00
	Jun 2025	643GO2 · Telephone	-56.00
	Jun 2025	843GO3 · Telephone	-61.00
	Jun 2025	943WOO · Telephone	-56.00
	Jun 2025	943SOO · Telephone	-56.00
	Jun 2025	530GOO · Computer	-50.00
	Jun 2025	630GO2 · Computer	-50.00
	Jun 2025	730POO · Computer	-50.00
	Jun 2025	830GO3 · Computer	-50.00
	Jun 2025	930WOO · Computer	-50.00

Town of Ridgway

Register of Demands

Jun 2025

Name	Memo	Account	Paid Amount
	Jun 2025	930SOO · Computer	-50.00
	Jun 2025	843GO3 · Telephone	-40.00
TOTAL			-625.00
CEBT		Alpine-Operating Account	
	Jul 2025	902SOO · Health Insurance	-1,679.00
	Jul 2025	902WOO · Health Insurance	-2,397.00
	Jul 2025	602GO2 · Health Insurance	-469.50
	Jul 2025	502GOO · Health Insurance	-3,457.00
	Jul 2025	802GO3 · Health Insurance	-5,114.00
	Jul 2025	702POO · Health Insurance	-1,408.50
	Jul 2025	526GOO · Life Insurance (all)	-110.32
	PRDD - Jul - DeFrancesco	66000 · Payroll Expenses (Payroll expen...	-980.00
	PRDD - Jul - Duncan	66000 · Payroll Expenses (Payroll expen...	-48.00
	PRDD - Jul - Neill	66000 · Payroll Expenses (Payroll expen...	-1,412.00
	PRDD - Jul - Patton	66000 · Payroll Expenses (Payroll expen...	-943.00
	PRDD - Jul - Schmalz	66000 · Payroll Expenses (Payroll expen...	-41.00
TOTAL			-18,059.32
Christopher J Bolane		Alpine-Operating Account	
	plant operations - May 2025	914WOO · Consulting & Engineering Ser...	-5,100.00
	plant operations - May 2025	914SOO · Consulting & Engineering Servs	-900.00
	sludge pond - plant	914SOO · Consulting & Engineering Servs	-115.00
TOTAL			-6,115.00
Verizon Wireless		Alpine-Operating Account	
	4/24/25 - 5/23/25	741POO · Telephone	-61.02
	4/24/25 - 5/23/25	943SOO · Telephone	-135.89
	4/24/25 - 5/23/25	943WOO · Telephone	-112.81
	4/24/25 - 5/23/25	843GO3 · Telephone	-162.72
	4/24/25 - 5/23/25	532GOO · Creative/Main Street Program	-40.68
	4/24/25 - 5/23/25	543GOO · Telephone	-91.36
	4/24/25 - 5/23/25	643GO2 · Telephone	-61.02
	4/24/25 - 5/23/25	952WOO · GIS Mapping - water	-40.01
	4/24/25 - 5/23/25	830GO3 · Computer	-200.05
TOTAL			-905.56
Kim's Housekeeping LLC		Alpine-Operating Account	
	May 2025	779POO · Janitorial Service - parks	-1,404.00
	May 2025	779PO1 · Janitorial Services-c c/t hall	-468.00
	May 2025	545GOO · Janitorial Services	-468.00
	May 2025	778PO1 · Decker Room	-315.00
TOTAL			-2,655.00
Hartman Brothers Inc		Alpine-Operating Account	
	May 2025	661GO2 · Vehicle & Equip Maint & Repair	-8.47
	May 2025	961SOO · Vehicle & Equip Maint & Repair	-8.47
	May 2025	961WOO · Vehicle & Equip Maint & Repair	-8.48
TOTAL			-25.42

Town of Ridgway
Register of Demands
Jun 2025

Name	Memo	Account	Paid Amount
Montrose Water Factory, LLC		Alpine-Operating Account	
		632GO2 · Supplies & Materials	-7.81
		732POO · Supplies & Materials	-7.81
		932SOO · Supplies & Materials	-7.81
		932WOO · Supplies & Materials	-7.82
TOTAL			-31.25
RESPEC		Alpine-Operating Account	
	thru 4/30/25	CP2400 · Engineering and Proj Manage...	-43,725.75
TOTAL			-43,725.75
Bruin Waste Management		Alpine-Operating Account	
	clean up day - container for metal	5040GO1 · Other Contributions	-1,277.64
TOTAL			-1,277.64
Lexipol LLC		Alpine-Operating Account	
	Lexipol - policy manual	819GO3 · Contractual Services	-5,529.21
TOTAL			-5,529.21
Buckhorn Engineering		Alpine-Operating Account	
	engineering - banner poles	514GOO · Consulting Services	-4,312.50
TOTAL			-4,312.50
Copy Cats		Alpine-Operating Account	
	name plate - storage	732PO1 · Supplies - c center/town hall	-22.51
TOTAL			-22.51
Durango Striping Company		Alpine-Operating Account	
	striping parking areas	637GO2 · Paving & Maintenance	-5,440.00
TOTAL			-5,440.00
NAPA		Alpine-Operating Account	
	drive belt - lift station	932SOO · Supplies & Materials	-274.90
TOTAL			-274.90
Mike Gill		Alpine-Operating Account	
	plan review	519GOO · Contractual Services	-375.00
TOTAL			-375.00

Town of Ridgway
Register of Demands
Jun 2025

Name	Memo	Account	Paid Amount
Reliant Talent Agency, LLC		Alpine-Operating Account	
	deposit - Taj Farrant	781POO · Events & Festivals	-5,000.00
TOTAL			-5,000.00
Community Planning Strategie...		Alpine-Operating Account	
	planning	572GOO · Property Purchase	-1,080.00
	May 2025	513GOO · Planning Consulting	-2,112.50
TOTAL			-3,192.50

AGENDA ITEM #4

AGENDA ITEM #5



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

Application for Special Event Permit

Applicant Name:	Mark Serratoni	Contact Person:	Mark Serratoni
Applicant Phone:	720-233-0196	Contact Phone:	720-233-0196
Applicant Email:	mark@serratoni.com	Event Date:	August 24th, 2025
Event Name:	Ridgway Rocks	Event Time:	11 AM - 7 PM
Type of Event:	Music Festival	# Attendees:	106 250

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

<input checked="" type="checkbox"/> Hartwell Park	<input checked="" type="checkbox"/> Hartwell Park Stage	<input type="checkbox"/> Athletic Park
<input type="checkbox"/> Cottonwood Park	<input type="checkbox"/> Dennis Weaver Memorial Park	<input type="checkbox"/> Concession Area (Athletic Park)
<input type="checkbox"/> Rollans Park	<input type="checkbox"/> Right-of-Way (specify below)	<input type="checkbox"/> Community Center
<input type="checkbox"/> Other (<i>specify</i>):		

For use of Rights-of-Ways (*streets, alleys, sidewalks*) specify the exact location(s):

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

A free music festival featuring 5 local Ridgway bands. Bands will play on the Hartwell Park stage.

Name of Event is "Ridgway Rocks"

Event Type (*check all that apply*):

<input type="checkbox"/> Fundraising Event	<input checked="" type="checkbox"/> Outdoor Music Concert	<input type="checkbox"/> Filming/ Production
<input type="checkbox"/> Run/Walk Event	<input type="checkbox"/> Bicycling Event	<input type="checkbox"/> Art Show and Sales
<input type="checkbox"/> Outdoor Market	<input type="checkbox"/> Other (<i>specify</i>):	



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

***Selling of alcoholic beverages** requires an application for a State of Colorado Special Events Liquor License. Application must be made with the Town Clerk, and the license received prior to holding the event.

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

Applicant Signature: Mark Serratoni Date: 4/22/2025

TOWN STAFF WILL COMPLETE THE FOLLOWING SCHEDULES:

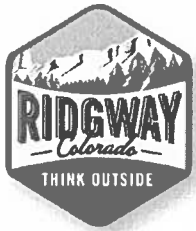
Permit Application Fee (\$50): (Due at time of application)	\$ 50 -	Date Paid:	Check #:
Large Event Fee (\$50 - if more than 100 people):	\$ 50 -	Date Paid:	
Filming/ Production Fee (\$250 day):	\$	Date Paid:	
Parks Department Assistance (\$25 hour):	\$	Date Paid:	
Hartwell Park Stage Use Fee (\$50):	\$ 50 -	Date Paid:	
Concession Area Use Fee (\$50):	\$	Date Paid:	
Community Center Fee: (\$25 hour):	\$	Date Paid:	
Electricity Use Fee: (\$15 day):	\$ 15 -	Date Paid:	
Law Enforcement Fee: (\$30/hr/officer):	\$	Date Paid:	
Refundable Damage Deposit: up to 100 people: \$50 101-500 people: \$100 >500 people: \$200 Community Center: \$100 Hartwell Park Stage: \$500 Concession Area \$150	\$ 100 -	Date Paid:	
Release of Damage Deposit:	\$	Date Paid:	

Local government & Ouray County special districts and non-profits can apply for a fee reduction/waiver for use of the stage and concession area

ADDITIONAL REQUIREMENTS (check all that apply):

going to Council 6/11

<input type="checkbox"/> Town Council Approval (Date: _____)	<input type="checkbox"/> Insurance/ Indemnity
<input type="checkbox"/> Sign Permit	<input type="checkbox"/> Special Event Liquor License <i>N/A</i>
<input type="checkbox"/> Special Event Vendor License	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Sales Tax License(s)	<input type="checkbox"/> Other: _____



Vicinity Map/Site Plan

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

Checklist for Vicinity Map/ Site Plan:

- ☒ Event Site (park, trail, open space, facilities, sidewalk, street)
- ☒ Parking Plan and Traffic Flow
- ☐ Locations of security personnel
- ☐ Locations of first aid and emergency services
- ☐ Routes for EMS and fire department
- ☒ Water stations
- ☐ Location and number of sanitation facilities
- ☐ Food service booths
- ☐ Temporary road closures
- ☐ Liquor sales and consumption (must match special event license)
- ☐ Electrical and lighting sources
- ☐ Sound and amplification plan
- ☒ Trash receptacles
- ☐ Signage type and location
- ☐ Proposed locations for staking or any penetration of the ground

Parking/Traffic Flow

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

Name(s) authorized personnel to direct traffic: _____

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

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

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

Most people who attend are local residents and we will encourage people to walk/ride.

Security/Law Enforcement

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

Volunteers will be instructed to call 911 via cell phone in the event of an emergency.



Do you anticipate utilizing uniform deputy services for ground security or traffic direction?

If so, what are the plans to meet these needs?

☐ Yes ☒ No

Will a private security company be used?

☐ Yes ☒ No

How will the security personnel be identified? _____

Phone number for security company/or personnel contact: _____

Will event interrupt the normal traffic flow on any street?

☐ Yes ☒ No

Will event need authorization to park vehicles on any street?

☐ Yes ☒ No

Does event need Police or Sheriff or Fire Department services?

If yes, please list:

☐ Yes ☒ No

Emergency Medical Care

Describe emergency medical services arrangements/plan:

Volunteers will be instructed to call 911 via cell phone.

Potable Water

Will the event provide participants/vendors with drinking water?

☐ Yes ☒ No

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

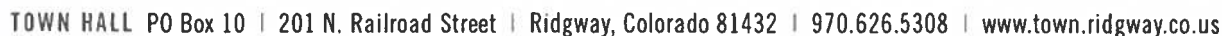
We will provide potable water in coolers and paper cups.

Sanitation

Events up to 250 attendees do not need to provide portable restrooms

Between 250 - 350 attendees at least 1 portable restroom

Between 350-550 attendees at least 3 portable restrooms must be provided



☒ Yes ☐ No

☒ Yes ☒ No

will provide 2 porta-potties over by the restrooms

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

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

☒ Yes ☐ No

Power will also be needed at the sound booth located approx. 50 ft from stage.

☒ Yes ☐ No☒ Yes ☐ No

may bring in
a small dumpster

Drop Off: 8 / 24 / 25 9:00 AM
mm / dd / yy est. time

Pick Up: $\frac{8}{mm} / \frac{24}{dd} / \frac{25}{yy}$ $\frac{9:00}{est. time} PM$



Sound and Amplification

Will sound or amplification be used for the event?

☒ Yes ☐ No

Describe type of amplification system to be used, and where it will be placed:

speakers will be on right & left side of the stage
2 12" JBL powered speakers and two 18" subs for front of house amplification placed on either side of the stage facing audience. 3 JBL 12" monitors for onstage.

Street Closure

Are temporary street closures needed for the event?

☐ Yes ☒ No

Describe which streets would be impacted, proposed signage and the safety plan:

Signage

Will temporary signage be needed for event?

☒ Yes ☐ No

Describe the exact location for placement of signage:

Banner will be hung from the stage

P/W's will need to probably due this (unless the applicant tapes it up)

Indicate the date and time the temporary signage will be placed and removed:

Signage Up: $\frac{8}{mm} / \frac{24}{dd} / \frac{25}{yy}$ 8 AM
est. time

Signage Down: $\frac{8}{mm} / \frac{24}{dd} / \frac{25}{yy}$ 9 PM
est. time



Staking (ground penetration for tents, signs, fencing, etc.)

Will ground penetrations be needed for the event?

☐ Yes ☒ No

Describe location of where staking will be needed, and proposed types:

Food Service & Merchandise Vendors

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

** If yes, an application for a Special Event Vendor License must be submitted to the Town, along with a detailed list of all vendors must be provided 15 days prior to the event. The Town will prepare sales tax remittance forms and it will be the responsibility of the event organizer to collect all sales tax remittances and ensure they are remitted to the Town within 30 days after the event.*

Which types of vendors will be present: Possible food truck. Vendor TBD.

*marchinio ?
(already has
a transient
merchant
license)*

What plan will be in place regarding removal of hot coals and grease generated by food vendors:

*if not a merchant
w/ a transient license - will need
a sales tax form*

Alcohol Use

No alcoholic beverages may be possessed, consumed or provided on any public property unless the event organizer has been issued a Town of Ridgway Special Event Liquor License. All provisions of the Colorado Liquor Code and local law related to liquor apply to all public properties. Contact the Town Clerk at 970-626-5308 Ext 211 to obtain a license.

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

Question - There are lights at the stage. Do they work? If so, how do we turn them on?

*no lites will be
provided by the town*

**** Town equipment and furnishings cannot be removed from Town Hall for use in parks or the stage**

Ridgway Rocks - Proposed Site Map

- 1 - Sound Engineer/Mixing Console Tent
- 2 - Water for attendees
- 3 - Parking for attendees
- 4 - Parking for band members and production
- 5 - Trash Receptacles

Porta Potties next to restrooms



AGENDA ITEM #6

AGENDA ITEM #7



TOWN OF RIDGWAY, COLORADO OFFICIAL PROCLAMATION

A Proclamation Declaring June 2025 as Immigrant Heritage Month

WHEREAS, regardless of their immigration status, every human being has an inherent birthright to safety, food, and shelter; and

WHEREAS, we join people around the globe in commemorating World Refugee Day, a day when we recognize, honor, and uplift the strength, courage, and humanity of millions forced to flee violence, persecution, and war; and

WHEREAS, the Ridgway Town Council honors the dignity of all town residents, regardless of nationality, and recognizes the importance of their many contributions to the social, cultural, and economic life of the town; and

WHEREAS, discrimination and racism have profound impacts on immigrant communities, leading to trauma, exploitation, and fear; and

WHEREAS, dehumanization and objectification perpetuate harm and marginalization; and

WHEREAS, during National Immigrant Heritage Month, we recognize and celebrate the history and achievements of immigrant communities throughout the nation and within our local community; and

WHEREAS, immigrants have been tireless leaders not only in securing their own rights and access to equal opportunity, but have also campaigned to create a fairer and more just society for all Americans; and

WHEREAS, immigration enhances the Town of Ridgway's cultural diversity, adding a variety of abilities, perspectives, languages, customs, traditions, values, and cuisines that benefit the residents of our town.

NOW THEREFORE, the Ridgway Town Council proclaims June 2025 as Immigrant Heritage Month in Ridgway, Colorado, and calls this observance to the attention of all our citizens to encourage them to learn more about the social and economic impact of immigrants to our community and state.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the Town of Ridgway this 11th day of June 2025.

BY:

ATTEST:

John I. Clark, Mayor

Pam Kraft, Town Clerk

AGENDA ITEM #8



TOWN OF RIDGWAY, COLORADO OFFICIAL PROCLAMATION

A Proclamation Supporting the Fourth Annual Ouray County Pride Celebration

WHEREAS, the Town of Ridgway is home to people of all ages who are Lesbian, Gay, Bisexual, Transgender, Queer, Intersex, Asexual, 2 Spirit and more (LGBTQIA2S+); and

WHEREAS, all human beings are born free and equal in dignity and rights; and

WHEREAS, the Town of Ridgway's 2019 Master Plan lists "Community Value 2, Sense of Community and Inclusivity," as one of the five primary values emphasized by the community, and states, "...Looking to the future, residents would like to see Ridgway remain a diverse and inclusive community, not one that is homogeneous and unwelcoming of "others"...; and

WHEREAS, the Town of Ridgway strives to encourage, celebrate, and sustain innovation and creativity in our community, including the varied lifestyles of creative individuals who hope to thrive here; and

WHEREAS, the Ridgway Town Council supports the rights of all citizens to experience equality and freedom from discrimination; and

WHEREAS, while society at large increasingly supports LGBTQIA2S+ equality, it is essential to acknowledge that the need for education and awareness remains vital to end discrimination and prejudice; and

WHEREAS, LGBTQIA2S+ people have made immeasurable contributions to the cultural, civic and economic successes of our country; and

WHEREAS, the fabric of our community is strengthened by inclusion, equity, justice and love; and

WHEREAS, celebrating LGBTQIA2S+ Pride influences awareness and provides support and advocacy for Ouray County's LGBTQIA2S+ community, and is an opportunity to increase visibility, take action and engage in dialogue to strengthen alliances, build acceptance and advance equal rights.



NOW, THEREFORE BE IT RESOLVED that Ridgway Town Council hereby proclaims its support for the fifth annual Ouray County Pride Celebration on August 16, 2025, in support of the LGBTQIA2S+ community.

BE IT FURTHER RESOLVED that a pride flag will be raised at the Town Hall on August 16, 2025, in honor of the celebration. This proclamation will be permanently posted in town offices in such a way so all the public can easily view it.

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Seal of the Town of Ridgway this 11th day of June 2025.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

AGENDA ITEM #9

STAFF REPORT

Subject: Application for Tavern Liquor License - The Adobe Inn
Initiated By: Pam Kraft, MMC, Town Clerk
Date: June 4, 2025

BACKGROUND:

The Town has received an application for a Tavern Liquor License from OT Hospitality, LLC, members Seth Tabor and Hunter Orahoad, for the premises at 251 Liddell Street. The trade name of the new establishment will be The Adobe Inn.

State law requires a public hearing before the local jurisdiction for application of a new liquor license. A notice of hearing before the Town Council has been posted and published, and the premises posted, all in accordance with state statutes.

All requirements of license application have been met, all fees paid, and all forms received.

ANALYSIS:

The applicant is leasing the premises from Irwin Acker LLC. The premises will be licensed encompassing east side at the edge of the building encompassing an existing patio/courtyard, west side of the building patio, and to the south side along an outdoor seating area.

FINANCIAL CONSIDERATIONS:

The Town receives a fee for a new liquor license application, and annual renewals thereafter.

STAFF RECOMMENDATION:

Approve the application for a Tavern Liquor License from OT Hospitality, LLC, members Seth Tabor and Hunter Orahoad, dba The Adobe Inn.

NOTE: Documents pertaining to liquor license applications are confidential in nature, and are on file in the Clerk's Office and open to inspection by the Council

NOTICE OF PUBLIC HEARING FOR LIQUOR LICENSE

NOTICE IS HEREBY GIVEN that the Ridgway Town Council will hold a Public Hearing at 201 N. Railroad Street, Ridgway Colorado on Wednesday, June 11, 2025 at 5:30 p.m. to consider a **Tavern Liquor License** application filed on May 9, 2025 for:

Applicant: OT Hospitality LLC

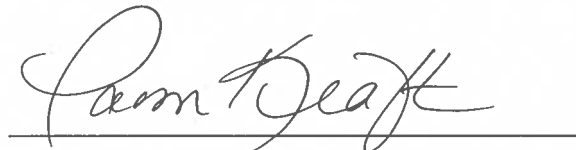
Members & Shareholders: Hunter Orahood and Seth Tabor

DBA: The Adobe Inn

Location: 251 Liddell Street, Ridgway, CO

All persons interested in the aforementioned application may appear before the Council either in person or represented by counsel, and present testimony, or may submit written correspondence to the Town Clerk, Town of Ridgway, Post Office Box 10, Ridgway, CO 81432.

DATED: May 9, 2025

A handwritten signature in cursive script, appearing to read "Pam Kraft", is written over a horizontal line.

Pam Kraft, MMC, Town Clerk

AGENDA ITEM #10



To: Honorable Mayor Clark and The Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, *CPS, Contracted Town Planner*
From: Angie Kemp, AICP, *Ridgway Town Planner*
Date: June 5th, 2025
Subject: **RidgSix Townhome Subdivision Final Plat, A Planned Unit Development**
Staff Report for June 11th Town Council Meeting

APPLICATION INFORMATION

Request: RidgSix Final Plat (1 lot to 7 lots)
Legal: Lots 16, 17, 18, 19, and 20, Block 28, Town of Ridgway, S: 16 T: 45 R: 8, N.M.P.M.
Address: 283 N. Cora Street, Ridgway, CO 81432
General Location: N. Cora St and Charles St.
Parcel Number: 430516209001
Zone District: Historic Residential (HR)
Current Use: Single-Family Home
Applicant: Matt McIsaac
Owner: North Cora Street LLC

PROJECT OVERVIEW

BACKGROUND

The Applicant received Sketch Plan approval on July 28, 2021, and conditional approval for the RidgSix Planned Unit Development (PUD) and Preliminary Plat on August 10, 2022. Conditions have been adequately addressed, and modifications have been made to the site design to help address any existing issues, which had been outlined in a letter from Town to the applicant dated August 5, 2022, and found in the Staff Report for the August 10th Town Council public hearing.. The application was processed under the old code, so required Planning Commission recommendation to the Town Council, with Town Council as the final decision-maker.

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 and contains a single-family residence in the southwest corner.

Infrastructure for utilities, access driveways, and public improvements that include curb, gutter, sidewalk have been installed. The As-built drawings have been submitted and accepted by the town. We are still waiting for the digital files to be submitted in a suitable format so that the as-builts can be included in our GIS map, specifically those layers that show infrastructure improvements.

REQUEST

The proposal includes dividing this parcel into seven different lots – one with the existing single-family home over an attached garage, and the other six as townhouse lots facing Charles Street. The approximate size of each new townhouse unit is 2,131 sq. ft. of heated living space consisting of 3 bedrooms and 2.5 bathrooms over three levels with a 305 sq ft 1-car garage.

The applicant has submitted an application, associated fees, final plat, and other required support materials for this request to the Town. The property and hearing have been noticed and posted by the Town in accordance with the Ridgway Municipal Code, and all conditions of Preliminary Plat Approval have been met to the satisfaction of Town staff.

CODE REQUIREMENTS

The application is being processed under the prior Municipal Code, the same standards and code that was in place at the time of Preliminary Plat and PUD approval. The applicable code sections are discussed herein.

RMC §7-3-1 (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.

As noted, many of the standards were addressed through the PUD process and approvals.

RMC §7-4-5 SUBDIVISION PROCEDURE

The subdivision of land shall be accomplished in accordance with the following procedures, unless an alternative procedure is authorized by these regulations.

- (A) Informal Review and Sketch Plan*
- (B) Preliminary Plat*
- (C) Final Plat*

RMC §7-4-6 REQUIRED IMPROVEMENTS:

Survey monuments, sewer collection systems connected to Town's and dedicated to Town, domestic water systems connected to Town's and dedicated to Town, a fire prevention system, electricity, storm drainage system, curb, gutter, and sidewalk are all required improvements.

RMC §7-4-7 DESIGN STANDARDS:

(B) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Flood Plain Regulations, and other applicable Town ordinances, regulations and specifications.

This RMC section discussed the design standards of streets, alleys, lots, and blocks, public utilities and easements, water and sewer systems, curb, gutter, and sidewalks, survey monuments, drainage systems.

ANALYSIS

MASTER PLAN CONFORMANCE

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.

Staff believes the project is in general conformance with the goals and policies identified within the 2019 Master Plan and the Future Land Use Map. Figure 1 displays 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.

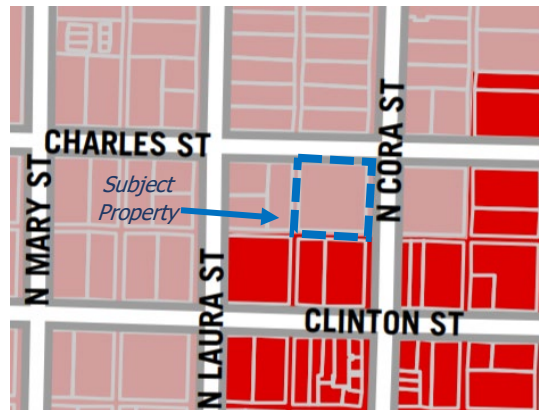


Figure 1. Future Land Use Map

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

- Goal COM-2: Encourage a diversity of housing options that meet the needs of residents.

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

ACCESS

Lot 1, the existing single-family residence is currently accessed off of North Cora Street. That access will remain.

Lots 2-6 will be accessed directly onto Charles Street to the north of the property. The project includes garages and a driveway adequate to park one vehicle outside. Each unit will provide two on-

site parking spaces for the residence. This is consistent with the RMC requirements in place at the time of application.

UTILITIES

Water and sewer infrastructure are available in the adjacent rights-of-way and are of adequate size and capacity to serve this project. Tap fees will need to be paid for each lot before the Final Plat can be recorded. Tap applications have been submitted with the application materials.

LANDSCAPING

Landscaping standards were based on the RMC standards and approved with the Preliminary Plat. Staff found that the proposed landscaping is in general conformance with the goals of the updated Landscaping Regulations in the current RMC 7-4-8. The landscaping table is shown on the Plat.

VARIATIONS, WAIVERS, AND CONDITIONAL USES PROPOSED:

By pursuing a PUD for this property, the applicant requested variations from the minimum development standards. The following is a summary of the various variations that were requested and granted through this PUD:

1. Conditional Use to allow more than 4 townhome units in the HR District.
2. Reduction in required lot width for Lots 3, 4, 5, & 6.

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

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

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

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

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

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

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

PUBLIC NOTICE AND PUBLIC COMMENT

Two public comments were received ahead of the Planning Commission hearing, which were read into the record at the May 21st Meeting. Both were supportive of the development. At the time of this staff report, no additional comments for or against the proposal have been received. The property has been posted and notice has been displayed in accordance with the requirements in the RMC and with State Statute.

PLANNING COMMISSION RECOMMENDATION

On May 31st, 2025, at the Regular Meeting of the Planning Commission and following review of the application materials, referral comments received, and the staff report, the Town of Ridgway Planning Commission recommended the Town Council approve the RidgSix PUD Subdivision Final Plat with three conditions that are carried into the recommended motion, below.

STAFF RECOMMENDATION

Upon review of the application against applicable Town standards, and referral comments received, the staff recommendation is that the Town of Ridgway Planning Commission recommend the Town Council approve the RidgSix PUD Subdivision Final Plat.

RECOMMENDED MOTION:

"I move to approve the Final Plat for RidgSix Subdivision, A Planned Unit Development, with the following conditions, finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan:

1. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all remaining excise tax, tap fees, and other fees shall be paid by the developer, as applicable;
2. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards; and
3. The Plat shall be modified to included clear language to identify ownership, maintenance and repair of the stormwater system in a format that is acceptable to the Town Engineering Department"

ALTERNATIVE MOTIONS:

Approval with additional Conditions:

"I move to approve the Final Plat for RidgSix Subdivision, A Planned Unit Development, with the following conditions, finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan:

1. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all remaining excise tax, tap fees, and other fees shall be paid by the developer, as applicable;
2. Prior to the Town recording the Final Plat with the Ouray County Clerk and Recorder's Office, all clerical, grammatic, technical, and procedural non-material amendments to application materials be made as necessary to ensure the ability to enforce and administer the provisions pursuant to the Ridgway Municipal Code standards;

3. The Plat shall be modified to included clear language to identify ownership, maintenance and repair of the stormwater system in a format that is acceptable to the Town Engineering Department;

4. _____

5. _____ ”

Denial:

“I move to deny the Final Plat for RidgSix Subdivision, A Planned Unit Development, finding that the proposal lacks compliance with the regulations of the Municipal Code and/or general conformance with the Master Plan”

ATTACHMENTS

1. Application and Support Materials
2. RidgSix Townhome Subdivision Final Plat, A Planned Unit Development



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 #

Date Received:

Initials:

ch 0894

12/23/2027

amk

General Information

Applicant Name *Matt Mc Isaac - RidgSix Townhomes*

Application Date *12/19/24*

Mailing Address *PO Box 942*

Phone Number *970.787.0368*

Email

Owner Name *North Cora Street LLC* *Matt Mc Isaac*

Phone Number

Email

Address of Property for Hearing *283 N. Cora st* *TBD Charles St.*

Zoning District *Historic Residential*

will need re-address. Sketch Plan shows townhomes facing Charles St

Brief Description of Requested Action

Final plat hearing request - RidgSix Townhomes
Lots 16,17,18,19,20 - Block 28

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 checked="" 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

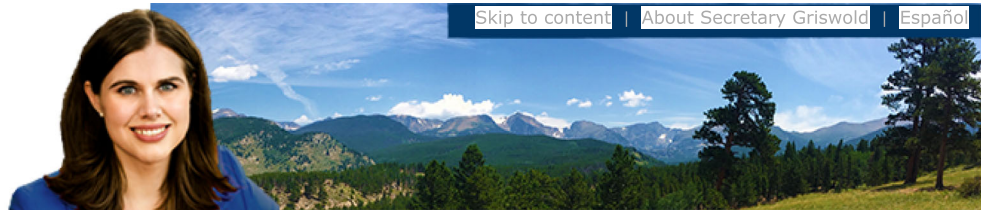
Date

12/19/2021

Owner Signature

Date

12/19/2021



Summary

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Details			
Name	North Cora Street LLC		
Status	Good Standing	Formation date	09/20/2018
ID number	20181735227	Form	Limited Liability Company
Periodic report month	September	Jurisdiction	Colorado
Principal office street address	283 N Cora St, Ridgway, CO 81432, US		
Principal office mailing address	PO Box 942, Ridgway, CO 81432, US		

Registered Agent	
Name	matt mcisaac
Street address	283 N Cora St, Ridgway, CO 81432, US
Mailing address	283 N Cora St, Ridgway, CO 81432, US

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LETTER OF AGREEMENT

RidgSix Townhomes LLC
283 N Cora St
Ridgway, Colorado 81432-5019

12/19/2024

Town Of Ridgway
201 N. Railroad St.
Ridgway, Colorado 81432-5019

TOPIC OF AGREEMENT

Subdivision Improvement Agreement:

Grade and compact class 6 material in front of new curb and gutter at Charles and N. Cora st. Seal new concrete sidewalk on N. Cora st.

TERM AND TERMINATION

The Formal Agreement will become effective on 12/19/2024 (the "Effective Date") and shall remain in effect until (the "Termination Date").

Both parties shall have the right, at any time, upon written notice, to terminate the Formal Agreement. Upon termination, all rights shall immediately return to the originator without prejudice to money that may be due or become due upon the occurrence of any of the following:

- (a) Any violation of the terms of the Formal Agreement, by either party;
- (b) Death or disability of either party during the term of the Formal Agreement, or; (c) Either parties' inability to perform in accordance with the Formal Agreement.

Neither party shall be considered in default or in breach of the Formal Agreement, when such failure or delay to perform should be triggered by any act or force of nature beyond either party's control. Such acts or force of nature would include, but are not limited to, acts of God (tornado, hurricane, lightning strike, etc.), fire, flood, hostilities, war, striking, or governmental restrictions. Should such performance become interrupted by any such act as mentioned above, every reasonable effort shall be made to resume full performance as promptly as possible.

NOTICE

Both parties agree that any notices provided in connection with the Formal Agreement, shall be made in writing by registered or certified mail, with return receipt requested.

PREVAILING LAW

The Formal Agreement shall be governed in accordance with the prevailing laws of the State of Colorado. Every aspect and provision of the Formal Agreement shall be construed in such a manner that shall render this an effective and valid legal instrument under current applicable law. Should any part of the Formal Agreement be deemed ineffective or unenforceable under applicable, only that specific provision shall be invalid and unenforceable, without affecting or invalidating any of the remaining provisions contained within the Formal Agreement.

LEGAL REMEDIES

Should either party seek legal remedy to enforce or interpret any of the provisions contained in the Formal Agreement, the prevailing party shall be entitled to reasonable attorney fees, in conjunction with any other relief deemed appropriate by the court to which the party may be entitled.

Both parties acknowledge that the terms set forth in this letter accurately reflect the terms being agreed to by the parties and that such terms will appear in the Formal Agreement as they appear in this LOA.

RidgSix Townhomes LLC

Town Of Ridgway

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

October 18, 2021

Matt McIsaac
283 N. Cora st
Ridgway, CO 81432

To whom it may concern,

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

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

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

Ouray County, Colorado

Any further inquiries can refer to county clerk and recorder.

Thank you

Sincerely yours,

A handwritten signature in dark ink, appearing to read 'Matt McIsaac', with a stylized flourish at the end.

Matt McIsaac



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 cursive script, appearing to read "Lucille Hunter".

I. Introduction

Project Description

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

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

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

Description of Property

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

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

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

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

II. Drainage Basin and Sub-Basins

Basin Description

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

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

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

Sub-Basin Description

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

For the purposes of this report, and due to the relatively small size of the property, the project has been split into four sub-basins (outlined in Section V), with storm water treatment placed where it will exit the property per the drainage plan. The extents of the sub-basins have been delineated from the right-of-way. Sub-basins are shown on the Grading & Drainage Plan sheet **C3.0**. The total area being used to analyze for WQCV will be 20,192 ft² (0.47 Ac, conservatively rounded up), therefore comparing pre-development, existing, and proposed conditions, 0.47 acres will be used.

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

Existing Conditions

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

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

Proposed Conditions

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

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

III. Site and Soil Conditions

Site Description and Drainage Patterns

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

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

Soils

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

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

The hydrologic soil group at this location is D.

IV. Drainage Design Criteria

Regulations

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

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

Hydraulic Criteria

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

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

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

V. Drainage Analysis and Design

Storm Runoff Collection

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

Low Impact Site Design

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

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

1. Consider storm water quality needs early in the design process.

This Project proposes a significant increase in impervious area, however, there exists enough free area on the site to place grass-lined swales and bio-infiltration rain garden which will encourage filtration and infiltration of stormwater.

2. Use the entire site when planning for storm water quality treatment.

By using grass-lined swales the runoff will be in contact with pervious ground encourage the infiltration of storm water. Drainage that leaves the roof will be directed to grass swales that will then direct stormwater to bio-infiltration/detention area.

3. Avoid unnecessary impervious area.

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

4. Reduce runoff rates and volumes to more closely match natural conditions.

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

5. Integrate storm water quality management and flood control.

The grass swales and bio-infiltration rain garden will provide water quality and water quantity control.

6. Develop storm water quality facilities that enhance the site, the community, and the environment.

The WQCV and BMP's will enhance the site by slowing water runoff down and providing wetter areas of soil for landscaping.

7. Use a treatment train approach.

The WQCV is preceded by primary treatment by grass swales or other overland routing.

8. Design sustainable facilities that can be safely maintained.

The design intent is to provide redundancy and easily maintained facilities.

Water Quality Capture and Treatment

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

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

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

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

Sub-Basin Summary Runoff Table

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

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

Grass Swale 1:

Contributing Area: Sub-Basin 1

$$Q_{100} = 0.62 \text{ cfs}$$

Capacity of swale per maximum depth allowed, $Q = 2.50$ cfs (See Appendix)

Therefore, swale can accommodate an additional 1.88 cfs from the designed 100-year storm flowrate capacity.

Grass Swale 2:

Contributing Area: Sub-Basin 1 & 2

$$Q_{100} = 0.84 \text{ cfs}$$

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

Therefore, swale can accommodate an additional 1.16 cfs from the designed 100-year storm flowrate capacity.

Grass Swale 3:

Contributing Area: Sub-Basin 3

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

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” Schedule 40 PVC plastic pipe. For capacity analysis Sub-Basin 3 flows plus Sub-Basin 4 flows have been added together to verify capacity as follows:

Culvert 1 (Apartment Driveway Culvert):

Contributing Area: Sub-Basin 3&4

$Q_{100} = 0.49$ (Sub-Basin 3 $Q_{100} = 0.05$ cfs + Sub-Basin 4 $Q_{100} = 0.44$ cfs)

See calculations in appendix

Culvert 2 (Existing Driveway Culvert):

Contributing Area: Sub-Basin 2

$Q_{100} = 0.21$

See calculations in appendix

Culvert 3 (Detention Culvert):

$Q_{100} = 0.1.23$

See calculations in appendix

Surface Drains:

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

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

Runoff Collection

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

Collection Discharge

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

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

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

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

System Operation and Maintenance

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

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

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

-END OF REPORT-

APPENDIX

SUPPORTING DOCUMENTATION

Culvert Report

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

Tuesday, Dec 21 2021

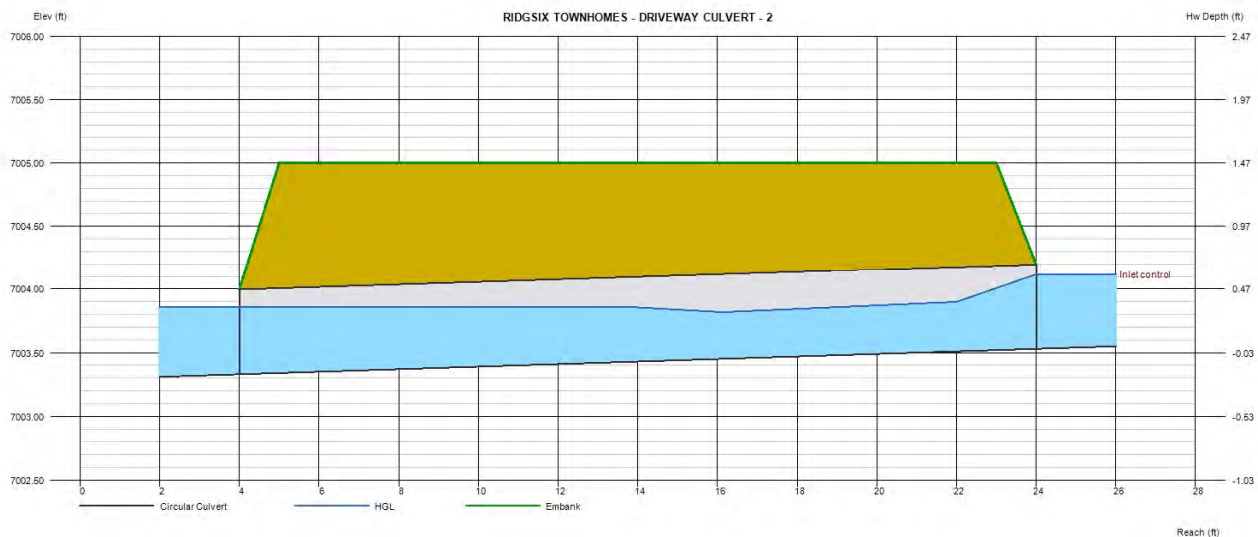
RIDGSIX TOWNHOMES - DRIVEWAY CULVERT - 2

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

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

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

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



Culvert Report

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

Tuesday, Dec 21 2021

RIDGSIX TOWNHOMES - DRIVEWAY CULVERT - 1

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

Embankment

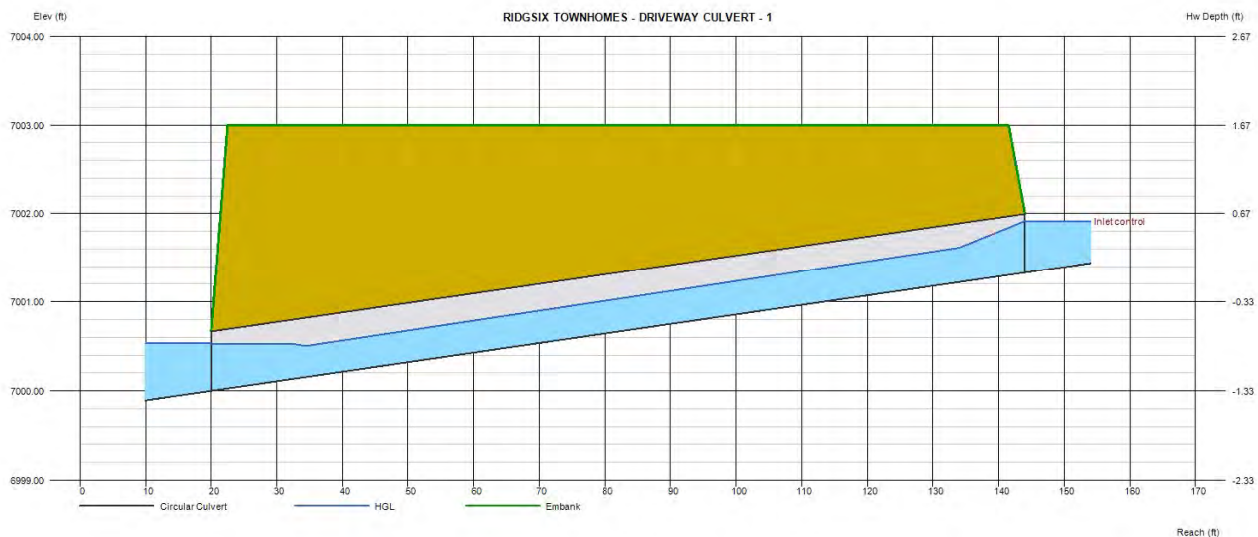
Top Elevation (ft) = 7003.00
Top Width (ft) = 119.00
Crest Width (ft) = 2.00

Calculations

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

Highlighted

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



Culvert Report

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

Monday, May 16 2022

Detention Culvert - Culvert 3

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

Embankment

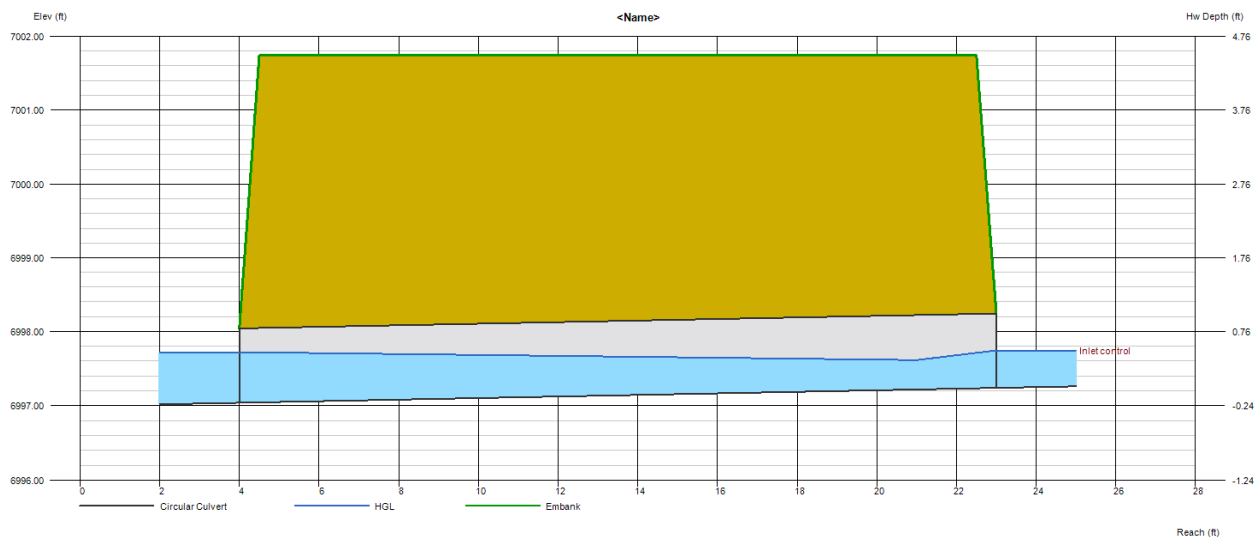
Top Elevation (ft) = 7001.74
Top Width (ft) = 18.00
Crest Width (ft) = 15.00

Calculations

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

Highlighted

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



APPENDIX

Grass Swale, WQCV, & Detention Calculations

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

Peak Flow Rational Method Q= CIA

GRASS SWALE - 1

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

GRASS SWALE - 2

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

GRASS SWALE - 3

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

DRIVEWAY CULVERT - 1

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

DRIVEWAY CULVERT - 2

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

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

SUB BASIN - 1

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

SUB BASIN - 2

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

SUB BASIN - 3

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

SUB BASIN - 4

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

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

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

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

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

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

0.0040 cfs (12 hr drain flow)

Underdrain Orifice Calculations

Orifice Size (d) = 0.2 in
 5.08 mm
 Head (h) = 2.5 ft
 $Q = 11.797d^2h^{0.5} = 0.75$ g/min
 0.002 cfs

Orifices 4

Qtotal = 0.0066 cfs flow is faster than 12-hrs - OK

WQCV Provided

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

Designer:	Jeff Ruppert
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Date:	May 17, 2022
Project:	RIDGSIX Townhomes
Location:	Ridgway, Colorado

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

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

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

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

Required Detention Volume = CU. FT.

Required Detention Volume = $V_i - V_o$

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

25-yr Detention Orifice Flood Control Calculations

Orifice Size (d) = 3 in
 76.2 mm

Orifices 2

Head (h) = 0.75 ft
 $Q = 11.797d^2h^{0.5} =$ 91.95 g/min
 0.41 cfs

< 0.5cfs (25-ry historic), OK

Weir Report

BIO-RETENTION STORMWATER 100-YR ORIFICE CONTROL

Rectangular Weir

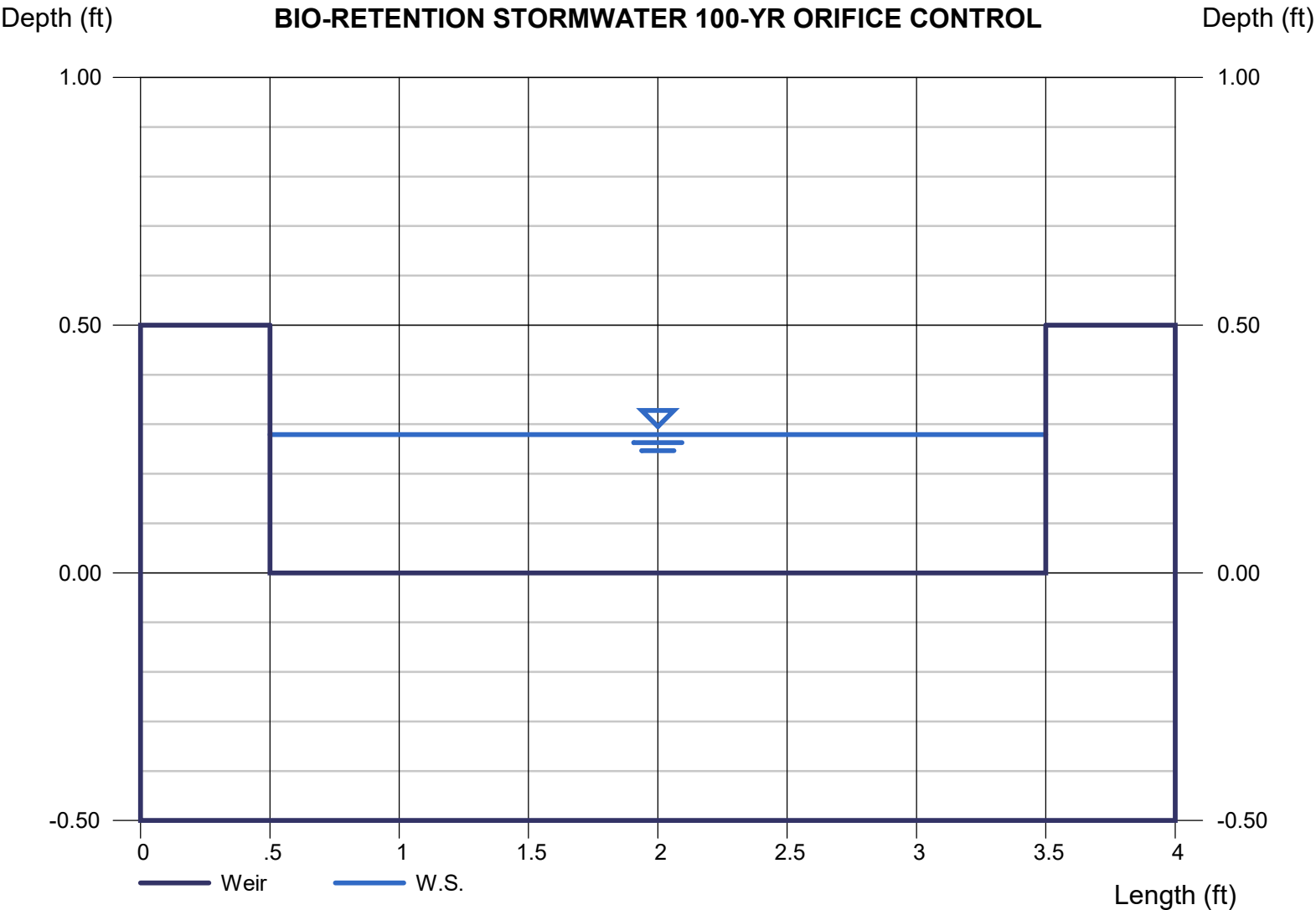
Crest = Broad
Bottom Length (ft) = 3.00
Total Depth (ft) = 0.50

Highlighted

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

Calculations

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



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)	<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="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)	<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, 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	$Q_2 = 0.05$ cfs
2. Hydraulic Residence Time A) : Length of Grass Swale B) Calculated Residence Time (based on design velocity below)	$L_S = 63.0$ ft $T_{HR} = 2.4$ minutes
3. Longitudinal Slope (vertical distance per unit horizontal) A) Available Slope (based on site constraints) B) Design Slope	$S_{avail} = 0.067$ ft / ft $S_D = 0.067$ 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)	$Z = 2.00$ ft / ft TOO STEEP (< 4) $W_B = 0.00$ 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)	$V_2 = 0.43$ 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	$D_2 = 0.24$ ft $A_2 = 0.1$ sq ft $W_T = 1.0$ ft $F = 0.22$ $R_H = 0.11$ $VR = 0.05$ $n = 0.200$ $H_D = 0.00$ 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="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)	<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, 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									
--	--	--	--	--	--	--	--	--	--

Version 2.00 released May 2017

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

Computed $t_c = t_i + t_t$

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

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

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

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

	a	b	c
Rainfall Intensity Equation Coefficients =	28.50	10.00	0.786

$$Q(cfs) = CIA$$

[illegible]

Area-Weighted Runoff Coefficient Calculations

Version 2.00 released May 2017

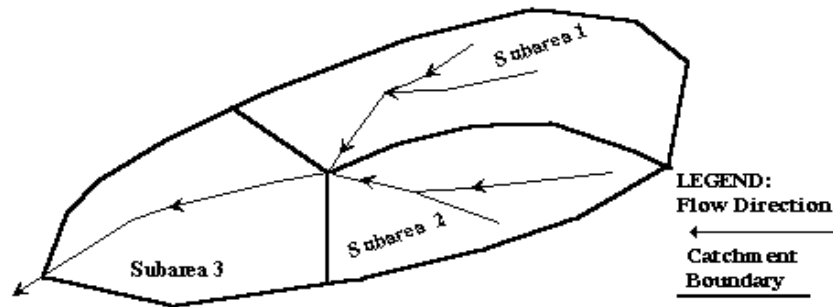
Designer: Jeff Ruppert

Company: Odisea LLC

Date: 5/17/2022

Project: RIDGSIX TOWNHOMES

Location: Ridgway, CO



Subcatchment
Name

Cells of this color are for required user-input

Cells of this color are for optional override values

Cells of this color are for calculated results based on overrides

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

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



Huddlestone-Berry
Engineering & Testing, LLC

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Grand Junction, Colorado 81501
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June 29, 2020
Project#02091-0001

Matt McIssac
PO Box 942
Ridgway, Colorado 81432

Subject: Geotechnical Investigation
McIssac Subdivision
Ridgway, Colorado

Dear Mr. McIssac,

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

Site Conditions

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

Subsurface Investigation

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

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

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

Laboratory Testing

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

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

Foundation Recommendations

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

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

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

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

Spread Footings

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

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

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

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

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

Rigid (Waffle) Structural Slab

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

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

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

Deep Foundations

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

Lateral Earth Pressures

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

Water Soluble Sulfates

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

Flooring and Exterior Flatwork Recommendations

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

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

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

Drainage Recommendations

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

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

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

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

General Notes

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

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

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

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

Respectfully Submitted:
Huddleston-Berry Engineering and Testing, LLC



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



Google Earth

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FIGURE 1
Site Location Map

1000 ft

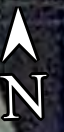




Google Earth

FIGURE 2
Site Plan

100 ft



APPENDIX A
Typed Test Pit Logs




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

TEST PIT NUMBER TP-1

PAGE 1 OF 1

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

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

GEOTECH\BH COLUMNS 02091-0001 MCISAAC SUBDIVISION.GPJ GINT US LAB.GDT 6/23/20



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

TEST PIT NUMBER TP-2

PAGE 1 OF 1

CLIENT Matt McIsaac

PROJECT NAME McIsaac Subdivision

PROJECT NUMBER 02091-0001

PROJECT LOCATION Ridgway, CO

DATE STARTED 5/8/20

COMPLETED 5/8/20

GROUND ELEVATION

TEST PIT SIZE

EXCAVATION CONTRACTOR Client

GROUND WATER LEVELS:

EXCAVATION METHOD Trackh/Backhoe

AT TIME OF EXCAVATION dry

LOGGED BY SD

CHECKED BY MAB

AT END OF EXCAVATION dry

NOTES

AFTER EXCAVATION --

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

APPENDIX B

Laboratory Testing Results



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

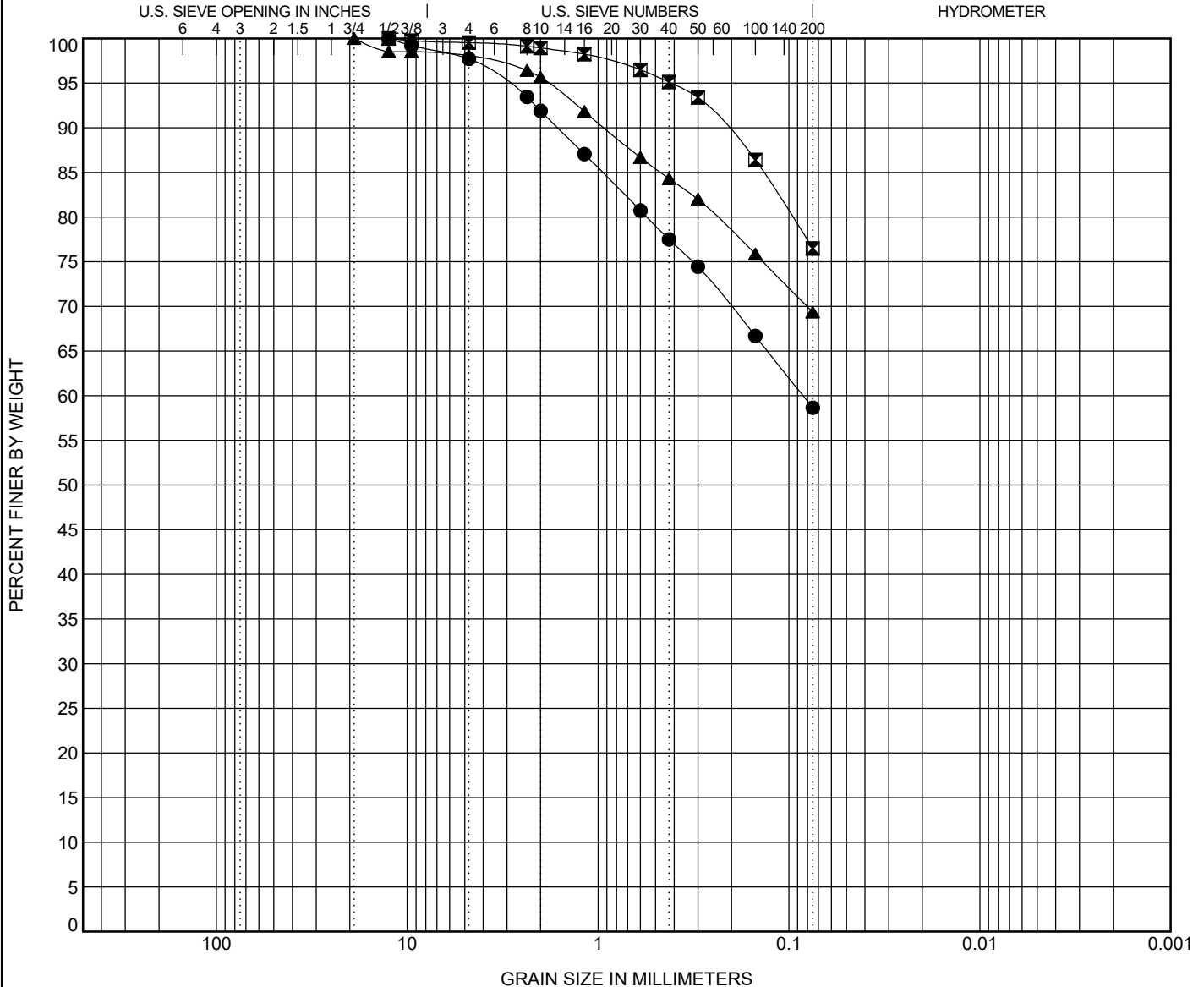
GRAIN SIZE DISTRIBUTION

CLIENT Matt McIsaac

PROJECT NAME McIsaac Subdivision

PROJECT NUMBER 02091-0001

PROJECT LOCATION Ridgway, CO





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

MOISTURE-DENSITY RELATIONSHIP

CLIENT Matt McIsaac

PROJECT NAME McIsaac Subdivision

PROJECT NUMBER 02091-0001

PROJECT LOCATION Ridgway, CO

Sample Date: 5/8/2020
Sample No.: GB2
Source of Material: TP-2
Description of Material: SANDY LEAN CLAY(CL)
Test Method: ASTM D698A

TEST RESULTS

Maximum Dry Density 107.0 PCF
Optimum Water Content 17.0 %

GRADATION RESULTS (% PASSING)

<u>#200</u>	<u>#4</u>	<u>3/4"</u>
<u>69</u>	<u>98</u>	<u>100</u>

ATTERBERG LIMITS

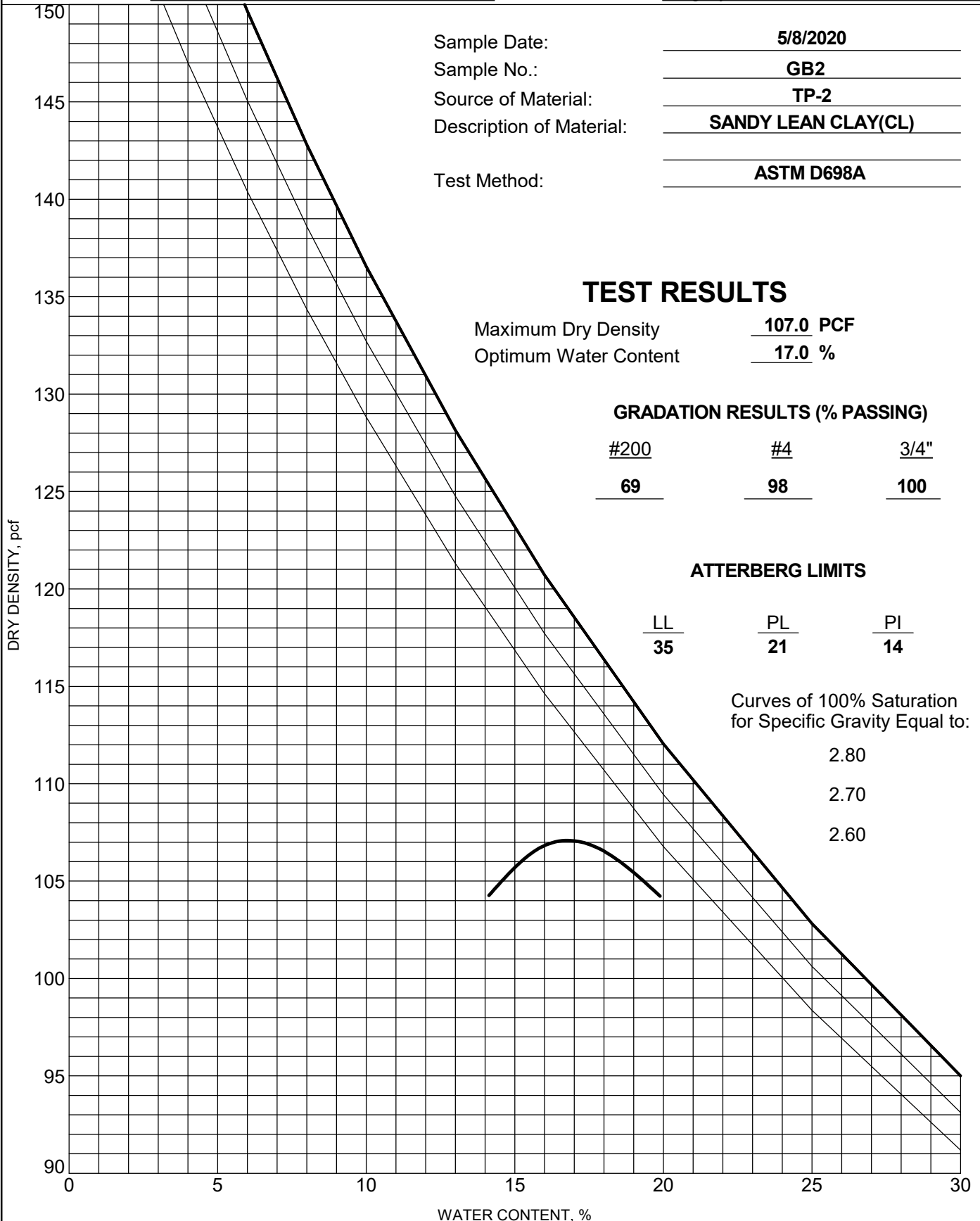
<u>LL</u>	<u>PL</u>	<u>PI</u>
<u>35</u>	<u>21</u>	<u>14</u>

Curves of 100% Saturation
for Specific Gravity Equal to:

2.80

2.70

2.60



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

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

ARTICLE ONE
Purposes

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

1. To be and constitute the “**Association**”, to which reference is made in the Declaration of Covenants, Conditions and Restrictions for Ridgsix Townhomes (“**Declaration**”) establishing a plan for Ridgsix Townhomes, a planned community located in the Town of Ridgway, Ouray County, Colorado (“**Community**”), said Declaration to be recorded in the office of the County Clerk and Recorder of Ouray County, Colorado.
2. To perform all obligations and duties of the Association and to exercise all rights and powers of the Association, as specified in the Declaration.
3. To provide an entity for the furtherance of the interest of the Owners of separate platted lots (“**Lots**”) within the Community.

ARTICLE TWO
Powers

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

1. All of the powers conferred upon non-profit corporations by the common law and the statutes of the State of Colorado in effect from time to time.
2. All of the powers necessary or desirable to perform the obligations and duties and exercise the rights and powers of the Association under the Declaration, including, without limitation, the following powers:
 - a. To make and collect general, limited and/or special assessments against Members for the purpose of defraying the costs, expenses and any losses of the Association, or of exercising its powers or of performing its functions.
 - b. To manage, control, operate, maintain, repair and improve Community common elements, as defined in the Act and the Declaration.
 - c. To enforce covenants, restrictions or conditions affecting any Community property, to the extent the Association may be authorized under any such covenants, restrictions or conditions, and to make and enforce rules and regulations for use of the Community.

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

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

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

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

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

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

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

ARTICLE THREE

Memberships

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

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

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

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

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

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

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

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

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

ARTICLE FOUR **Board**

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

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

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

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

ARTICLE FIVE **Inurement and Dissolution**

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

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

ARTICLE SIX
Elimination of Certain Liabilities of Directors

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

ARTICLE SEVEN
Dissolution

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

August 5, 2022

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

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

Mr. McIsaac:

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

PLANNING COMMENTS:

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

Applicant Response: Added to PP notes as requested.

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

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

Applicant Response: Please see revised plat.

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

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

Applicant Response: Changed

Aug 4th Staff Comment: Comment adequately addressed.

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

Applicant Response: Added

Aug 4th Staff Comment: Comment adequately addressed.

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

Applicant Response: Added

Aug 4th Staff Comment: Comment adequately addressed.

6. Address redlines attached as appropriate.

Applicant Response: N/A

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

New Comments:

7. Staff will have to complete one final comprehensive review of all the final application materials to ensure all grammatical, technical, and procedural non-material amendments are made to all plan sets and application materials following Town Council approval and prior to the Preliminary Plat and PUD being executed by the Town.
8. Amend Plat Note 6 to reflect the Planning Commission’s recommended condition limiting development on Lot 1 to be one single-family dwelling and one Accessory Dwelling Unit (ADU).

ENGINEERING COMMENTS:

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

Applicant Response: Points have been updated

Aug 4th Staff Comment: Corrected

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

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

Aug 4th Staff Comment: Added

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

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

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

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

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

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

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

Applicant Response: Conversation with Mike Gill.

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

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

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

Aug 4th Staff Comment: OK.

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

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

Aug 4th Staff Comment: OK.

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

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

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

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

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

Aug 4th Staff Comment: They have 150cf above ground. They require 172cf. Need another 22cf above ground. Void space does not count towards WQCV.

18. Please confirm that the swale on the south side of the 6 plex lots is entirely contained and can be maintained with the 10 ft easement shown on the plat or increase the easement to accommodate it.

Applicant Response: The swale along the south edge of the buildings is well within the southern property boundary and easement. See the grading of the ditch on sheet C7.0.

Aug 4th Staff Comment: Updated to fit.

19. Confirm that there is sufficient work area around the retention pond that it can be maintained and serviced without trespass on private or public property.

Applicant Response: There is ample space to walk around the retention area safely. The retention area can be maintained from within it. It does not need to be maintained from adjacent areas.

Aug 4th Staff Comment: Staff will review and confirm whether or not this comment was adequately addressed prior to the Preliminary Plat and PUD being executed by the Town.

20. We are still unable to confirm the areas of the various imperviousness and disagree that the graveled areas assigned imperviousness. After discussing this with the Town, they will allow the stamped plans to be the certification of those calculations.

Applicant Response: Unclear what is not correct, but as a course of being conservative in our hydrology design, we used 98% impervious for the graveled areas, whereas 89% is often used.

Aug 4th Staff Comment: As noted, we agree to let #81 go.

21. We also have some concerns with the storm water data and the use of software that in some instances is specific to the Denver metro area rather than localized to Ridgway. The Town is likely going to develop similar spreadsheets for the Ridgway area and once completed the Town will require use of those spreadsheets. Given that those are not yet available, the Town will let this project proceed based on the data presented in the latest storm water report.

Applicant Response: The spreadsheet used is from the Denver Urban Drainage district, but values used are for Ridgway. We have used Urban Drainages spreadsheets for calculations across Colorado without issue. It is a well-vetted tool.

Aug 4th Staff Comment: As noted, we agree to let #19 go.

*Town of Ridgway
RidgSix Townhomes PP and PUD
August 5, 2022
5 of 5*

Please review each comment response carefully and provide written and detailed responses to each. Submit your resubmittal package, including all written responses to the comments in this letter and any updated plans, documents, or other support material(s) necessary to address the comments to the Town at your earliest convenience.

Please reach out to me at tdlubac@planstrategize.com or 970-744-0623 with any questions or clarifications needed.

Sincerely,

COMMUNITY PLANNING STRATEGIES, LLC

A handwritten signature in blue ink, appearing to read 'TJ Dlubac', is positioned above the typed name.

TJ Dlubac, AICP
Town of Ridgway
Contracted Town Planner

Encl: CPS RidgSix Preliminary Plat Redlines

Cc: Preston Neill, *Town of Ridgway Town Manager*
Joanne Fagan, *Town of Ridgway Town Engineer*

T:\SURVEY\2023\23-127-SJR_RidgSix Townhomes\70Survey\Draw\FINAL PLAT\ RidgSix Final Plat 051225.dwg PLOT DATE 2025-05-12 15:03 SAVED DATE 2025-05-12 15:01 USER: jhames

CERTIFICATE OF OWNERSHIP AND DEDICATION:

Know all persons by these presents: North Cora Street LLC, a Colorado Limited Liability Company ("Owner"), being the owner of the land described as follows:

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

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

Further, Owner in recording this Plat, states and subjects the Lots to the terms, conditions and requirements of the following platnotes:

1. **No Election to Form CIOA Community.** The RidgSix Townhomes will consist of certain separately platted lots designated as Lot 1, Lot 2, Lot 3, Lot 4, Lot 5, Lot 6, and Lot 7 (each a "Lot"), which may be separately owned by individual owners ("Lot Owners"), including certain Lots usable for residential purposes. There are no "Common Areas" within the RidgSix Townhomes project, consequently, the project is not being developed and administered as a common interest ownership community, no homeowners association is being formed for the project and no election is being made to subject the Property to the Colorado Common Interest Ownership Act.
2. **Repair and Maintenance of Improvements.** The respective owner of each Lot is responsible for undertaking any and all required maintenance and repair of all improvements located on their Lot, including any and all repair, maintenance (including snow removal) of sidewalks, driveway, parking pads, fences, retaining walls, benches, lighting, landscaping, weed mitigation and control, irrigation systems, ditches and pipelines, drainage/stormwater management facilities located on their Lot. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of such facilities and improvements. In the event that said maintenance is not properly performed, the Town of Ridgway, following written notice and reasonable time to cure, may cause the work to be done, assess the cost to the owner of the Lot and may certify such charges as delinquent charges to the county Treasurer to be collected similarly to taxes, may record a lien on said Lot, which may be foreclosed in any lawful manner, or may pursue any other remedy available in order to collect such charges. These obligations shall run with the land and be binding upon all successors in interest to the said lot(s).
3. **Party Walls.** Each Lot is being developed and improved with a separate residential townhome styled dwelling unit (each referred to as a "Townhome Dwelling"), which are being built to the side lot lines of the Lots. In light of the configuration and construction of the Townhome Dwelling, it is recognized and contemplated that adjoining Townhome Dwelling will to share a party wall with an adjoining Townhome Dwelling Unit on the adjacent Lot. In such instances and the "Party Wall" provisions, including the "Party Wall Easement" provisions stated below shall apply. Owner intends that all the following terms, conditions, provisions, requirements and easements constitute covenants, running with title to each of the Lots and Townhomes Dwelling Units and binding on the respective owners of the Lots and their heirs, successors, transferees and assigns:

A. **Party Walls Defined.** In connection with the construction of the Townhome Dwellings, each Townhome Dwelling has been constructed in a manner that certain shared elements and facilities will be constructed along and over the common boundaries of the Lots and within the Townhome Dwellings common walls (the "Party Walls") that will support and be integrated into adjacent Townhome Dwellings. The Party Walls consist of certain facilities and elements, including, without limitation, common walls, footings and roof elements which together form a structural part of and physically joins the adjoining Townhome Dwelling together with any mechanical, electrical, plumbing and other utilities constructed and installed within the area of the Party Walls and serving the adjoining Townhome Dwellings. The boundary between the two adjacent Townhome Dwellings shall be the vertical boundary running through the center of the Party Wall as noted on the Map. The aspects of the improvements on either side of the Party Wall are deemed to be part of the Townhome Dwelling extending from the center of the Party Wall.

B. **Party Wall Easement.** The Association along with each Owner that owns a Townhome Dwelling adjoining another Townhome Dwelling in which a Party Wall is present is hereby granted a reciprocal, perpetual easement of support and shelter over the portion of any Party Wall existing on and over the adjoining Lot. Each Owner covenants to continue to provide support and shelter that presently exists (or will exist following construction of the Townhome Dwelling) as may be necessary to maintain the integrity of each Townhome Dwelling. Each Owner has a reasonable easement for mechanical, electrical, plumbing and other utility facilities (including pipes, ducts, and utility ways and chases) as well as for structural support necessary as may be necessary to maintain the integrity of each Townhome Dwelling and provide utility services to the Townhome Dwellings.

C. **Ownership of Party Walls.** Each Townhome Dwelling shall be deemed to include that portion of a Party Wall extending from the exterior surface of the Party Wall which is inside the Townhome Dwelling to the center of the Party Wall, together with the necessary easements for perpetual lateral and subjacent support, maintenance, repair and inspection of the Party Wall with equal rights of joint use with the owner of the adjoining Townhome Dwelling upon which a portion of the Party Wall is located.

D. **Maintenance of Party Walls.** The cost of maintaining each Party Wall, including shared foundation elements/structures, or shared roof if the roofline is joined shall be shared equally by the Owners of the Townhome Dwellings within which Party Wall is included.

E. **Protection of Party Walls.** No Owner shall have the right to destroy, remove or make any structural changes in or to a Party Wall that would jeopardize the structural integrity of any Improvement or Townhome Dwelling without the prior written consent of the affected Owners and any First Mortgages of said Owners. No Owner shall subject a Party Wall to the insertion or placement of timbers, beams or other materials in such a way as to adversely affect the Party Wall's structural integrity or any MEC facilities located within the Party Wall and Party Wall Easement. No Owner shall subject a Party Wall to any use that in any manner whatsoever may interfere with the equal use and enjoyment of the Party Wall by the Owner that owns a portion of the Party Wall.

F. **Damage by Intentional or Negligent Act of Owner.** Should a Party Wall be structurally damaged or destroyed by the intentional act or negligence of an Owner (the "Responsible Owner") or the Responsible Owner's agent, contractor, employee, tenant, family member, licensee, Guest or invitee, the Responsible Owner shall be responsible for promptly undertaking the work required to repair and/or rebuild the damaged or destroyed Party Wall substantially to its original form ("Party Wall Repair Work") at the sole cost and expense of the Responsible Owner. If the Responsible Owner fails or refuses to commence the Party Wall Repair Work within 30 days of the occurrence, the other Party may, but need not undertake the Party Wall Repair Work and recover from the Responsible Party any and all costs and expenses incurred by the in undertaking such work, including, without limitation, architectural/engineering expenses, construction costs (including contractor time, materials, supplies, equipment and other materials), permitting fees/taxes, and consulting fees (legal, accountant, manager, etc.) ("Party Wall Repair Work Costs") which shall be repaid within 30 days of a reimbursement notice is sent to the Responsible Owner. In such event, the Owner undertaking the Party Wall Repair Work shall have the right to file a lien against the Lot and Townhouse Dwelling of the Responsible Owner for Party Wall Repair Work Costs. In addition to the payment of the Party Wall Repair Work Costs, the Responsible Owner shall also compensate the other Owner(s) for any damages sustained to person or property as a result of such intentional or negligent act.

G. **Damage from Other Causes.** Should a Party Wall be structurally damaged or destroyed by causes other than the intentional act or negligence of an Owner (or its agent, contractor, employee, tenant, family member, licensee, guest or invitee), the Party Wall Repair Work shall be undertaken by the Owners owning any portion of the Party Wall, each to pay an equitable share of the Party Wall Repair Work Costs.

H. **No Encroachment.** In the event that any portion of any constructed Improvement, including any Party Wall, shall protrude over Townhome Dwelling boundary line, the Party Wall shall be deemed to run from the center of the Party Wall, not the common property lines and an encroachment easement shall be deemed to exist for the portion of the Party Wall encroaching beyond the common property line. Such protruding structure shall not be deemed to be an improper encroachment upon the adjoining Townhome Dwelling nor shall any action be maintained for the removal of or for damage because of such protrusion. The foregoing shall also apply to any replacements of any Party Wall if the same are constructed substantially in conformity with the previously existing Party Wall as originally constructed. If a Party Wall is in need of repair or is destroyed or damaged by a casualty, the Parties shall repair, restore or reconstruct it substantially to its original form.

I. **Colorado Law on Party Walls to Apply.** Any matters concerning a Party Wall which are not covered by the terms of these platnotes shall be governed by the general rules of Colorado law regarding party walls. To the extent not inconsistent with the terms and conditions of these platnotes, the general rules of law of the State of Colorado concerning party walls shall be applicable hereto.

J. **Amendment and Termination.** Any or all provisions contained in this document may be terminated or amended only upon written approval of the owners of each of the Lots.

K. **Performances.** Time is of the essence with respect to the performance of the duties and obligations provided herein.

L. **Governing Law, Remedies, Costs and Expenses.** These Platnotes shall be construed under and governed by the laws of Colorado, with jurisdiction and venue restricted to a court of competent jurisdiction in Ouray County, Colorado. A party may pursue any and all available remedies under applicable law, including, without limitation, injunctive relief and specific performance. All of the rights and remedies of a party under these Platnotes shall be cumulative. In any action to enforce or construe the terms of these Platnotes, the substantially prevailing party shall recover all legal and related court costs, including all reasonable attorneys' fees and expert witness fees, costs and expenses.

M. **Severability.** Wherever possible, each provision of these Platnotes shall be interpreted in such a manner as to be effective and valid under applicable law. If any provision of these Platnotes shall be found invalid or unenforceable, this shall not affect the validity of the remaining provisions of these Platnotes, and the remaining provisions shall remain in full force

In witness hereof Owner has executed this Plat effective as of _____, 2025.

North Cora Street LLC, a Colorado Limited Liability Company

By: _____

Printed Name: _____

Title: _____

STATE OF _____)

) ss. _____

COUNTY OF _____)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, 2025, by _____ as the _____ of North Cora Street LLC, A Colorado Limited Liability Company.

Witness my hand and official seal.

_____ My commission expires: _____

Notary Public

FINAL PLAT
FOR RIDGSIX TOWNHOMES SUBDIVISION,
A PLANNED UNIT DEVELOPMENT
REPLAT OF LOTS 16, 17, 18, 19 AND 20, BLOCK 28,
TOWN OF RIDGWAY,
SECTION 16, T45N, R8W, N.M.P.M.
OURAY COUNTY, COLORADO.

ATTORNEY'S CERTIFICATE:

I, Thomas G. Kennedy, an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the Title Commitment prepared by Land Title Guarantee Company dated and effective as of May 2, 2024 and assigned Order# OU85009701 and according to that title commitment, of all land herein platted and that title to such land is in the dedicatior(s) and owners, and that based upon my review of said title commitment, the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

CURRENT YEARS TAXES AND ASSESSMENTS NOT YET DUE OR PAYABLE.

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

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

Dated: _____, 2025.

By: _____

Thomas G. Kennedy, Attorney at Law

APPROVAL OF TOWN ATTORNEY:

Approved for recording this _____ day of _____, 2025.

By: _____

Town Attorney

PLANNING COMMISSION:

Recommended for approvals by the Planning Commission this _____

day of _____, 2025.

By: _____

Chair Person,

TOWN COUNCIL:

Approved by the Town Council this ____ day of _____, 2025.

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: _____

SURVEYOR'S CERTIFICATE

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

Joseph S. Rease, PLS 36067

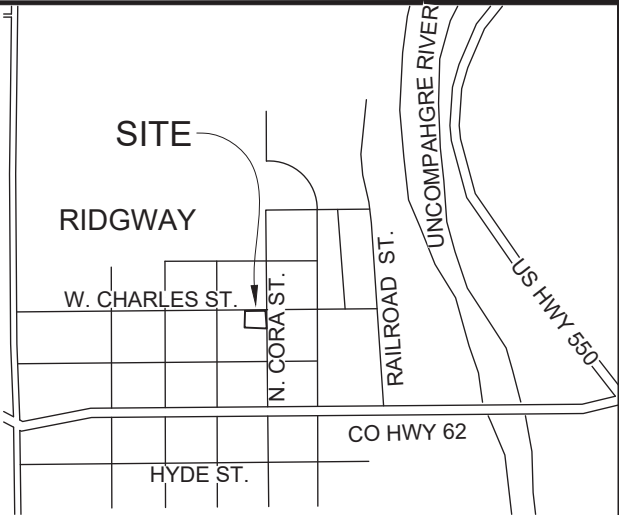
CERTIFICATE OF IMPROVEMENTS COMPLETION:

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 _____, 2025.

By: _____

Town Manager



VICINITY MAP

PLAT NOTES:

- All construction will conform with Ridgway Municipal Code.
- Outdoor Lighting: All outdoor lighting shall conform to Ridgway Municipal Code Section 7-4-6 (K) "Outdoor Lighting Regulations."
- Short-Term Rentals (STR) shall be limited to one bedroom in an owner-occupied unit per Ridgway Municipal Code for multifamily dwellings in HR zoning district
- The only allowed use on Lots 2-6, RidgSix Townhome Subdivision PUD shall be townhomes as defined by the Ridgway Municipal Code.
- No ADUs shall be allowed on Lots 2-6, RidgSix Townhome Subdivision PUD.
- Lot 1 shall be limited to one single-family home and one accessory dwelling unit (ADU).
- 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.
- The maximum number of Lots allowed in the RIDGSIX TOWNHOMES SUBDIVISION, A PLANNED UNIT DEVELOPMENT is 7. Each Lot is limited to one principal building for which the applicable excise tax has been paid.

NOTES:

- Easement research and property description provided by Title Commitment prepared by Land Title Guarantee Company dated and effective as of May 2, 2024 and assigned Order# OU85009701. and mapped hereon by All Points Land Survey, L.L.C.
- 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, mapped hereon by All Points Land Survey, L.L.C.
- Field work was performed in April 2021 by All Points Land Survey, L.L.C.
- Elevation datum for this survey is based on benchmark "SPIKE IN CURB" that elevation being 7000.67'. Surveyed and mapped hereon by All Points Land Survey, L.L.C.
- Notice 13-80-105 C.R.S. as amended:
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered 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.
- Topographical data, lot layout, existing utilities, etc. shown hereon were provided by All Points Land Survey, L.L.C. and may not have all been verified by Buckhorn Engineering. No guarantee as to the accuracy of the information contained within this plat is either stated or implied unless this print bears an original signature and seal of the professional land surveyor hereon named. Only prints of this survey marked with an original signature and seal by the surveyor named hereon shall be considered true, valid copies. C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title policy issued.

GENERAL DEDICATIONS:

1. The ten (10) foot wide access, maintenance, utility, and drainage easement, as shown hereon, is hereby dedicated to the Town of Ridgway for the purpose of ingress and egress, installation, operation, maintenance, reconstruction, improvement, replacement or removal of underground utilities and drainage facilities, together with their related equipment.

TREASURERS CERTIFICATE:

Account No. R001849

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 _____, 2025.

Jill Mihelich

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 _____, 2025.

Reception Number _____.

Time _____.

Ouray County Clerk and Recorder

BUCKHORN
ENGINEERING
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

RIDGSIX
FINAL PLAT
283 N. CORA STREET
RIDGWAY, COLORADO

PROJECT	23-127-SUR
DATE	5/12/2025
DRAFTER	JSR
CHECKED	JR
FIELD CREW	JSR, DJT
FIELD DATE	7/12/23

V-1

1 OF 2

This is a detailed plat map of a property in Chicago, Illinois. The map shows seven lots (LOT 1 to LOT 7) and an existing apartment building. The map includes street names CHARLES STREET, CORA STREET, and ALLEY, along with various easements, setbacks, and survey data.








Lot Details:

- LOT 1:** 0.23 Acres, 99,121 sq ft. Located at the bottom of the map, containing an "Existing Apartment" building.
- LOT 2:** 0.05 Acres, 2034 sq ft. Located on the left side of the map.
- LOT 3:** 0.04 Acres, 1534 sq ft. Located on the left side of the map.
- LOT 4:** 0.04 Acres, 1534 sq ft. Located in the center-left of the map.
- LOT 5:** 0.04 Acres, 1534 sq ft. Located in the center of the map.
- LOT 6:** 0.04 Acres, 1534 sq ft. Located in the center-right of the map.
- LOT 7:** 0.05 Acres, 2189 sq ft. Located on the right side of the map.

Street and Easement Information:

- CHARLES STREET:** Located at the top of the map.
- CORA STREET:** Located on the right side of the map.
- ALLEY:** Located on the left side of the map.
- Easements:** The map shows several easements, including a "5.5' WATERLINE EASEMENT THROUGH LOT 2 TO THE BENEFIT OF LOT 1", a "10' UTILITY EASEMENT", and a "10' WIDE ACCESS, MAINTENANCE, UTILITY & DRAINAGE EASEMENT DEDICATED TO TOWN OF RIDGWAY".
- Setbacks:** The map includes various setback lines, such as "8' SETBACK", "15' SETBACK", and "10' SETBACK".
- Survey Data:** The map includes various survey measurements, including bearings (e.g., S 88°26'46" E, S 01°33'43" W) and distances (e.g., 142.13', 73.02', 21.01').

	PROPERTY LINE
	BUILDING SETBACK
	EASEMENT
	EDGE OF ASPHALT
	CONTOURS MAJOR
	CONTOURS MINOR
	PROPOSED CONTOUR MAJOR
	PROPOSED CONTOUR MINOR
	WATER LINE
	SANITARY SEWER LINE
	ELECTRIC LINE OVERHEAD
	ELECTRIC LINE UNDERGROUND
	STORM DRAIN LINE
	GAS LINE

	FOUND 1½" AL. CAP/#5 REBAR
	WATER VALVE
	WATER METER
	STORM DRAIN CATCH BASIN AT CENTER
	SANITARY CLEANOUT
	SANITARY SEWER MANHOLE
	SURFACE DRAIN

GRAVEL

CONCRETE

ADA RAMP

A map of the study area. A grid of streets is shown. A line labeled 'SITE' points to a specific location on N. Cora St. between W. Charles St. and W. Howard St. Other streets shown include W. Charles St., W. Howard St., W. Main St., W. 1st St., W. 2nd St., W. 3rd St., W. 4th St., W. 5th St., W. 6th St., W. 7th St., W. 8th St., W. 9th St., W. 10th St., W. 11th St., W. 12th St., W. 13th St., W. 14th St., W. 15th St., W. 16th St., W. 17th St., W. 18th St., W. 19th St., W. 20th St., W. 21st St., W. 22nd St., W. 23rd St., W. 24th St., W. 25th St., W. 26th St., W. 27th St., W. 28th St., W. 29th St., W. 30th St., W. 31st St., W. 32nd St., W. 33rd St., W. 34th St., W. 35th St., W. 36th St., W. 37th St., W. 38th St., W. 39th St., W. 40th St., W. 41st St., W. 42nd St., W. 43rd St., W. 44th St., W. 45th St., W. 46th St., W. 47th St., W. 48th St., W. 49th St., W. 50th St., W. 51st St., W. 52nd St., W. 53rd St., W. 54th St., W. 55th St., W. 56th St., W. 57th St., W. 58th St., W. 59th St., W. 60th St., W. 61st St., W. 62nd St., W. 63rd St., W. 64th St., W. 65th St., W. 66th St., W. 67th St., W. 68th St., W. 69th St., W. 70th St., W. 71st St., W. 72nd St., W. 73rd St., W. 74th St., W. 75th St., W. 76th St., W. 77th St., W. 78th St., W. 79th St., W. 80th St., W. 81st St., W. 82nd St., W. 83rd St., W. 84th St., W. 85th St., W. 86th St., W. 87th St., W. 88th St., W. 89th St., W. 90th St., W. 91st St., W. 92nd St., W. 93rd St., W. 94th St., W. 95th St., W. 96th St., W. 97th St., W. 98th St., W. 99th St., W. 100th St. The Uncompahgre River is shown flowing through the area. US Hwy 550 and Co Hwy 62 are also indicated.

	Lot Area	Lot Width	Lot Coverage	
			Sq. Ft.	Percentage
Total	20,292sf	N/A	10,693sf	52.7%
Lot 1	9,913sf	69'	4,956sf	50.0%
Lot 2	2,054sf	28'	959sf	46.7%
Lot 3	1,534sf	21'	955sf	62.3%
Lot 4	1,534sf	21'	955sf	62.3%
Lot 5	1,534sf	21'	955sf	62.3%
Lot 6	1,534sf	21'	955sf	62.3%
Lot 7	2,189sf	30'	954sf	43.6%

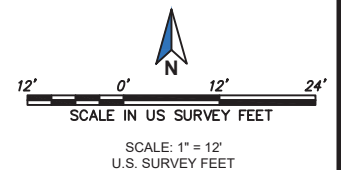
Required Setback:

The following setbacks are measured to the closest point of all building structures. No encroachments or reductions in setbacks are permitted within the RidgSix Townhomes PUD. Encroachments and reductions may be allowed

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

	# of Trees (FY-Tot)	# of Shrubs (FY-Tot)	Min. Live Materials	Max Non-Live Materials	Max Rocks/Stone
	<i>Landscaping will remain as it exists today. RMC landscaping requirements applicable at the time the property is developed shall apply at that time</i>				
Lot 1					
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

BASIS OF BEARINGS:
The west line of lots 1 & 2 is assumed to bear N 01°44'00" E and is monumented as shown hereon. All other bearings are relative thereto.

[illegible]

BUCKHORN
ENGINEERING
222 South Park Avenue
Montrose, Colorado 81401
970-249-6828

RIDGSIX
FINAL PLAT
283 N. CORA STREET
RIDGWAY, COLORADO

PROJECT	23-127-SUR
DATE	5/12/2025
DRAFTER	JSR
CHECKED	JR
FIELD CREW	JSR, DJT
FIELD DATE	7/12/23

V-2

2 OF 2

AGENDA ITEM #11



To: Honorable Mayor Clark and Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, CPS, *Contracted Town Planner*
From: Angie Kemp, AICP, *Ridgway Town Planner*
Date: June 5th, 2025
Subject: **Dalwhinnie Subdivision Preliminary Plat**
Staff Report for the June 11th Town Council Meeting

APPLICATION INFORMATION

Request: Dalwhinnie Subdivision Preliminary Plat
Legal: Lots 16, 17, 18, 19, and 20, Block 28, Town of Ridgway Section 21, T44N, R10W, N.M.P.M.
Address: TBD County Road 23, Ridgway, CO 81432
General Location: East of the Athletic Park, South of Chipeta Drive on County Road 23
Parcel Number: 430521200005 & 430516318003
Zone District: Residential (R) and General Commercial (GC)
Current Use: Vacant Land
Applicant: Chris Hawkins, Alpine Planning, LLC
Owner: Dalwhinnie Group, LLC and The Town of Ridgway

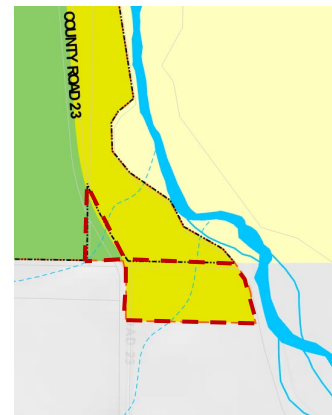
PROJECT OVERVIEW

ANNEXATION BACKGROUND

A Petition for Annexation for the Dalwhinnie-Ridgway Athletic Park was processed in accordance with C.R.S. and RMC requirements. The annexation consisted of approximately 3.23 acres of property owned by Dalwhinnie Group and the Town of Ridgway with 0.72 acres consisting of Right of Way for County Road 23. On September 6th, 2024, the annexation was approved by the Town Council.

PRESERVE PUD BACKGROUND

The Preserve PUD received Preliminary Plat approval from Ridgway Town Council in 2006. Some infrastructure improvements were completed, and a one-year extension was granted by the Council in



September 2007. Soon after, the project was put on hold likely due to the economic recession. In 2018, to retain the investment made in the infrastructure, the owner reapplied for Preliminary Plat. The prior Preliminary Plat approval had long expired. The Sketch Plan and Preliminary Plat hearings were held with the Planning Commission on February 23, 2018. The Commission approved the Sketch Plan and recommended approval of the Preliminary Plat to Council, subject conditions in the staff report with additional conditions including allowing a two-year period for condition compliance. The Preliminary Plat hearing was on March 14, 2018. Council approved the Preliminary Plat subject to all of the conditions. All conditions were to be met by March 14, 2020.

This property was sold in October of 2018 to Dalwhinnie Group, LLC. The current owners have extended their timeline to meet conditions with Town Council approval with a series of two-year extensions, the first which was granted on March 11, 2020, and the second in January 6, 2022. On February 14th, 2024, a six-month extension was granted, followed by another two-year extension granted by the Town Council on August 14th, 2024. The group continues to work on conditions compliance and has addressed some of the conditions throughout this period.

The intent of processing a Preliminary Plat for this newly annexed portion of the Preserve PUD project is to "catch it up" to the Preserve, which has already received conditional approval of a Preliminary Plat. The intent is that this portion can work with the Preliminary Plat for the Preserve PUD and that both pieces can be submitted to Town for Final Plat as a whole.

PRELIMINARY PLAT REVIEW

Town Staff determined that the procedure for Preliminary Plat can be followed using the prior Ridgway Municipal Code. There is no density proposed for the Dalwhinnie lots, and there will be robust review upcoming with condition compliance and Final Plat for the Preserve PUD Subdivision which will be subject to the following, based on the requirements from the previous Ridgway Municipal Code, which prior approvals are granted under:

RMC §7-4-5 SUBDIVISION PROCEDURE

The subdivision of land shall be accomplished in accordance with the following procedures, unless an alternative procedure is authorized by these regulations.

- (A) Informal Review and Sketch Plan*
- (B) Preliminary Plat*
- (C) Final Plat*

RMC §7-4-6 REQUIRED IMPROVEMENTS:

Survey monuments, sewer collection systems connected to Town's and dedicated to Town, domestic water systems connected to Town's and dedicated to Town, a fire prevention system, electricity, storm drainage system, curb, gutter, and sidewalk are all required improvements.

RMC §7-4-7 DESIGN STANDARDS:

(B) All subdivisions shall be developed in accordance with the Town's Master Plans, Zoning Regulations, Flood Plain Regulations, and other applicable Town ordinances, regulations and specifications.

This RMC section discussed the design standards of streets, alleys, lots, and blocks, public utilities and easements, water and sewer systems, curb, gutter, and sidewalks, survey monuments, drainage systems.

If this project was not tied to a larger development, it would be subject to the current RMC and processed as a Minor Subdivision. Approval criteria for a Minor Subdivision are generally aligned with the requirements of the former RMC:

7-5-2(D)(3) Approval Criteria. A minor subdivision may be approved and accepted by the Town Council if the application is found to meet the following criteria:

- a) The proposed subdivision conforms to all applicable requirements for the zone district(s) in which the property is located.
- b) The proposed subdivision substantially conforms to all other applicable requirements of this code, ordinances, and resolutions; and
- c) The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgement of the approving body.

Therefore, the application is consistent with the current code. For procedural consistency it will follow the process of the prior RMC. On May 21st, the Planning Commission approved the Sketch Plan for the Dalwhinnie Annex Subdivision and recommended approval the Preliminary Plat for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan.

ANALYSIS

The proposal for Sketch Plan and Preliminary Plat went through a referral process and technical review pursuant to the Ridgway Municipal Code Sec. 7-5-2(C)(2)(a)(v). Referral Notice was sent out on January 9th, 2025, with a requested deadline of January 31st. There were a few comments received in relation to the operation of the Lift Station given its proximity to the Uncompahgre River. It should be noted that the approval of the Lift Station is a matter of State concern. The Colorado Department of Public Health and Environment (CDPHE) has a rigorous process for review and approval of such facilities. The permit and approval form CDPHE would be critical to the Town's approval of the facility. No final approval can be granted by The Town of Ridgway ahead of CDPHE approval. Following the referral and technical review period, revisions were submitted by the applicant on April 10th and April 15th, 2025.

The project's scope is larger than this application request before you. For example, it was necessary for Town Engineering to review the entirety of the Preserve infrastructure and utilities (existing and proposed) to give this portion of the project adequate consideration. There are a variety of components that tie to the greater project. In general, it was determined that those should be addressed for the Preserve ahead of and during the Final Plat process.

In conclusion, staff finds that the request for Preliminary Plat approval for the recently annexed Dalwhinnie-Athletic Park portion of the project is a vital step in compliance with the conditions of approval for the Preliminary Plat and PUD known as the Preserve. We will see this annexed portion included in a Final Plat for the Preserve when all conditions have been met.

PUBLIC NOTICE AND PUBLIC COMMENT

The property has been posted, and notice has been displayed in accordance with the Ridgway Municipal Code and State Statute. As of the drafting of this staff report, no public comments either for or against the request have been received.

PLANNING COMMISSION RECOMMENDATION

On May 31st, 2025, at the Regular Meeting of the Planning Commission and following review of the application materials, referral comments received, and the staff report, the Town of Ridgway Planning Commission recommended the Town Council approve the Dalwhinnie Annex Subdivision Preliminary Plat with three conditions that are carried into the recommended motion, below.

STAFF RECOMMENDATION

Upon review of the materials submitted, Staff has determined the Preliminary Plat for the Dalwhinnie Annexed portion of the project is a vital step in compliance with the conditions of approval for the Preliminary Plat and PUD known as The Preserve. Staff find the request meets the intent of the current RMC by meeting the approval criteria for a Minor Subdivision.

RECOMMENDED MOTION (PRELIMINARY PLAT):

"I move to approve the Preliminary Plat for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan."

ALTERNATIVE MOTIONS:

Approval with Conditions:

"I move to recommend approval the Preliminary Plat for the Dalwhinnie Annex Subdivision finding compliance with the regulations of the Municipal Code and general conformance with the Master Plan with the following conditions:

1. _____
2. _____
3. _____"

Denial:

"I move to recommend denial of the Preliminary Plat for the Dalwhinnie Annex Subdivision finding that the proposal lacks compliance with the regulations of the Municipal Code and/or general conformance with the Master Plan"

ATTACHMENTS

1. Application and Support Materials
2. Dalwhinnie Annex Subdivision Preliminary Plat



APPLICATION

Official Use Only:

Receipt # _____

Date received _____

Initials _____

General Information

Applicant Name

Application Date

Mailing Address

Phone Number

Email

Owner Name

Phone Number

Email

Address of Property for Hearing

Zoning District

Brief Description of Requested Action

Action Requested and Required Fee Payable to the Town of Ridgway

Land Use Applications			
Administrative Adjustment	\$150.00	Minor Amendment to Conditional Use Permit	\$100.00
Appeal of Planning Decision	\$250.00	Site Plan Review	\$1000.00
Conditional Use Permit	\$250.00	Temporary Use Permit	\$150.00
PUD Zoning	\$1500.00 + \$25.00 per lot or unit	Variance	\$250.00
Major Amendment PUD	\$500.00	Zoning Map Amendment	\$250.00
Minor Amendment PUD	\$250		
Subdivisions			
Amended Plat	\$250.00	Resubmittal of Preliminary Plat	\$750.00 + \$25.00 per lot or unit
Boundary or Lot Line Adjustment	\$300.00	Final Plat	\$600.00
Building Footprint	\$150.00	Minor Subdivision	\$1500.00 + \$50.00 per lot or unit
Condominium	\$500.00	Resubdivision	\$600.00
Lot Consolidation	\$300.00	Right-of-Way Vacation	\$600.00
Sketch Plan	\$300.00 + \$10.00/lot or unit	Town House	\$500.00
Preliminary Plat	\$1500.00 + \$25.00 per lot or unit		
Signs			
Master Sign Plan	\$150.00	Master Sign Plan, Appeal	\$250
Master Sign Plan, Minor Change	\$50.00	Sign Permit	\$35.00 per sign
Master Sign Plan, Major Change	\$150.00		
Miscellaneous Applications			
Amendment to Zoning Regulations	\$200.00	Other Reviews	\$250.00
Annexation	\$1500.00	Outdoor Lighting Appeal	\$250.00
Construction Documents	\$1000.00	Outdoor Light Variance	\$250.00
Deviation from Residential, Commercial, or Industrial Design Standards	\$175.00	Site Specific Development Plan	\$50.00
Mobile Homes or Factory-built housing set up within a lawful mobile home park	\$200.00	Statutory Vested Rights	\$1500.00
Nonconforming Use, Changev	\$150.00	Zoning or Land Use Compliance Letters	\$100.00

In addition to the above fees, the applicant shall reimburse the Town for all out-of-pocket costs incurred during the review including legal fees, postage, notice and publishing costs, map costs, engineering fees, etc., together with wages and associated payroll costs for contract employees, plus ten percent to cover overhead and administration. The Town shall bill the applicant periodically as such costs are incurred. Payment is due within 30 days. Bills not paid by the due date shall accrue interest at the rate of one and one-half percent per month or part thereof. No plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or other final approval action taken until all fees then due are paid to the Town. Such fees may be certified to the County Treasurer for collection as delinquent charges against the property concerned.

The Town Council, in its sole discretion, may defer, reduce and/or waive certain land use fees for projects demonstrating significant public benefit such as perpetual, deed-restricted affordable or workforce housing projects.

Application Signatures

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

Owner Signature

Date

A handwritten signature in black ink, consisting of a stylized 'L' shape with a horizontal line extending to the right and a vertical line curving back to the left.

Town of Ridgway, Colorado Acknowledgment of Fees and Costs

____ ("Applicant") and ____ ("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 approved 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 acknowledge that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

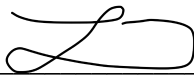
Acknowledge this _____ day of _____, 20_____.

APPLICANT:

By: _____
(Signature)

_____, authorized signer
(Print Name)

PROPERTY OWNER:

By:  _____
(Signature)

_____, authorized signer
(Print Name)

Dalwhinnie Group, LLC

P.O. Box 1419. | Ridgway, CO | 81432

May 31, 2024

Town of Ridgway

Angie Kemp, Senior Planner

Dear Angie,

Dalwhinnie Group, LLC ("**Owner**") is the owner of the following legally described parcels:

That portion of Lot A, Abbott Exemption, according to the Plot recorded March 24, 1997 at reception No. 163928 lying North of the South line of Section 16, T. 45 N., R. 8 W., N.M.P.M;

That part of Out-Lot A, Savath Subdivision, lying to the East of the West boundary of County Highway 23 as dedicated on the plat of Savath Subdivision recorded in the real estate records of the Ouray County, Colorado Clerk and Recorder's Office on April 2, 1981, Reception No. 130165; and

A portion of Lot A and Lot B, Abbott Exemption Plat recorded in the real estate records of the Ouray County, Colorado Clerk and Recorder's Office on January 3, 1997, Reception No. 163928

collectively referred to as the "**Property**".

Please be advised that for purposes of submitting all necessary subdivision applications relating to the development of the Property, the Owner appoints Michael Lynch of Robinson, Waters & O'Dorisio, P.C. and Chris Hawkins of Alpine Planning, LLC to act as our agents with authority to submit, process and represent such applications on behalf of the Owner.

Sincerely,



Lindsay Dow, Manager
Dalwhinnie Group, LLC

Dalwhinnie Annex Area Sketch and Preliminary Plat Applications



Revised April 10, 2025

BACKGROUND

The Preserve PUD team, consisting of Del-Mont Consultants, Inc., Alpine Planning, LLC, and Dalwhinnie Group, LLC, took part in a joint meeting with the Town of Ridgway Planning Commission and the Ouray County BOCC on October 26, 2022. The purpose of this joint meeting was to discuss the path forward to meet the following Preserve PUD Preliminary Plat ("Plat") conditions:

"Condition 10. The south end of Preserve Drive (outside of the town boundary) requires access approval from the County as it is their jurisdiction (certificate on plat map as indicated in this report) as well as an access/utility easement from the property owner (Ridgway River Development LLC [Dalwhinnie]). This road section of Preserve Drive from the Town boundary to CR 23 will need to be dedicated to the Town, as well as dedication of the continuation of the recreational path along CR 23 to continue to the south road. Staff recommends securing written approval from both the BOCC and RRD LLC at this time and prior to final plat filing.

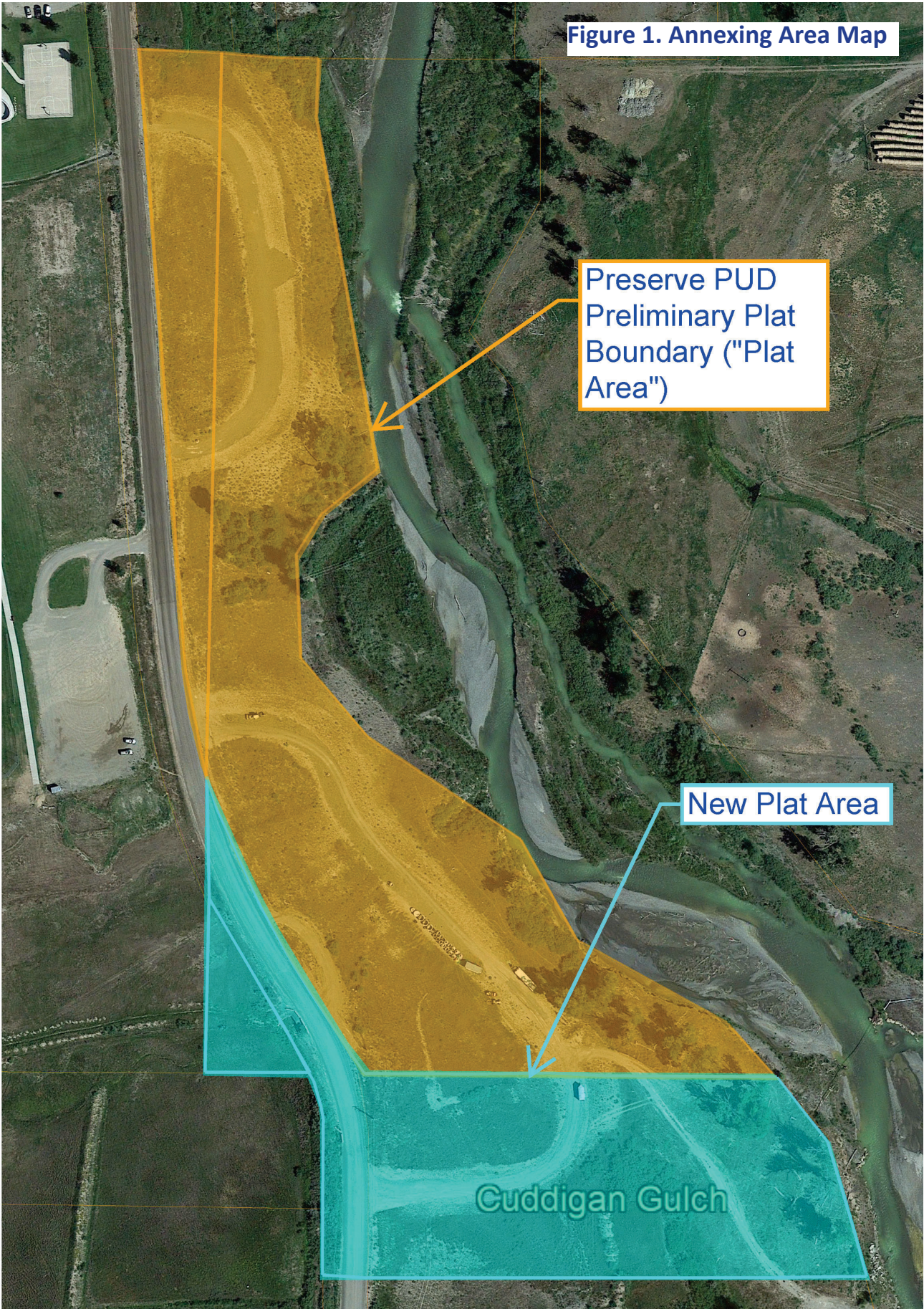
Condition No. 11. Related to Completion of requested edits to the General Road and Utility Easement Agreement, inclusive of a dedication of a recreation path easement to continue along CR 23 through Preserve Drive. Staff recommends securing this easement agreement soon, and before Final Plat.

Condition No. 12. Completion of 3-inch asphalt road on Chipeta Drive from Lena Street to County Road 23, then on County Road 23 to the south access on the south loop of the subdivision. Approval needs to be obtained from the County to pave County Road 23 to where the south end of Preserve Drive connects with County Road 23."
(collectively "Town Approval Conditions".)

The Town Approval Conditions were added to address Town-approved Plat infrastructure located in the unincorporated area of Ouray County to the south of the Plat Area as shown in Figure 1. The path forward from the joint meeting is in a letter from the Town of Ridgway ("Town") dated November 14, 2022 as shown in Exhibit A ("Town Letter"), with the following summary of required steps:

- 1. **Master Plan Amendment.** Amend the Town of Ridgway Master Plan ("Master Plan") to reflect the Plat approved development plan and also allow for the relocation of the lift station, with the Future Land Use Map to include the land shown in Figure 1 into the Town and the Urban Growth Management Area ("UGMA") . This step has been completed.
- 2. **Annexation and Rezoning.** The next step required the Dalwhinnie development team to submit for and obtain approval of the annexation and rezoning for the land shown in Figure 1. This step has been completed.
- 3. **Subdivision.** The last step to meet the Town Approval Conditions is to plat the land shown in Figure 1 that includes the Dalwhinnie Annex Area; CR 23 that will be located in the Town limits, and the Town owned Athletic Park land ("New Plat Area").

We are submitting for concurrent review of the sketch plan and preliminary plat for the New Plat Area to expedite the final required Town approvals to meet the Town Approval Conditions and keep the project on track for restarting work to complete the remaining improvements in 2025. It should be noting that the civil engineering plans for the subdivision applications include lots and development approved under the Preserve PUD Plat Area and the New Plat Area to provide a holistic review of civil plans and also expedite restarting work under the original Plat approval conditions. This is no way intended to reopen up the Plat or PUD approval, with the understanding that the uncompleted



improvements on the civil plans for the Plat Area and the New Plat Area have to meet current Town infrastructure standards. Del-Mont Consultants have revised the civil plans for the Plat Area and New Plat Area to meet these standards based on Town Engineer review of the plans and specific red lined changes, with the exception of the new lift station design that is included in the New Plat Area that will be reviewed with these applications.

Subdivision Overview

The New Plat Area breakdown is shown in Table 1.

Lot/Area	Size in Acres	Percent	Zone District	Land Use
Lot 1	0.50	14.2	Residential	Open Space - No Density Allowed
Lot 2	1.56	44.2	Residential	Open Space - Relocated Lift Station
Lot 3	0.28	7.9	Gen. Commercial	Athletic Park
Preserve Dr. ROW	0.47	13.3	N/A	Preserve Drive for Preserve PUD
CR 23 ROW	0.72	20.4	N/A	Public Right-of-Way
Total Acres	3.53	100%		

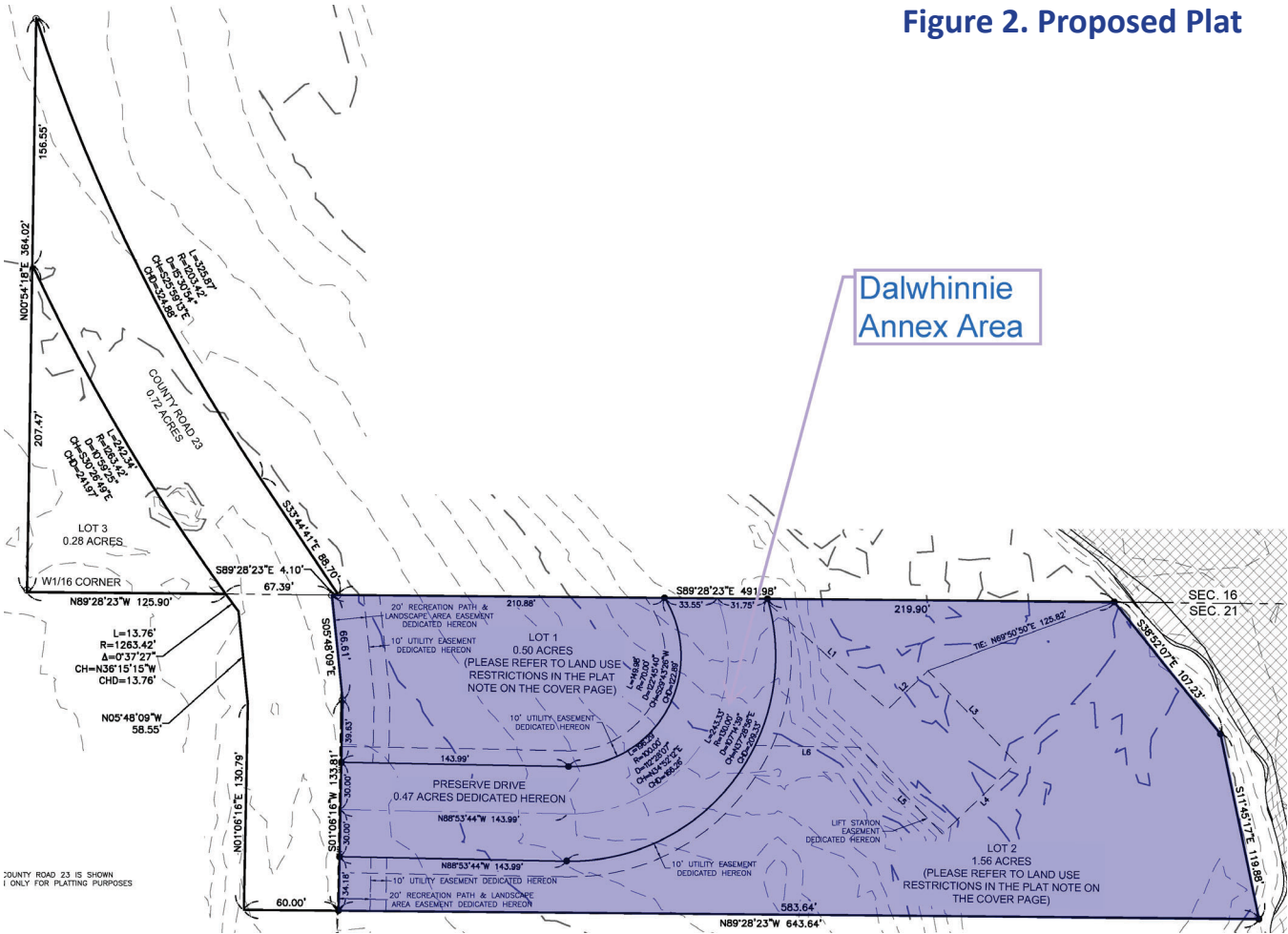
Plat notes prohibit any dwelling units within Lot 1 or Lot 2 because no units were planned for the area. The only major improvements proposed include the already approved secondary access for the Preserve PUD in the Preserve Dr. Right-of-Way; the relocated lift station from the Plat Area to the New Plat Area; and a recreational path as shown on the civil plans. The only required off-street parking area is for the relocated lift station for Town Public Works vehicles that can be located in the access drive to the new lift station area, with the lift station and access drive located in a proposed easement area as shown on the sketch plan and preliminary plat. Lot 1 and Lot 2 are intended to provide private open space for the Preserve PUD property owners with utility and infrastructure uses the only development allowed. No school sites are required for the proposed subdivision of the New Plat Area since it is not creating any new density or student generation. The proposed subdivision of the New Plat Area also does not generate any demands on the Town utilities and services above those already approved for the Preserve PUD in the New Plat area.

Land Suitability Analysis

Lot 1, Lot 2 and the Preserve Drive Right-of-Way (“**Dalwhinnie Annex Area**”) as shown in Figure 2 are located in the already approved area of development for the Preserve PUD. This former agricultural area currently contains rough graded secondary access for Preserve Drive. The Dalwhinnie Annex Area does is not located in any designated floodway or floodplain area as shown on the draft sketch plan and preliminary plat. There is a small band of steep slopes in Lot 2 to the west of the proposed lift station location.

Lot 3 is located in a undeveloped area of the Athletic Park. The CR 23 Right-of-Way includes the gravel surface of the road and associated grading and drainage. There are no existing drainages through the New Plat Area. According to the Web Soil Survey, the New Plat Area contains a mudcap loam with 1 to 6% slopes. There are no apparent geohazards in the New Plat Area, with occasional minor earthquakes from the Loghill Fault. There will be no effect from sewage effluents to either surface water or groundwater with the proper operation and maintenance of the lift station.

Figure 2. Proposed Plat



The Dalwhinnie Annex Area contains disturbance for rough grading in the secondary access for Preserve Drive, with the remainder of the area containing vegetation from prior agricultural uses. There are no wetland areas in the proposed lift station location or the Preserve Drive area. Riparian vegetation appears in the far eastern side of the Dalwhinnie Annex Area. Lot 3 contains grasses and vegetation that have evolved from prior agricultural uses in the area.

There are no archaeological, cultural, paleontological or historic resources in the New Plat Area. Any radon hazards in the area are not a consideration for the New Plat Area because there are no residential dwellings. The New Plat Area and land within 300’ have been historically used for agricultural uses, with the historic Rio Grande Southern Railway line to Ouray passing through the site at one time. There are no easements that limit the proposed uses for the New Plat Area.

There has been no historic public access through the Dalwhinnie Annex Area or Lot 3, with CR 23 the only historic public access that was also historically a State highway through the area. The approved Preserve Drive secondary access at the intersection of CR 23 has excellent sight distance in both directions.

There is no planned landscaping for the Dalwhinnie Annex Area, and no landscaping was required in association with the Preserve PUD.

UNCOMPAHGRE RIVE OVERLAY DISTRICT COMPLIANCE

The Dalwhinnie Annex Area is located within Uncomphagre River Overlay District (“UROD”). The 75-foot setback is shown on the sketch and preliminary plats, with the approved Preserve PUD infrastructure and the proposed lift station located outside of the required setback. No direct discharge of stormwater is proposed for the New Plat Area. The lift station equipment are the only structures proposed within the UROD area, with a 6-foot chain link fence with privacy slats proposed to screen and protect the facility. The relocated lift station, if approved by the Town, will be exempt from the performance standards in Land Use Regulation (“LUR”) Section 7-4-4(N)(6).

SKETCH PLAN AND PRELIMINARY PLAT REVIEW CRITERIA

The sketch plan Review criteria is set forth in LUR Section 7-5-2(C)(3) as follows, with our compliance comments shown in blue text.

- a. All of the required prior approvals for the subdivision and development were issued and remain valid and effective:
 - i. For a sketch plan, no prior approval is required.
 - ii. For a preliminary plat, a finding must be made that a sketch plan was approved or conditionally approved by the Town Council not more than twelve (12) months prior to the date of submission of an application for preliminary plat approval or that the sketch plan is currently valid and effective as the result of the approval of an extension of the effective date of the sketch plan. We are seeking the concurrent approval of the sketch plan and preliminary plat applications.
- b. The proposed subdivision complies with all applicable requirements for the zone district(s) in which the property is located. The proposed subdivision complies with the Residential and General Commercial zone district requirements contained in LUR Section 7-4-4, with Town approved infrastructure a permitted use in the Residential Zone District.
- c. The proposed subdivision substantially complies with all other applicable requirements of this code, regulations, standards, and resolutions. The proposed subdivision complies with applicable requirements of the LUR, Town regulations and standards.
- d. Adequate capacity of water and wastewater utilities are currently available to serve the entire subdivision and development. The New Plat Area does not contain any density so there is no impact to water or sewer capacity.
- e. The proposed subdivision is consistent with the applicable portions of the Master Plan in the reasonable judgment of the approving body. The Master Plan envisions the New Plat area with the proposed uses associated with the approved Preserve PUD.
- f. The application:
 - i. For sketch plan approval, meets or satisfies all applicable requirements of the subdivision regulations. The proposed subdivision complies with the Design Standards set forth in LUC Section 7-5-4, including but not limited to: (1) Preserve Drive is designed in accordance with the Town Street and Road Specifications (7-5-4(B)(1)); the sewer and water system for the already approved Preserve PUD has been designed in accordance with Town design

and construction standards and specifications (7-5-4(D)); and utility and recreational path easements are provided in accordance with Town requirements (7-5-4(C)).

- ii. For preliminary plat approval, is in substantial conformance with the approved sketch plan and the preliminary plat meets or satisfies all applicable requirements of the subdivision regulations. We are seeking the concurrent approval of the sketch plan and preliminary plat applications. Please let us know if any preliminary plat changes are needed to comply with the Subdivision Regulations.

REFERRAL AND REVIEW PROCESS PLAT COMMENTS

We offer the following responses to the Town’s referral and review process comments:

- 1. Landscaping. No landscaping is proposed for the Dalwhinnie Annex area because the only above grade development includes the lift station, the secondary access for Preserve Drive, and e recreation path. The lift station will be screened with six (6) foot tall opaque wood or composite fencing. This area represents a transition from the developed subdivision and Town boundary to the rural area of the County, with natural grasses intended to blend with the landscape to the south. All disturbed areas will be treated with topsoil and a native grass seed mix as specified on the civil plans.
- 2. Lighting. We are not proposing a light at the intersection of Preserve Drive and CR 23 because this is a secondary access for the lots located to the north. The lots served by Preserve Drive will have most of the vehicle trips heading north on the looped drive towards the town so no light is needed at this intersection.
- 3. CDPHE Review of Lift Station. The team has provided the Colorado Department of Public Health and Environment (“CDPHE”) lift station application to the Town for review. We understand that the CDPHE must approve the design of the lift station prior to recommencing work on the overall Preserve PUD Subdivision. There is no disturbance of the riparian corridor caused by the proposed subdivision.
- 4. CDOT Comments. We reviewed the CDOT comments that state, in part “...It is unlikely this subdivision will increase the traffic by 20% where it hits the highway...”. The Dalwhinnie Annex subdivision is not creating any additional lots so there will be no new trip generation from this subdivision.
- 5. Lift Station. The lift station will be operated by the Town of Ridgway upon inspection and acceptance of the sewer line and lift station per Town infrastructure standards. The lift station report for the Preserve PUD was provided to the Town for review prior to submitting the required CDPHE application. This report documents the lift station, including but not limited to emergency systems and operation and maintenance.

Exhibit A



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

November 14, 2022

Chris Hawkins
Alpine Planning
P.O. Box 654
Ridgway, CO 81432

SENT VIA E-MAIL: chris@alpineplanningllc.com

RE: Preserve PUD Annexation and Preliminary Plat Amendment

Dear Chris,

I am writing in response to your email dated November 17, 2022, concerning the annexation petition and amendment to the Preserve PUD Preliminary Plat approval that your team is planning to submit.

In our joint meeting with the Ouray County Board of County Commissioners on October 26, 2022, it became evident that the path forward is to 1) annex the portion of the Preserve PUD development that is currently located outside of the Town boundaries into the town, 2) apply Town zoning classification to that annexed portion of the project, and 3) amend the preliminary plat to reflect the new project limits and town boundaries. Town staff met last week to discuss the necessary procedures and submittal requirements to accomplish all of this, and this letter lays out the outcomes of that meeting.

First off, as you know, the Town of Ridgway, via Emergency Ordinance No. 01-2022, has imposed a temporary moratorium and delay on the acceptance, processing, and approval of a wide array of development applications. The temporary moratorium and delay shall terminate the earlier of an updated Chapter 7 "Planning and Zoning" of the Ridgway Municipal Code or March 31, 2023, unless terminated earlier by the Town Council or extended in its duration by enactment of another ordinance by the Town Council. Based on the scope of the temporary moratorium, the Town is not able to process an amendment to the Preserve PUD Preliminary Plat approval.

Next, although authorized to do so by the Home Rule Charter, the Town has not adopted an annexation procedure separate from the Colorado Municipal Annexation Act of 1965 ("Act"). While staff recognizes that having a Town-adopted procedure for annexation is



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not fully necessary, Town staff would prefer having one in place prior to an annexation petition for the portion of the Preserve PUD currently located outside of the town boundaries being submitted. In the spirit of that, staff would request that your team hold off on submitting an annexation petition until after the Chapter 7 updates are adopted via ordinance by the Town Council as these updates are anticipated to include procedures for annexation requests.

The initial draft of the proposed updates to Chapter 7 "Planning and Zoning" is slated to be presented to the Ridgway Planning Commission on November 29, 2022. Staff will take the feedback garnered during that meeting to further refine the updates to Chapter 7 and will aim to present a formal ordinance for the Planning Commission's consideration in early 2023, and the Town Council's consideration and approval subsequent to that.

Lastly, even if we followed the Act with its statutory requirements, C.R.S. 31-12-105 (1)(e)(I) states, "*Prior to completion of any annexation within the three-mile area, the municipality shall have in place a plan for that area that generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities, and terminals for water, light, sanitation, transportation, and power to be provided by the municipality and the proposed land uses for the area.*" Accordingly, in order to meet the annexation criteria, the first step must be to update the Town of Ridgway Master Plan ("Master Plan") and Future Land Use Map to include the area of the Preserve PUD currently outside of the town limits to be within the Town's Urban Growth Boundary and assign a Future Land Use Classification. As called for in the Master Plan, any update "*should include opportunities for involvement by the public, Town staff, elected and appointed officials, and other relevant or affected stakeholders.*"

With all that being said, to keep the project moving forward in lieu of the temporary moratorium, staff recommends that a request to update the Master Plan and Future Land Use Map be the first step in the process. Staff also interprets this to be an allowed request under the temporary moratorium. While this amendment is being processed, the petition for the annexation and initial zoning can be prepared. Once the Chapter 7 updates are adopted and the moratorium is lifted, the petition and applications for annexation, zoning, and preliminary plat amendment can be submitted and processed. Staff believes this to be the most efficient path forward for this project.

In the coming weeks, staff will propose a process for updating the Master Plan to recommend to the Town Council. It is anticipated that since this is a request associated



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with a development, much of the process will have to be led by the Preserve team with Town staff support. We recommend that you draft and submit a formal request to kickstart this updating process.

We appreciate your partnership and attention to this, and we look forward to hearing back from you.

Sincerely,

Preston Neill
Ridgway Town Manager

Cc: Michael Cox
Nick Barrett
Michael Lynch
Joanne Fagan
TJ Dlubac
Bo James Nerlin



DEL-MONT CONSULTANTS, INC.
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125 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

PARCEL A:

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet;

Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;

Thence the following two courses along said Right of Way:

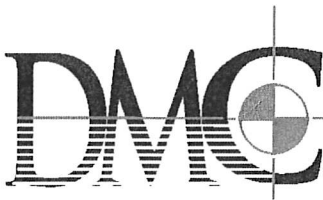
Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado





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PARCEL B:

A parcel of land situated in Sections 16 & 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the West line of the SE1/4SW1/4 said Section 16 being N00°54'18"E 205.89 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said West line N00°54'18"E 156.55 feet;

Thence the following five courses along the East Right of Way of County Road 23:

Thence 325.87 feet along the arc of a curve to the left with a radius of 1203.42 feet, an interior angle of 15°30'54" and a chord of S25°59'13"E 324.88 feet;

Thence S33°44'41"E 88.70 feet;

Thence N89°28'23"W 4.10 feet;

Thence S05°48'09"E 66.61 feet;

Thence S01°06'16"W 133.81 feet;

Thence N89°28'23"W 60.00 feet to a point on the West Right of Way of County Road 23;

Thence the following three courses along said Right of Way:

Thence N01°06'16"E 130.79 feet;

Thence. N05°48'09"W 58.55 feet;

Thence 256.11 feet along the arc of a curve to the right with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of N30°45'33"E 255.67 feet to the Point of Beginning.

Containing 0.72 Acres more or less as described.

County of Ouray, State of Colorado





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PARCEL C:

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Montrose, State of Colorado





THE PRESERVE

STORM DRAINAGE CALCULATIONS

July 24, 2006

CONTENTS

<u>SECTION</u>	<u>DESCRIPTION</u>	<u>PAGE</u>
1	Offsite Runoff / Culvert Sizing	1.1 – 1.7
2	Onsite Runoff / Rational Method Calculations	2.1 – 2.4
3	Valley Pan, Inlet, and Storm Drain Calculations	3.1 - 3.8
4	Rip Rap Calculations	4.1 - 4.5
5	Drainage Maps	

DMC 0556



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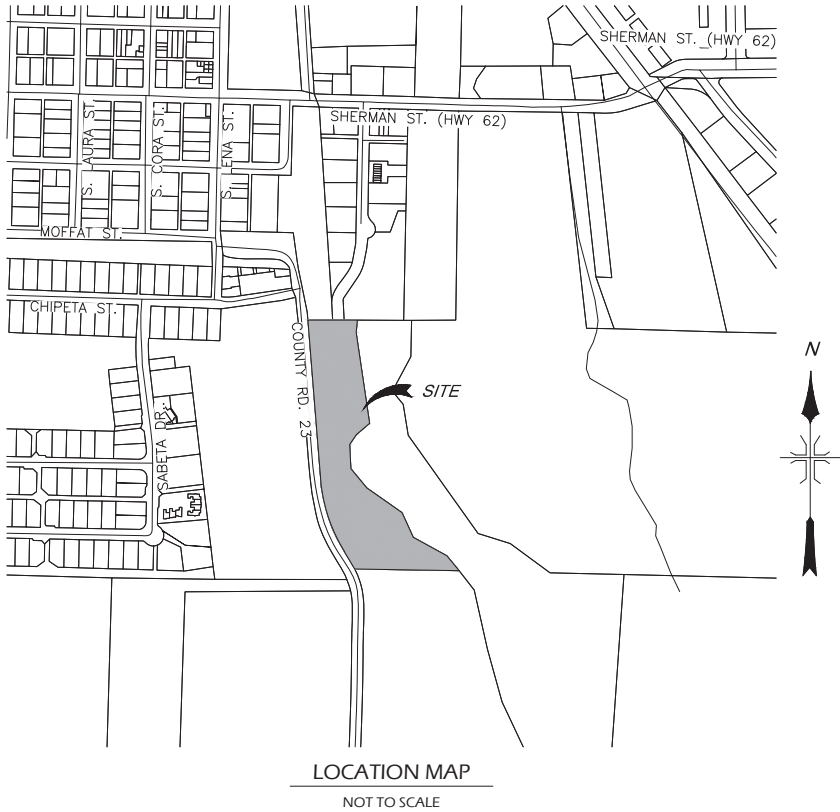
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www.del-mont.com ▼ service@del-mont.com

THE PRESERVE
COUNTY ROAD 23
RIDGWAY, COLORADO

TOWN OF RIDGWAY APPROVAL NOTES:

1. THESE PLANS HAVE BEEN REVIEWED FOR COMPLIANCE WITH THE TOWN OF RIDGWAY STANDARDS AND ARE APPROVED WITH THE CONDITIONS NOTED IN THE MEMO FROM THE TOWN OF RIDGWAY TO THE DEVELOPER.
2. APPROVAL DOES NOT RELEASE THE DEVELOPER OR THEIR AGENTS OF THE OBLIGATION TO CONFORM WITH ALL APPLICABLE TOWN ORDINANCES OR REGULATIONS & STANDARDS. ANY CHANGES TO THESE APPROVED PLANS REQUIRES WRITTEN APPROVAL BY THE TOWN OF RIDGWAY PRIOR TO CONSTRUCTION OF THE CHANGED PLANS.

TOWN ENGINEER _____ DATE _____



DRAWING INDEX

SHT. No.	SHEET NAME
01	COVER SHEET
02	CONSTRUCTION NOTES
03	CONSTRUCTION NOTES
04	OFFSITE WATER AND SEWER
05	WATER LINE PROFILES
06	UTILITY DETAILS
07	GRADING PLAN
08	SLOPE DRAIN PROFILES
09	TYPICAL GRADING SECTIONS
10	SUBDRAIN PROFILES AND DETAILS
11	IRRIGATION AND LANDSCAPING PLAN
12	HERON COURT PLAN AND PROFILES
13	PRESERVE DRIVE PLAN AND PROFILES
14	PRESERVE DRIVE COUNTY ROAD 23
15	LIFT STATION CONSTRUCTION DETAILS
16	CHIPETA DRIVE PLAN, PROFILE AND TYPICAL SECTION
17	COUNTY ROAD 23 PLAN AND PROFILES
18	COUNTY ROAD 23 PLAN AND PROFILES
19	COUNTY ROAD 23 PLAN AND PROFILES
20	ROAD CONSTRUCTION DETAILS
21	DRAIN PLAN, PROFILE AND DETAILS
22	EROSION CONTROL PLAN
23	LIFT STATION LAYOUT
24	LIFT STATION CONSTRUCTION DETAILS
25	LIFT STATION CONSTRUCTION DETAILS
26	UTILITY SERVICES AND STREET SIGNS - HERON COURT
27	UTILITY SERVICES AND STREET SIGNS - PRESEVE DRIVE

VERTICAL DATUM NOTES:

1. ELEVATIONS OF EXISTING AND PROPOSED TOPOGRAPHY ARE BASED ON NGVD29
2. ELEVATIONS SHOWN REPRESENTING F.E.M.A. ELEVATIONS ARE BASED ON THE National Flood Hazard Layer (NFHL) AS PUBLISHED 1/11/2024; WHICH IS BASED ON NAVD88.
3. AT THE LOCATION OF THE PROJECT: LATITUDE 38.1478550756, LONGITUDE: -107.7542924881, WITH A MEAN PROJECT ORTHOMETRIC HEIGHT OF 6980.0 U.S. SURVEY FEET(NGVD29), THE SITE ngs.noaa.gov/NCAT/ COMPUTES A VERTICAL DEVIATION OF +4.416 U.S. SURVEY FEET (±0.112) FROM THE NGVD29 ELEVATIONS TO THE NAVD88 ELEVATIONS.

UTILITY CONTACTS				
Utility	Owner	Contact	Phone	Email
Natural Gas	Black Hills Energy	Nathan Hajar	(970) 808-5036	Nathan.Hajar@blackhillscorp.com
Telephone/Fiber	Century Link	Mark Preston	(970) 318-1891	Mark.Preston@lumen.com
Cable/Fiber	Charter	Todd Andrews	(970) 316-1700	Todd.Andrews1@charter.com
Power	DMEA	Phil Sanchez	(970) 275-8982	Phil.Sanchez@dmea.com
Fiber	Elevate	Jonathan Nelson	(970) 240-6818	Jonathan.Nelson@elevatefiber.com
Fiber	Clearnetworx	Doug Seacat	(970) 240-6600	support@clearnetworx.com
Water	Town of Ridgway	Preston Neill	(970) 625-5308(x212)	pneill@town.ridgway.co.us
Water	Town of Ridgway	Randy Barnes	(970) 626-5738	rbarnes@town.ridgway.co.us
Sanitary Sewer	Town of Ridgway	Preston Neill	(970) 625-5308(x212)	pneill@town.ridgway.co.us
Storm Sewer	Town of Ridgway	Preston Neill	(970) 625-5308(x212)	pneill@town.ridgway.co.us



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Call before you dig.

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DATE: 2024-09-04

SCALE: _____
FILE NAME: _____
SHEET: 01 OF 27

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THE PRESERVE
RIDGWAY, COLORADO

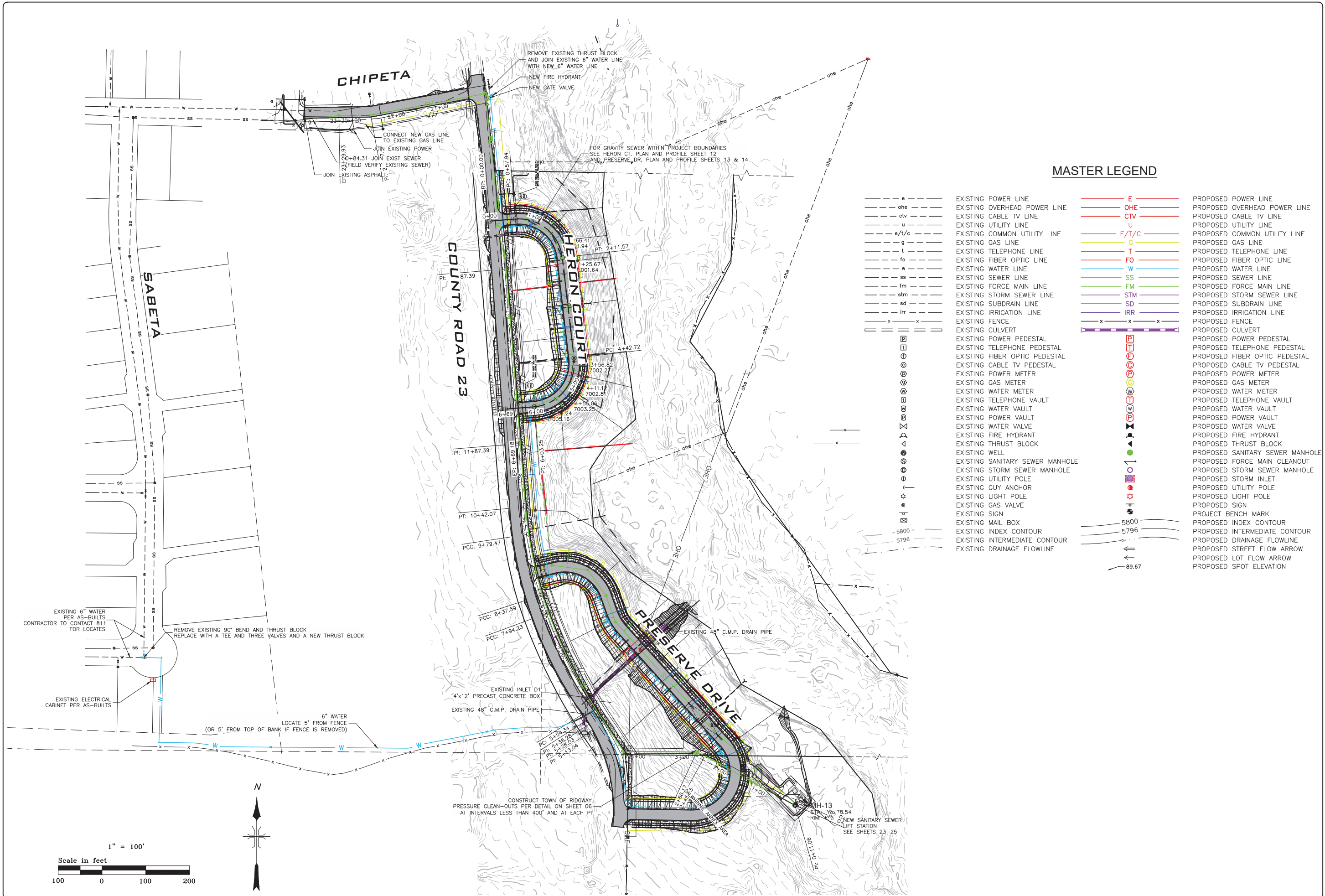
COVER SHEET

DMC JOB NO. 24018

SHEET NO. 01

OF 27 SHEETS

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CHECKED BY: **DMC**

SCALE: **AS SHOWN**

DATE: **2024-09-04**

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RIDGWAY, COLORADO

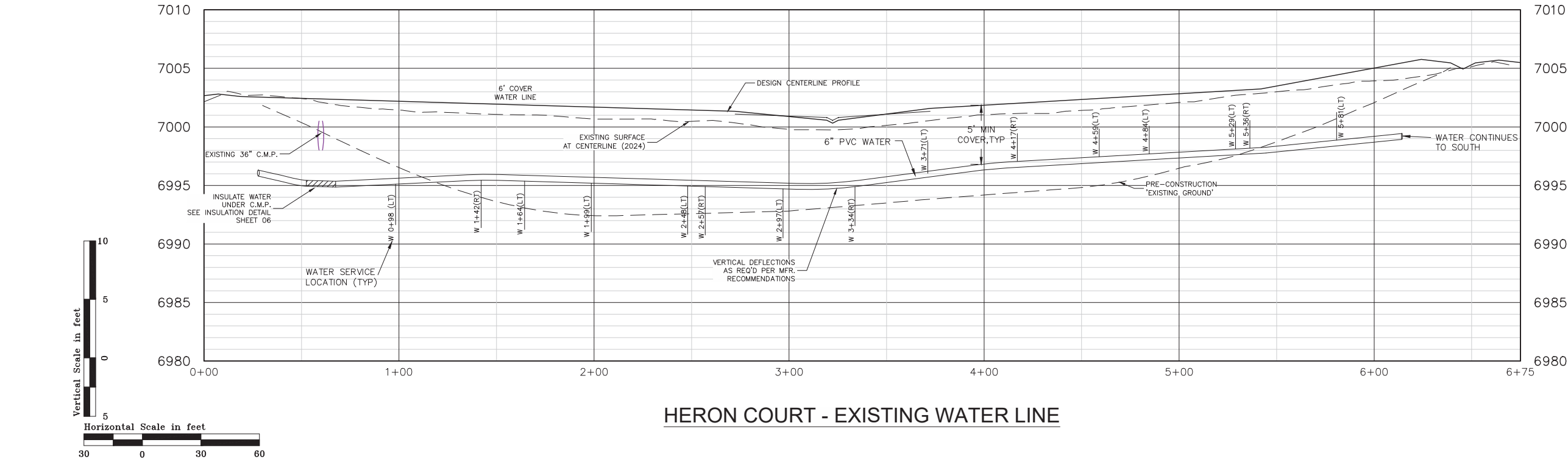
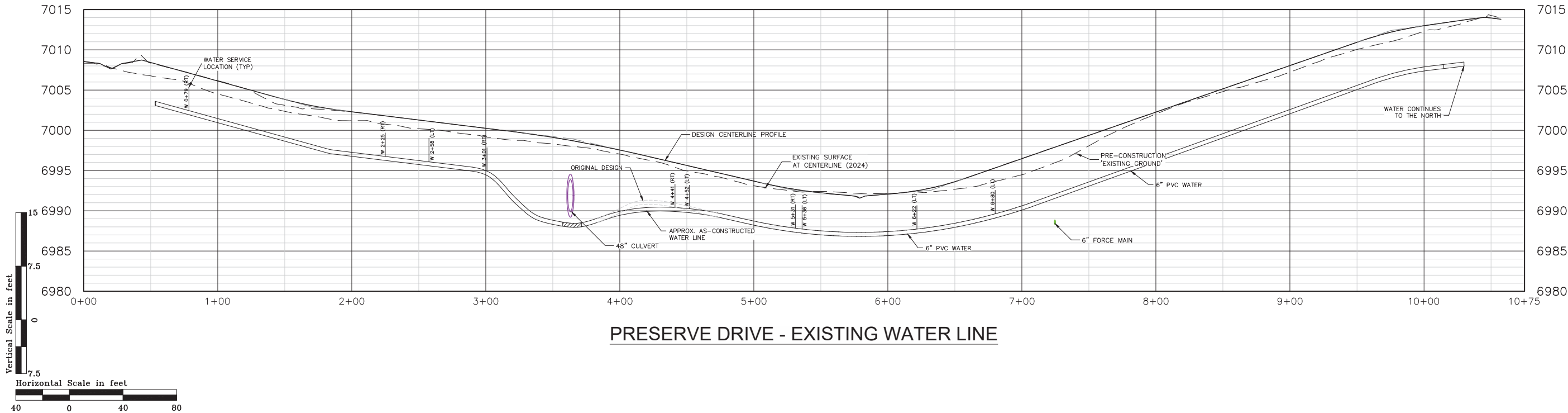
OFFSITE WATER AND SEWER

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SHEET NO.: **04**

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3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR



4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
1	12/03/07	REVIEW COMMENTS	JR
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2024-09-04

THE PRESERVE

RIDGWAY, COLORADO

WATER LINE PROFILES

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24018

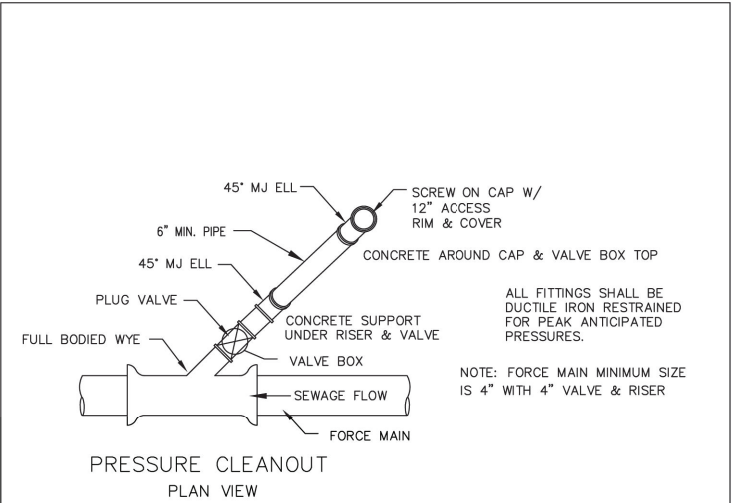
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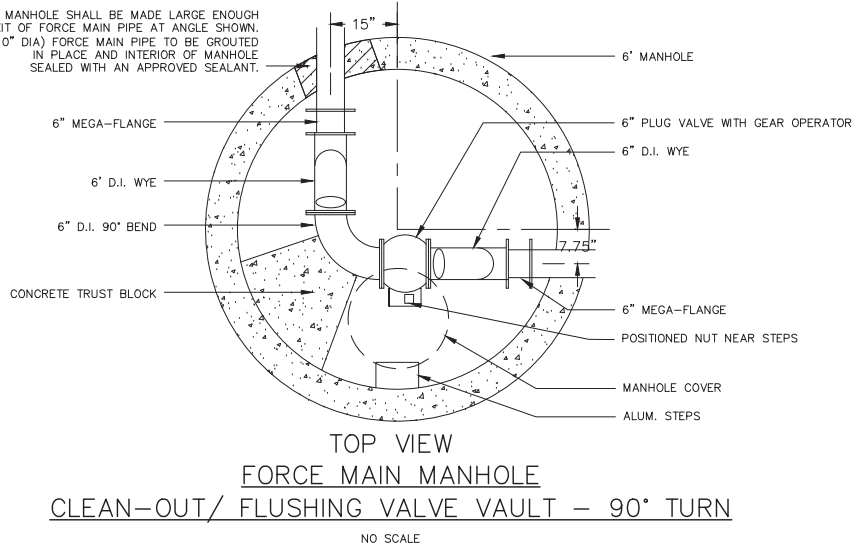
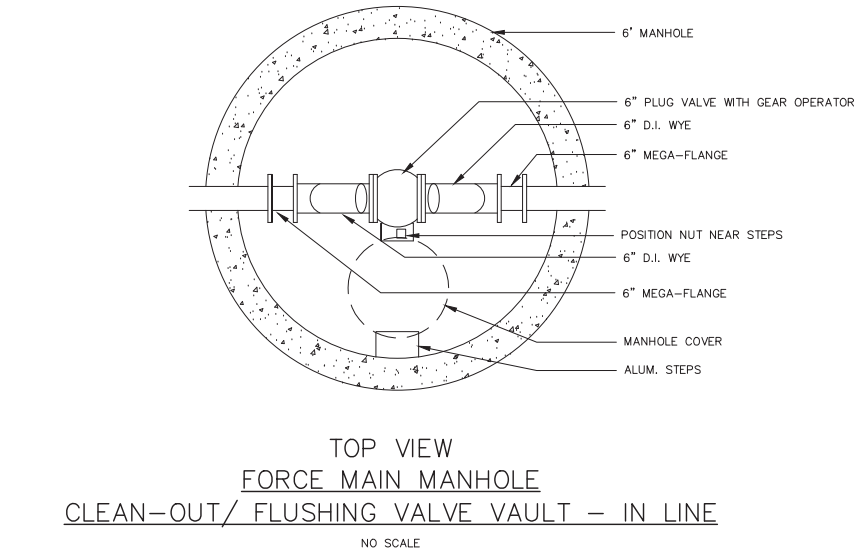
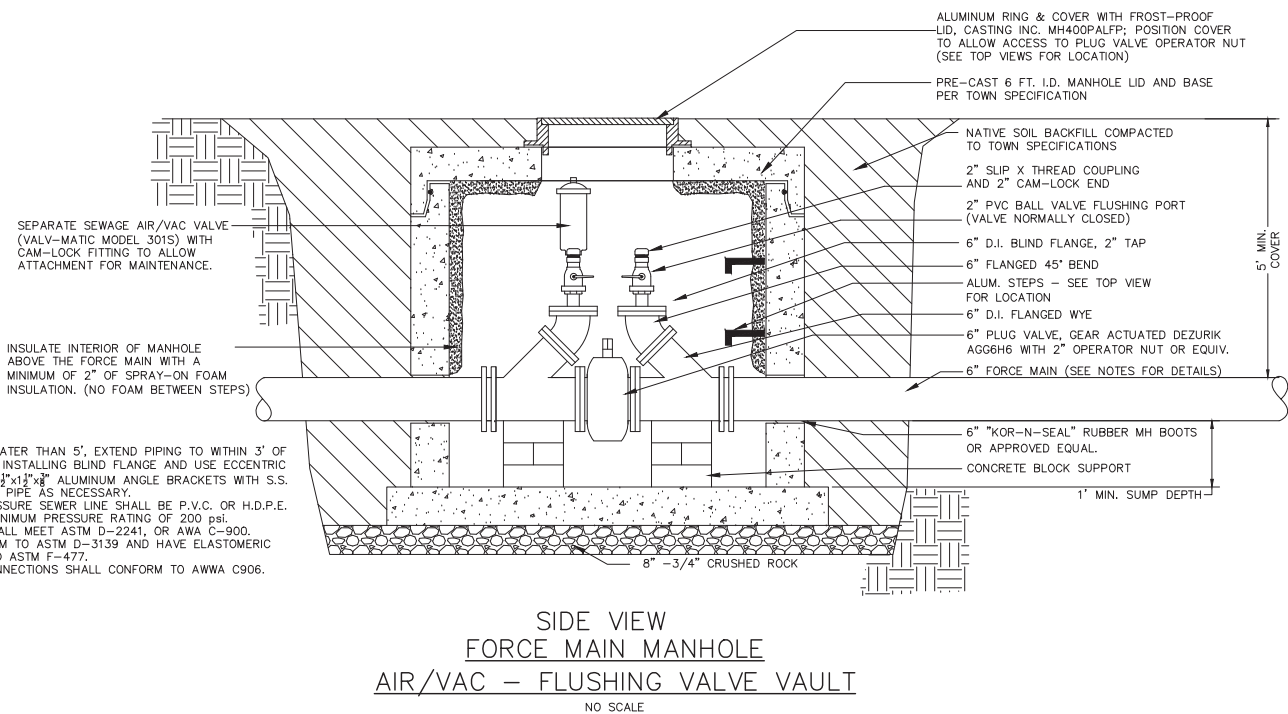
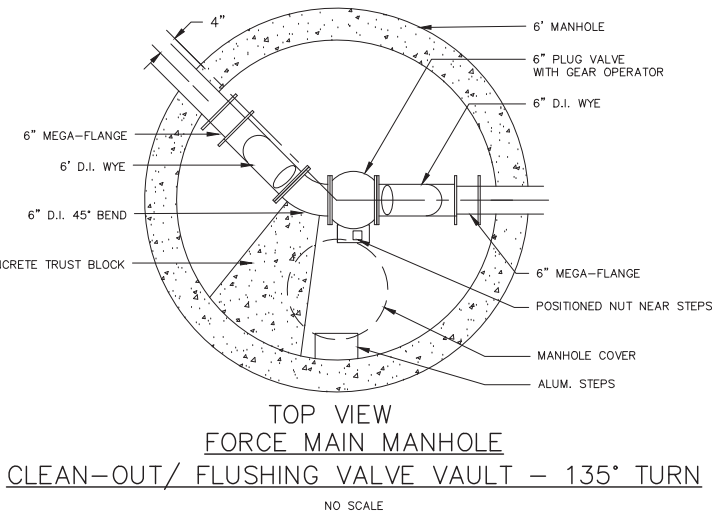
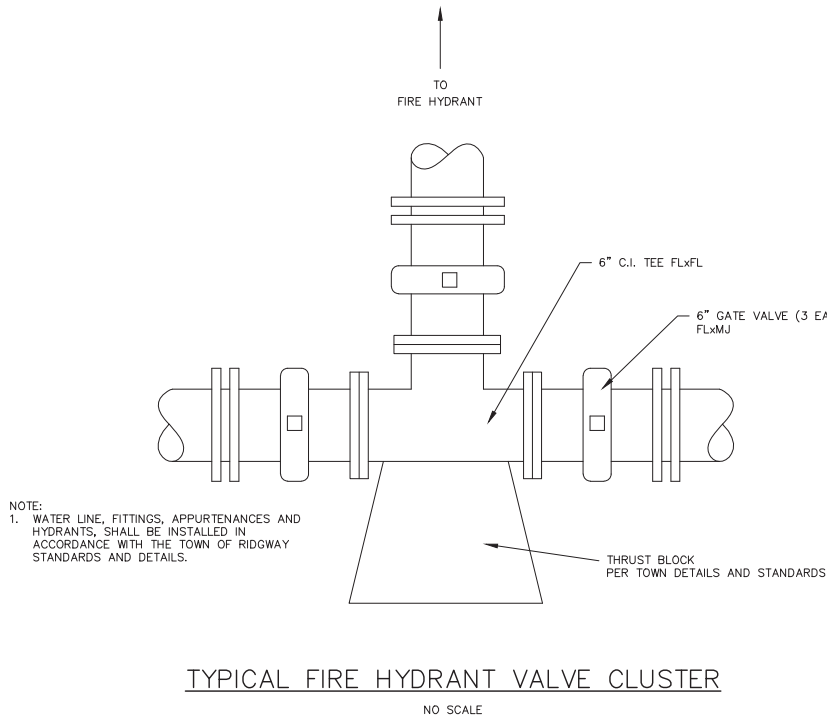
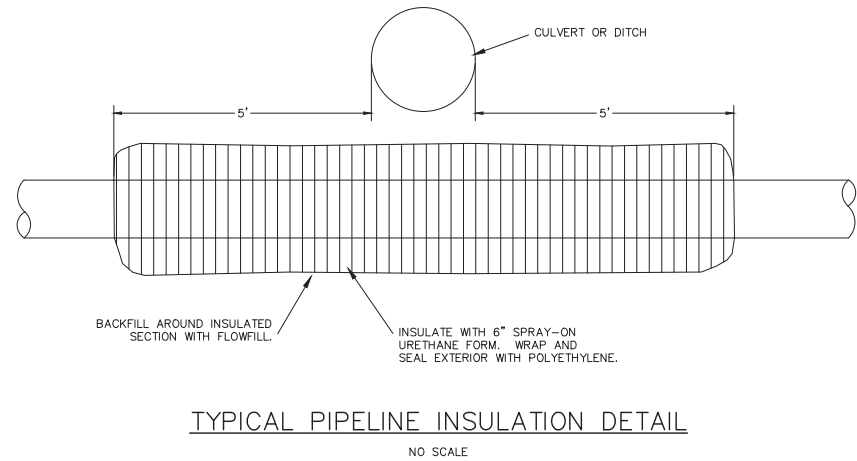


TOWN OF RIDGWAY

P.O. BOX 10 - 201 N RAILROAD
RIDGWAY, CO 81432
970.626.5308
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PRESSURE
CLEANOUT
PLAN VIEW

DATE: 6/10/20 SHEET:



NO	DATE	REVISIONS	BY
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2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
1	12/03/07	REVIEW COMMENTS	JR



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DRAFT

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24018C - JUNE 10, 2020

2024-09-04

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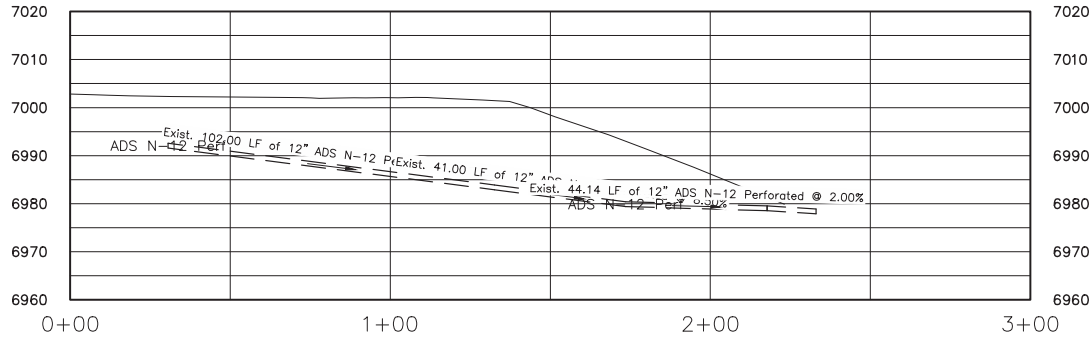
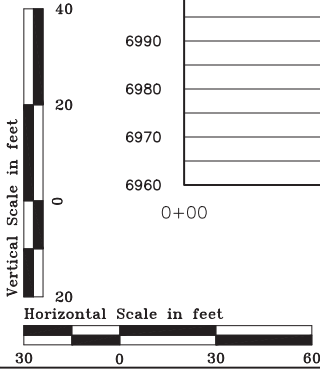
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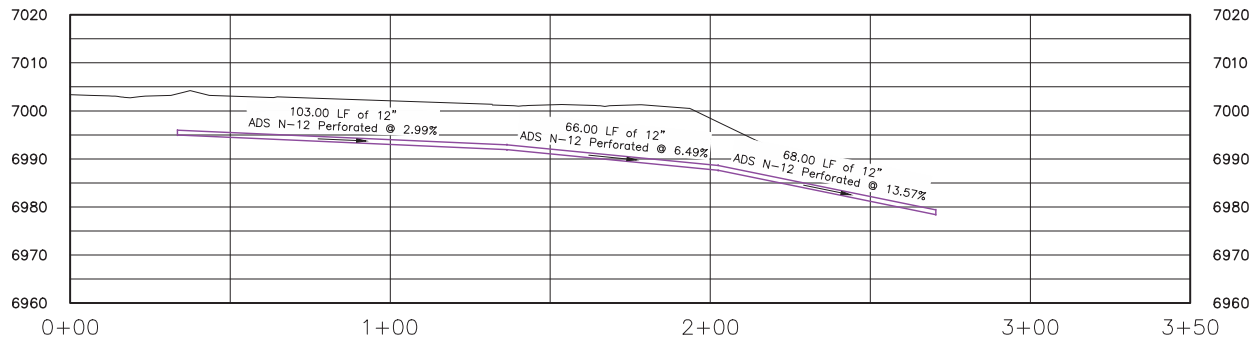
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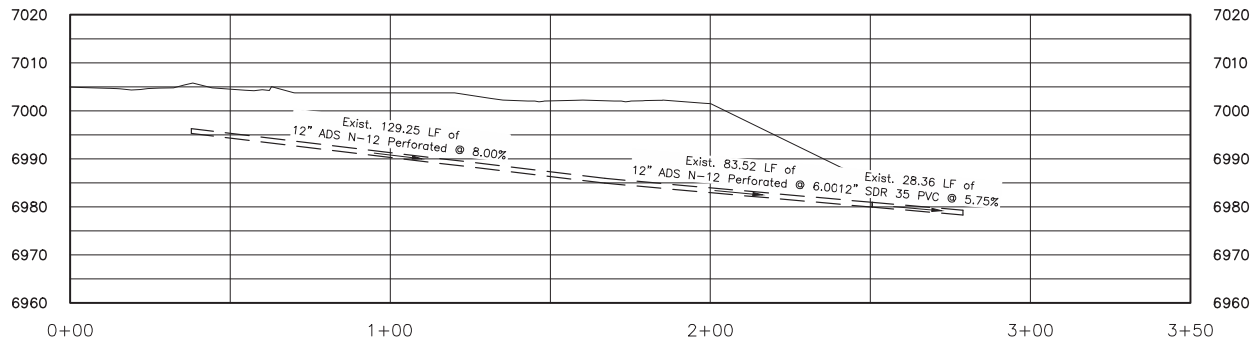
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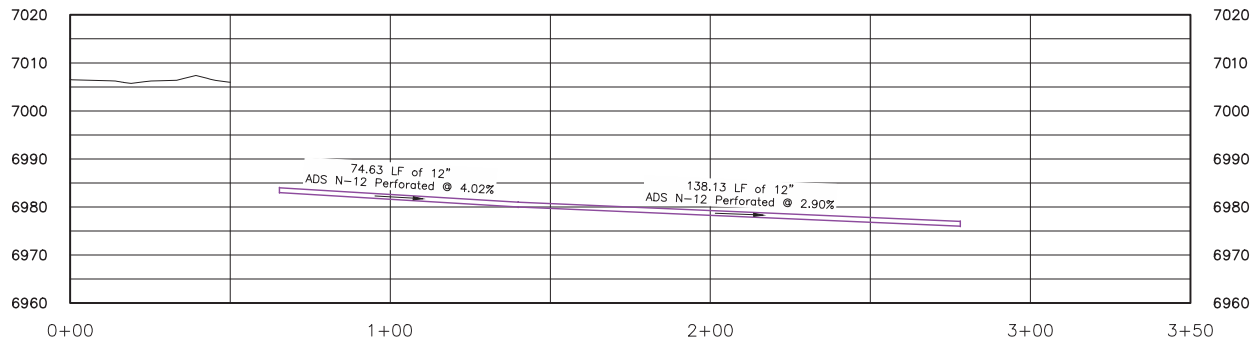
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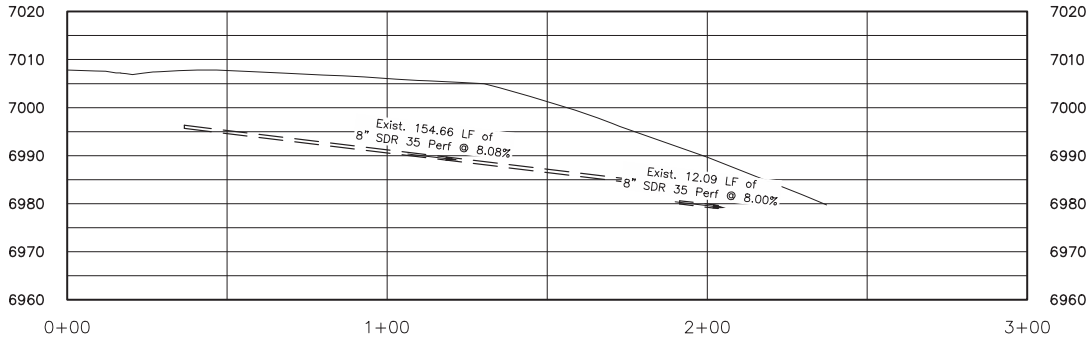
SLOPE DRAIN B
(NOT BUILT)



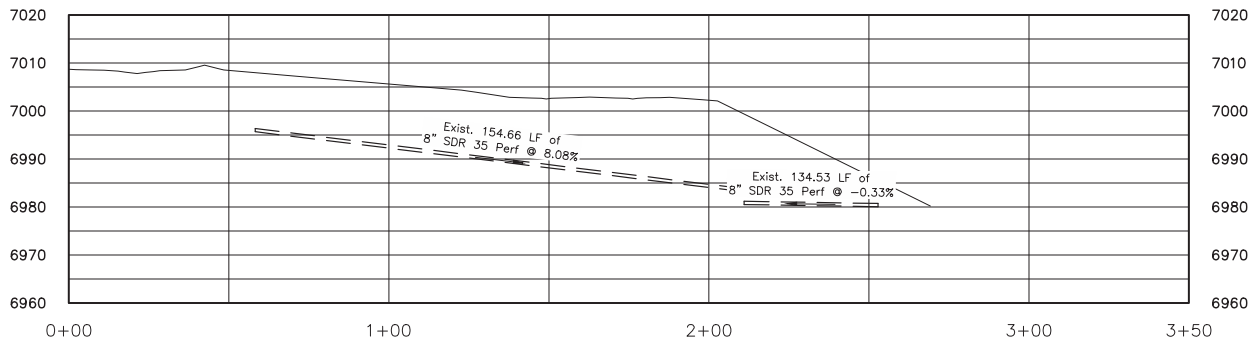
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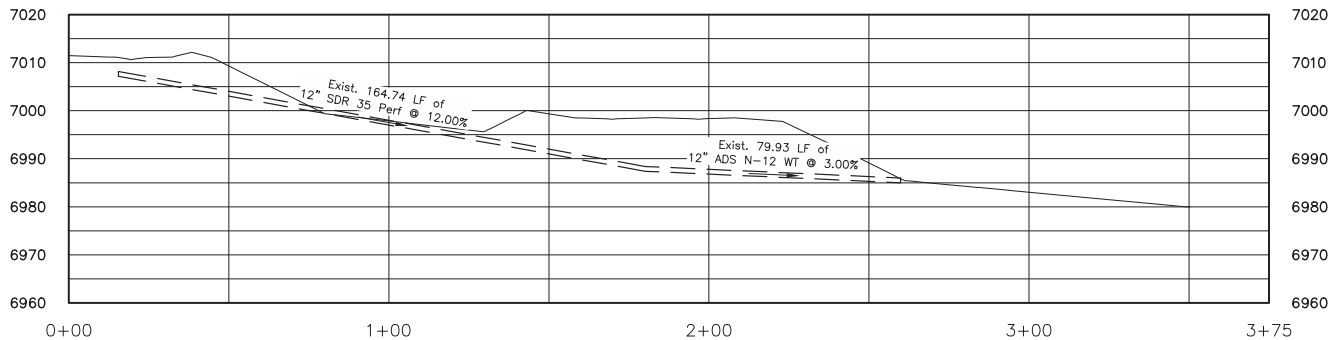
SLOPE DRAIN D



SLOPE DRAIN E

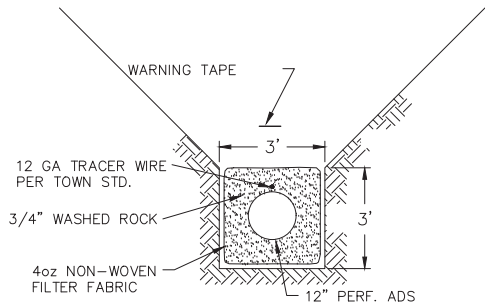


SLOPE DRAIN F
(NOT BUILT)



SLOPE DRAIN G

- NOTE:
- ① CONNECT SEWER SUBDRAIN (UPPER SLOPE DRAIN)
 - ② CONNECT LOWER SLOPE DRAIN



12" SLOPE DRAIN DETAIL

NTS

NO	DATE	REVISIONS	BY
5	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR
4	6/05/08	REVIEW COMMENTS DATED 6/04/2008	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
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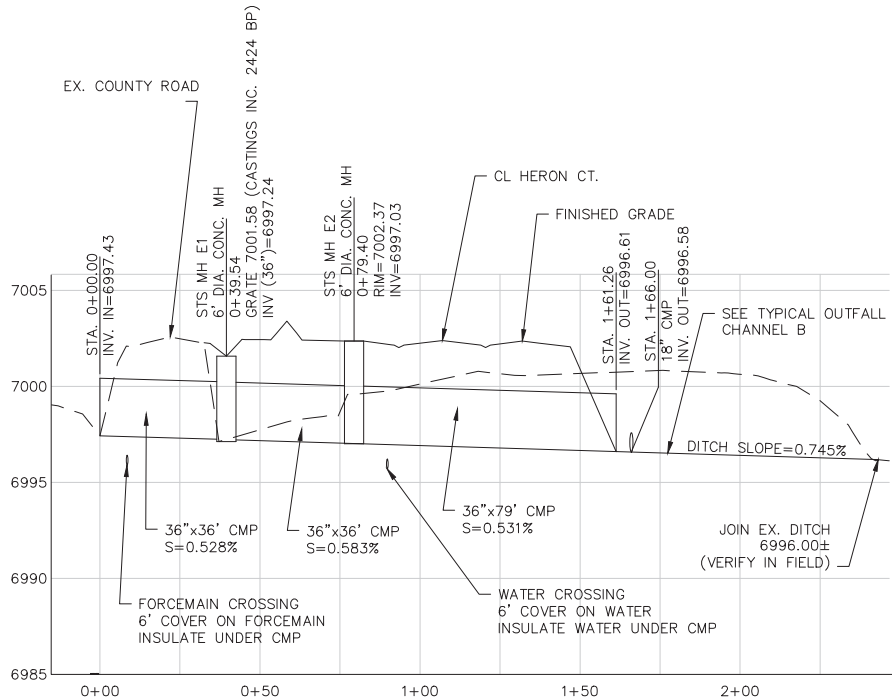
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THE PRESERVE
RD/GWAY, COLORADO

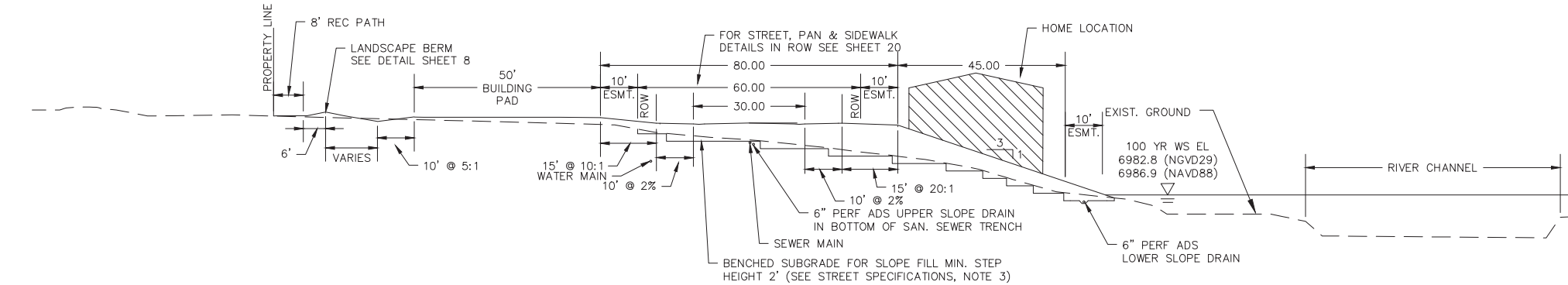
SLOPE DRAIN PROFILES

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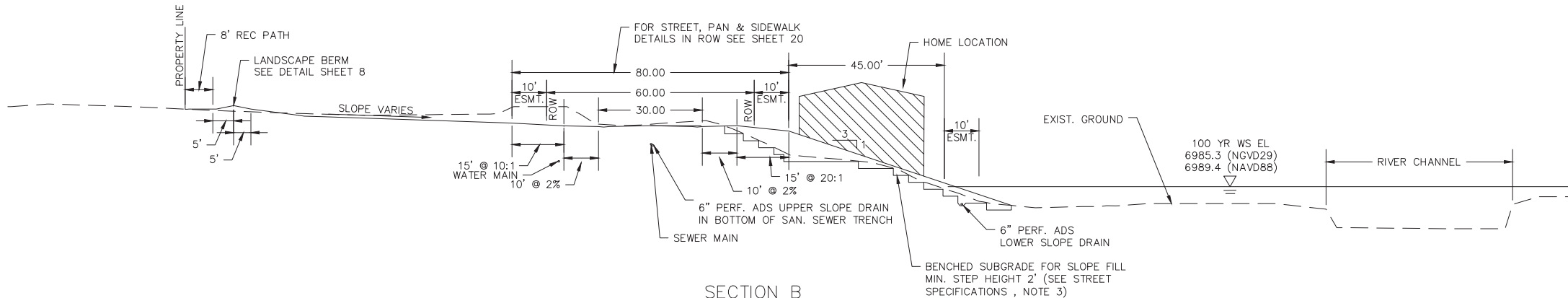


DETAIL E
CHANNEL B PLAN & PROFILE



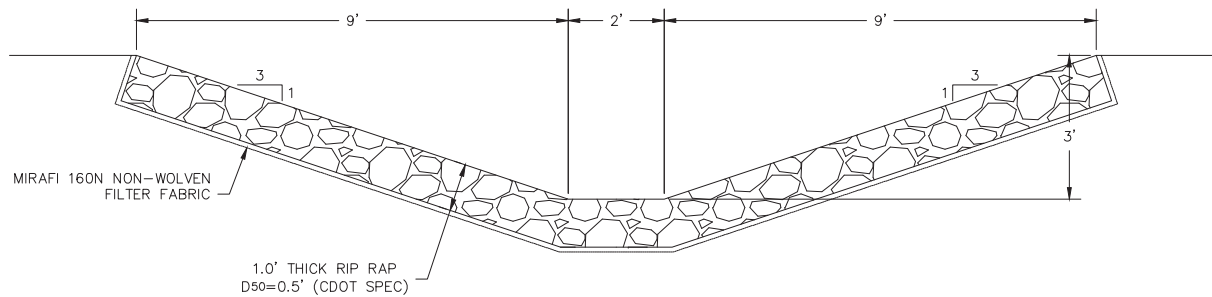
SECTION A
TYPICAL NORTH SIDE SECTION
(LOOKING NORTH)

1" = 20'



SECTION B
TYPICAL SOUTH SIDE SECTION
(LOOKING NORTH)

1" = 20'



TYPICAL OUTFALL CHANNEL B

1"=2'

NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR

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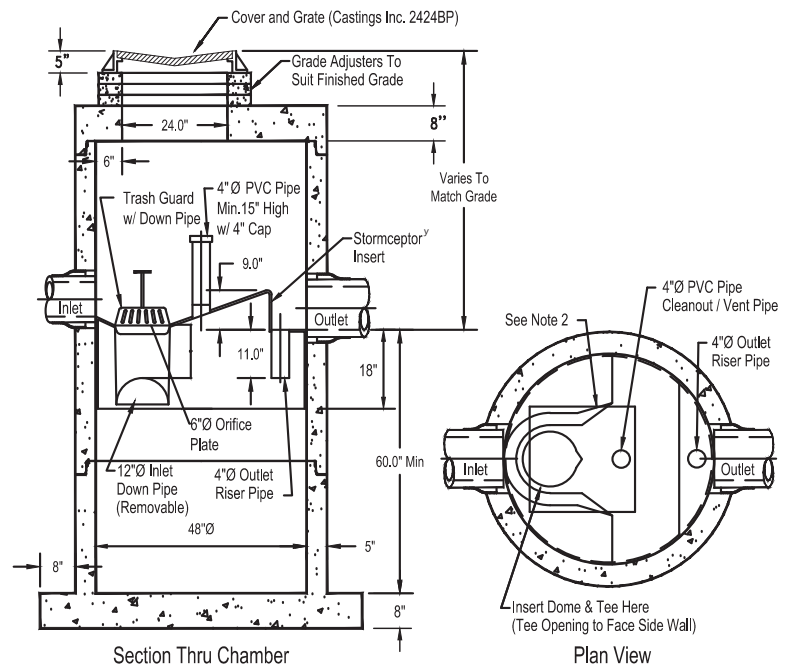
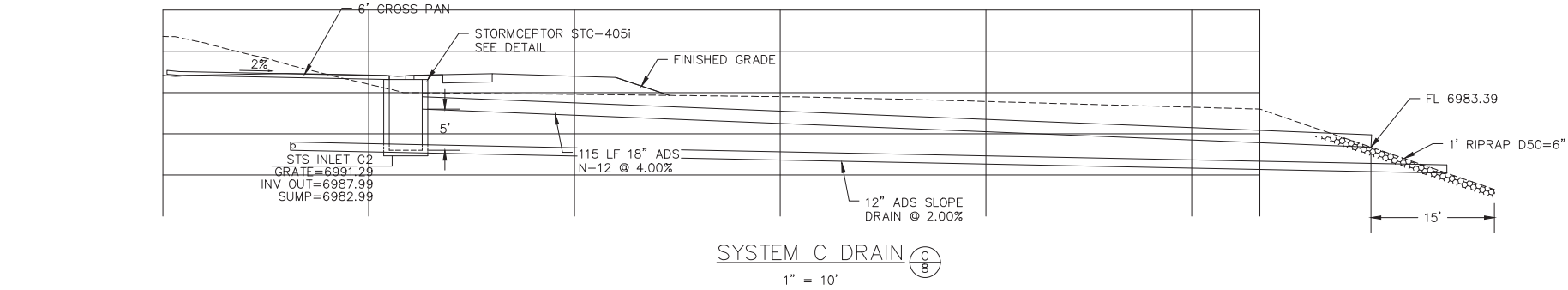
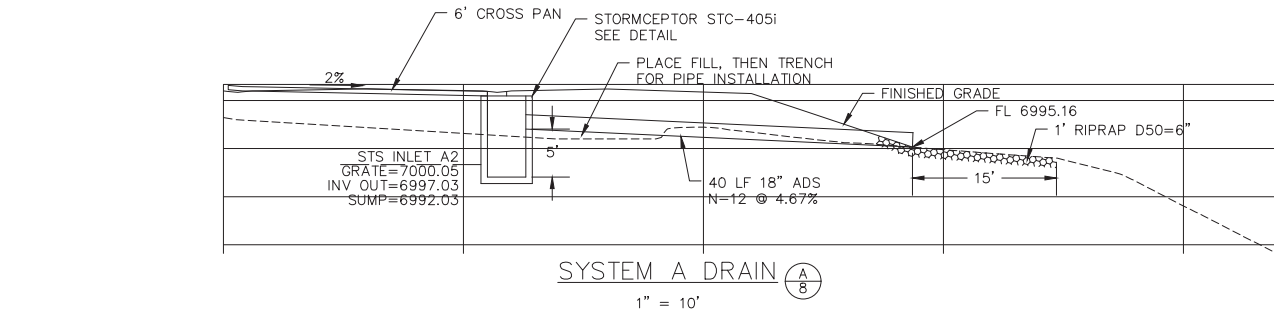
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THE PRESERVE RIDGWAY, COLORADO	TYPICAL GRADING SECTIONS
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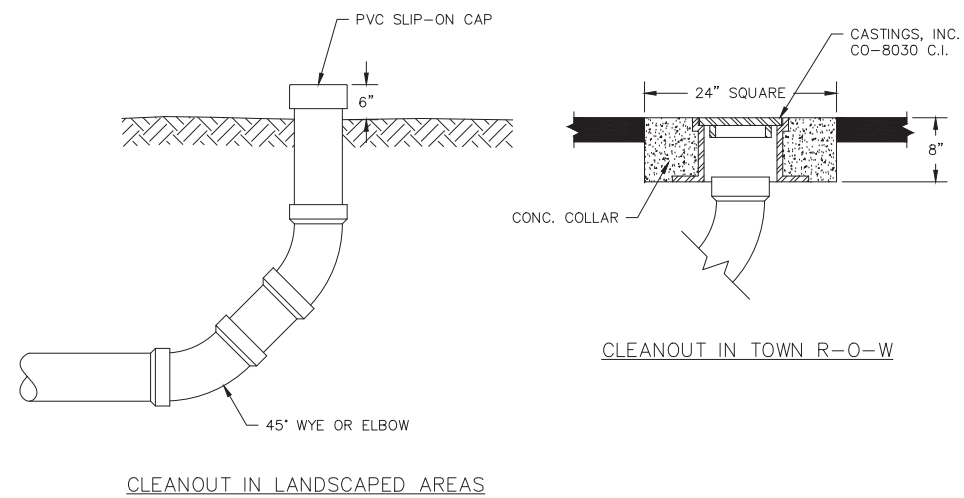
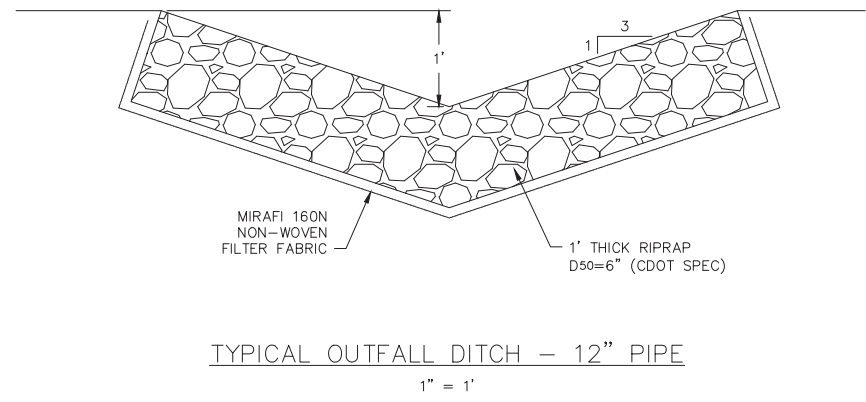
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SHEETS	

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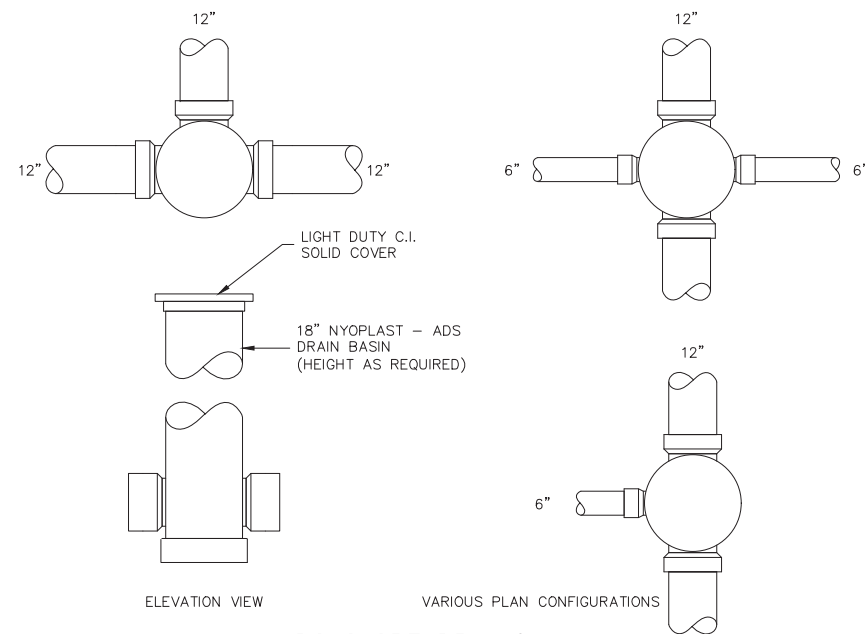
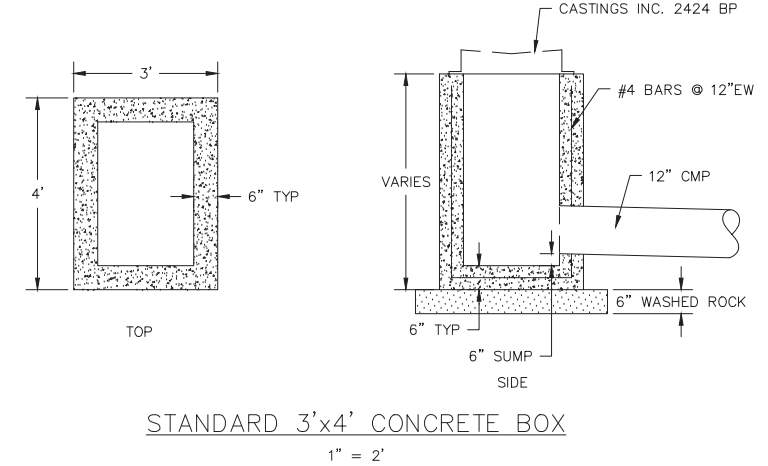
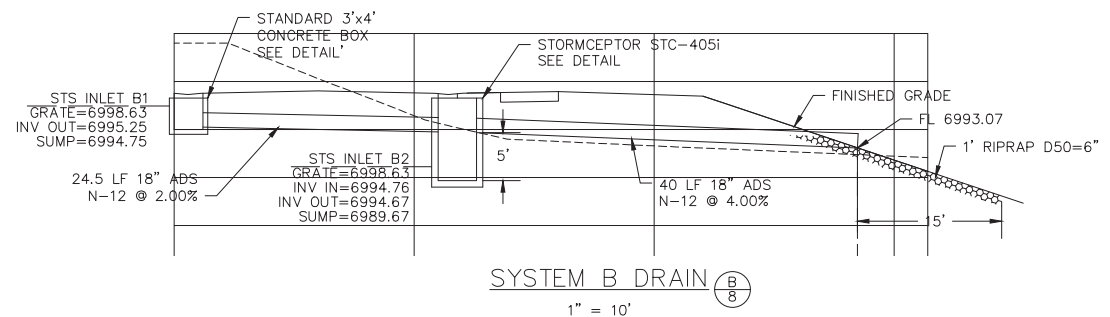
- Notes:
1. The use of a Flexible Connection is recommended at The Inlet and Outlet Pipe.
 2. The Cover should be positioned over The Inlet Drop Pipe and The Vent Pipe.
 3. The Stormceptor System is protected by one or more of the following U.S. Patents: #4985148, #5498331, #5725760, #5753115, #5849181, #6068765, #6371690.
 4. Contact a Concrete Pipe Division representative for details not listed on this sheet.

Rinker 027



CLEANOUT DETAILS

N.T.S.

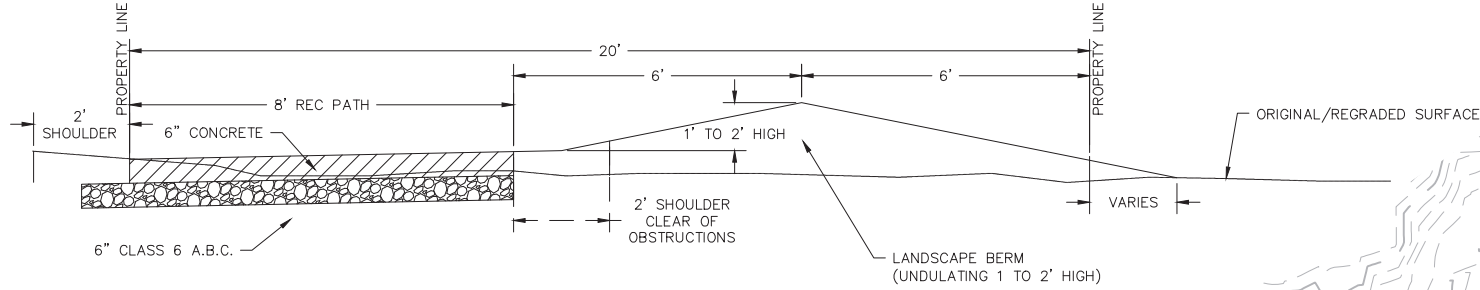
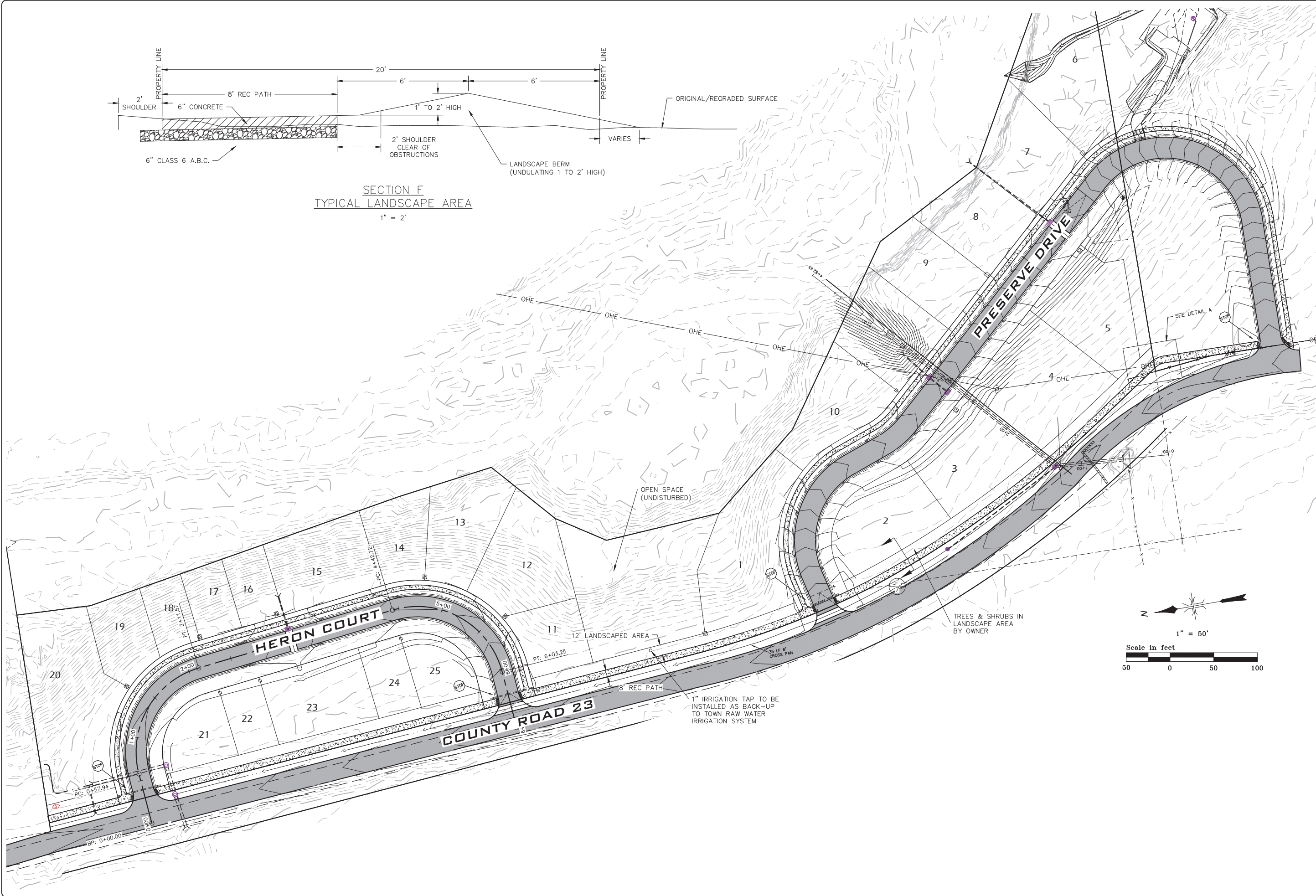


ADS SLOPE DRAINS DRAIN BASIN DETAILS

N.T.S.

DEL-MONT CONSULTANTS, INC. ENGINEERING 1125 COMMERCE CO. BLVD. SUITE 200 DENVER, CO 80202 www.del-mont.com service@del-mont.com		DESIGN DRAFT	2024-09-04
THE PRESERVE RIDGWAY, COLORADO		SUBDRAIN PROFILES AND DETAILS	
CMC JOB NO.: 24018		SHEET NO.: 10	
OF 27		SHEETS	
REVISIONS		DATE	
BY		DATE	
4 6/05/08 REVIEW COMMENTS DATED 06/04/08		JR	
3 4/29/08 REVIEW COMMENTS DATED 04/23/08		JR	
2 2/22/08 REVIEW COMMENTS DATED 8/14/2007		JR	
1 12/03/07 REVIEW COMMENTS		JR	

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NO	DATE	REVISIONS	BY
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
1	12/03/07	REVIEW COMMENTS	JR



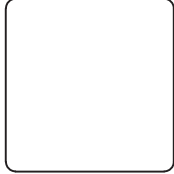
DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
1125 Colorado Street, Suite 100
Boulder, CO 80502
www.del-mont.com | service@del-mont.com

DESIGNED BY: **DESIGN**

CHECKED BY: **DATE:** 2024-09-04

SCALE: **DRAFT**

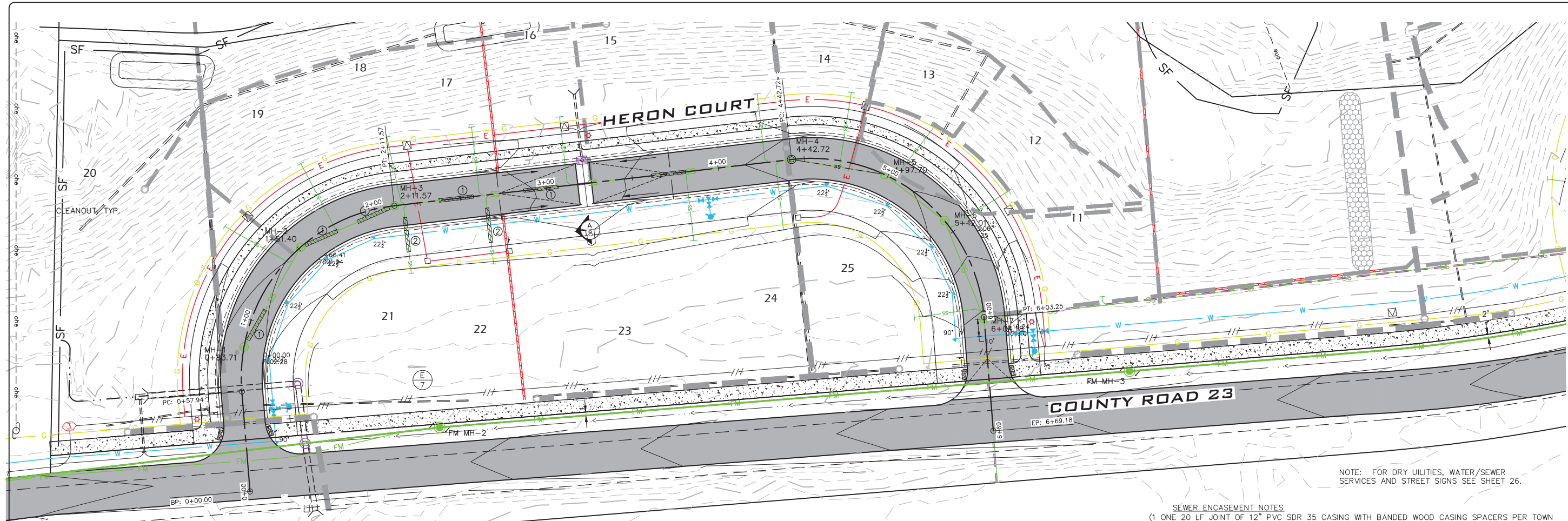
FILE NAME: 24018C_SHEETS.DWG



THE PRESERVE
RIDGWAY, COLORADO

IRRIGATION AND LANDSCAPING PLAN

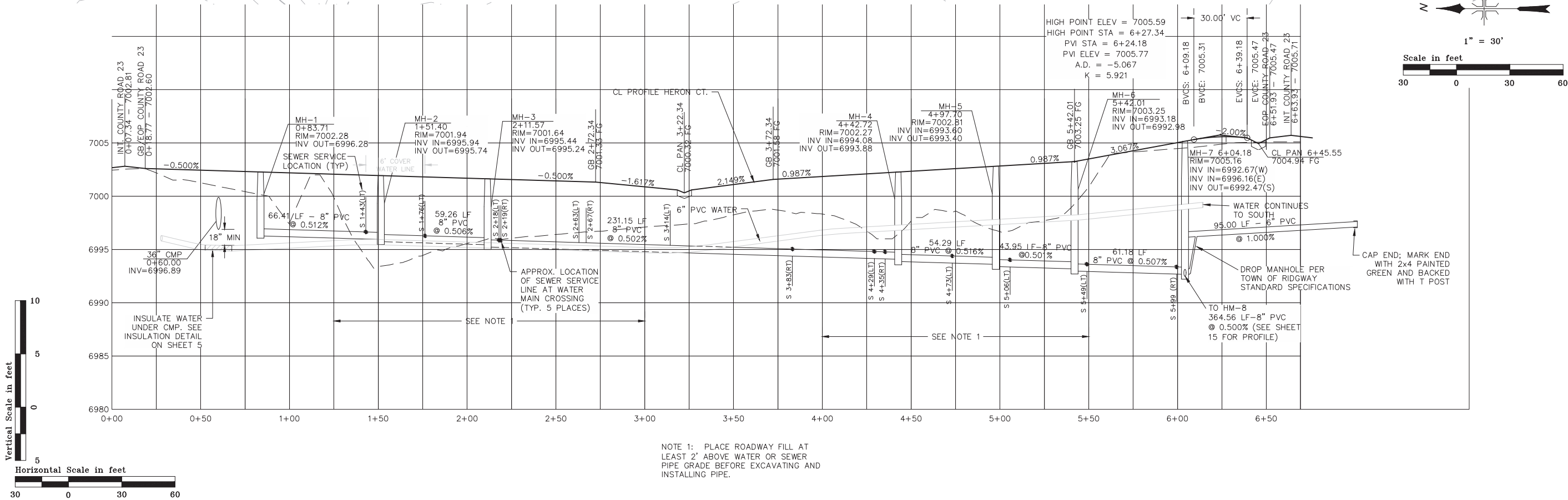
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NOTE: FOR DRY UTILITIES, WATER/SEWER SERVICES AND STREET SIGNS SEE SHEET 26.

SEWER ENCASEMENT NOTES

- (1) ONE 20 LF JOINT OF 12" PVC SDR 35 CASING WITH BANDED WOOD CASING SPACERS PER TOWN SPECIFICATIONS CENTERED ON WATER SERVICE LINES AT STATIONS 0+98, 1+64, 1+99 AND 2+97.
- (2) ONE 20 LF JOINT OF 8" PVC SDR 35 CASING WITH BANDED WOOD CASING SPACERS PER TOWN SPECIFICATIONS CENTERED ON WATER MAIN AT STATIONS 2+19 AND 2+63.



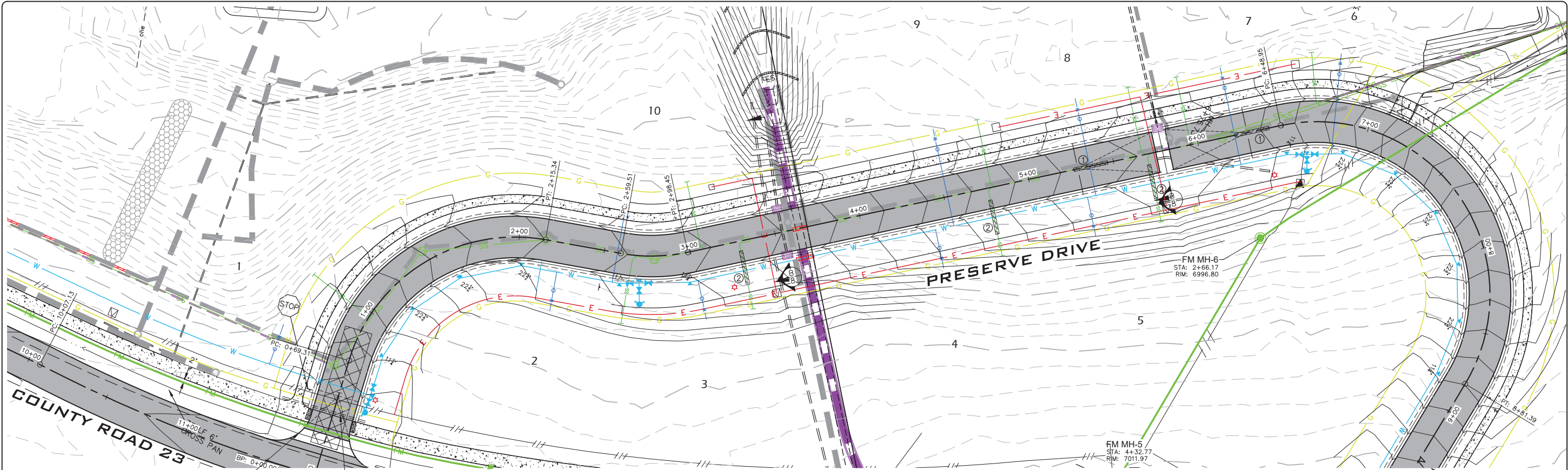
NOTE 1: PLACE ROADWAY FILL AT LEAST 2' ABOVE WATER OR SEWER PIPE GRADE BEFORE EXCAVATING AND INSTALLING PIPE.

NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR

DESIGNED BY	SCALE	CHECKED BY	DATE SUBMITTED
DRAFT	1" = 30'		2024-09-04
COMPANY	FILE NAME	DATE SUBMITTED	
DEL-MONT CONSULTANTS, INC.	24018C-SHEETS.DWG		
ENGINEER	PROJECT NO.	PROJECT NAME	
JR	24018	HERON COURT	
123 Colorado Blvd, Suite 100			
www.delmont.com			

THE PRESERVE	HERON COURT
RIDGEWAY, COLORADO	PLAN AND PROFILES

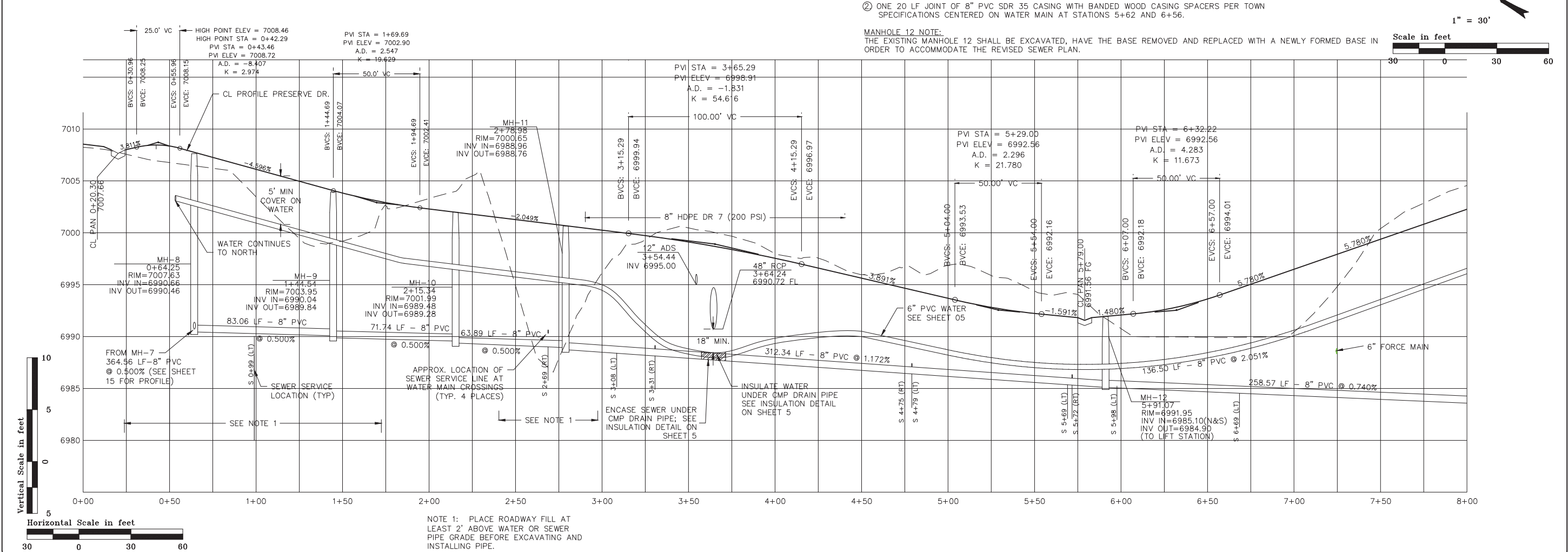
DMC JOB NO.	24018
SHEET NO.	12
OF	27
SHEETS	



NOTE: FOR DRY UTILITIES, WATER/SEWER SERVICES AND STREET SIGNS SEE SHEET 27.

SEWER ENCASEMENT NOTES:
① ONE 20 LF JOINT OF 12" PVC SDR 35 CASING WITH BANDED WOOD CASING SPACERS PER TOWN SPECIFICATIONS CENTERED ON WATER SERVICE LINES AT STATIONS 6+21 AND 7+06.
② ONE 20 LF JOINT OF 8" PVC SDR 35 CASING WITH BANDED WOOD CASING SPACERS PER TOWN SPECIFICATIONS CENTERED ON WATER MAIN AT STATIONS 5+62 AND 6+56.

MANHOLE 12 NOTE:
THE EXISTING MANHOLE 12 SHALL BE EXCAVATED, HAVE THE BASE REMOVED AND REPLACED WITH A NEWLY FORMED BASE IN ORDER TO ACCOMMODATE THE REVISED SEWER PLAN.



NOTE 1: PLACE ROADWAY FILL AT LEAST 2' ABOVE WATER OR SEWER PIPE GRADE BEFORE EXCAVATING AND INSTALLING PIPE.

NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR

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www.del-mont.com
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SCALE: [blank]
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FILE NAME: 24018_PRESERVE DRIVE.DWG
DATE ISSUED: 2024-09-04

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DATE ISSUED: 2024-09-04

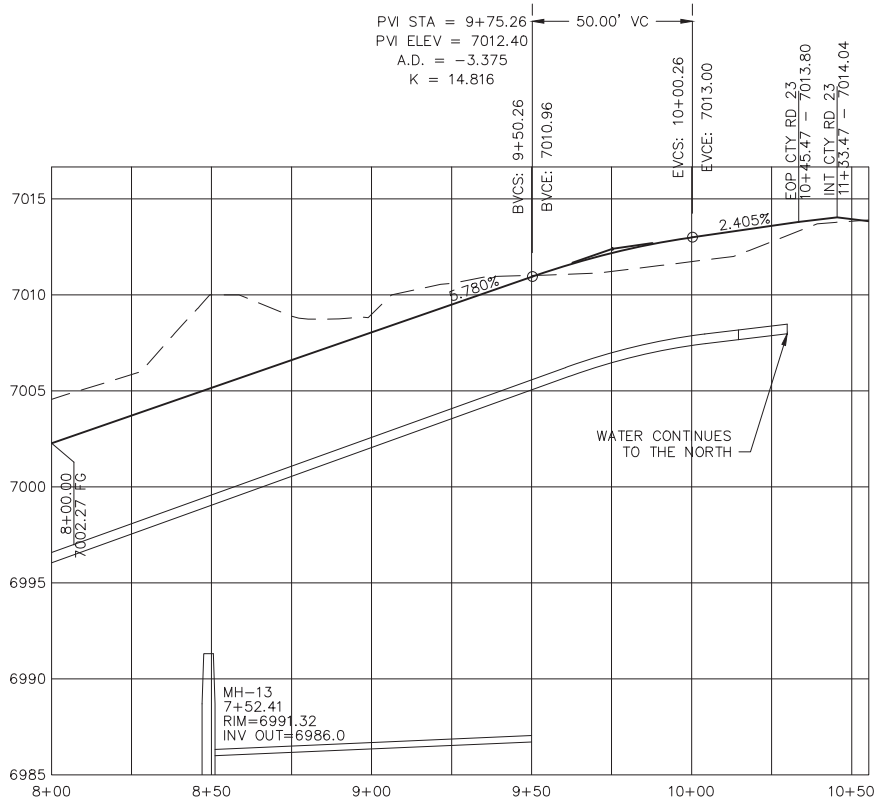
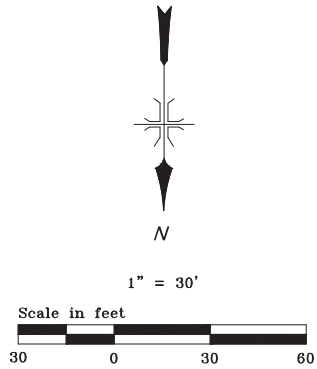
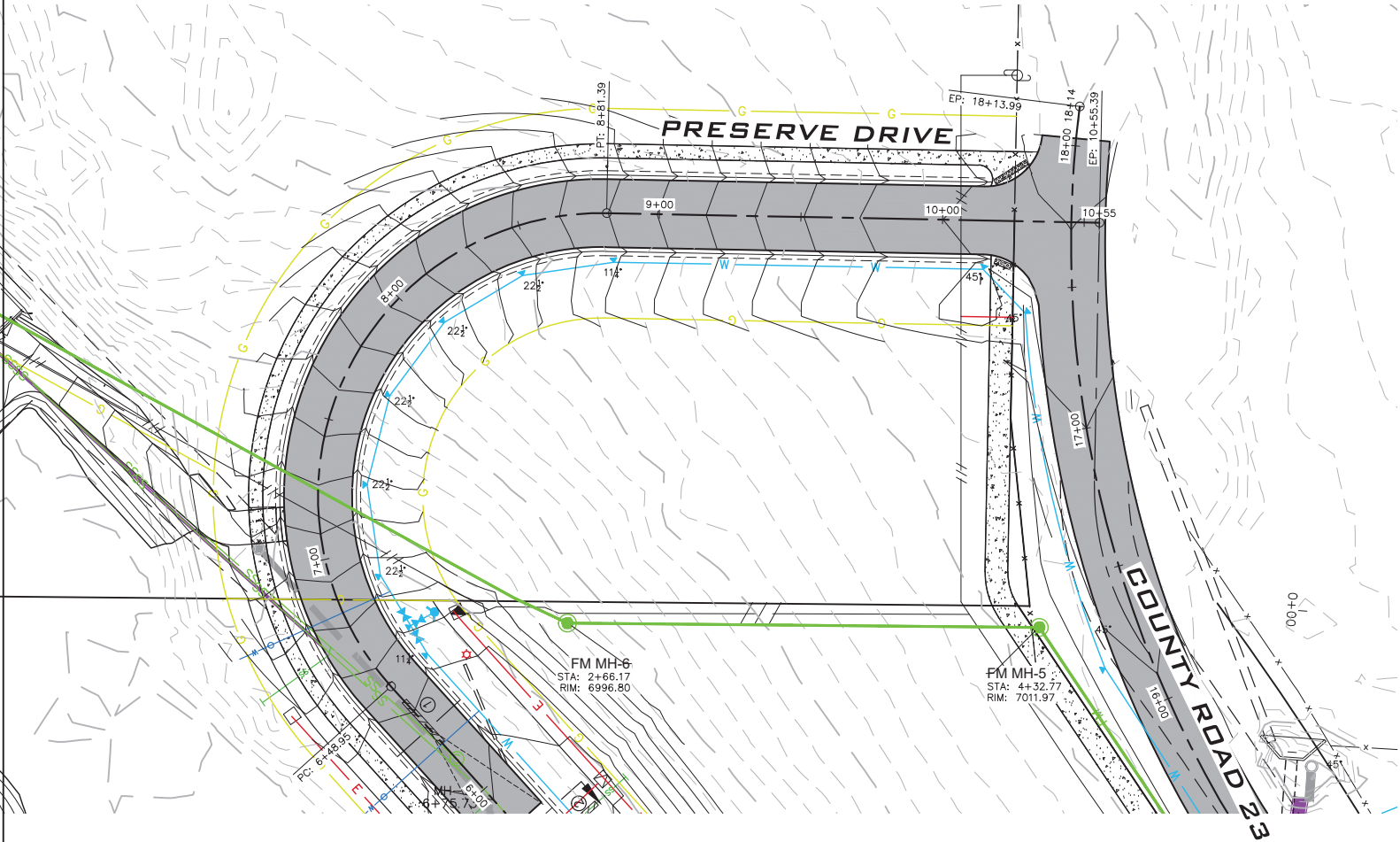
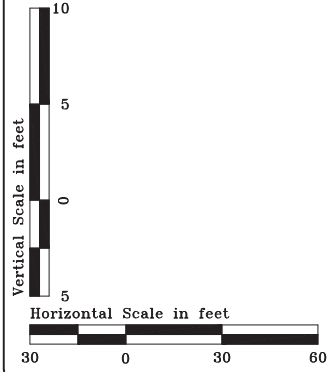
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DATE ISSUED: 2024-09-04

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1125 Colorado Blvd., Suite 100
www.del-mont.com | service@del-mont.com

DESIGNED BY: DESIGN DRAFT

CHECKED BY: DATE: 2024-09-04

THE PRESERVE
RIDGWAY, COLORADO

PRESERVE DRIVE
COUNTY ROAD 23

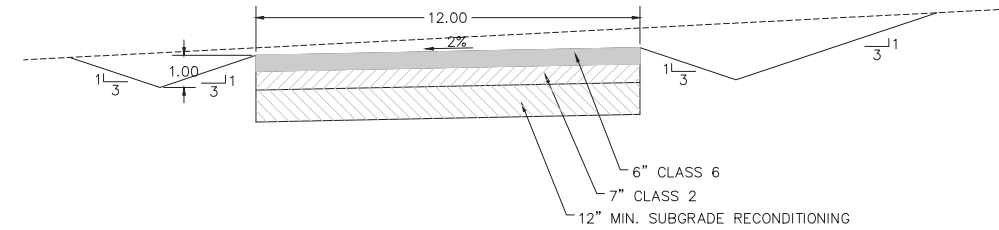
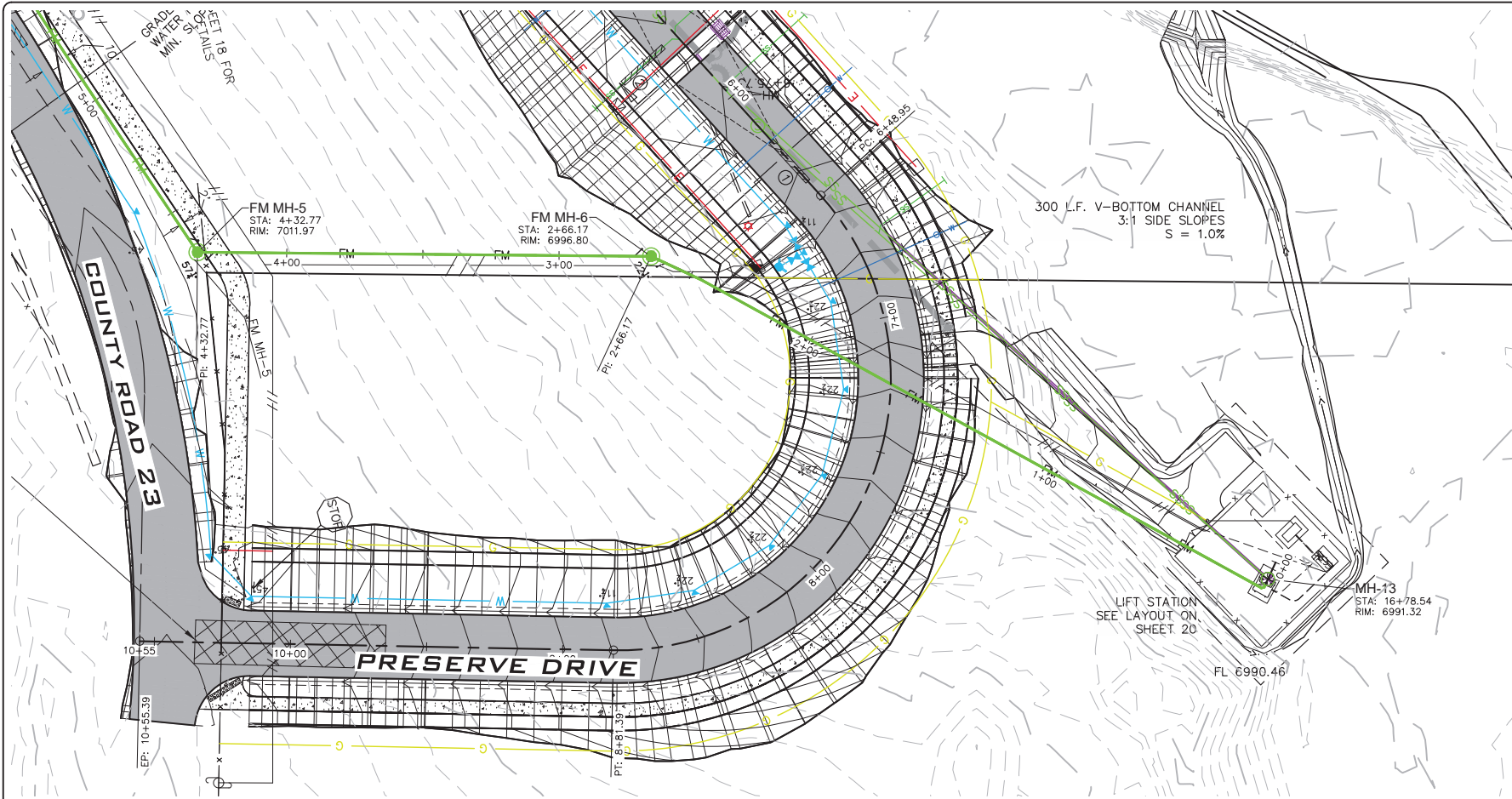
DMC JOB NO.: 24018

SHEET NO.: 14

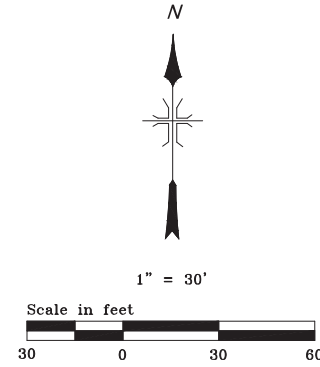
OF 27 SHEETS

NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR

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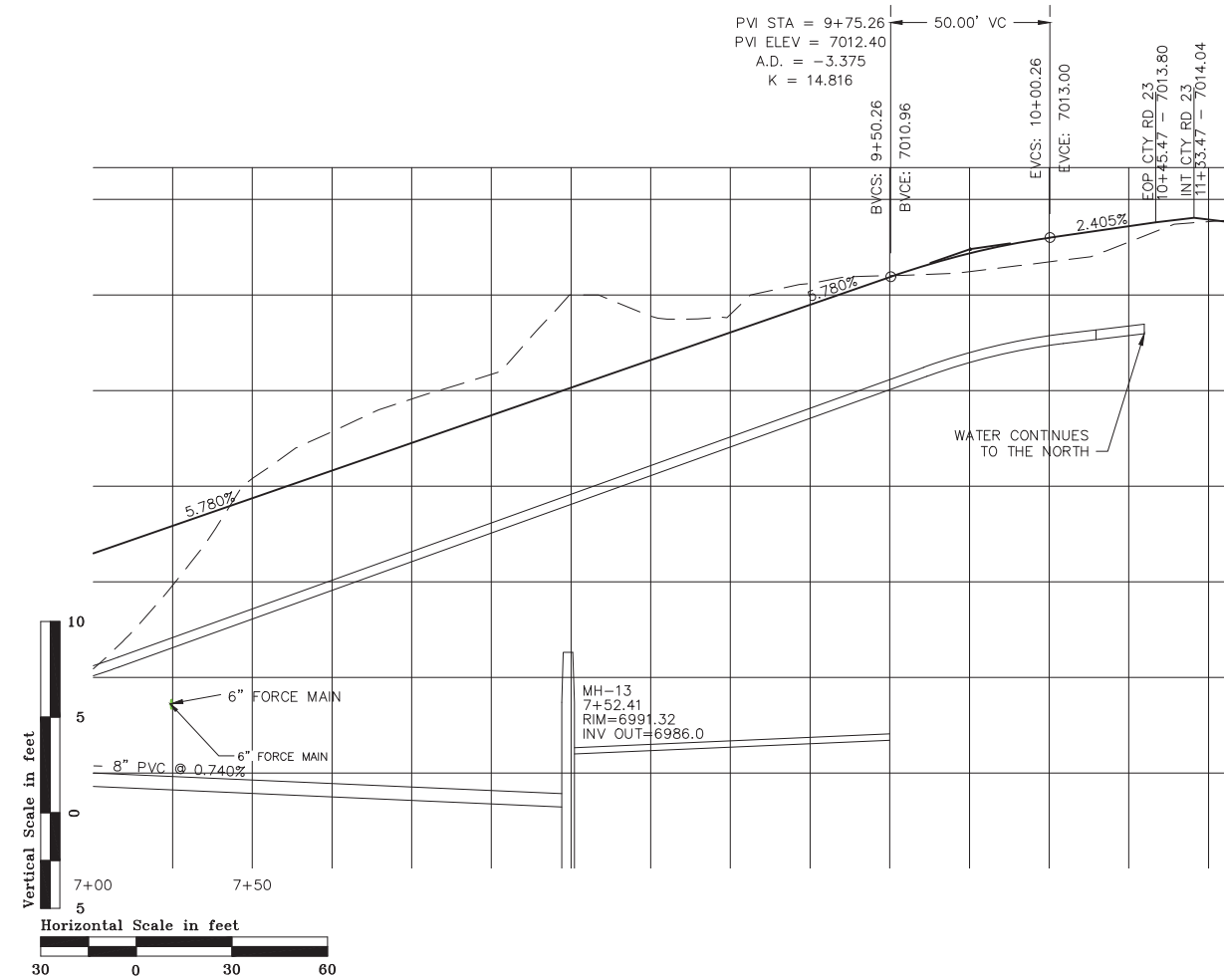
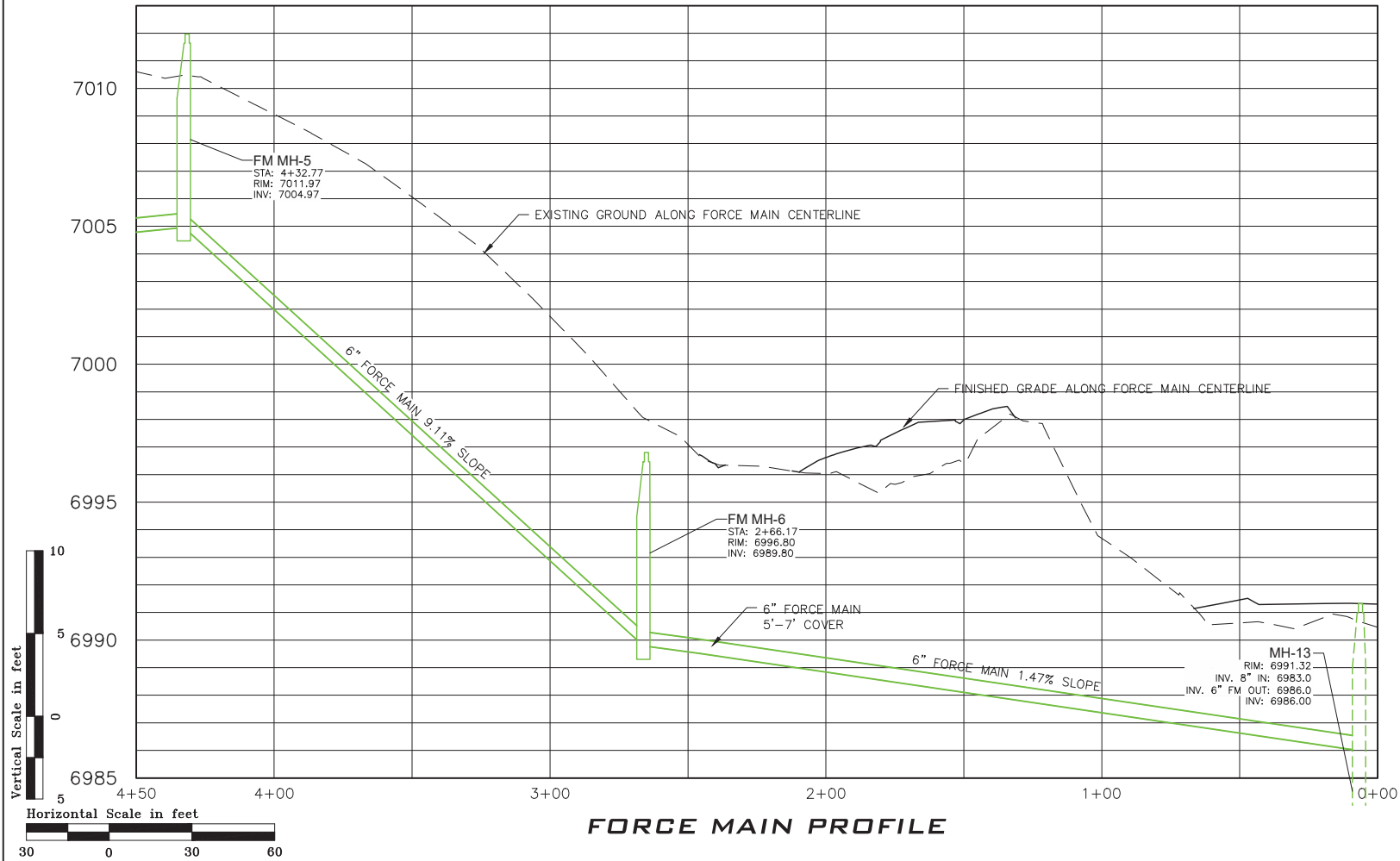


LIFT STATION ACCESS ROAD
SECTION A-A



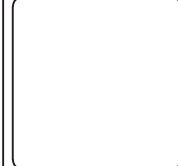
LEGEND

- FM PROPOSED FORCE MAIN
- SS PROPOSED SANITARY SEWER
- W PROPOSED WATER LINE
- G PROPOSED GAS LINE
- E PROPOSED BURIED POWER



NO	DATE	REVISIONS	BY
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
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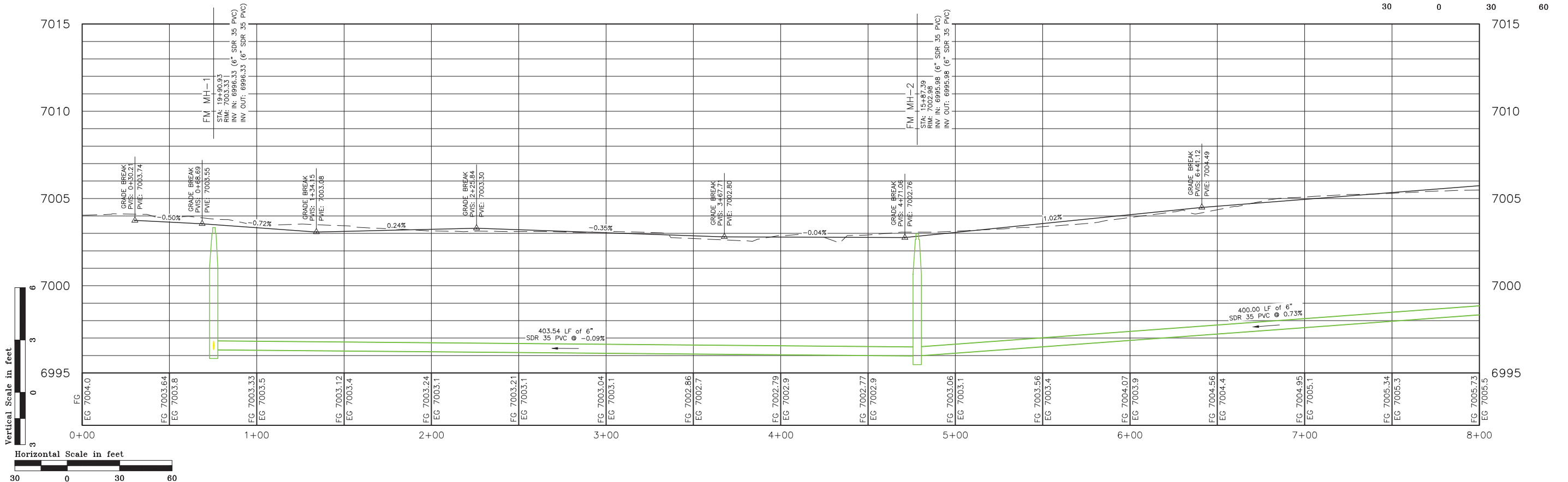
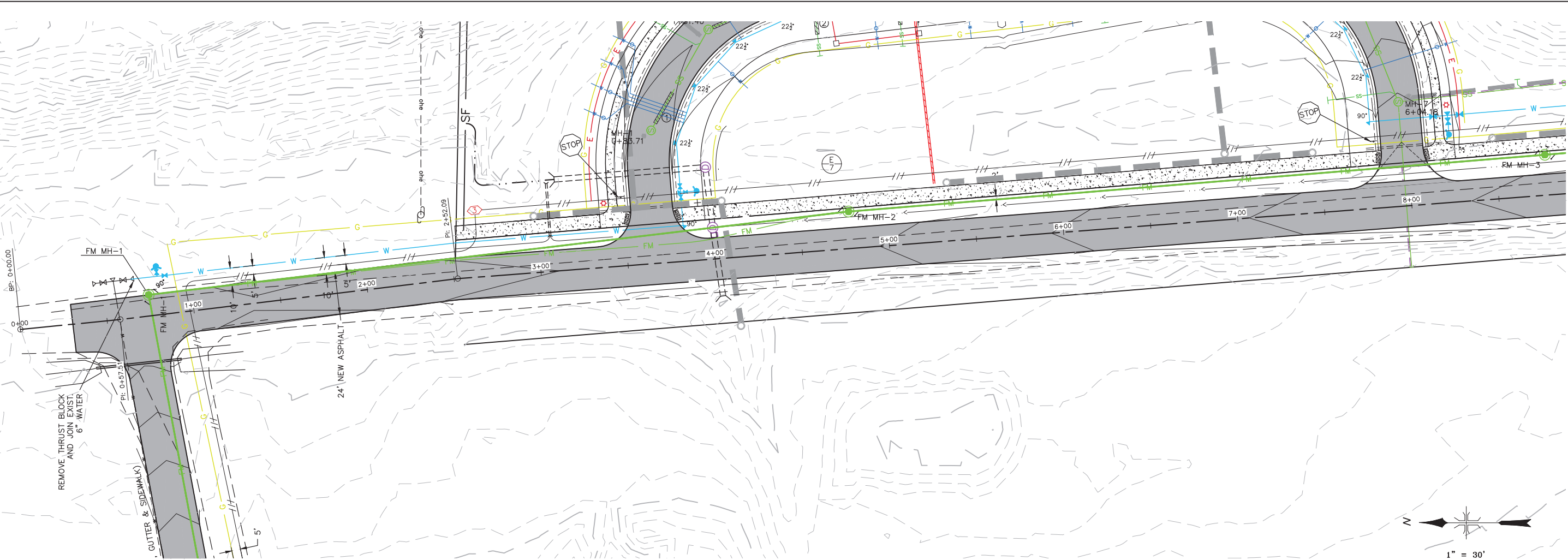
DESIGNED BY	CHECKED BY	DATE SUBMITTED	2024-09-04
DRAFT			
FILE NAME	24018C_SHEETS.DWG		
COMPANY			




THE PRESERVE
RD\ROADWAY, COLORADO

LIFT STATION
CONSTRUCTION DETAILS

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NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	FORCE MAIN RE-ALIGNMENT	JR



DESIGNED BY

DRAFT

DEL-MONT CONSULTANTS, INC.

ENGINEERING

122 Colorado Street, Suite 100

Colorado Springs, CO 80901

www.del-mont.com

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CHECKED BY

SCALE

DATE SUBMITTED

2024-09-04

THE PRESERVE RDWAY, COLORADO
COUNTY ROAD 23 PLAN AND PROFILES

DMC JOB NO.

24018

SHEET NO.

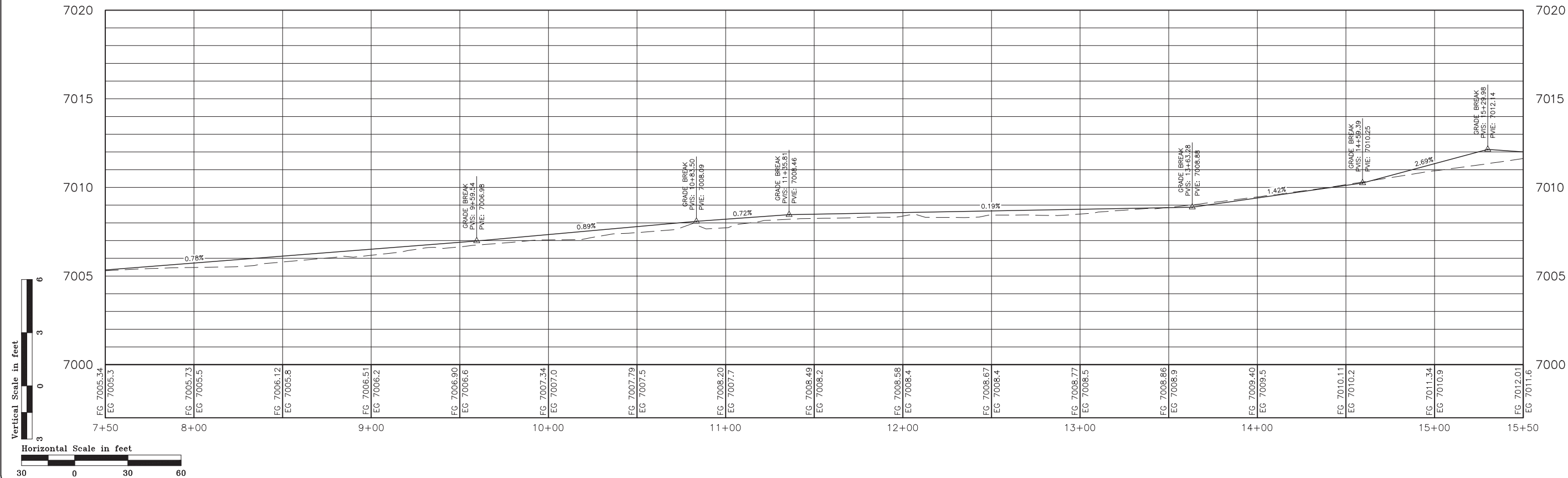
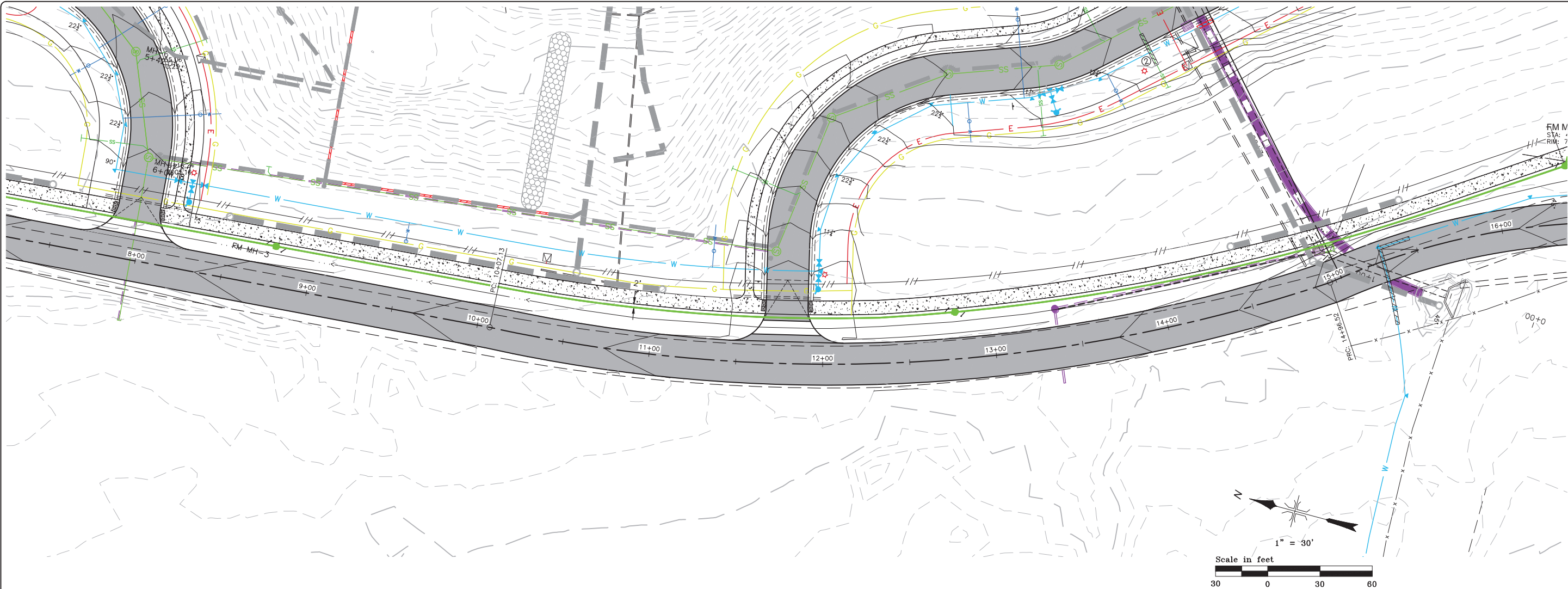
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OF


27

SHEETS

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NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR



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SCALE

DATE

2024-09-04

FILE NAME

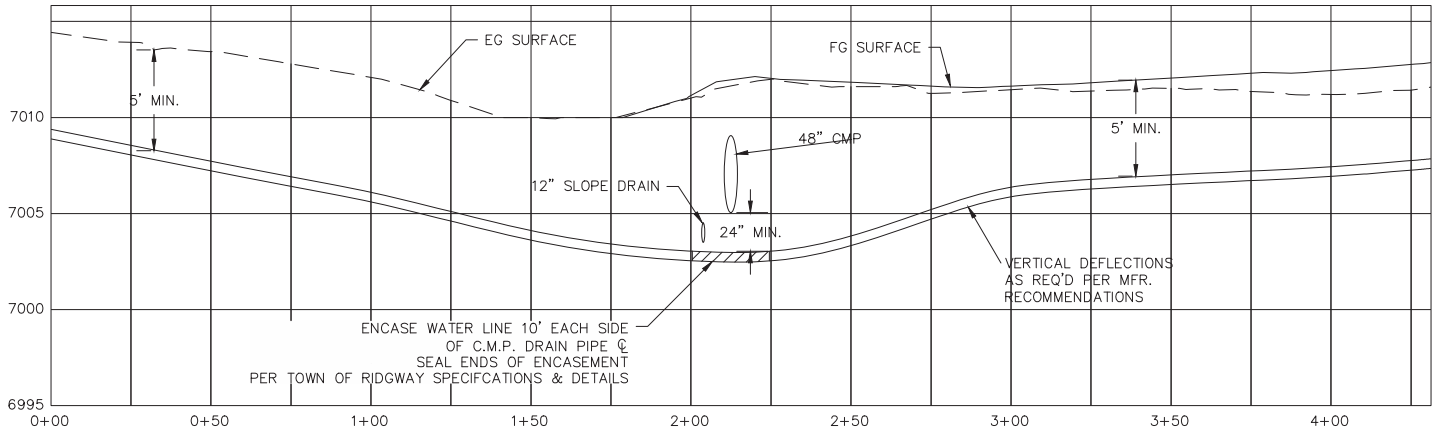
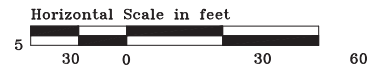
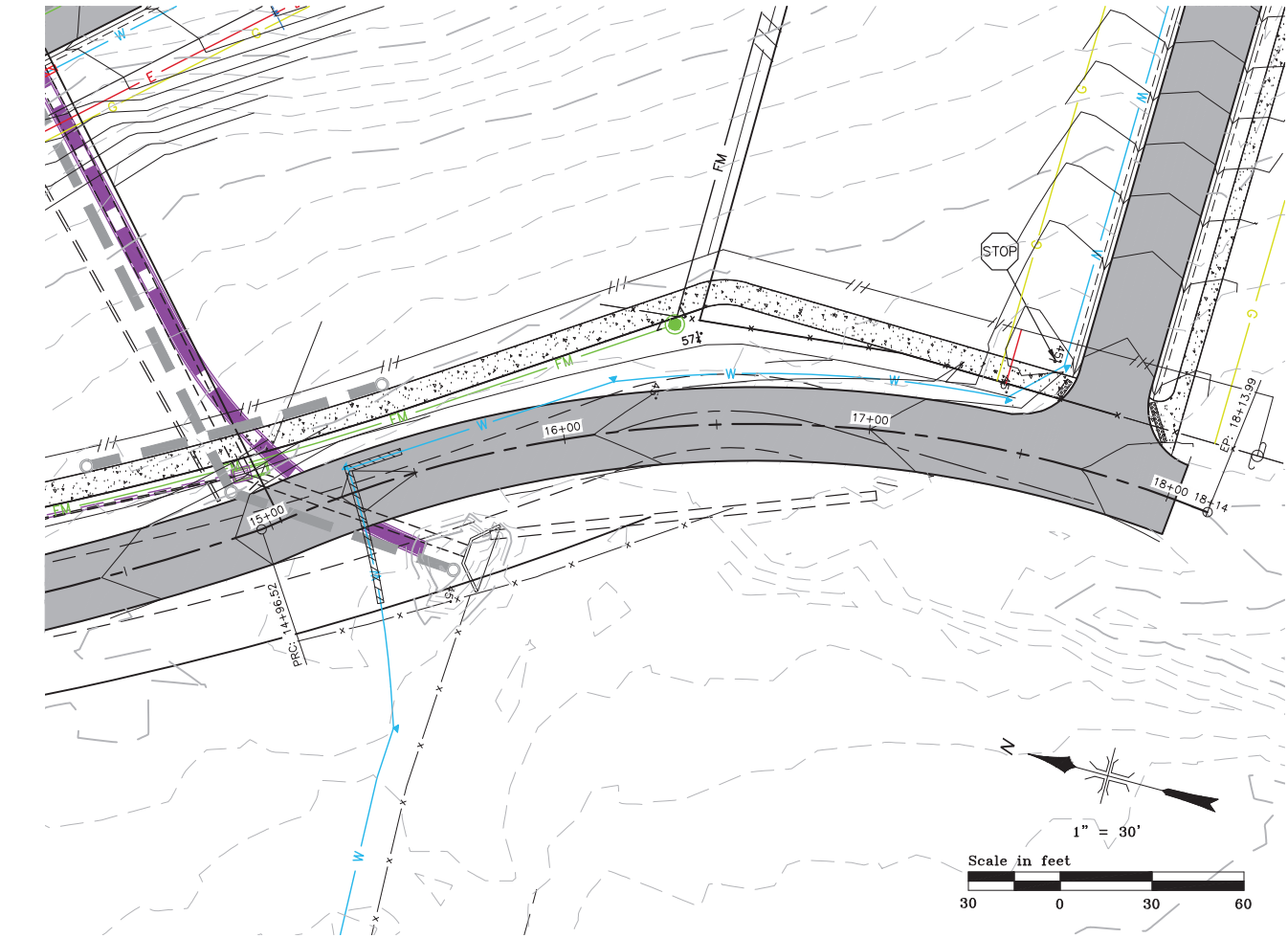
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THE PRESERVE
RIDGWAY, COLORADO

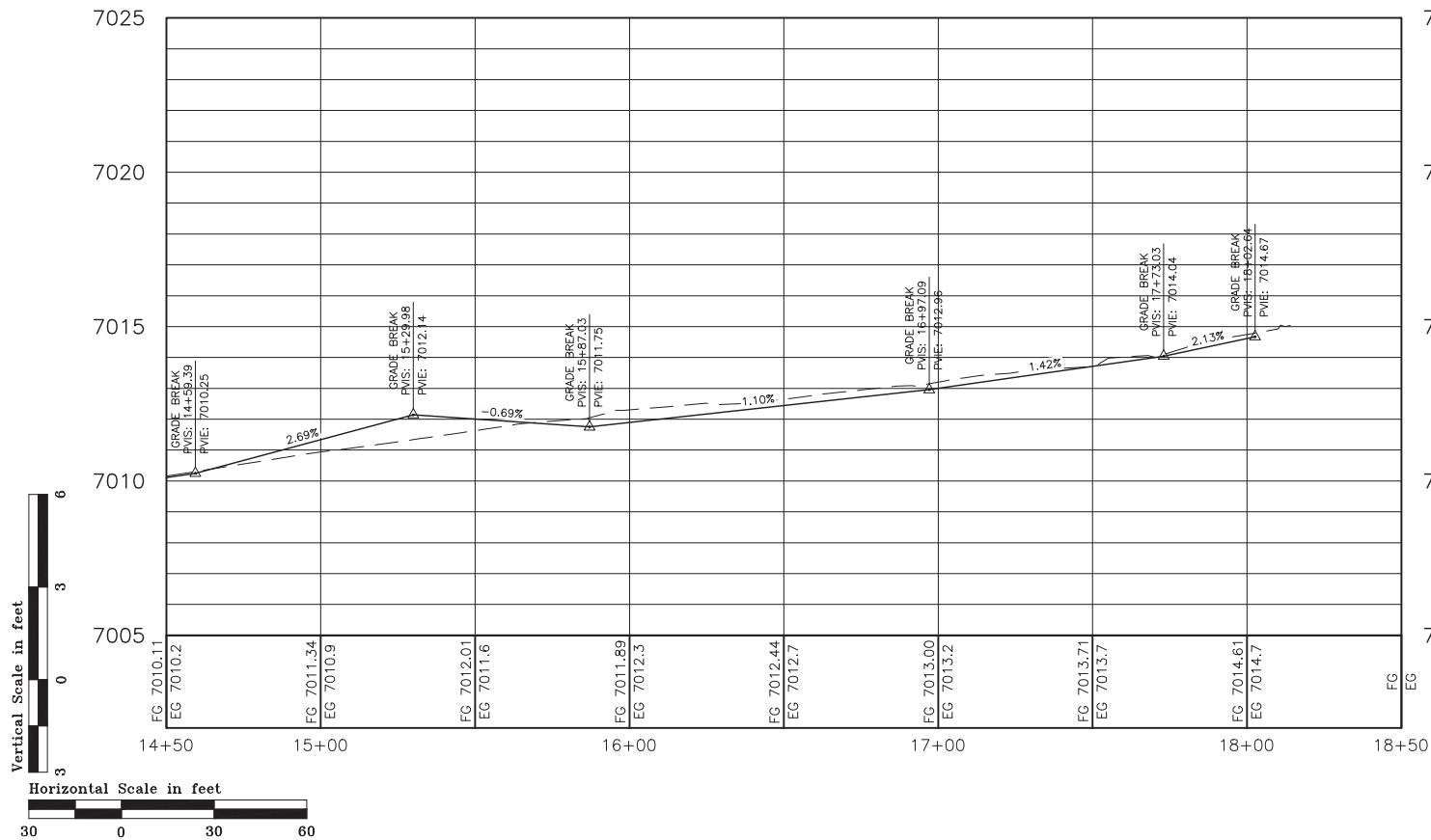
COUNTY ROAD 23
PLAN AND PROFILES

DMS JOB NO: 24018


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WATER LINE PROFILE



NO	DATE	REVISIONS	BY
1	12/03/07	REVIEW COMMENTS	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR



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DATE

2024-09-04

DATE

2024-09-04

DATE

2024-09-04

THE PRESERVE
RIDGWAY, COLORADO

COUNTY ROAD 23
PLAN AND PROFILES

DMC JOB NO.

24018

SHEET NO.

19

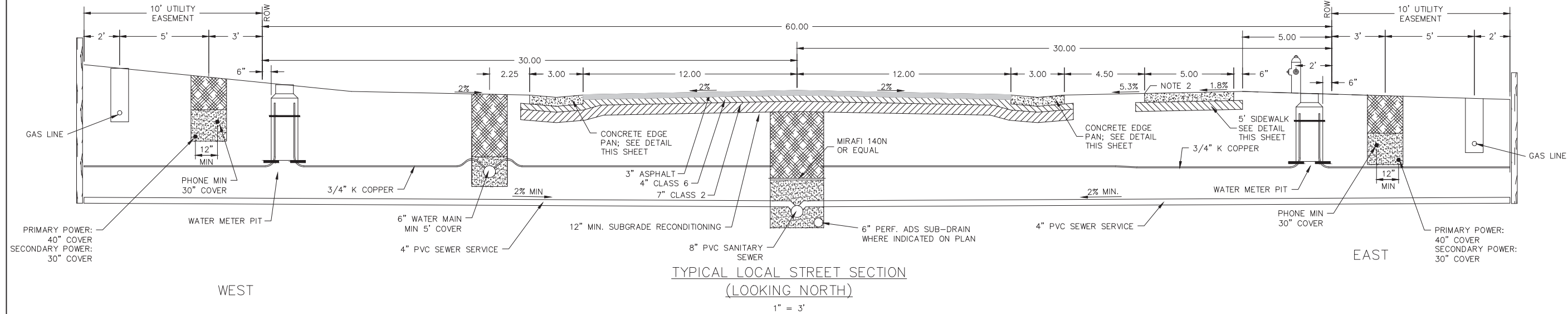
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24018

SHEET NO.

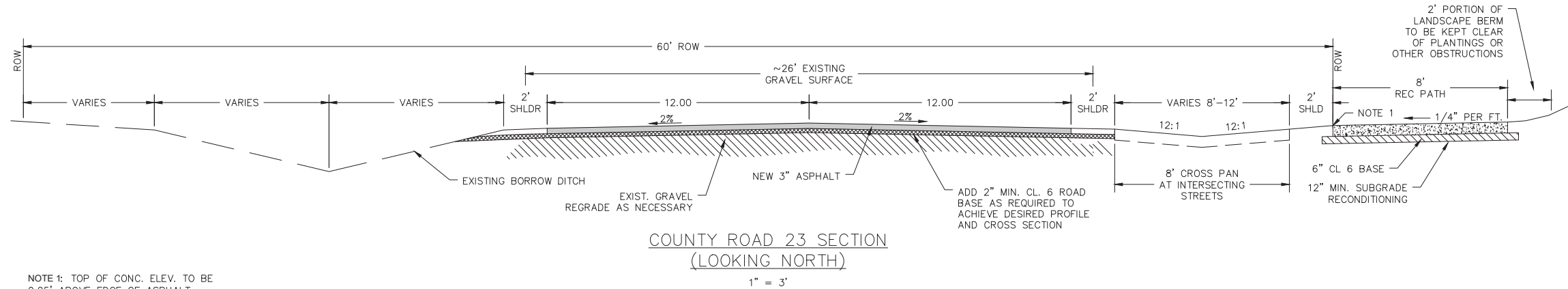
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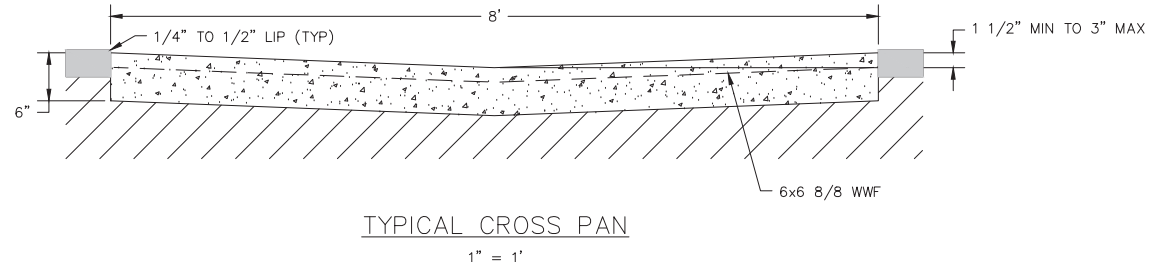
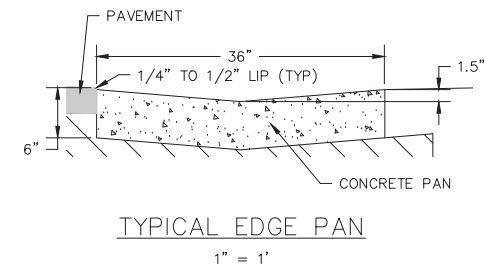
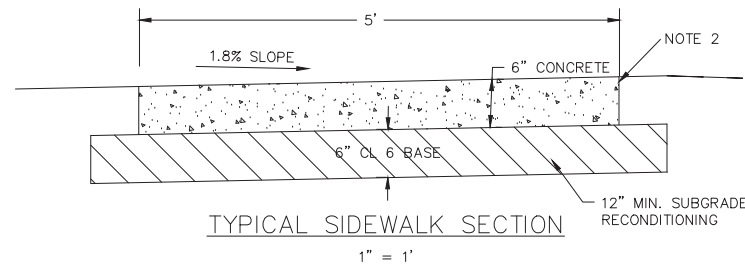
WEST

EAST



NOTE 1: TOP OF CONC. ELEV. TO BE 0.25' ABOVE EDGE OF ASPHALT ON COUNTY ROAD 23

NOTE 2: TOP OF CONC. ELEV. TO BE 0.24' ABOVE LIP OF EDGE PAN ON LOCAL STREET



NO	DATE	REVISIONS	BY
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
1	12/03/07	REVIEW COMMENTS	JR

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CHECKED BY: [Name]

SCALE: [Scale]

DATE: 2024-09-04

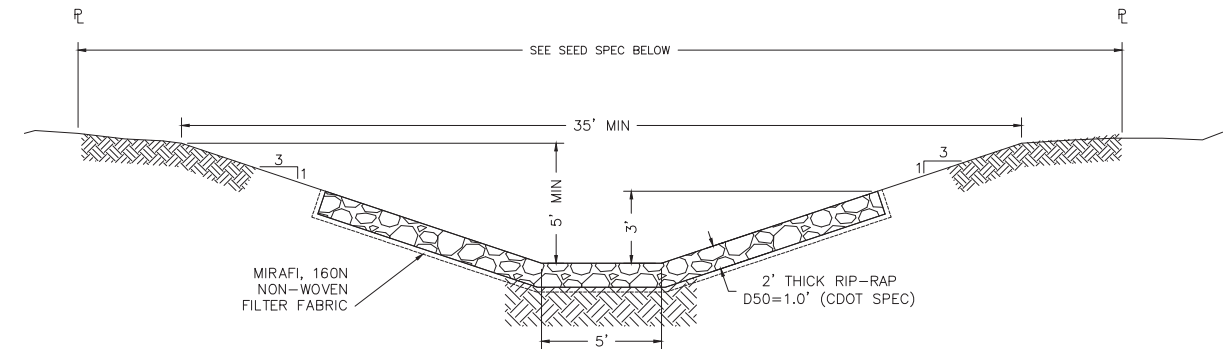
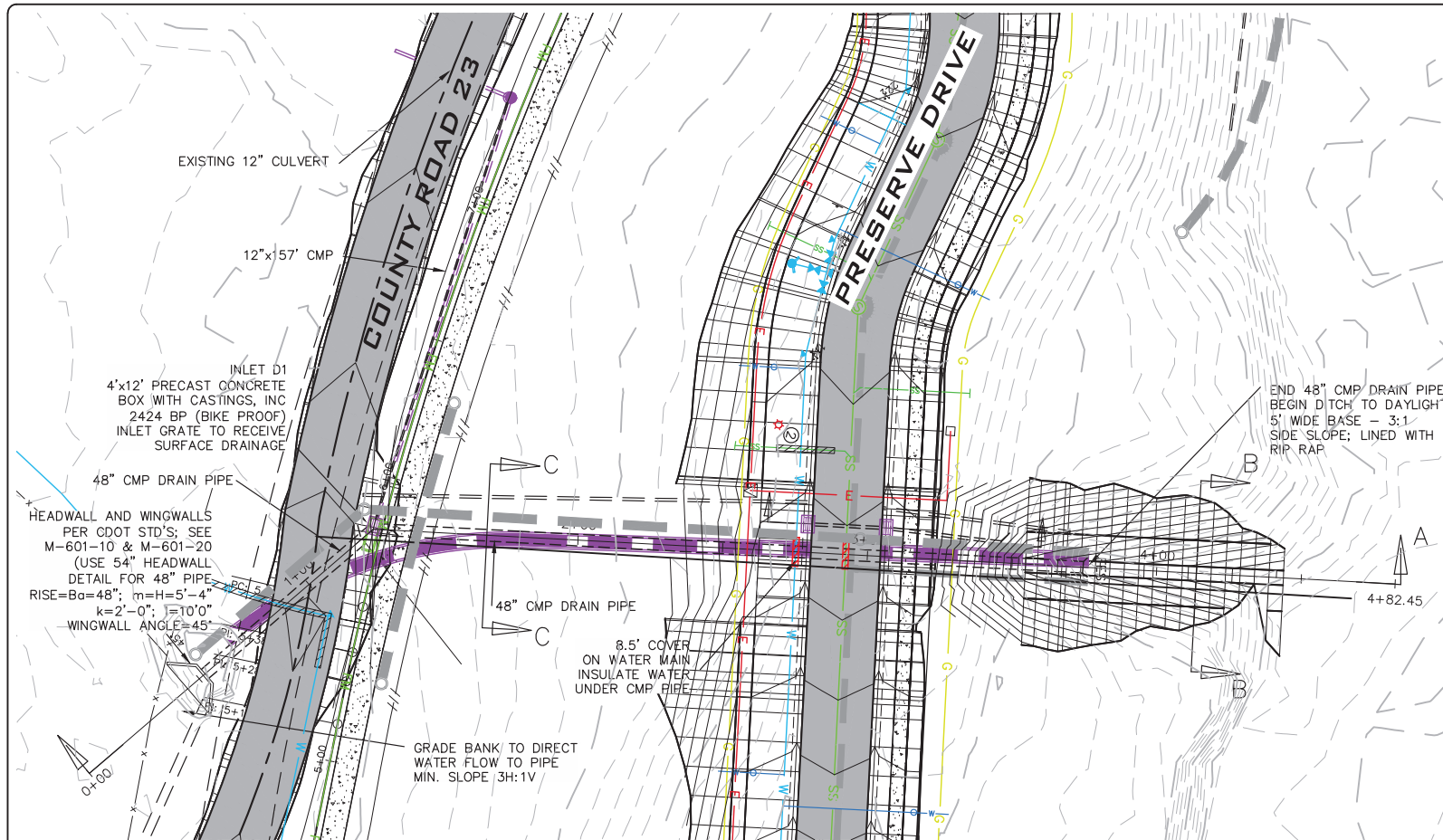
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THE PRESERVE

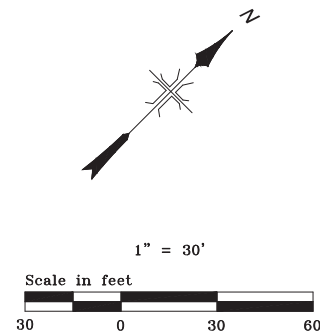
RIDGWAY, COLORADO

ROAD CONSTRUCTION DETAILS

24018
20
27



SECTION B-B
TYPICAL OUTFALL CHANNEL A
1" = 4'



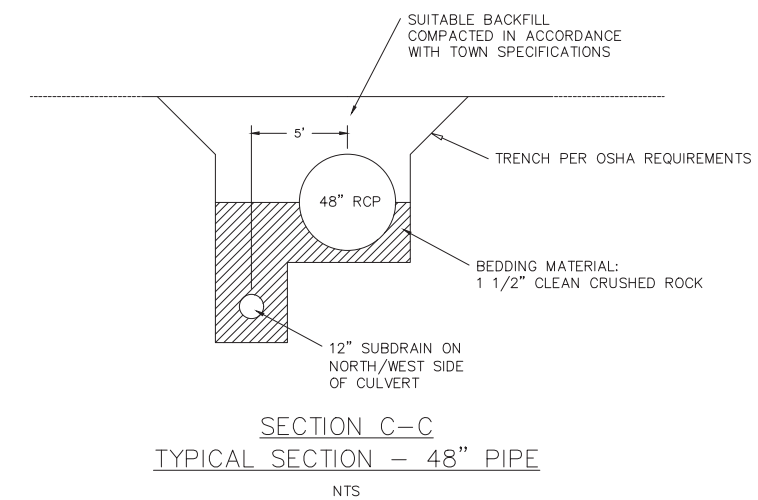
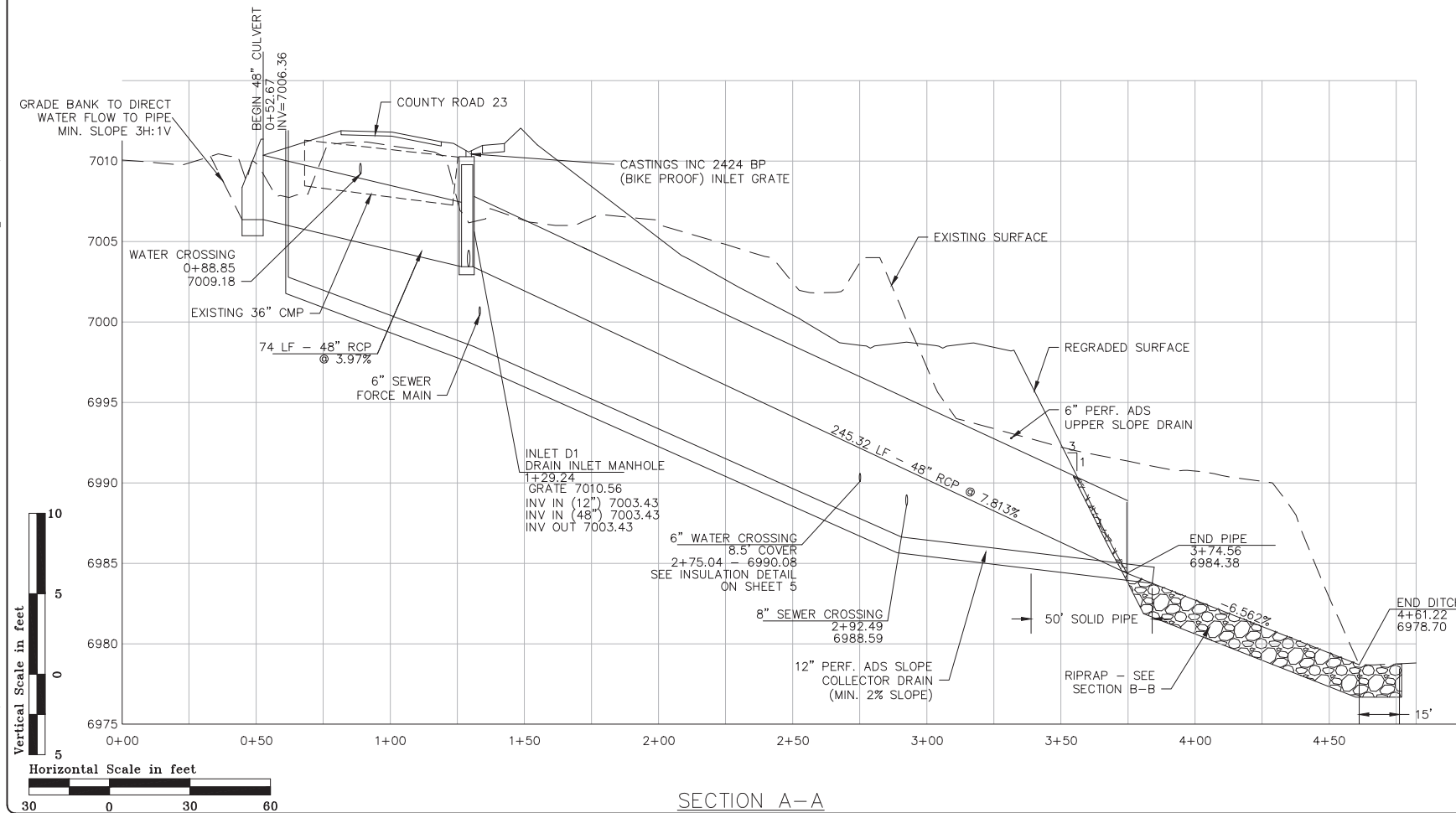
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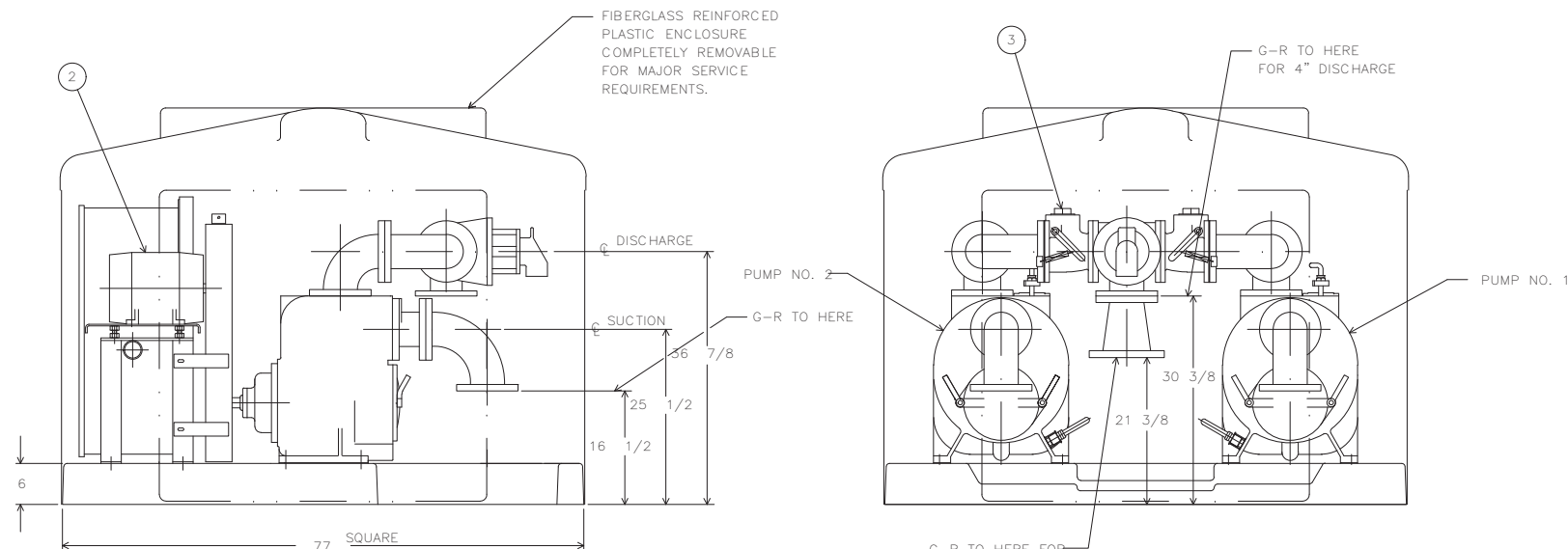
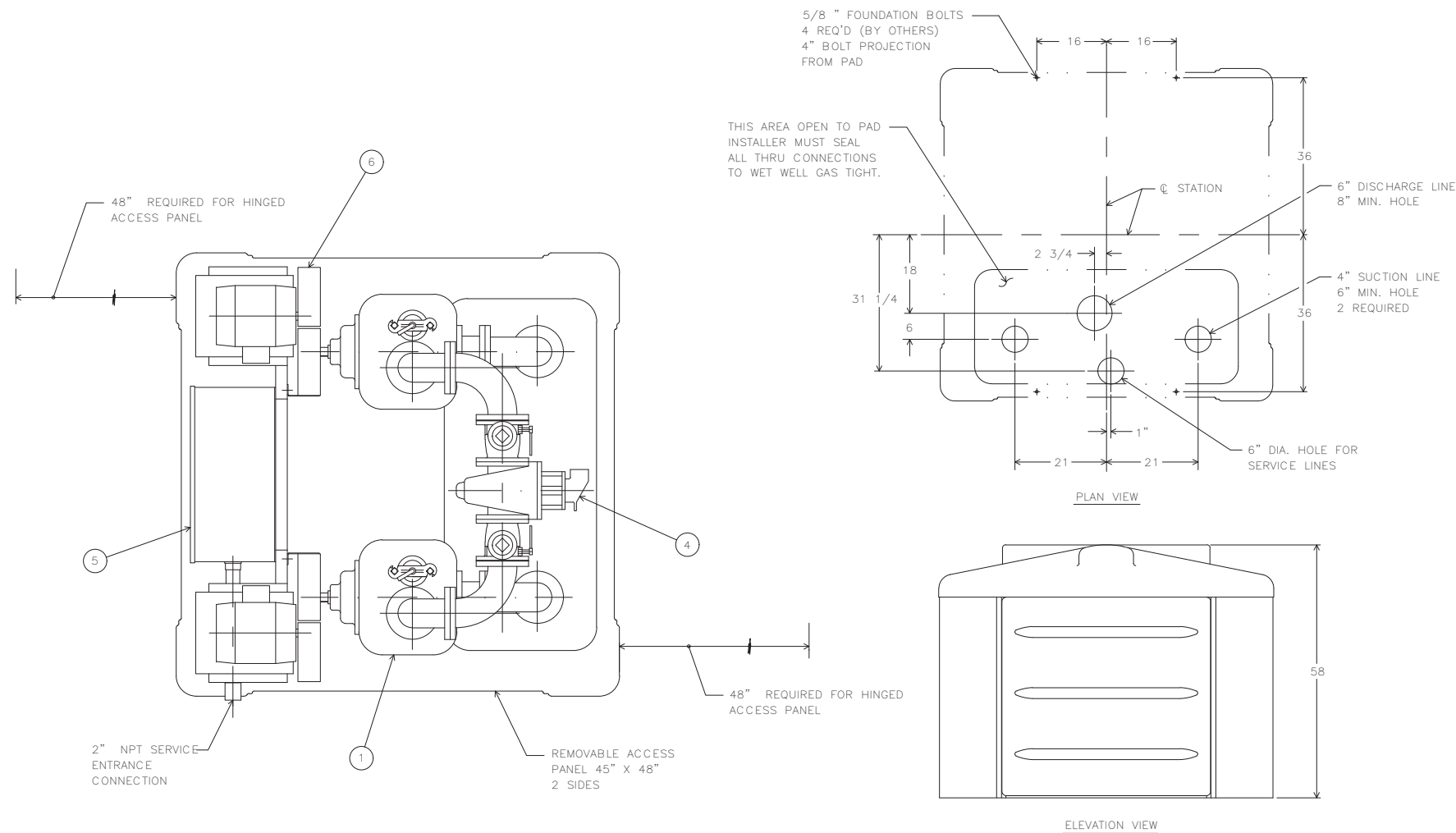
1. BROADCAST SEED IN RIPRAP AREA PRIOR TO PLACEMENT OF RIPRAP.
2. HYDROSEED AREAS ABOVE RIPRAP AFTER PLACEMENT OF RIPRAP.
3. APPLY THE FOLLOWING SEED MIXTURE:


<u>SPECIES</u>	<u>LBS/AC PL</u>
CRESTED WHEATGRASS (EPHRAIM)	6.0
STREAMBANK WHEATGRASS (SODAR)	6.0
SAND DROPSOED	0.5
TALL WHEATGRASS (JOSE)	12.5
TOTAL	24.5 LBS/AC

DING TIME:
 PRING - APRIL 1 - 30
 EATE SUMMER - AUG.15 - SEP.1

4. SEEDING TIME:
SPRING - APRIL 1 - 30
LATE SUMMER - AUG.15 - SEP.1





		THE GORMAN-RUPP CO. MANSFIELD, OHIO ST. THOMAS, HAWAII	
NAME 6' X 6' ABOVEGROUND SEWAGE LIFT STATION W/DUPLEX T4A-B PUMPS			
DRN.	KAL	CHK. BM	APP. BM
DATE 8-12-96			SERIAL NO.
D 45121-017			

ITEM	DESCRIPTION	MAT'L & SIZE
1	PUMP	CAST IRON T4A-B
2	MOTOR	CAST IRON
3	CHECK VALVE	CAST IRON 4"
4	PLUG VALVE	CAST IRON 4"
5	MOTOR CONTROL PANEL	STEEL
6	BELT GUARD	STEEL

PUMP STATION NOTES

A. THE OWNER SHALL PURCHASE AND THE CONTRACTOR SHALL INSTALL ONE FACTORY BUILT, AUTOMATIC PUMPING STATION AS MANUFACTURED BY THE GORMAN-RUPP COMPANY, MANSFIELD OHIO. THE STATION SHALL BE COMPLETE WITH ALL NEEDED EQUIPMENT, FACTORY-INSTALLED ON PRECAST CONCRETE BASE WITH A FIBERGLASS REINFORCED ORTHOPHTHALIC POLYESTER RESIN ENCLOSURE. THE ELECTRICAL ENCLOSURES AND ASSOCIATED COMPONENTS AND PANELS SHALL BE U.L. LISTED.

- THE PRINCIPAL ITEMS OF EQUIPMENT SHALL INCLUDE:
 - TWO BELT DRIVEN SUPER T-SERIES MODEL T4A-B SEWAGE PUMPS WITH 10 HP, 1750 RPM OPEN-DRIP-PROOF MOTOR.
 - STATION PIPING INCLUDING SWING CHECK VALVES, 90° ELBOWS, A 3 WAY PLUG VALVE AND AUTOMATIC AIR RELEASE VALVES AND PORTABLE PUMP DISCHARGE CONNECTION
 - CENTRAL CONTROL PANEL IN A STAINLESS STEEL NEMA 1 ENCLOSURE INCLUDING H-O-A SWITCHES, THERMO MAGNETIC MOTOR BRANCH CIRCUIT BREAKERS, MAGNETIC MOTOR STARTERS WITH OVERLOAD PROTECTION, SUBMERGED PRESSURE TRANSDUCER LIQUID LEVEL CONTROLS WITH HIGH WATER ALARM CIRCUIT BACKED UP BY REDUNDANT/INDEPENDENT INTRINSICALLY SAFE FLOAT SWITCHES, LEAD/LAG PUMP ALTERNATOR WITH OPERATOR SELECTABLE SWITCH, FAULT INDICATORS, TWO ELAPSED TIME METERS, PUMP RUN LIGHTS, ALARM SELECTOR SWITCH, THREE PHASE VOLTAGE MONITOR AND PHASE PROTECTION, LAG PUMP START DELAY, TRANSIENT VOLTAGE SURGE SUPPRESSOR, AND LIGHTING ARRESTOR.
 - ALARM SYSTEM INCLUDING LIGHT TO INDICATE NORMAL OPERATION AND A FLASHING LIGHT TO INDICATE HIGH WATER LEVEL OR LOW TEMPERATURE IN ENCLOSURE, A RACO VERBATIM AUDIOTALKER WITH 4 CONTACT AND 1 ANALOG CHANNELS TO ALARM ON HIGH WATER LEVEL, LOW TEMPERATURE IN ENCLOSURE, HIGH PUMP TEMPERATURE, OR HIGH VIBRATION. ANALOG CHANNEL SHALL BE CONNECTED TO THE TRANSDUCER SIGNAL TO ALLOW DIAL-IN WATER LEVEL INQUIRY.
 - ENCLOSURE WITH A MINIMUM OF 2" OF FOAM INSULATION, 1300/150W, SPACE HEATER, VENTILATION BLOWER, DUPLEX GFI RECEPTACLE, 5 KVA POWER CONTROL TRANSFORMER INSTALLED TO CODE.
 - OTHER EQUIPMENT INCLUDING SUCTION AND DISCHARGE GAUGE KITS (4" GLYCERIN FILLED), PUMP DRAIN KIT, SPARE PARTS KIT, SPARE SPACE HEATER.

THE CONSTRUCTION AND EQUIPMENT IN THE LIFT STATION PACKAGE SHALL BE IN ACCORDANCE WITH GORMAN-RUPP WITH STANDARD SPECIFICATIONS FOR A GORMAN-RUPP 6'X6' ABOVE GROUND SEWAGE LIFT.

EACH PUMP SHALL BE CAPABLE OF INITIALLY DELIVERING 225 GPM OF WASTEWATER AGAINST A TOTAL DYNAMIC HEAD OF 45 FEET AT A SPEED OF 1250 RPM, AND IN THE FUTURE, CAPABLE OF DELIVERING 270 GPM OF WASTEWATER AGAINST A TOTAL DYNAMIC HEAD OF 51' AT A SPEED OF 1350 RPM WITH THE CHANGE OF SHEAVES. THE MINIMUM ACCEPTABLE PUMP EFFICIENCY SHALL BE 40%. THE MAXIMUM ALLOWABLE MOTOR SPEED SHALL BE 1750 RPM. THE MINIMUM RATED HORSEPOWER OF EACH PUMP SHALL BE 10 HP, 230V, 3 PHASE. ALL OPENINGS AND PASSAGES SHALL BE LARGE ENOUGH TO PERMIT THE PASSAGE OF SPHERE 3" IN DIAMETER. THE PUMP MOTOR SHALL NOT BE OVERLOADED BEYOND THE NAMEPLATE RATING AT THE DESIGN CONDITIONS. THE OWNER IS TO VERIFY SELECTION WITH GORMAN-RUPP PRIOR TO ORDERING.

B. PUMP STATION COMPONENTS WILL BE DELIVERED TO JOB SITE BY SUPPLIER AND UNLOADED BY THE CONTRACTOR. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING DELIVERY TIME WITH SUPPLIER (CANYON SYSTEMS, 303-987-3838). THE PUMP SUPPLIER SHALL PROVIDE ONE DAY OF START-UP ASSISTANCE AND SHALL PROVIDE THE TOWN WITH 3 HARD COPY AND ONE ELECTRONIC COPY OF THE O&M MANUALS FOR THE PUMP STATION AND ASSOCIATED EQUIPMENT. THE CONTRACTOR SHALL NOTIFY THE TOWN WHEN COMPONENTS ARE DELIVERED AND PLANNED INSTALLATION AND STARTUP SCHEDULE.

ALL WIRING AND ELECTRICAL WORK SHALL MEET THE REQUIREMENTS OF THE CURRENT EDITION OF THE NATIONAL ELECTRICAL CODE. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL WIRING, DISCONNECTS, BREAKERS AND ASSOCIATED SUPPLIES TO INSTALL THE PUMP STATION AND GENERATOR. THE INSTALLATION SHALL INCLUDE A GFI WEATHERTIGHT RECEPTACLE ON SEPARATE 15 AMP 120V CIRCUIT. THE CONTRACTOR SHALL PROVIDE THE TOWN WITH THREE SETS OF SCHEMATIC DRAWINGS OF ELECTRICAL AND CONTROL CONNECTIONS BETWEEN THE TRANSFORMER AND THE PUMP STATION AND GENERATOR, INCLUDING WIRE SIZE AND COMPONENT SPECIFICATIONS.

D. CONTRACTOR SHALL CONSTRUCT A GABLE ROOF STRUCTURE OVER THE CONTROL PANEL IN COMPLIANCE WITH TOWN BUILDING CODE. THE PLAN DIMENSIONS SHALL BE A MINIMUM OF 6'X8' AND SHALL HAVE A MINIMUM PITCH OF 8:12. THE ROOF SHALL BE SUPPORTED BY AND ATTACHED TO THE 4" SCH. 40 STEEL POSTS SUPPORTING THE CONTROL PANEL. FRAMING MEMBERS AND RAFTERS SHALL BE TREATED WOOD. RAFTERS SHALL BE ON 24" SPACING AND SHEETED WITH 1/2" AC PLYWOOD. ROOFING SHALL CONSIST OF 30# FELT WITH 40 YEAR DARK COLORED COMPOSIT SHINGLE. METAL DRIP GUARDS SHALL BE INSTALLED AROUND THE EDGE OF THE ROOF.


E. CONTRACTOR SHALL ARRANGE FOR ELECTRIC SERVICE FROM SAN MIGUEL POWER, NATURAL GAS SERVICE WITH BLACK HILLS ENERGY AND PHONE SERVICE WITH CENTURY LINK.

4. CONTRACTOR SHALL CONSTRUCT THE CONCRETE PUMP BASIN (MANHOLE) TO THE FOLLOWING STANDARDS:
- SUCH BASIN SHALL BE WATERTIGHT AND COATED PER TOWN OF RIDGWAY STANDARDS.
 - SUB GRADE UNDER PUMP BASIN SHALL BE COMPACTED TO MIN. 95% OF MODIFIED PROCTOR DENSITY. THE BASE FOR THE PUMP BASIN SHALL BE INSTALLED ON A MINIMUM OF 12" OF $\frac{3}{4}$ " WASHED ROCK. WASHED ROCK SHALL BE INSTALLED IN LIFTS NOT TO EXCEED 6" IN DEPTH AND VIBRATORY COMPACTION OF EACH LIFT.
 - BACKFILL SHALL BE CLASS 6 MATERIAL, MOISTURE CONDITIONED, PLACED IN 6" MAX. LIFTS AND COMPACTED TO AT LEAST 95% OF THE MODIFIED PROCTOR DENSITY \pm 2% OMC. BACKFILL UNDER, AND WITHIN 6" AROUND PIPING, SHALL BE $\frac{3}{4}$ " WASHED ROCK. BACKFILL ALL WALLS UNIFORMLY ON BOTH SIDES (MAX. 2 FT DIFFERENTIAL) UNTIL REACHING FINAL ELEVATIONS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ADEQUATE DE-WATERING THROUGHOUT PUMP BASIN CONSTRUCTION INCLUDING SUBGRADE PREP., MANHOLE PLACEMENT AND PIPING INSTALLATION. IT MAY BE NECESSARY TO TEMPORARILY FILL THE INTERIOR OF PUMP BASIN WITH WATER TO AVOID FLOTATION PRIOR TO BACKFILL.
 - CONTRACTOR SHALL VACUUM TEST THE WETWELL PER TOWN OF RIDGWAY STANDARDS.

G. THE OWNER SHALL PURCHASE AND THE CONTRACTOR INSTALL A STANDBY GENERATOR TO PROVIDE POWER TO THE PUMP STATION IN THE EVENT OF A POWER FAILURE. AT A MINIMUM A 35 KW CUMMINS ONAN NATURAL GAS GENERATOR, MODEL 35GFD, OR EQUIVALENT WILL BE REQUIRED. SPECIFICATION INCLUDE: 120/240 V. THREE PHASE WITH BREAKER, CUMMINS ONAN PCC 2100 CONTROL PANEL AND AC METERS; MODEL F173 QUIET SITE II SOUND ATTENUATED WEATHER PROTECTIVE ENCLOSURE; COOLANT LOW LEVEL SHUTDOWN, HEATER AND DRAIN; OIL DRAIN; BATTERY, BATTERY RACK AND CHARGER; AND A CUMMINS ONAN 125A, AUTOMATIC TRANSFER SWITCH MODEL OTPC125, INCLUDING THE LEVEL 2 MICROPROCESSOR CONTROL WITH BAR GRAPH METERS AND EXERCISE CLOCK IN NEMA 3R ENCLOSURE. THE GENERATOR SUPPLIER SHALL PROVIDE ONE DAY OF ONSITE START-UP ASSISTANCE AND SHALL SUPPLY THE TOWN WITH 3 HARD COPY AND ONE ELECTRONIC COPY OF THE O&M MANUALS FOR THE GENERATOR AND ASSOCIATED OPTIONS.

H. CONTRACTOR SHALL PROVIDE THE TOWN WITH 2 HOSES TO ALLOW FLUSHING OF THE CLEAN-OUT/FLUSHING VALVES. EACH HOSE SHALL INCLUDE 30' OF 2" FLEXIBLE HOSE (200 PSI MIN. RATING) AND 2" FEMALE CAM LOCK ENDS.

[illegible]

		DEL-MONT CONSULTANTS, INC. ENGINEERING & SURVEYING 125 Colorado Ave. ■ Montrose, CO 81401 ■ (970) 249-2251 www.del-mont.com ■ survey@del-mont.com	
DESIGNED BY	DESIGN	SCALE	CHECKED BY
DRAWN BY	DRAFT	PLOT NAME	DATE ISSUED
		240602_P001E.DWG	2024-09-04

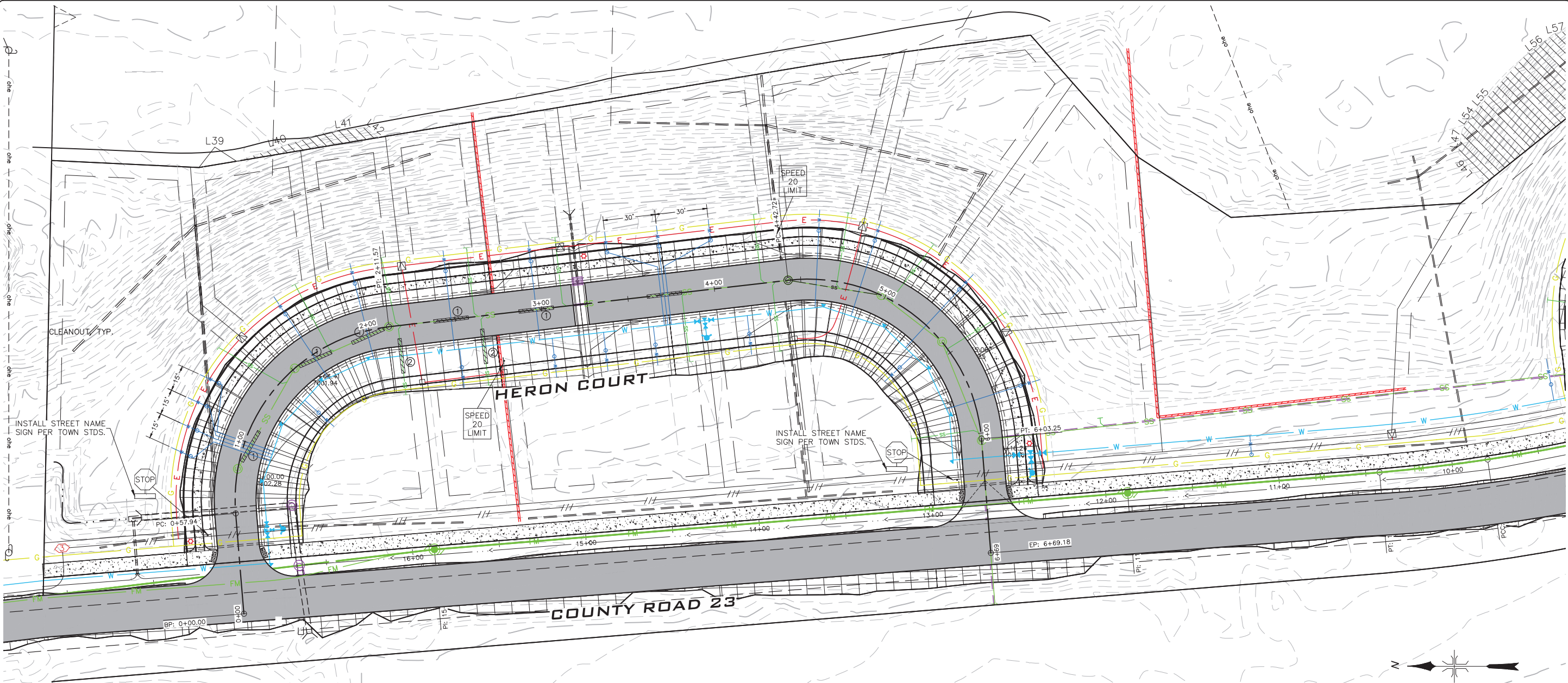
THE PRESERVE
RIDGWAY, COLORADO

LIFT STATION CONSTRUCTION DETAILS

DMC JOB NO.: 24018

SHEET NO.: 25
OF 27 SHEETS

PLOTTED BY: MWHTE, FILE PATH & NAME = I:\DMS\4\PROJECTS\ACTIVE PROJECTS\2024\24018-PRESERVE RD\HIGHWAY\3D\24018C-SHEETS.DWG, PLOT DATE = 8/30/2024 4:42 PM



SEE SHEET 3 FOR SPECIFICATIONS PERTAINING TO INSTALLATION OF WIRE UTILITIES AND GAS LINES. THE FOLLOWING ARE EXCERPTS FROM THE SAN MIGUEL POWER ASSOCIATION CONSTRUCTION HANDBOOK, AUG. 2007:

TRENCH DEPTH FOR HIGH VOLTAGE CABLE IS 40" DEEP (FROM FINISHED GRADE) (INSTALL AT 48" DEPTH PER TOWN STANDARDS).
 TRENCH DEPTH FOR SECONDARY CABLE IS 30" DEEP (FROM FINISHED GRADE).
 CONDUIT TYPE WILL BE ELECTRICAL GRADE PVC, SCHEDULE 40, OR GRC, AS SPECIFIED BY SMPA.
 CONDUIT SIZE WILL BE 2 1/2", 4", 5" OR 6", AS SPECIFIED BY SMPA.
 MINIMUM HORIZONTAL CLEARANCE FROM OTHER UTILITIES (MEASURED FROM EDGE TO EDGE OF CABLES, CONDUITS, GAS, SEWER AND WATER LINES);

DISTANCE FROM	MIN. CLEARANCE
GAS LINE	36"
HIGH PRESSURE GAS LINE	60"
WATER LINE	36" (60" PER TOWN STANDARDS)
TELEPHONE	12"
CATV	12"
SEWER LINE	36" (60" PER TOWN STANDARDS)

IN ADDITION TO THE ABOVE, ALL REQUIREMENTS AND SPECIFICATIONS CONTAINED IN THE ABOVE REFERENCED HANDBOOK SHALL BE COMPLIED WITH, AS WELL AS CORRESPONDING REQUIREMENTS FOR ALL OTHER APPLICABLE UTILITIES.

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DESIGNED BY: **DMC**

DRAWN BY: **DMC**

CHECKED BY: **DMC**

DATE: 2024-09-04

NO	DATE	REVISIONS	BY
4	9/30/08	PRESERVE DRIVE RE-ALIGNMENT	JR
3	4/29/08	REVIEW COMMENTS DATED 04/23/08	JR
2	2/22/08	REVIEW COMMENTS DATED 8/14/2007	JR
1	12/03/07	REVIEW COMMENTS	JR

THE PRESERVE

RIDGWAY, COLORADO

UTILITY SERVICES

AND STREET SIGNS - HERON COURT

DMC JOB NO.	24018
SHEET NO.	26
OF	27
SHEETS	

SECTION 1

OFFSITE RUNOFF CULVERT SIZING

Del-Mont Consultants, Inc.
P. O. Box 486
MONTROSE, COLORADO 81402
Phone 249-2251

JOB The Preserve 1-1
SHEET NO. _____ OF _____
CALCULATED BY JR DATE 6/19/06
CHECKED BY _____ DATE _____
SCALE _____

Offsite Drainage

Offsite Area A 237 ac below City Res.
 81 ac above City Res.
 318 ac Total

Offsite Area B 101 ac

See worksheets 2, 3 and 4 for runoff calculations using
SCS TR-55 Methodology

Onsite Drainage (Rational Method)

Structure	Drainage Area (Ac)	C	C.A	Time of Conc. (min)	Intensity (in/hr)	Q ₁₀₀ (cfs)	V-Pan Slope (%)	Capacity (cfs)
A1	0.87 N	.55	.48	27	2.52	1.2	0.5	1.0
	0.61 S	.55	.31	12	3.73	1.2	0.9	1.4
	1.48	.55	.81	27	2.52	2.0		
A2	0.29 N	.55	.16	6	5.00	0.8	0.5	1.0
	0.32 S	.55	.18	8	4.49	0.8	0.9	1.4
	0.61	.55	.34	8	4.49	1.5		
Total A	2.09	.55	1.15	27	2.52	2.9		
B1	1.38	.45	.62	20	2.99	1.9	2.0	1.9
B2	0.41	.45	.18	7	4.73	0.9	2.0	1.9
Total B	1.79	.45	.81	20	2.99	2.4		
C1	1.30 N	.45	.59	23	2.77	1.6	2.0	1.9
	0.60 S	.45	.27	6	5.00	1.4	6.0	3.5
	1.90	.45	.86	23	2.77	2.4		
C2	0.24 N	.45	.11	6	5.00	0.6	2.0	1.9
	0.31 S	.45	.14	6	5.00	0.7	6.0	3.5
	0.55	.45	.25	6	5.00	1.3		
Total C	2.45	.45	1.10	23	2.77	3.0		

Worksheet 2: Runoff curve number and runoff

Project The Preserve By JR Date 6/16/06 Revised 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed OFFSITE A

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ^{1/}			Area <input type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
C	Bush/Weed/Grass (Fair)	70			236	16,520
C	Meadow	71			66	4686
C	Residential 1/4 acre	83			16	1328
		Totals =			318	22,534

^{1/} Use only one CN source per line.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{22,534}{318} = 70.9$$

Use CN = 71

2. Runoff

	Storm #1	Storm #2	Storm #3
Frequency yr	2	100	
Rainfall, P (24-hour) in	1.2	3.0	
Runoff, Q in (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)	.02	.76	

Figure 2-5.—Worksheet 2 for example 2-1.

Worksheet 2: Runoff curve number and runoff

Project The Preserve By JR Date 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed _____ OFFSITE B

1. Runoff curve number (CN)

Soil name and hydrologic group (appendix A)	Cover description (cover type, treatment, and hydrologic condition; percent impervious; unconnected/connected impervious area ratio)	CN ^{1/}			Area <input type="checkbox"/> acres <input type="checkbox"/> mi ² <input type="checkbox"/> %	Product of CN x area
		Table 2-2	Fig. 2-3	Fig. 2-4		
C	Brush/Weed/Grass (Fair)	70			20	1400
C	Meadow	71			60	4260
C	Residential (1/4 acre)	83			21	1743
		Totals =			101	7403

^{1/} Use only one CN source per line.

$$\text{CN (weighted)} = \frac{\text{total product}}{\text{total area}} = \frac{7403}{101} = 73.3$$

Use CN = 74

2. Runoff

Frequency yr
 Rainfall, P (24-hour) in
 Runoff, Q in
 (Use P and CN with table 2-1, fig. 2-1, or eqs. 2-3 and 2-4.)

Storm #1	Storm #2	Storm #3
2	100	
1.2	3.0	
.06	.91	

Figure 2-5.—Worksheet 2 for example 2-1.

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

1-3

Project The Preserve By JR Date 6/16/06 REVISED 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed _____
 Circle one: T_c T_c through subarea OFFSITE A

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

Segment ID

1. Surface description (table 3-1)
2. Manning's roughness coeff., n (table 3-1) ..
3. Flow length, L (total $L \leq 300$ ft) ft
4. Two-yr 24-hr rainfall, P_2 in
5. Land slope, s ft/ft
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr

lt. woods				
.40				
300				
1.2				
.13				
.67				
40				

Shallow concentrated flow

Segment ID

7. Surface description (paved or unpaved)
8. Flow length, L ft
9. Watercourse slope, s ft/ft
10. Average velocity, V (figure 3-1) ft/s
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr

U	U	U	U	U
1000	2300	500	2400	3100
.14	.20	.005	.15	.05
6.1	7.2	1.1	6.3	3.6
.05	.09	.13	.11	.24
3	5	8	6	14

Channel flow

Segment ID

12. Cross sectional flow area, a ft²
13. Wetted perimeter, p_w ft
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft
15. Channel slope, s ft/ft
16. Manning's roughness coeff., n
17. $v = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s
18. Flow length, L ft
19. $T_t = \frac{L}{3600 V}$ Compute T_t hr
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) hr

TOTAL min.

				76
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Worksheet 3: Time of concentration (T_c) or travel time (T_t)

1-3a

Project The Preserve By JR Date 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed _____
 Circle one: T_c T_t through subarea OFFSITE B

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

Segment ID

1. Surface description (table 3-1)
2. Manning's roughness coeff., n (table 3-1) ..
3. Flow length, L (total $L \leq 300$ ft) ft
4. Two-yr 24-hr rainfall, P_2 in
5. Land slope, s ft/ft
6. $T_c = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_c hr
min

lt. Woods			
.40			
300			
1.2			
.50			
.39			
23			

Shallow concentrated flow

Segment ID

7. Surface description (paved or unpaved)
8. Flow length, L ft
9. Watercourse slope, s ft/ft
10. Average velocity, V (figure 3-1) ft/s
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr
min

U U			
600 3600			
.42 .05			
11 3.6			
.015 .28			
1 17			

Channel flow

Segment ID

12. Cross sectional flow area, a ft²
13. Wetted perimeter, p_w ft
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft
15. Channel slope, s ft/ft
16. Manning's roughness coeff., n
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s
18. Flow length, L ft
19. $T_t = \frac{L}{3600 V}$ Compute T_t hr
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) hr

TOTAL min.

41			
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Worksheet 4: Graphical Peak Discharge method

Project The Preserve By JR Date 6/16/06 Revised 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed OFFSITE A

1. Data:

Drainage area $A_m = .497$ mi² (acres/640) 318 ac
 Runoff curve number CN = 72 (From worksheet 2)
 Time of concentration .. $T_c = 1.27$ hr (From worksheet 3)
 Rainfall distribution type = II (I, IA, II, III)
 Pond and swamp areas spread
 throughout watershed = 1.0 percent of A_m (3.7 acres or mi² covered)

2. Frequency

yr

3. Rainfall, P (24-hour)

in

4. Initial abstraction, I_a
(Use CN with table 4-1.)

in

5. Compute I_a/P 6. Unit peak discharge, q_u csm/in
(Use T_c and I_a/P with exhibit 4-_____)7. Runoff, Q
(From worksheet 2).

in

8. Pond and swamp adjustment factor, F_p
(Use percent pond and swamp area
with table 4-2. Factor is 1.0 for
zero percent pond and swamp area.)9. Peak discharge, q_p
(Where $q_p = q_u A_m Q F_p$)

cfs

Storm #1	Storm #2	Storm #3
2	100	
1.2	3.0	

.778	.778	
------	------	--

.65	.26	
-----	-----	--

60	270	
----	-----	--

.02	.76	
-----	-----	--

.87	.87	
-----	-----	--

1.0	89	
-----	----	--

Worksheet 4: Graphical Peak Discharge method

Project The Preserve By JR Date 11/12/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed _____ OFFSITE B

1. Data:

Drainage area $A_m = .158$ mi² (acres/640) 101 ac
 Runoff curve number CN = 74 (From worksheet 2)
 Time of concentration .. $T_c = .68$ hr (From worksheet 3)
 Rainfall distribution type = II (I, IA, II, III)
 Pond and swamp areas spread throughout watershed = 0 percent of A_m (____ acres or mi² covered)

2. Frequency yr

3. Rainfall, P (24-hour) in

4. Initial abstraction, I_a in
 (Use CN with table 4-1.)

5. Compute I_a/P

6. Unit peak discharge, q_u csm/in
 (Use T_c and I_a/P with exhibit 4-____)

7. Runoff, Q in
 (From worksheet 2).

8. Pond and swamp adjustment factor, F_p
 (Use percent pond and swamp area with table 4-2. Factor is 1.0 for zero percent pond and swamp area.)

9. Peak discharge, q_p cfs
 (Where $q_p = q_u A_m Q F_p$)

Storm #1	Storm #2	Storm #3
<u>2</u>	<u>100</u>	
<u>1.2</u>	<u>3.0</u>	

<u>.703</u>	<u>.703</u>	
-------------	-------------	--

<u>.586</u>	<u>.234</u>	
-------------	-------------	--

<u>120</u>	<u>400</u>	
------------	------------	--

<u>.06</u>	<u>.91</u>	
------------	------------	--

<u>1.0</u>	<u>1.0</u>	
------------	------------	--

<u>1.1</u>	<u>58</u>	
------------	-----------	--

INTENSITY-DURATION-FREQUENCY CURVES**RIDGWAY** COLORADO

Reference: NOAA Atlas 2, Vol. III - Colorado, 1973

Calculations for estimating 1-hr rainfall values (Table II):

For Region 2:

$$Y_2 = -0.011 + 0.942[X_1(X_1/X_2)] = 0.62 \text{ inches}$$

$$Y_{100} = 0.494 + 0.755[X_3(X_3/X_4)] = 1.50 \text{ inches}$$

where

$$X_1 = 2 \text{ yr, 6hr value from precip-freq maps} = 0.9 \text{ inches}$$

$$X_2 = 2 \text{ yr, 24hr value from precip-freq maps} = 1.2 \text{ inches}$$

$$X_3 = 100 \text{ yr, 6hr value from precip-freq maps} = 2.0 \text{ inches}$$

$$X_4 = 100 \text{ yr, 24hr value from precip-freq maps} = 3.0 \text{ inches}$$

INCHES OF RAINFALL

Duration note 1	5 min	10 min	15 min	30 min	1-hr
	0.29	0.45	0.57	0.79	1.00
2 yr	0.18	0.28	0.36	0.49	0.62 Y_2
5 yr	0.23	0.36	0.46	0.64	0.81 note 2
10 yr	0.28	0.43	0.55	0.76	0.96 note 2
25 yr	0.33	0.52	0.66	0.91	1.15 note 2
50 yr	0.38	0.59	0.75	1.03	1.31 note 2
100 yr	0.44	0.68	0.86	1.19	1.50 Y_{100}

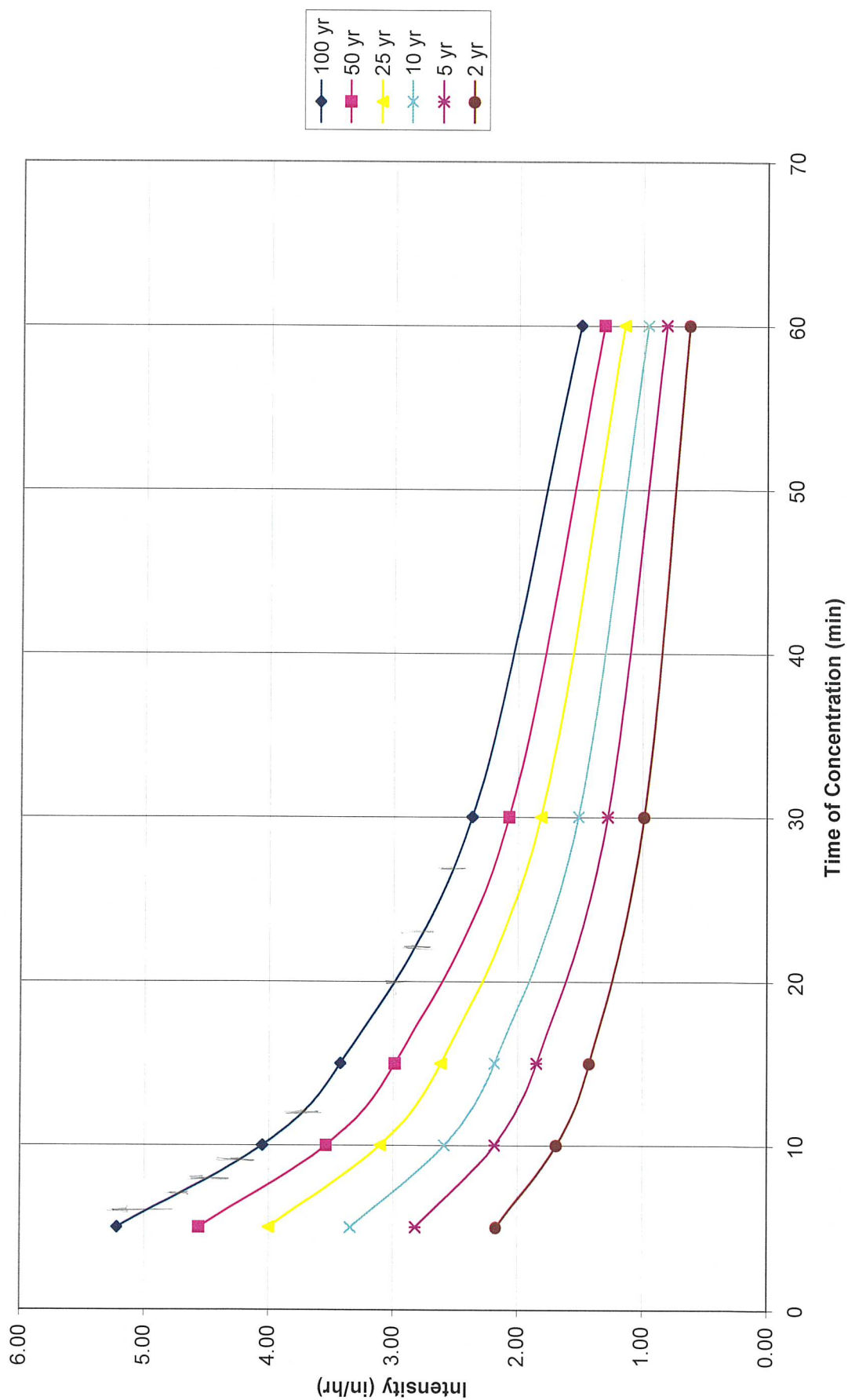
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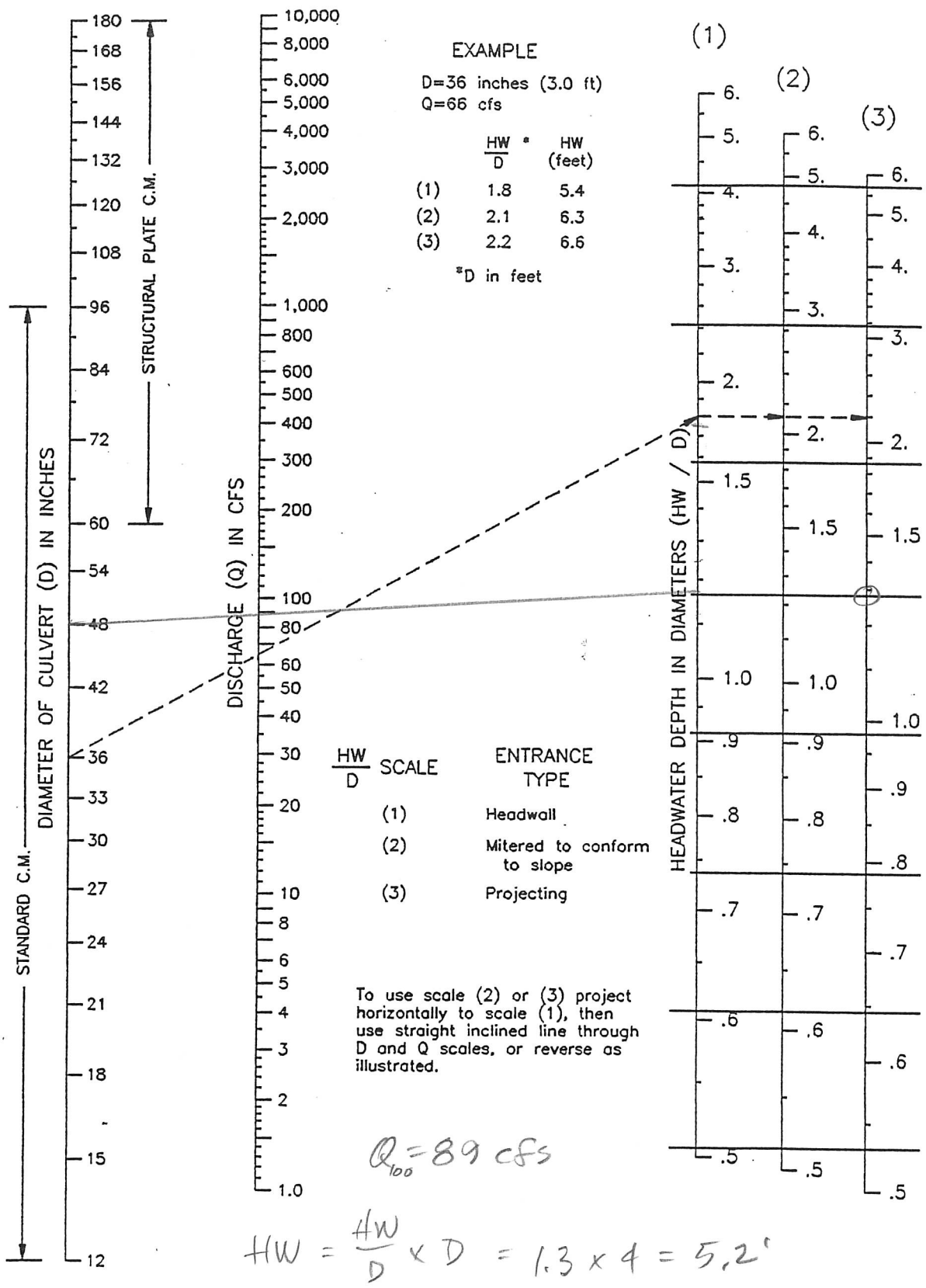
- Ratio to 1-hr from Table 12
- Interpolated from Fig. 6

INTENSITY (INCHES PER HOUR)

	100 yr	50 yr	25 yr	10 yr	5 yr	2 yr
5	5.22	4.56	4.00	3.34	2.82	2.17
10	4.05	3.54	3.11	2.59	2.19	1.69
15	3.42	2.99	2.62	2.19	1.85	1.42
30	2.37	2.07	1.82	1.52	1.28	0.99
60	1.50	1.31	1.15	0.96	0.81	0.62

IDF CURVES - RIDGWAY, COLORADO



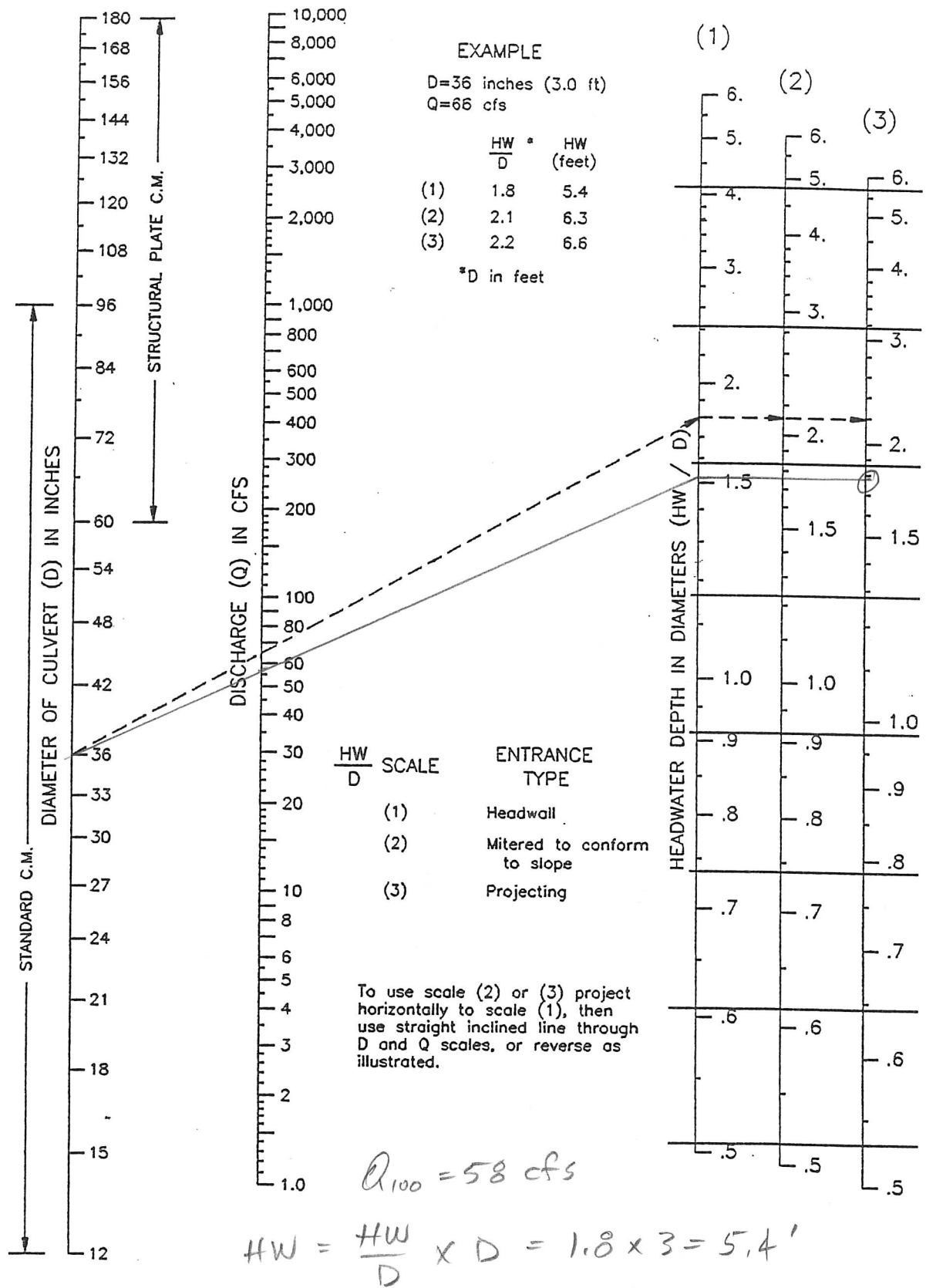


Source: Federal Highway Administration, HDS No. 5, *Hydraulic Design of Highway Culverts*.

Headwater Depth for Corrugated Metal Pipe Culverts with Inlet Control

OFFSITE A

Date
Figure



Source: Federal Highway Administration, HDS No. 5, *Hydraulic Design of Highway Culverts*.

Headwater Depth for Corrugated Metal Pipe Culverts with Inlet Control

OFFSITE B

Date
 NOV 1992
 Figure
 HDS5C2

SECTION 2

ONSITE RUNOFF RATIONAL METHOD CALCULATIONS

Del-Mont Consultants, Inc.
P. O. Box 486
MONTROSE, COLORADO 81402
Phone 249-2251

JOB The Preserve 2-1
SHEET NO. _____ OF _____
CALCULATED BY JR DATE 6/19/06
CHECKED BY _____ DATE _____
SCALE _____

Offsite Drainage Area 273 ac below City Res.
81 ac above City Res.
354 ac total

See worksheets 2, 3 and 4 for runoff calculations using
SCS TR-55 methodology

<u>Onsite Drainage (Rational Method)</u>							V-Pan	
Structure	Drainage Area (ac)	C	C.A	Time of Conc. (min)	Intensity (in/hr)	Q ₁₀₀ (cfs)	Slope (%)	Capacity (cf.)
A1	0.87 N	.55	.48	27	2.52	1.2	0.5	1.0
	0.61 S	.55	.31	12	3.73	1.2	0.9	1.4
	1.48	.55	.81	27	2.52	2.0		
A2	0.29 N	.55	.16	6	5.00	0.8	0.5	1.0
	0.32 S	.55	.18	8	4.49	0.8	0.9	1.4
	0.61	.55	.34	8	4.49	1.5		
Total A	2.09	.55	1.15	27	2.52	2.9		
B1	1.38	.45	.62	20	2.99	1.9	2.0	1.9
B2	0.41	.45	.18	7	4.73	0.9	2.0	1.9
Total B	1.79	.45	.81	20	2.99	2.4		
C1	1.30 N	.45	.59	23	2.77	1.6	2.0	1.9
	0.60 S	.45	.27	6	5.00	1.4	6.0	3.5
	1.90	.45	.86	23	2.77	2.6		
C2	0.24 N	.45	.11	6	5.00	0.6	2.0	1.9
	0.31 S	.45	.14	6	5.00	0.7	6.0	3.5
	0.55	.45	.25	6	5.00	1.3		
Total C	2.45	.45	1.10	23	2.77	3.0		

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

Project The Preserve By JR Date 6/19/06
Location _____ Checked _____ Date _____
Circle one: Present Developed ON SITE
Circle one: T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T _c only)	Segment ID	A1 North	A1 South	A2 North	A2 South
1. Surface description (table 3-1)		Prairie Grass			
2. Manning's roughness coeff., n (table 3-1) ..		.15	.15	.15	.15
3. Flow length, L (total L ≤ 300 ft) ft		130	50	25	25
4. Two-yr 24-hr rainfall, P ₂ in		1.2	1.2	1.2	1.2
5. Land slope, s ft/ft		.01	.02	.02	.02
6. $T_c = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T _c hr		.43	.15	.09	.09
		26	9	5	5
Shallow concentrated flow	Segment ID				
7. Surface description (paved or unpaved)		P	P	P	P
8. Flow length, L ft		80	290	150	340
9. Watercourse slope, s ft/ft		.005	.005	.009	.009
10. Average velocity, V (figure 3-1) ft/s		1.5	1.5	2.0	2.0
11. $T_c = \frac{L}{3600 V}$ Compute T _c hr		.015	.05	.02	.05
		1	3	1	3
Channel flow	Segment ID				
12. Cross sectional flow area, a ft ²					
13. Wetted perimeter, P _w ft					
14. Hydraulic radius, $r = \frac{a}{P_w}$ Compute r ft					
15. Channel slope, s ft/ft					
16. Manning's roughness coeff., n					
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s					
18. Flow length, L ft					
19. $T_c = \frac{L}{3600 V}$ Compute T _c hr					
20. Watershed or subarea T _c or T _t (add T _c in steps 6, 11, and 19) hr					
TOTAL min.		27	12	6	8

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

2-3

Project The Preserve By JR Date 6/19/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed ON SITE
 Circle one: T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

Segment ID

1. Surface description (table 3-1)
2. Manning's roughness coeff., n (table 3-1) ..
3. Flow length, L (total $L \leq 300$ ft) ft
4. Two-yr 24-hr rainfall, P_2 in
5. Land slope, s ft/ft
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr
min

B1	B2				
Grass	→				
.15	.15				
80	25				
1.2	1.2				
.01	.02				
.29	.09				
18	5				

Shallow concentrated flow

Segment ID

7. Surface description (paved or unpaved)
8. Flow length, L ft
9. Watercourse slope, s ft/ft
10. Average velocity, V (figure 3-1) ft/s
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr
min

P	P				
400	425				
.02	.02				
2.9	2.9				
.04	.04				
2	2				

Channel flow

Segment ID

12. Cross sectional flow area, a ft²
13. Wetted perimeter, p_w ft
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft
15. Channel slope, s ft/ft
16. Manning's roughness coeff., n
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s
18. Flow length, L ft
19. $T_t = \frac{L}{3600 V}$ Compute T_t hr
20. Watershed or subarea T_c or T_t (add T_c in steps 6, 11, and 19) hr

TOTAL min

20	7				
----	---	--	--	--	--

Worksheet 3: Time of concentration (T_c) or travel time (T_t)

2-4

Project The Preserve By JR Date 6/19/06
 Location _____ Checked _____ Date _____
 Circle one: Present Developed ONSITE
 Circle one: T_c T_t through subarea _____

NOTES: Space for as many as two segments per flow type can be used for each worksheet.

Include a map, schematic, or description of flow segments.

Sheet flow (Applicable to T_c only)

Segment ID

1. Surface description (table 3-1)
2. Manning's roughness coeff., n (table 3-1) ..
3. Flow length, L (total $L \leq 300$ ft) ft
4. Two-yr 24-hr rainfall, P_2 in
5. Land slope, s ft/ft
6. $T_t = \frac{0.007 (nL)^{0.8}}{P_2^{0.5} s^{0.4}}$ Compute T_t hr
min

C1 North	C1 South	C2 North	C2 South
Prairie Grass	—	—	—
.15	.15	.15	.15
150	25	25	25
1.2	1.2	1.2	1.2
.02	.02	.02	.02
.37	.09	.09	.09
22	5	5	5

Shallow concentrated flow

Segment ID

7. Surface description (paved or unpaved)
8. Flow length, L ft
9. Watercourse slope, s ft/ft
10. Average velocity, V (figure 3-1) ft/s
11. $T_t = \frac{L}{3600 V}$ Compute T_t hr
min

P	P	P	P
260	360	260	415
.02	.06	.02	.06
2.9	5.0	2.9	5.0
.02	.02	.02	.02
1	1	1	1

Channel flow

Segment ID

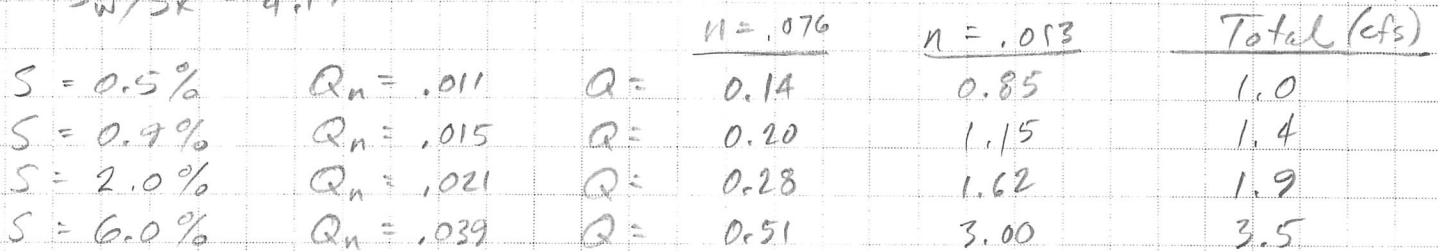
12. Cross sectional flow area, a ft²
13. Wetted perimeter, p_w ft
14. Hydraulic radius, $r = \frac{a}{p_w}$ Compute r ft
15. Channel slope, s ft/ft
16. Manning's roughness coeff., n
17. $V = \frac{1.49 r^{2/3} s^{1/2}}{n}$ Compute V ft/s
18. Flow length, L ft
19. $T_t = \frac{L}{3600 V}$ Compute T_t hr
20. Watershed or subarea T_c or T_t (add T_t in steps 6, 11, and 19) hr

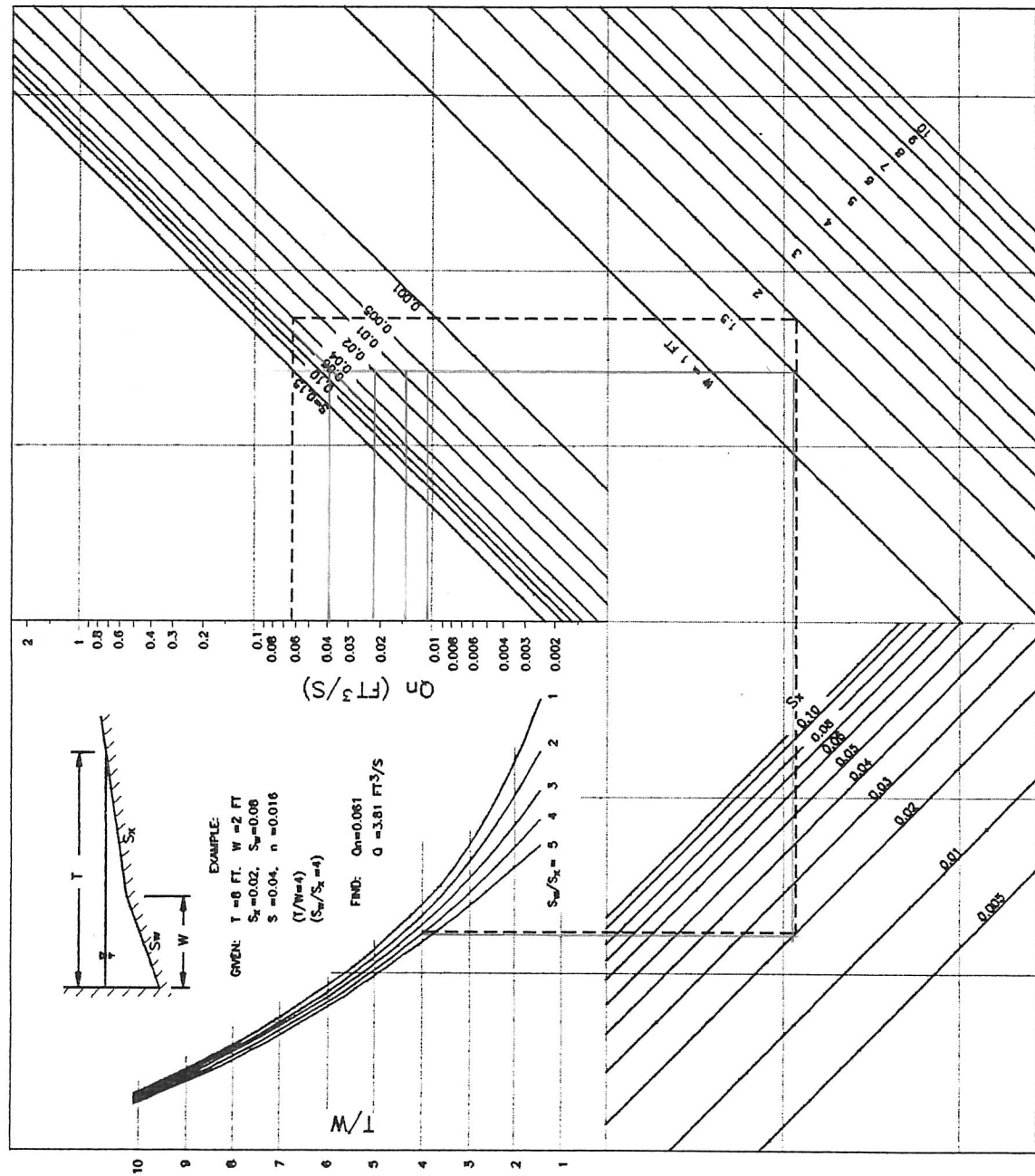
TOTAL min.

23	6	6	6
----	---	---	---

SECTION 3

VALLEY PAN, INLET AND STORM DRAIN CALCULATIONS

$$\text{Area } \textcircled{A} + \textcircled{B} = .43 \text{ ft}^2$$




Source: Federal Highway Administration, HEC No. 12, Drainage of Highway Pavements.

Flow in Composite Gutter Sections

Date

Figure

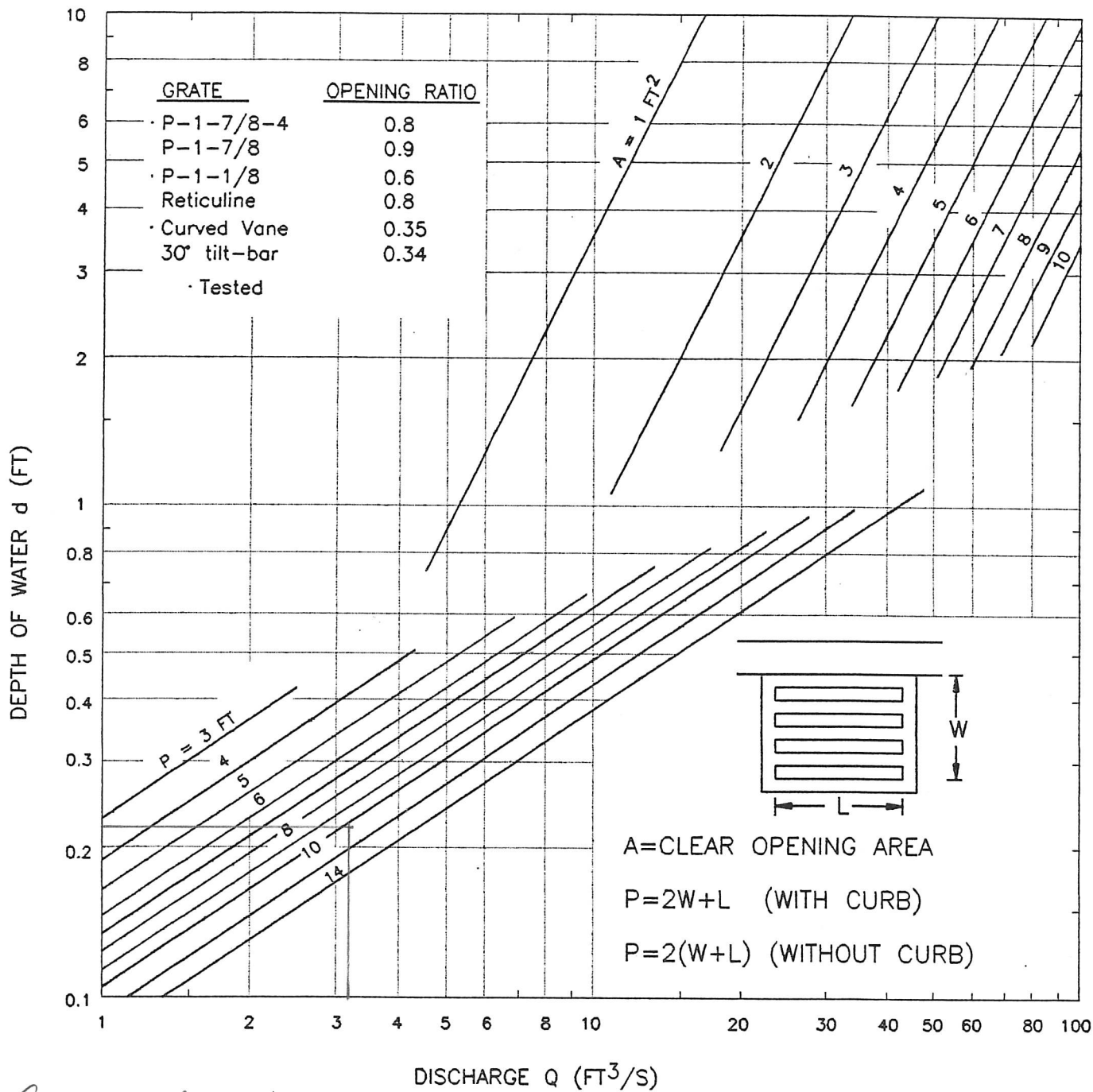
STORM DRAIN OUTFALL PIPE

Worksheet for Circular Channel

Project Description	
Project File	c:\haestad\fmw\preserve.fm2
Worksheet	STORM DRAIN
Flow Element	Circular Channel
Method	Manning's Formula
Solve For	Channel Slope

Input Data	
Mannings Coefficient	0.024
Depth	8.0 in
Diameter	12.00 in
Discharge	3.00 cfs

Results	
Channel Slope	0.039332 ft/ft
Flow Area	0.56 ft ²
Wetted Perimeter	1.91 ft
Top Width	0.94 ft
Critical Depth	0.74 ft
Percent Full	66.67
Critical Slope	0.029751 ft/ft
Velocity	5.39 ft/s
Velocity Head	0.45 ft
Specific Energy	1.12 ft
Froude Number	1.24
Maximum Discharge	4.12 cfs
Full Flow Capacity	3.83 cfs
Full Flow Slope	0.024168 ft/ft
Flow is supercritical.	



CASTINGS INC. INLET #13

$L = 39\frac{1}{4}''$
 $W = 22\frac{3}{16}''$ $\Rightarrow P = 10.3'$, $d = .22' \Rightarrow Q = 3.1 \text{ CFS}$

Source: Federal Highway Administration, HEC No. 12, Drainage of Highway Pavements.

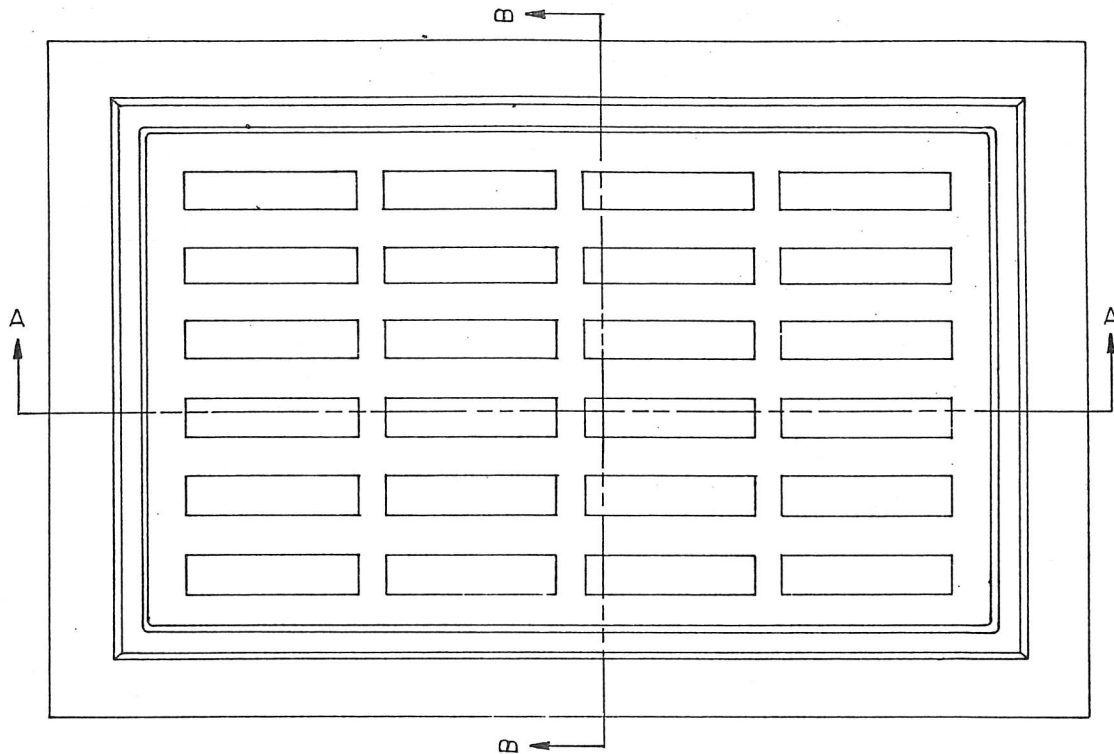
Grate Inlet Capacity in Sump Conditions

Date

Figure

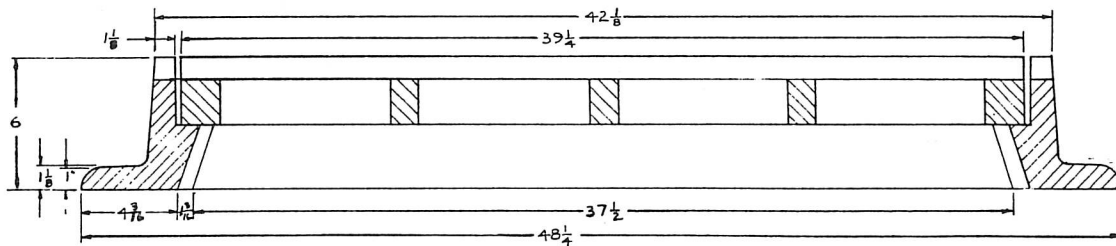
3-5

INLET FRAME AND GRATE No. 13
IFG-680 C.I.

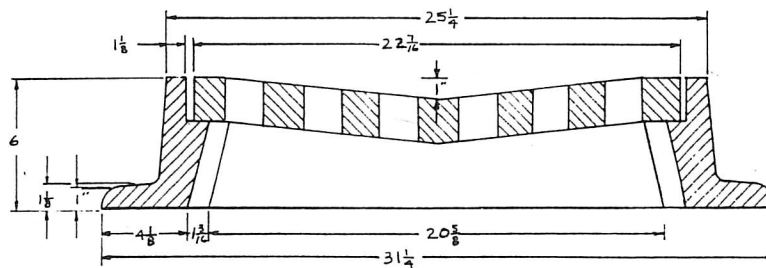


APPROXIMATE WEIGHT - CAST IRON

GRATE	275
FRAME	405
APX. TOTAL WT	680



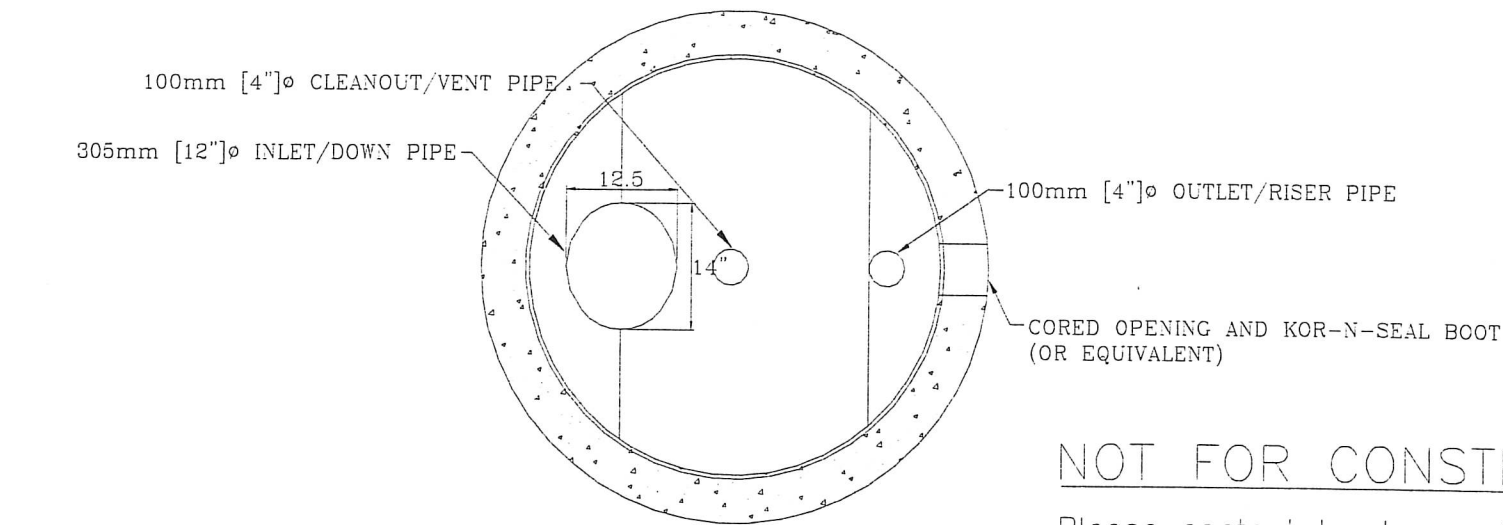
SECTION A-A



SECTION B-B



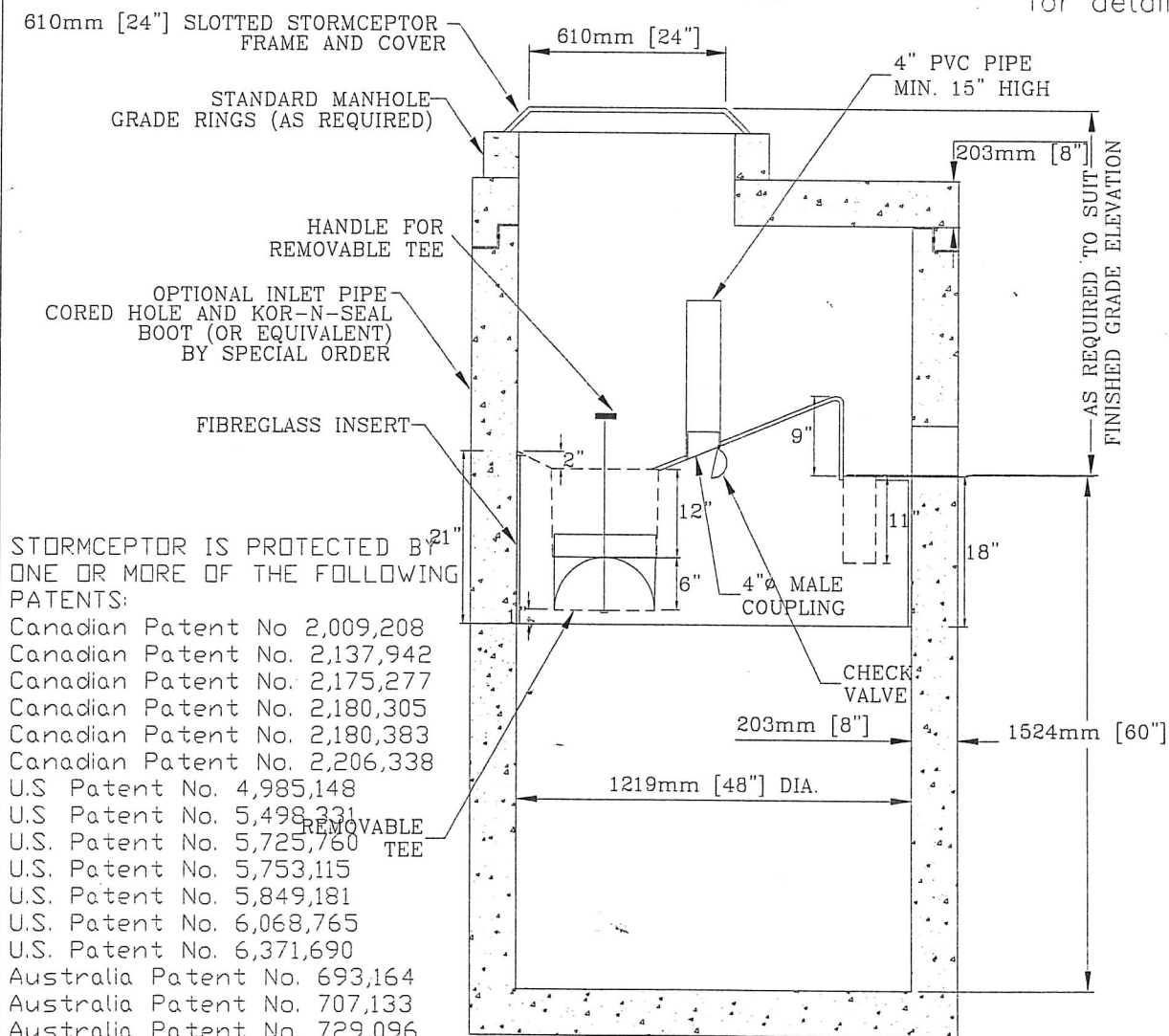
CASTINGS INC.
560 FOURTH AVE • P.O. BOX 669 • GRAND JCT. CO. 81502



PLAN VIEW

NOT FOR CONSTRUCTION

Please contact local manufacturer for detailed construction drawings



PROFILE VIEW

STORMCEPTOR IS PROTECTED BY ONE OR MORE OF THE FOLLOWING PATENTS:

- Canadian Patent No. 2,009,208
- Canadian Patent No. 2,137,942
- Canadian Patent No. 2,175,277
- Canadian Patent No. 2,180,305
- Canadian Patent No. 2,180,383
- Canadian Patent No. 2,206,338
- U.S. Patent No. 4,985,148
- U.S. Patent No. 5,498,231
- U.S. Patent No. 5,725,750
- U.S. Patent No. 5,753,115
- U.S. Patent No. 5,849,181
- U.S. Patent No. 6,068,765
- U.S. Patent No. 6,371,690
- Australia Patent No. 693,164
- Australia Patent No. 707,133
- Australia Patent No. 729,096
- New Zealand Patent No. 314,646
- China Patent No. ZL 97 1 13074.4
- European Patent Treaty 95 307 996.9

TITLE: INLET STORMCEPTOR

DRAWING: STC450I.DWG
DRAWN BY: A.M. GIBSON

PROJECT:

DATE: NOVEMBER 29, 1996
REVISED: NOVEMBER 24, 1998
SCALE: NTS



Stormceptor CD Sizing Program
United States
Version 4.0.0

Project Details			
Project	The Preserve System A	Project #	0556
Location	Ridgway, CO	Company	Del-Mont
Date	6-20-06	Contact	J Roberts

Selected Rainfall Station		Particle Size Distribution		
State	Colorado	Diam. (um)	Percent (%)	Spec. Gravity
Name	OURAY			
ID #	6203	20	20	1.30
Elev. (ft)	7837.926	60	20	1.80
Latitude	N 38 deg 1 min	150	20	2.20
Longitude	W 107 deg 40 min	400	20	2.65
		2000	20	2.65

Site Parameters	
Total Area (ac)	2.09
Imperviousness (%)	55
Impervious Area (ac)	1.15

Stormceptor Sizing Table		
Stormceptor Model	% Runoff Treated	% TSS Removal
→ STC 450	98	79 ←
STC 900	99	87
STC 1200	99	88
STC 1800	99	88
STC 2400	100	90
STC 3600	100	92
STC 4800	100	93
STC 6000	100	94
STC 7200	100	95
STC 11000	100	97
STC 13000	100	97
STC 16000	100	98

No SPECIFIC
CRITERIA EXISTS,
BUT GENERAL
INDUSTRY
TARGET REMOVAL
RATE IS 80%±

Comments :

Stormceptor CD Sizing Program
United States
Version 4.0.0

Project Details

Project	The Preserve System C	Project #	0556
Location	Ridgway, CO	Company	Del-Mont
Date	6-20-06	Contact	J Roberts

Selected Rainfall Station

State	Colorado
Name	OURAY
ID #	6203
Elev. (ft)	7837.926
Latitude	N 38 deg 1 min
Longitude	W 107 deg 40 min

Particle Size Distribution

Diam. (um)	Percent (%)	Spec. Gravity
20	20	1.30
60	20	1.80
150	20	2.20
400	20	2.65
2000	20	2.65

Site Parameters

Total Area (ac)	2.45
Imperviousness (%)	45
Impervious Area (ac)	1.10

Stormceptor Sizing Table

Stormceptor Model	% Runoff Treated	% TSS Removal
STC 450	98	79
STC 900	99	87
STC 1200	99	88
STC 1800	99	89
STC 2400	100	91
STC 3600	100	92
STC 4800	100	94
STC 6000	100	94
STC 7200	100	95
STC 11000	100	97
STC 13000	100	97
STC 16000	100	98

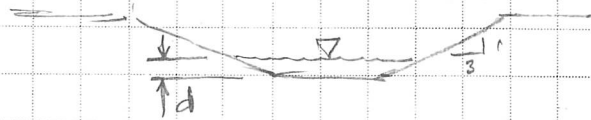
Comments :

SECTION 4

RIP RAP CALCULATIONS

RIP RAP DESIGN

From FHWA HEC -11



Offsite Area A:

$$Q = 89 \text{ cfs}$$

$$S = 6.56 \%$$

$$V = 8.4 \text{ fps}$$

$$d = 1.22 \text{ ft}$$

$$\text{Assume } K = 1.0' / (D_{50})$$

$$K/d = 1.0/1.22 = 0.82$$

$$V_s/V = 0.93 \text{ (Fig. 1)}$$

$$V_s = 0.93(8.4) = 7.8 \text{ fps}$$

$$\Rightarrow \text{Min. } D_{50} = 0.5' \text{ (Fig 2) OK}$$

Offsite Area B:

$$Q = 58 \text{ cfs}$$

$$S = 0.75 \%$$

$$V = 3.5 \text{ fps}$$

$$d = 2.05 \text{ ft}$$

$$\text{Assume } K = 0.5' / (D_{50})$$

$$K/d = 0.5/2.05 = 0.24$$

$$V_s/V = 0.63 \text{ (Fig 1)}$$

$$V_s = 0.63(3.5) = 2.2 \text{ fps}$$

$$\Rightarrow \text{Min } D_{50} = 0.1' \text{ (Fig 2) OK}$$

Onsite Flow:

System A

$$Q_{100} = 2.9 \text{ cfs}$$

System B

$$Q_{100} = 3.0 \text{ cfs}$$

System C

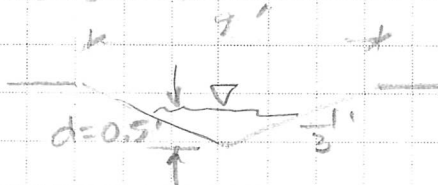
$$Q_{100} = 2.8 \text{ cfs}$$

Design condition

$$Q = 3.0 \text{ cfs}$$

$$S = 8 \%$$

$$V = 4.0 \text{ fps}$$



$$\text{Assume } K = 0.5' / (D_{50})$$

$$K/d = 0.5/0.5 = 1.0$$

$$V_s/V = 1.0 \text{ (Fig 1)}$$

$$V_s = 1.0(4.0) = 4.0 \text{ fps}$$

$$\Rightarrow \text{Min } D_{50} = 0.2' \text{ (Fig 2)} \Rightarrow D_{50} = 0.5 \text{ OK}$$

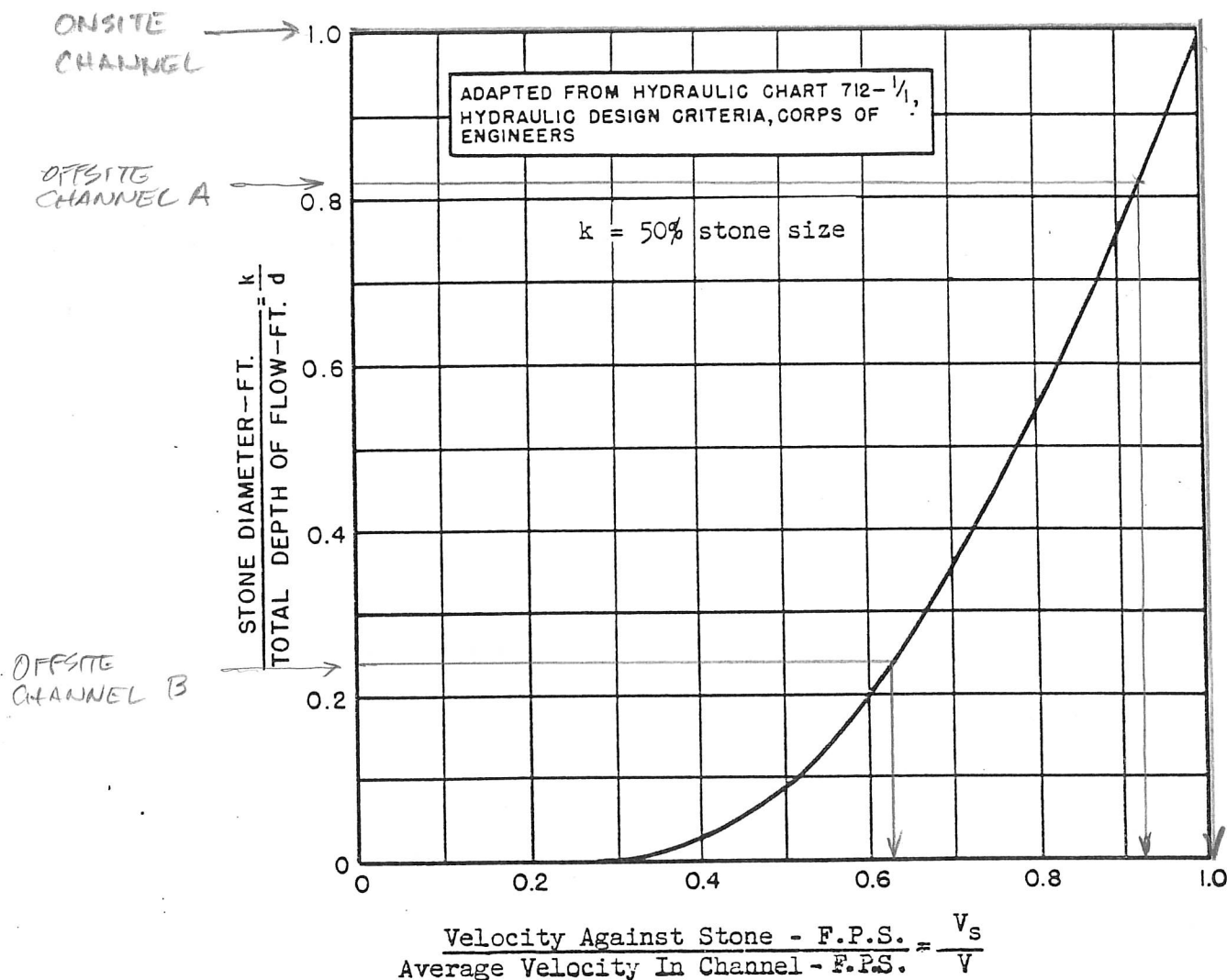


FIG. 1 - VELOCITY AGAINST STONE ON CHANNEL BOTTOM

The size of stone required to resist displacement from direct impingement of the current as might occur with a sharp change in stream alignment is greater than the value obtained from figure 2, although research data is lacking on just how much larger the stone should be. The California Division of Highways (6) recommends doubling the velocity against the stone as determined for straight alignment before entering figure 2 for stone size. Lane (9) recommends reducing the allowable velocity by 22 percent for very sinuous channels; for determining stone size by figure 2, the velocity (V_s) would be increased by 22 percent. Until data are available for determining the stone size at the point of impingement, a factor which would vary from 1 to 2 depending upon the severity of the attack by the current, should be applied to the velocity V_s before entering figure 2.

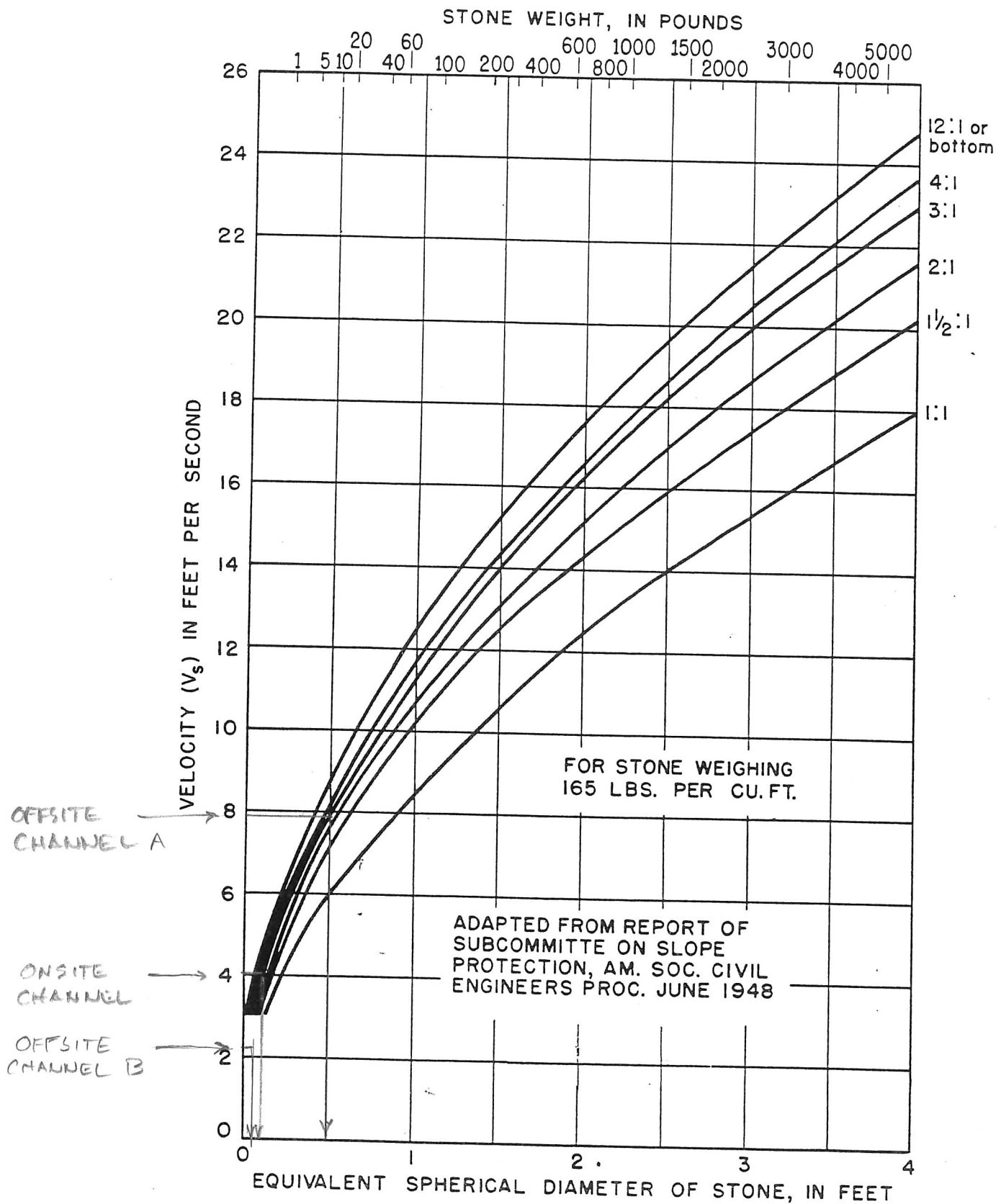


FIG. 2-SIZE OF STONE THAT WILL RESIST DISPLACEMENT FOR VARIOUS VELOCITIES AND SIDE SLOPES

OUTLET CHANNEL, OFFSITE AREA A
Worksheet for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\preserve.fm2
Worksheet	Offsite Flow Culvert Outlet
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.040
Channel Slope	0.065600 ft/ft
Left Side Slope	3.000000 H : V
Right Side Slope	3.000000 H : V
Bottom Width	5.00 ft
Discharge	89.00 cfs

Results	
Depth	1.22 ft
Flow Area	10.58 ft ²
Wetted Perimeter	12.72 ft
Top Width	12.33 ft
Critical Depth	1.57 ft
Critical Slope	0.023968 ft/ft
Velocity	8.41 ft/s
Velocity Head	1.10 ft
Specific Energy	2.32 ft
Froude Number	1.60
Flow is supercritical.	

OUTLET CHANNEL, OFFSITE AREA B
Worksheet for Trapezoidal Channel

Project Description	
Project File	c:\haestad\fmw\preserve.fm2
Worksheet	Offsite Flow Culvert Outlet
Flow Element	Trapezoidal Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data		
Mannings Coefficient	0.040	
Channel Slope	0.007500	ft/ft
Left Side Slope	3.000000	H : V
Right Side Slope	3.000000	H : V
Bottom Width	2.00	ft
Discharge	58.00	cfs

Results		
Depth	2.05	ft
Flow Area	16.74	ft ²
Wetted Perimeter	14.98	ft
Top Width	14.31	ft
Critical Depth	1.58	ft
Critical Slope	0.025350	ft/ft
Velocity	3.46	ft/s
Velocity Head	0.19	ft
Specific Energy	2.24	ft
Froude Number	0.56	
Flow is subcritical.		

OUTLET CHANNEL, ONSITE STORM DRAINS Worksheet for Triangular Channel

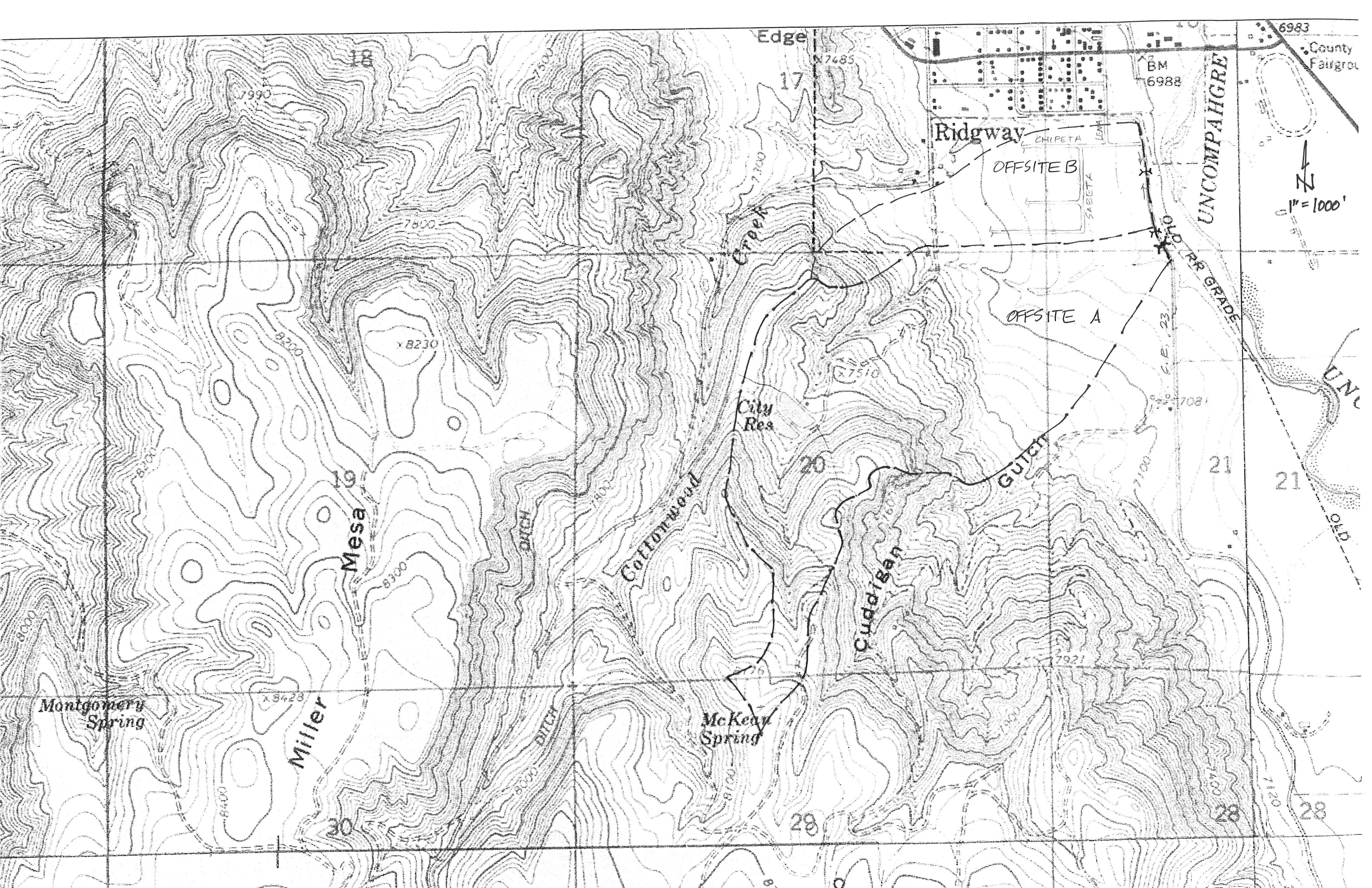
Project Description	
Project File	c:\haestad\fmw\preserve.fm2
Worksheet	ONSITE OUTFALL CHANNEL
Flow Element	Triangular Channel
Method	Manning's Formula
Solve For	Channel Depth

Input Data	
Mannings Coefficient	0.040
Channel Slope	0.080000 ft/ft
Left Side Slope	3.000000 H : V
Right Side Slope	3.000000 H : V
Discharge	3.00 cfs

Results		
Depth	0.50	ft
Flow Area	0.75	ft ²
Wetted Perimeter	3.15	ft
Top Width	2.99	ft
Critical Depth	0.57	ft
Critical Slope	0.037926	ft/ft
Velocity	4.02	ft/s
Velocity Head	0.25	ft
Specific Energy	0.75	ft
Froude Number	1.42	
Flow is supercritical.		

SECTION 5

DRAINAGE MAPS



Edge

6983

County
Fairgro

BM
6988

Ridgway

CHIPETA

LENA

OFFSITE B

SABETA

UNCOMPAHGRE

N
1" = 1000'

RR GRADE

OFFSITE A

C.B. 23

7081

Mesa

Miller

Montgomery
Spring

Cottonwood

City
Res

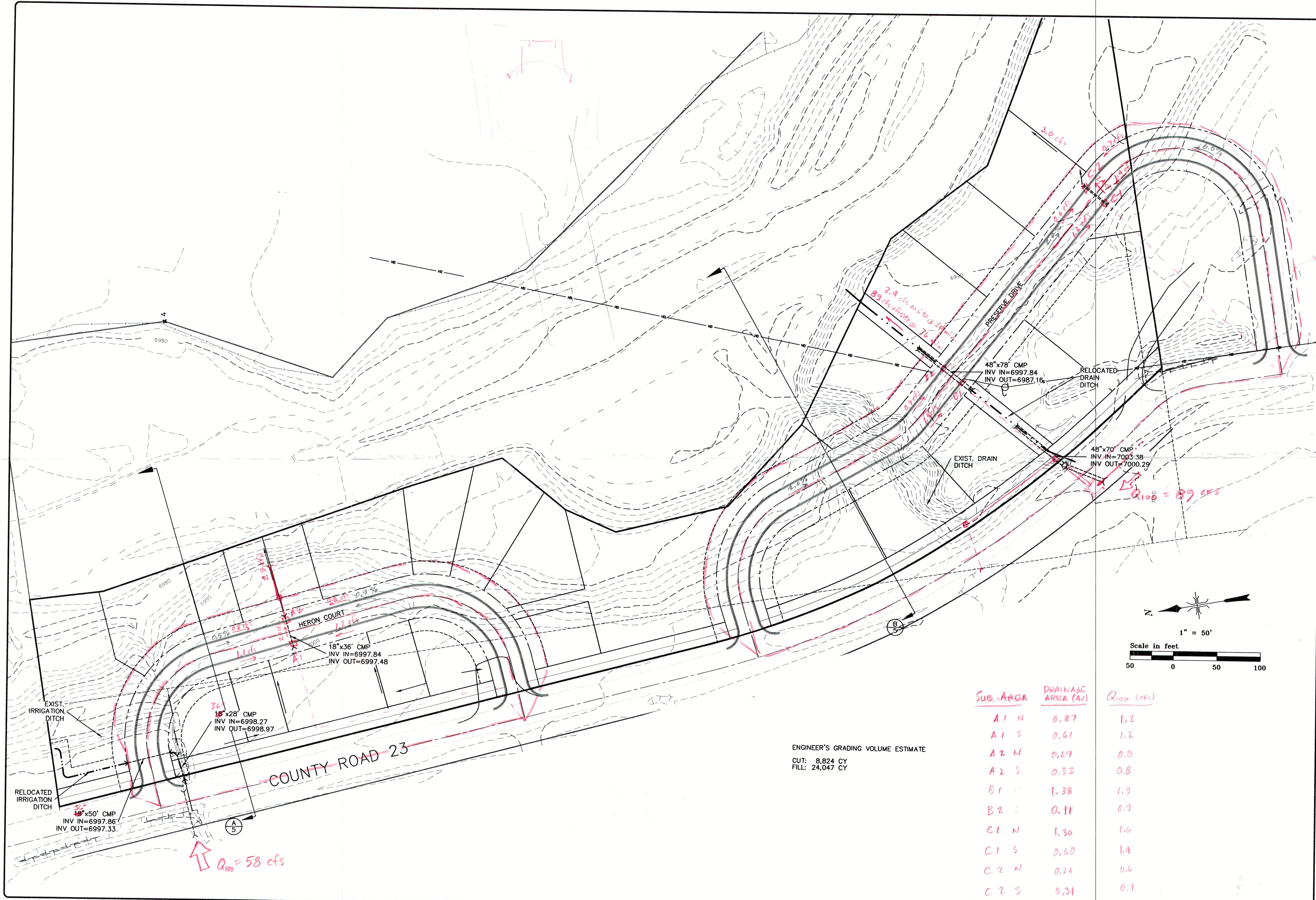
McKean
Spring

Cuddigan

Gutchen

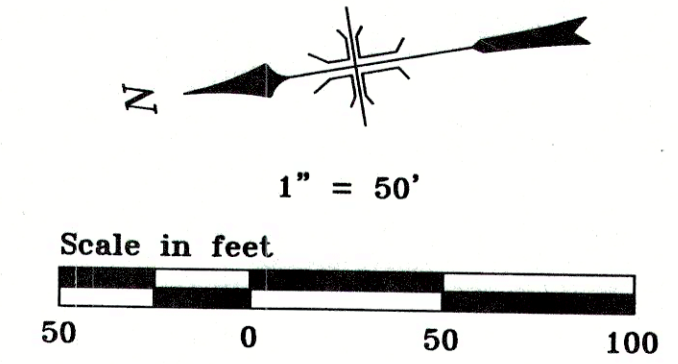
UNC

OLD



ENGINEER'S GRADING VOLUME ESTIMATE
CUT: 8,824 CY
FILL: 24,047 CY

SUB-AREA	DRAINAGE AREA (Ac)	Q ₁₀₀ (cfs)
A1 N	0.87	1.2
A1 S	0.61	1.2
A2 N	0.29	0.3
A2 S	0.32	0.8
B1	1.38	1.9
B2	0.11	0.9
C1 N	1.30	1.6
C1 S	0.60	1.4
C2 N	0.24	0.6
C2 S	0.31	0.7



DMC

DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
100 Colorado Avenue, Suite 200
Durango, CO 81301
www.delmont.com • 970.246.2842

DESIGNED BY: JR

SCALE: AS NOTED

CHECKED BY: JR

DRAWN BY: TS

FILE NAME: 0556-BA01

DATE ISSUED: 05/19/06

SHEET NO: 4

OF 12 SHEETS

PROJECT NO: 0556

DATE: 05/19/06

RIDGWAY RIVER DEVELOPMENT, LLC

GRADING AND DRAINAGE

THE PRESERVE SUBDIVISION

RIDGWAY

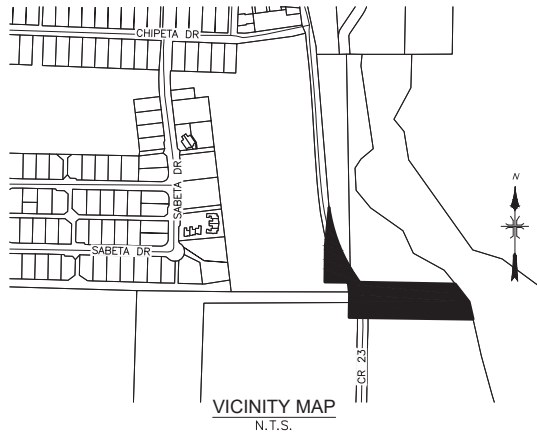
COLORADO

NO	DATE	REVISIONS	BY

DRAINAGE
MAP

DALWHINNIE ANNEX SUBDIVISION

SITUATED IN SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO
SKETCH PLAN



PLAT NOTES:

- No residential development is allowed on Lot 1 or Lot 2.
- Permitted uses of Lot 1 and Lot 2 include Town of Ridgway approved infrastructure, including but not limited to the sewer lift station, water lines and sewer lines for The Preserve PUD located to the north; recreational path and easement; and utilities.
- All construction will conform with the Ridgway Municipal Code.
- Outdoor Lighting; All outdoor lighting shall conform to Ridgway Municipal Code Section 7-4-6(M), Outdoor Lighting Regulations, as may be amended.
- The maximum number of dwelling units allowed is 0 for which the applicable excise tax has been paid. If any additional units are added the excise tax for said units shall be due with the building permit or upon any further subdivision.

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of certain lands in the Town of Ridgway, Colorado, to wit:

A parcel of land situated in Section 21, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at a point on the North line of said Section 21, said point being S89°28'23"E 193.29 feet from the West 1/16 corner common to said Sections 16 and 21;

Thence along said North line S89°28'23"E 496.08 feet;

Thence S38°52'07"E 107.23 feet;

Thence S11°45'17"E 119.88 feet;

Thence N89°28'23"W 583.64 feet to a point on the East Right of Way of County Road 23;

Thence the following two courses along said Right of Way:

Thence N01°06'16"E 133.81 feet;

Thence N05°48'09"W 66.61 feet to the Point of Beginning.

Containing 2.53 Acres more or less as described.

County of Ouray, State of Colorado

TOGETHER WITH

A parcel of land situated in Section 16, Township 45 North, Range 8 West, New Mexico Principal Meridian, County of Ouray, State of Colorado being better described as:

Beginning at the W 1/16 corner common to said Sections 16 and 21;

Thence along the West line of the SE1/4SW1/4 said Section 16 N00°54'18"E 207.47 feet to a point on the West Right of Way of County Road 23;

Thence 241.63 feet along the arc of a curve to the left with a radius of 1263.42 feet, an interior angle of 10°57'28" and a chord of S30°25'51"E 241.26 feet to the South line of said SE1/4SW1/4;

Thence along said South line N89°28'23"W 125.90 feet to the Point of Beginning.

Containing 0.28 Acres more or less as described.

County of Ouray, State of Colorado

Has by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of Dalwhinnie Annex Subdivision. The following easements are dedicated, granted and conveyed to the Town of Ridgway, Colorado as shown:

Town Access and Utility Easements, and Public Pedestrian/Non-Motorized Easements as shown and identified hereon;

Executed this _____ day of _____, A.D. 20____.

Dalwhinnie Group, LLC

By: _____ Date: _____

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20____, by _____, the _____ of _____,

Witness my hand and official seal.

My Commission expires _____ (SEAL)

Notary Public

Executed this _____ day of _____, A.D. 20____.

Town of Ridgway

By: _____ Date: _____

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20____, by _____, the _____ of _____,

Witness my hand and official seal.

My Commission expires _____ (SEAL)

Notary Public

ATTORNEY'S CERTIFICATE:

I, _____, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except:

-
-

Dated this _____ day of _____, A.D., 20____.

Attorney at Law

CERTIFICATE OF IMPROVEMENTS COMPLETION:

The undersigned, Town Manager of the Town of Ridgway, does 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:

Date: _____

Town Manager

OURAY COUNTY TREASURER:

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: _____

Ouray County Treasurer

PLANNING COMMISSION:

Approved by the Ridgway Town Planning Commission this _____ day of _____, A.D. 20____, by _____

Michelle Montague, Town of Ridgway Planning Commission Chairperson

TOWN COUNCIL:

Approved by the Ridgway Town Council this _____ day of _____, A.D. 20____, by _____

John Clark, Town of Ridgway Mayor.

TOWN ATTORNEY'S CERTIFICATE:

Approved for recording with the Ouray County Clerk and Recorder's Office this _____ day of _____, 20____.

Bo Nerlin, Town of Ridgway Town Attorney

ENGINEER'S 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 the storm drainage system for this subdivision are properly designed, meet the Town of Ridgway Standard Specifications and Typical Drawings for Infrastructure Construction, and are adequate to serve the subdivision shown hereon.

Dated this _____ day of _____, 202____.

By: _____, Engineer of Record

BASIS OF BEARINGS:

The bearing along the North line of Lot 1 and Lot 2 bears S89°28'23E (ASSUMED).

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I, Nicholas Barrett, a Professional Land Surveyor in the State of Colorado, do hereby certify that the above described parcel has been surveyed by me and/or under my direct supervision and that such survey is accurately represented hereon, and is based on my knowledge, information and belief, and is in accordance with applicable standards or practice and is not a guaranty or warranty, either expressed or implied. This survey does not include easements except those specifically shown hereon.

FOR SUBMITTAL

Nicholas Barrett L.S. 38037

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at _____ m. on the _____ day of _____, 20____.

Reception No. _____.

County Clerk & Recorder Deputy

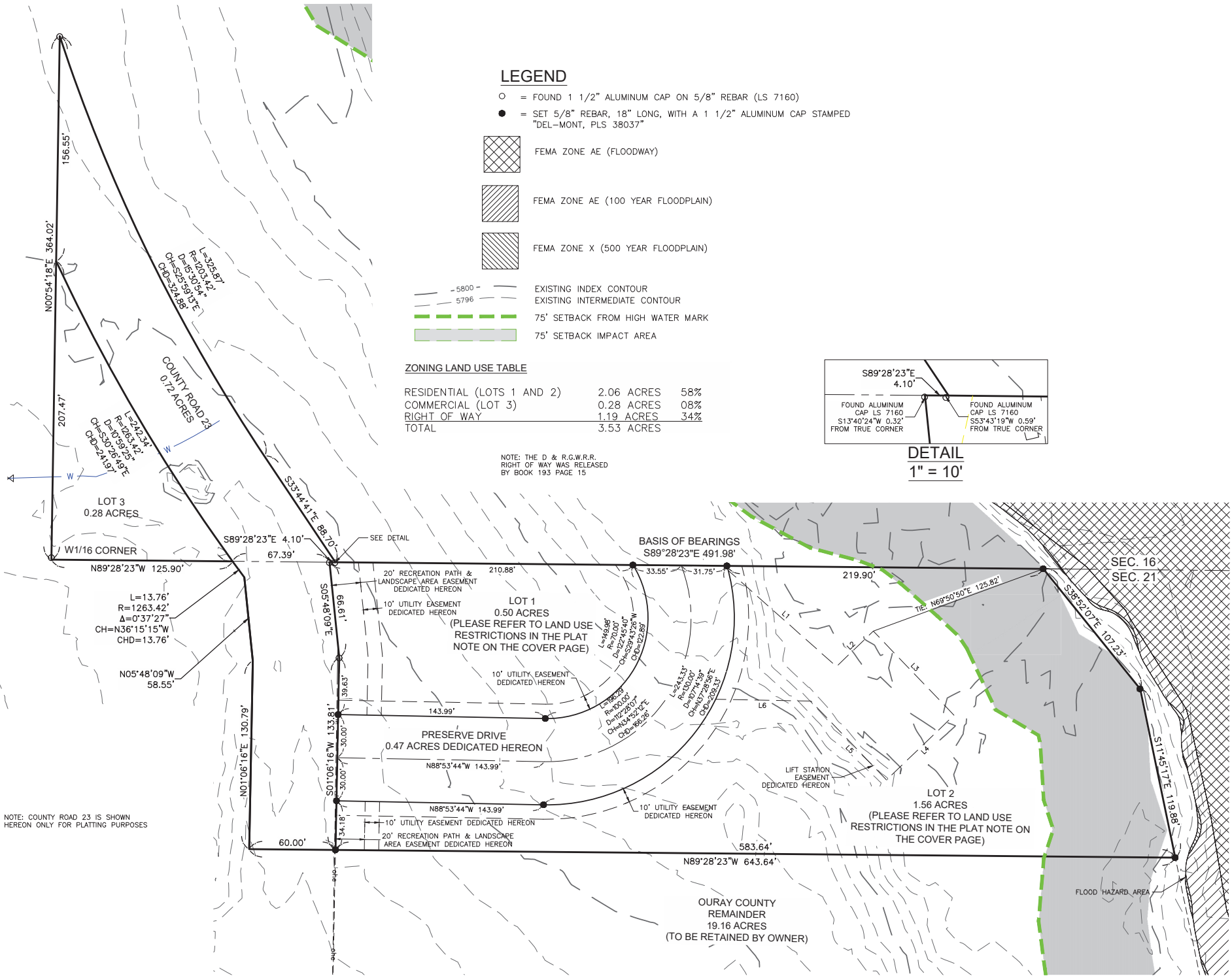
NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

\\DM514\PROJECTS\ACTIVE PROJECTS\2024\24018--PRESERVE RIDGWAY\CSD\24018V_SKETCH.DWG

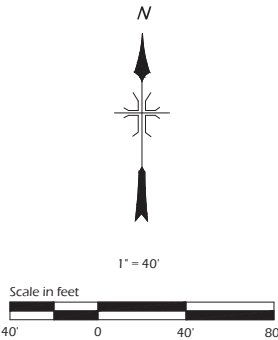
FIELD BOOK				DRAWN BY: DCC		DATE: 2025-02-25		SHEET: 1 of 2	
SHEET: 1 of 2				FILE: 24018V_SKETCH		JOB NO.: 24018		TYPE: SKETCH PLAN	
TITLE: DALWHINNIE ANNEX SUBDIVISION								CLIENT: DALWHINNIE GROUP	
ADDRESS & PHONE: PO BOX 1419 RIDGWAY, CO 81432								REVISIONS & PHONE:	

DALWHINNIE ANNEX SUBDIVISION

SITUATED IN SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO
SKETCH PLAN



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°23'05"E	100.66'
L2	N46°11'49"E	35.54'
L3	S43°48'11"E	81.00'
L4	S46°11'49"W	65.00'
L5	N43°48'11"W	75.97'
L6	N88°53'44"W	66.19'

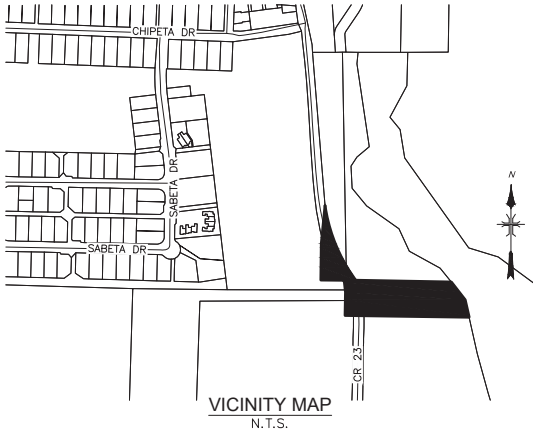


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TITLE: DALWHINNIE ANNEX SUBDIVISION			
CLIENT: DALWHINNIE GROUP		ADDRESS & PHONE: PO BOX 1419 RIDGWAY, CO 81432	
FIELD BOOK: 2 of 2		DATE: 2025-02-25	TYPE: SKETCH PLAN
DRAWN BY: DCC		JOB NO.: 24018	
FILE: 24018V_SKETCH			

DALWHINNIE ANNEX SUBDIVISION

SITUATED IN SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO
PRELIMINARY SUBDIVISION PLAT



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Town Access and Utility Easements, and Public Pedestrian/Non-Motorized Easements as shown and identified hereon;

Executed this _____ day of _____, A.D. 20____.

Dalwhinnie Group, LLC

By: _____ Date: _____

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ day of _____, 20____, by _____, the _____ of _____,

Witness my hand and official seal.

My Commission expires _____ (SEAL)

Notary Public

Executed this _____ day of _____, A.D. 20____.

Town of Ridgway

By: _____ Date: _____

Printed Name: _____

Title: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

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-
-

Dated this _____ day of _____, A.D., 20____.

Attorney at Law

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Date: _____

Ouray County Treasurer

PLANNING COMMISSION:

Approved by the Ridgway Town Planning Commission this _____ day of _____, A.D. 20____, by _____

Michelle Montague, Town of Ridgway Planning Commission Chairperson

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John Clark, Town of Ridgway Mayor.

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FOR SUBMITTAL

Nicholas Barrett

L.S. 38037

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at _____m. on the _____ day of _____, 20____.

Reception No. _____

County Clerk & Recorder Deputy

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24018--PRESERVE RIDGWAY\C3D\24018V_PLAT--PRE.DWG

TITLE				DALWHINNIE ANNEX SUBDIVISION	
CLIENT				DALWHINNIE GROUP	
ADDRESS & PHONE				PO BOX 1419 RIDGWAY, CO 81432	
FIELD BOOK	DRAWN BY	DATE			
	DCC	2025-02-25			
SHEET	FILE	JOB NO.	TYPE	PRELIMINARY PLAT	
1 of 2	24018V_PLAT-PRE	24018			

DALWHINNIE ANNEX SUBDIVISION

SITUATED IN SECTIONS 16 & 21, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO
PRELIMINARY SUBDIVISION PLAT

LEGEND

- = FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR (LS 7160)
● = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 38037"



FEMA ZONE AE (FLOODWAY)



FEMA ZONE AE (100 YEAR FLOODPLAIN)



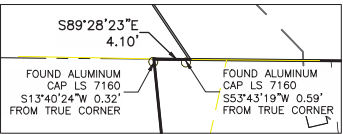
FEMA ZONE X (500 YEAR FLOODPLAIN)

- 75' SETBACK FROM HIGH WATER MARK
--- 75' SETBACK IMPACT AREA

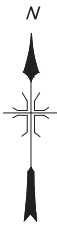
ZONING LAND USE TABLE

RESIDENTIAL (LOTS 1 AND 2)	2.06 ACRES	58%
COMMERCIAL (LOT 3)	0.28 ACRES	08%
RIGHT OF WAY	1.19 ACRES	34%
TOTAL	3.53 ACRES	

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S48°23'05"E	100.66'
L2	N46°11'49"E	35.54'
L3	S43°48'11"E	81.00'
L4	S46°11'49"W	65.00'
L5	N43°48'11"W	75.97'
L6	N88°53'44"W	66.19'



DETAIL
1" = 10'

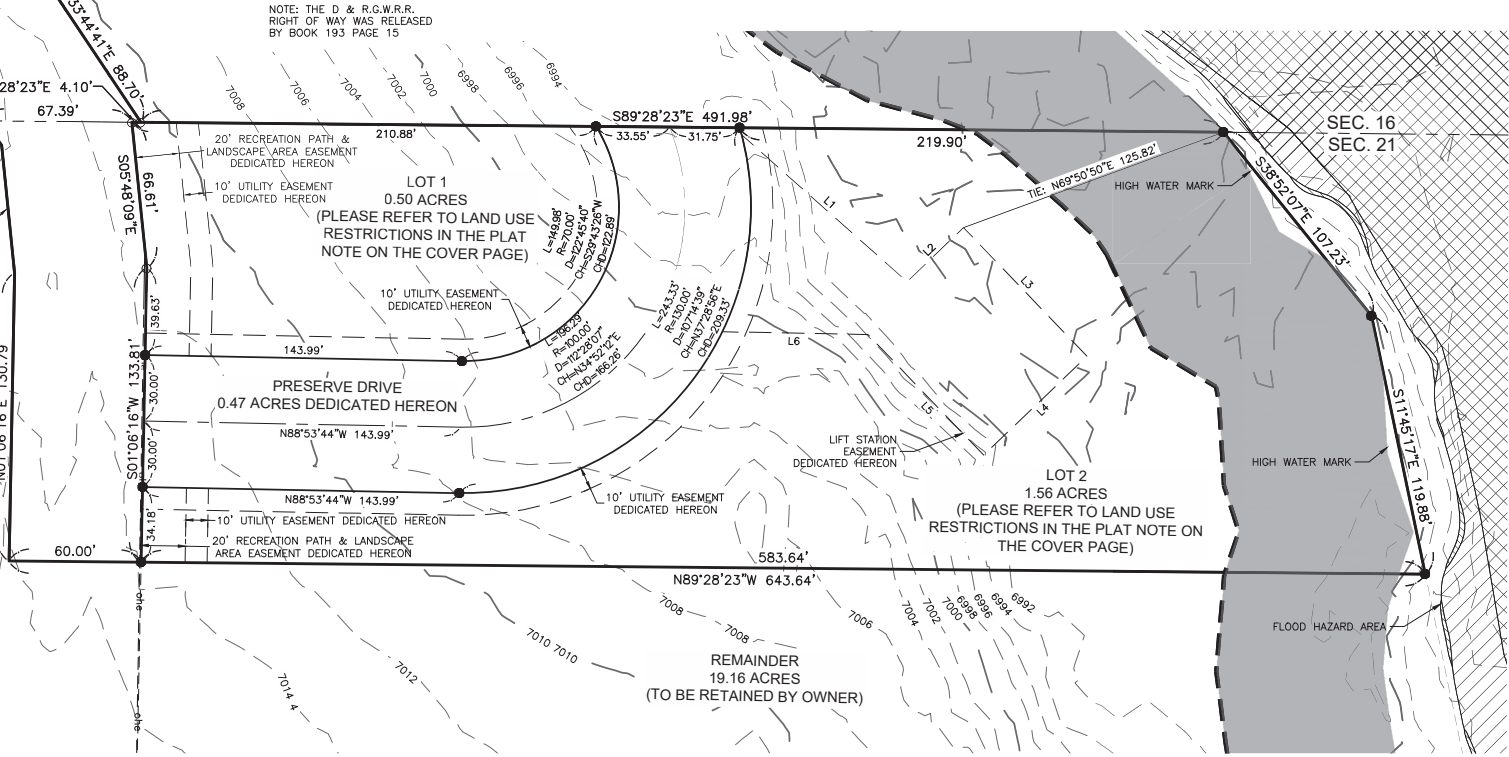


1" = 40'

Scale in feet
40' 0 40' 80'

NOTE: COUNTY ROAD 23 IS SHOWN
HEREON ONLY FOR PLATTING PURPOSES

NOTE: THE D. & R.G.W.R.R.
RIGHT OF WAY WAS RELEASED
BY BOOK 193 PAGE 15



NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2024\24018--PRESERVE RIDGWAY\CSD\24018V_PLAT--PRE.DWG



DEL-MONT CONSULTANTS, INC.
ENGINEERING & SURVEYING
125 Colorado Ave. Montrose, CO 81401
www.del-mont.com

FIELD BOOK	DRAWN BY: DCC	DATE: 2025-02-25
SHEET: 2 of 2	FILE: 24018V_PLAT-PRE	JOB NO.: 24018

TITLE: DALWHINNIE ANNEX SUBDIVISION	CLIENT: DALWHINNIE GROUP
ADDRESS & PHONE: PO BOX 1419 RIDGWAY, CO 81432	TYPE: PRELIMINARY PLAT

AGENDA ITEM #12



To: Honorable Mayor Clark and Town of Ridgway Town Council
Cc: Preston Neill, *Ridgway Town Manager*
TJ Dlubac, AICP, *CPS, Contracted Town Planner*
From: Angie Kemp, AICP, *Ridgway Town Planner*
Date: June 5th, 2025

Re: Work Session on **Ordinance 03-2025** Establishing Section 7-7 “**Affordable Housing Regulations**” of The Ridgway Municipal Code and Amending Section 7-9-2 “General Definitions” to Define “**Community Housing**”

Staff Memo for June 11th, 2025, Town Council Meeting

PURPOSE

The purpose of this work session is for Town Council to give direction to Town Staff on suitable next steps for establishing, adopting, and implementing Affordable Housing Regulations for the Town of Ridgway.

BACKGROUND

In 2023, the Town of Ridgway Planning Commission identified planning projects to prioritize for 2024. Creating and codifying Affordable Housing Regulations was identified as a priority. Since then, there has been much consideration and discussion about affordable housing policies between the Planning Commission and staff in public forums. The chart below gives an overview of those discussions and work sessions and the topic.

Date and forum	Topic
January 30 th , 2024 Regular Meeting of the PC	Presentation: Introduce 2024 Planning Projects, <i>Community Planning Strategies (CPS)</i>
May 28 th , 2024 Regular Meeting of the PC	Presentation: Affordable Housing research from the best national practices as well as mountain communities within the State. The Commission and the Planner discussed financing, managing deed restrictions, strategies for construction development and evaluation, incentive programs and the exchange of land or cash in lieu of inclusionary zoning, <i>CPS</i> . Memo dated May 24 th , 2024, on Affordable Housing Research, <i>CPS</i>
August 27 th , 2024 Regular Meeting of the PC	Affordable Housing Update: Mitigation and Calculation: PC Reviewed concepts for a method to calculate mitigation

Town of Ridgway
Staff Memo for June 11th, 2025
Town Council Work Session on Affordable Housing Regulations

	measures and a concept for a method to achieve compliance, <i>CPS</i>
September 24 th , 2024 Regular Meeting of the PC	Affordable Housing Discussion: concept of calculating affordable housing mitigation and the methods for achieving compliance were discussed with the Commissioners, <i>CPS</i>
October 29 th , 2024 Regular Meeting of the PC	Affordable Housing Discussion: methods of calculating affordable housing mitigation. Example equations shared were from The Town of Crested Butte, Eagle County and Town of Telluride, <i>CPS</i>
November 26 th , 2024 Regular Meeting of the PC	Affordable Housing Work Session Part One: Establish a baseline understanding, define strategies, and review affordable housing and workforce housing policies of peer communities.
January 7 th , 2025 Meeting of the PC	Affordable Housing Work Session Part Two: Review Affordable Housing Timeline for 2025 which includes RMC 7-7. Guidelines, Housing Needs Assessment, and Prop 123 Compliance. Introduction of “Community Housing” program and 7-7 as Ridgway’s version of an Inclusionary Housing Policy
February 19 th , 2025 Regular Meeting of the PC	Affordable Housing Work Session Part Three: Review of revisions to Guidelines and RMC Section 7-7 Affordable Housing Regulations
March 19 th , 2025 Regular Meeting of the PC	Affordable Housing Work Session Part Four: Review of Public Outreach event called Community Conversation Topic: Housing and Direct Referral of the draft documents to community stakeholders
April 16 th , 2025 Informal Discussion of the PC	Summary of the Community Conversation Event: Overview of attendance, feedback, and key takeaways from the Planner
May 21 st , 2025 Regular Meeting of the PC	Public Hearing: Text Amendment and Consideration of Ordinance 03-2025 Establishing Section 7-7 “Affordable Housing Regulations” of the Ridgway Municipal Code and Amending Section 7-9-2 “General Definitions” to Define “Community Housing”

The result of these numerous meetings is ***Ordinance 03-2025 Establishing Section 7-7 “Affordable Housing Regulations” of The Ridgway Municipal Code and Amending Section 7-9-2 “General Definitions” to Define “Community Housing”***. Also, ***The Community Housing Guidelines***,

“Guidelines”, which are intended to work in tandem with the code but modified annually to reflect current conditions, and a template for a Deed Restriction and Covenant, “Covenant” to be recorded for units or lots deed-restricted to achieve compliance with the regulations.

The Guidelines are a tool for administering Affordable Housing Regulations that simplify the codified language to be easily understood, widely applicable, and focus on the mandatory parts of the Community Housing program. An overview of each of these portions of the Community Housing program follows.

7-7 AFFORDABLE HOUSING REGULATIONS

Section 7-7 of the RMC contains the portions that will be codified and cited as “Affordable Housing Regulations”. This code section contains subsections establishing the purpose, interpretation, and which reference the Community Housing Guidelines and discuss how it works alongside the RMC. Additionally, 7-7 discusses applicability, explaining the scale and type of development that triggers the need for compliance. In this case, we determined that market-rate residential development of a certain scale triggers the requirement to provide Community Housing.

The code also covers the general requirements and explains that a deed restriction is required, fair marketing if the unit is required, and there are location requirements to try to make sure Community Housing is provided in an equitable way, so that the quality and location is comparable to the market-rate units.

Additionally, the code section emphasizes the need for a project-specific Community Housing Plan to be submitted by the applicant. There are several methods for achieving compliance discussed, and the applicant will need to represent how they plan to comply with the Community Housing Plan. This will be an important document for tracking compliance as projects get approved, built, and occupied, or conveyed.

Notably, the production cost method has been identified as the appropriate method for calculating fee in-lieu for Ridgway. It requires the developer to assign a projected cost to the project, and to pay the fee-in lieu that matches with the per-unit project costs. In theory, this method will calculate higher fee amounts for high-end market-rate development while allowing developers to make economical choices to save project cost, potentially making it more desirable to build to more modest standards.

For more information, see this Source: Shroyer, 2020, *Determining In-Lieu Fees in Inclusionary Zoning Policies: Considerations for Local Governments*

COMMUNITY HOUSING GUIDELINES

The Community Housing Guidelines document, “Guidelines”, covers the purpose, applicability, and administration of the program. It contains definitions that are specific to Ridgway’s affordable housing program and sets the standards for resident eligibility, performance standards, renting, purchasing, and selling Community Housing, and it contains the Town’s incentives “toolbox”.

The Guidelines document provides details about resident eligibility for Community Housing. Prospective residents or buyers are responsible for providing adequate information to prove they are an eligible household. The requirements we decided to include are as follows:

- The household must contain at least one person employed by a business based in Ouray County and work a minimum of 1,200 hours per calendar year; contain at least one person that was a former employee of a Ouray County Business who worked 1,000 hours per calendar year for the four years immediately prior to their retirement;
- An owner must occupy the affordable housing unit as their primary residence and live in the unit for a minimum of nine (9) out of any twelve (12) month period;
- The household members must not own any other developed residential property in Ouray County; and
- The household must meet applicable household income limits:
 - BUYER INCOME LIMIT: the household income will be 140% or less of the Area Median Income (AMI) for the unit.
 - RENTER INCOME LIMIT: the household income will be 100% or less of the Area Median Income (AMI) for the unit.

We provide more details about the administration of the program under the section titled *Renting, Purchasing, and Selling Community Housing*. This section covers fair marketing of units, purchase price, rental rates, deed restriction and covenant required, right of first refusal, rental, and sale of deed restricted units. To ensure continued affordability this section contains provisions that no short-term rental is allowed, and for-sale units are capped at 3% appreciation per year. Units also have strict requirements for establishing their initial sales price.

DEED RESTRICTION AND COVENANT

A template Deed Restriction and Covenant has been developed to work alongside the RMC Section 7-7 and the Guidelines. Various Area Median Income targets and initial sales prices can be added for each unique property. The document should be recorded at the time of development of lots or unit. This template is an administrative tool and should be amended at any time the Guidelines are amended to ensure consistency.

PROGRAM DESIGN

Creating a program that is uniquely Ridgway included analyzing standard Affordable Housing terminology. It was determined that “Community Housing” could be an appropriate term for the type of housing we are aiming to create through our program:

“Community Housing” shall mean units restricted for occupancy by eligible households that meet size, sale price, and/or rental requirements and that are deed restricted in accordance with a covenant approved by the Town Attorney of the Town of Ridgway. The graphic below, based on one from [InclusionaryHousing.org](https://www.inclusionaryhousing.org), can help illustrate the variety of program components that were considered as part of the design of a robust Community Housing Policy.



Based on a graphic from: <https://inclusionaryhousing.org/designing-a-policy/>

Program Structure:

Residential vs. Commercial: Market-rate residential development is the most common type of development in Ridgway so, that type of development is identified as the type required to assist in creating affordable housing. We use the terminology "Community Housing" which represents housing that is affordable to a middle-income portion of the population. This population group and the housing that serves them are not eligible for traditional subsidies, yet they make up an important portion of our local workforce.

Mandatory vs. Voluntary: The program's structure contains elements of mandatory compliance, 10% dedicated for Community Housing, with opportunities and incentives for voluntarily exceeding the requirements or providing deeper levels of affordability.

Requirements:

There are requirements around the covenant, the processes of renting, purchasing, and selling Community Housing, and the design (including size and amenities) and location of the unit to ensure it is integrated into market-rate housing developments seamlessly and it meets the needs of residents.

Applicability:

Geographic Area: Town Limits. The target geographic area is the entirety of the Town.

Tenure Type and Unit Mix: For-sale and for-rental tenure for Community Housing units must align with the development's unit mix. A timeline for the provision of Community Housing units is established so that Community Housing units are provided alongside free-market units, not afterward.

Project Size Threshold: Applications for condominium plats of any size; townhome subdivisions; and minor and major subdivision, as well as multi-family residential rental projects including additions and conversions that result in three (3) or more units are required to provide at least ten percent (10%) of the total number of new residential dwelling units or lots as deed-restricted affordable dwelling units for “Community Housing”. Planned Unit Developments have stricter requirements in accordance with the RMC Section 7-6 Planned Unit Development (PUD). Annexations will be required to enter into an Annexation Agreement which may result in an excess of 10% of the future development to be dedicated to affordable housing.

Compliance:

General Compliance:

The Applicant shall provide a Community Housing Plan discussing how the calculated number of units within the same development will be provided so that they are integrated, of the same quality, have a recorded deed restriction that satisfied Town Requirements. Build/develop to that plan. If exempt, provide an exemption letter.

Alternative Compliance:

The Applicant shall provide a Community Housing Plan discussing how the development will become compliant through the following actions:

- Provide the Required Housing Off-Site;
- Dedicate Land Within the Project;
- Provide Lots In Lieu;
- Provide In-Lieu Fee;
- Meet a steeper affordability target for Community Housing units or other acceptable means of compliance; and
- Any acceptable mix of methods to achieve compliance.

Incentives:

Incentives are contained in the Guidelines and only apply to those projects which voluntarily exceed the requirements for providing deed-restricted affordable housing. Incentives need to be applied for by the developer, and the developer is responsible for making their case to the Town’s decision-maker about why their project should be eligible and which incentives are appropriate. Incentives include:

- Increased Development Potential;
- Town Fee Deferment, Reduction, or Waiver; and
- Landscaping Regulation Flexibility;
- Expedited Processing.

COMMUNITY OUTREACH

Successful adoption and implementation of a “Community Housing” policy for Ridgway is dependent on adequate public outreach. Several public outreach efforts have been conducted:

- All previously mentioned Planning Commission meetings were open to the public, recorded, and minutes were filed;
- An earlier draft of the Affordable Housing Regulations and Guidelines were included in a direct referral package and sent to various community stakeholders and neighboring jurisdictions for consideration and comment; and

- Town marketed and hosted a free and inclusive open house event called *Community Conversation / Topic: Housing*. This public event was combined with efforts that relate to our upcoming Regional Housing Needs Assessment and provided information to the public about affordable housing concepts, along with an opportunity to celebrate what Ridgway has already successfully implemented.

CONCLUSION

The Ordinance and materials presented in this memo take an incremental approach to Inclusionary Housing requirements for market rate development to include Community Housing.

There are further considerations that can be part of our discussion but may not be realistic to wrap into the first adopted policy. For example, additional means of compliance could be considered, additional incentives could be offered, renter/owner eligibility could be tweaked, and we could consider applying this to commercial and industrial development based on employees generated or gross floor area.

Later this year, Town will have an updated Housing Needs Assessment to give us a better understanding of which housing typologies, what tenure, sizes, and affordability standards need to be produced to serve the community. Until then, staff suggests adoption and implementation of this policy as an incremental step toward right-sized Affordable Housing Regulations.

During the Regular Meeting of the Planning Commission on May 21st, the Commission held a public hearing regarding the RMC Text Amendment and consideration of Ordinance 03-2025. The Planning Commission recommend that *Ordinance 3-2025 establishing section 7-7 "Affordable Housing Regulations" of the Ridgway Municipal Code and amending Section 7-9-2 "General Definitions" to define "Community Housing"* be introduced at the next Town Council meeting for which it can be properly noticed and to recommend approval of the Text Amendment finding that the criteria set forth in RMC 7-4-3 (D) have been met. One Commissioner was absent, but the action was unanimous with those present.

ATTACHMENTS:

1. *Ordinance 03-2025 Establishing Section 7-7 "Affordable Housing Regulations" of The Ridgway Municipal Code and Amending Section 7-9-2 "General Definitions" to Define "Community Housing"*
2. *Town of Ridgway Community Housing Guidelines*
3. *DRAFT Town of Ridgway Template Deed Restriction and Covenant*
4. *2025 AMI CHART for Ouray County, Colorado*

**TOWN OF RIDGWAY, COLORADO
ORDINANCE NO. 03-2025**

**AN ORDINANCE OF THE TOWN OF RIDGWAY, COLORADO
ESTABLISHING SECTION 7-7 “AFFORDABLE HOUSING REGULATIONS” OF THE
RIDGWAY MUNICIPAL CODE AND AMENDING SECTION 7-9-2 “GENERAL
DEFINITIONS” TO DEFINE “COMMUNITY HOUSING”**

WHEREAS, the Town of Ridgway, Colorado (“Town”) is a home rule municipality existing pursuant to the laws of the Colorado Constitution, the Colorado Revised Statutes and the Town's Home Rule Charter; and

WHEREAS, the zoning and land use powers conferred upon the Town by the State of Colorado as a Home Rule Municipality empower the Town to manage land use to ensure the public health, safety, and welfare; and

WHEREAS, the Town currently regulates land uses within the Town limits in accordance with Chapter 7 “Land Use Regulations” of the Ridgway Municipal Code (“RMC”), adopted pursuant to its Home Rule Constitutional authority and the Local Government Land Use Control Enabling Act of 1974, as amended, §§29-20-101, et seq. C.R.S; and

WHEREAS, the Town has determined that it is appropriate to establish RMC Section 7-7 “Affordable Housing Regulations” to set standards for applicable new residential development projects to provide “Community Housing”; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***GOAL COM-1: Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.*** in the Town of Ridgway Master Plan; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***GOAL COM-2: Encourage a diversity of housing options that meet the needs of residents.*** in the Town of Ridgway Master Plan; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***POLICY COM 1.1: Workforce Housing*** in the Town of Ridgway Master Plan; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***POLICY COM 1.2: Private Sector Responsibility*** in the Town of Ridgway Master Plan; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***POLICY COM 1.6: Multi-Generational Housing*** in the Town of Ridgway Master Plan; and

WHEREAS, establishment of Affordable Housing Regulations will help advance ***POLICY COM 2.3: Resident-Occupied Housing*** in the Town of Ridgway Master Plan; and

WHEREAS, the Town has determined that it is appropriate to amend RMC Section 7-9-2 General Definitions to provide a definition for Community Housing; and

WHEREAS, Town staff held multiple Work Sessions with the Ridgway Planning Commission on January 7th, 2025, February 14th, 2025, and March 14th, 2025, and received recommendations from the Planning Commission; and

WHEREAS, the Ridgway Town Council finds that this ordinance furthers and is necessary to promote the health, safety and general welfare of the Ridgway community.

NOW, THEREFORE, BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF RIDGWAY, COLORADO the following:

Section 1. Recitals Incorporated. The above and foregoing recitals are incorporated herein by reference and adopted as findings and determinations of the Town Council.

Section 2. Establishment of Section 7-7. Section 7-7 of the Ridgway Municipal Code is hereby established to read as set forth in *Exhibit A*.

Section 3. Amendment of Section 7-9-2 General Definitions: The definition of “Community Housing” is added within Section 7-9-2 General Definitions to read as follows:

COMMUNITY HOUSING: Units restricted for occupancy by eligible households that meet size, sale price, and/or rental requirements and that are deed restricted as Community Housing in accordance with a covenant approved by the Town Attorney of the Town of Ridgway.

Section 4. Codification of Amendments. The Town Clerk, as the codifier of the Town’s Municipal Code, is hereby authorized to make such numerical and formatting changes as may be necessary to incorporate the provisions of this Ordinance within the Ridgway Municipal Code. The Town Clerk is authorized to correct, or approve the correction by the codifier, of any typographical error in the enacted regulations, provided that such correction shall not substantively change any provision of the regulations adopted in this Ordinance. Such corrections may include spelling, reference, citation, enumeration, and grammatical errors.

Section 5. Severability. If any provision of this Ordinance, or the application of such provision to any person or circumstance, is for any reason held to be invalid, such invalidity shall not affect other provisions or applications of this Ordinance which can be given effect without the invalid provision or application, and to this end the provisions of this Ordinance are declared to be severable. The Town Council hereby declares that it would have passed this Ordinance and each provision thereof, even though any one of the provisions might be declared unconstitutional or invalid. As used in this Section, the term “provision” means and includes any part, division, subdivision, section, subsection, sentence, clause or phrase; the term “application” means and includes an application of an ordinance or any part thereof, whether considered or construed alone or together with another ordinance or ordinances, or part thereof, of the Town.

Section 6. Effective Date. This Ordinance shall take effect thirty (30) days after the date of final passage in accordance with Article 3-7 of the Ridgway Charter.

Section 7. Safety Clause. The Town Council hereby finds, determines and declares that this Ordinance is promulgated under the general police power of the Town of Ridgway, that it is promulgated for the health, safety and welfare of the public, and that this Ordinance is necessary for the preservation of health and safety and for the protection of public convenience and welfare. The Town Council further determines that the Ordinance bears a rational relation to the proper legislative object sought to be obtained.

Section 8. No Existing Violation Affected. Nothing in this Ordinance shall be construed to release, extinguish, alter, modify, or change in whole or in part any penalty, liability or right or affect any audit, suit, or proceeding pending in any court, or any rights acquired, or liability incurred, or any cause or causes

of action acquired or existing which may have been incurred or obtained under any ordinance or provision hereby repealed or amended by this Ordinance. Any such ordinance or provision thereof so amended, repealed, or superseded by this Ordinance shall be treated and held as remaining in force for the purpose of sustaining any and all proper actions, suits, proceedings and prosecutions, for the enforcement of such penalty, liability, or right, and for the purpose of sustaining any judgment, decree or order which can or may be rendered, entered, or made in such actions, suits or proceedings, or prosecutions imposing, inflicting, or declaring such penalty or liability or enforcing such right, and shall be treated and held as remaining in force for the purpose of sustaining any and all proceedings, actions, hearings, and appeals pending before any court or administrative tribunal.

Section 9. Publication. The Town Clerk is ordered to publish this Ordinance in accordance with Article 3-7 of the Ridgway Charter.

INTRODUCED AND REFERRED TO PUBLIC HEARING on _____, 2025, and setting such public hearing for _____, at Ridgway Town Hall, located at 201 N. Railroad Street, Ridgway, Colorado.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

ADOPTED on _____, 2025.

BY:

ATTEST:

John Clark, Mayor

Pam Kraft, Town Clerk

APPROVED AS TO FORM:

Bo James Nerlin, Town Attorney

Exhibit A:

Section 7-7 “Affordable Housing Regulations”.



EXHIBIT A

Ridgway Municipal Code

Chapter 7 Section 7 AFFORDABLE HOUSING REGULATIONS

7-7-1 - GENERAL PROVISIONS.

(A) Purpose.

- (1) These Regulations shall be known and may be cited as the Town's "Affordable Housing Regulations"
- (2) These Regulations shall apply within the limits of the Town.
- (3) The purposes of these Regulations are to:
 - (a) Promote the construction of housing that is affordable to the community's workforce and full-time residents;
 - (b) Retain opportunities for people that work in Town to also live in the Town;
 - (c) Maintain a balanced housing portfolio that provides housing for residents at various income levels; and
 - (d) Contribute to the regional supply of affordable housing that is deed-restricted to remain affordable.

(B) Interpretation.

- (1) Whenever a provision of these Regulations and any other provision found in another section of the Town Code contains any restrictions or regulations covering the same subject matter, the restriction or regulation which is more restrictive or that imposes a higher standard shall govern.
- (2) These Regulations shall not create any liability on the part of the Town or any officer or employee thereof arising from reliance upon these regulations or any administrative act or failure to act pursuant to these regulations.

(C) Community Housing Guidelines.

- (1) Definition: "Community Housing" shall mean units restricted for occupancy by eligible households that meet size, sale price, and/or rental requirements and that are deed restricted in accordance with a covenant approved by the Town Attorney of the Town of Ridgway.
- (2) The Community Housing Guidelines, "Guidelines" are amended annually to complement this Code section and provide more detailed guidance for



development, rental, and sale of affordable housing. In cases of conflict between the Community Housing Guidelines and this section, this section shall govern.

- (3) The Town Manager or their designee shall publish the Community Housing Guidelines for the development and management of affordable housing including the provision of incentives for qualified projects.

7-7-2- PERFORMANCE STANDARDS.

(A) Applicability.

- (1) Any application brought under the Planned Unit Development (PUD) section of this Code is required to provide at least the amount of Affordable Housing units set by Section 7-6 Planned Unit Development (PUD);
- (2) Any property petitioning for annexation is required to enter into an Annexation Agreement which may establish the required number of units of Affordable Housing, including Community Housing;
- (3) Applications for condominium plats of any size, townhome subdivisions, and minor and major subdivision require a restrictive covenant specifying the intended number of units, ten (10) percent of which must be designated as "Community Housing" subject to the standards of this Code; and
- (4) Multi-family residential rental projects including additions and conversions that result in three (3) or more units, are required to provide at least ten (10) percent of the total number of proposed new residential dwelling units as deed-restricted affordable dwelling units for "Community Housing" pursuant to requirements set forth in this section, and subject to the following standards:

(a) Area Median Income (AMI) for Ouray County as defined annually by the Colorado Housing Finance Authority (CHFA) sets maximum prices for sale or rents charged for Community Housing as further specified in Sections 7-7-2 (B) and 7-7-3.

(b) Community Housing units shall be permanently restricted unless a different timeframe is required as a part of a low-income housing tax credit (LIHTC) project or otherwise time restricted by federal or state grant funds subject to approval by the applicable decision-making body.

(c) If the calculation for Community Housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit, or a fee-in-lieu shall be provided per Section 7-7-3(B)(2)(d).



(d) The proportion of required Community Housing units, whether for-sale or for-rental, shall follow the proportion of for-sale and for-rental market rate units, unless otherwise approved by the applicable decision-making body.

(B) General Community Housing Requirements.

- (1) **Income Eligibility Required.** A Community Housing unit created pursuant to this subsection shall be purchased, owned, leased or occupied exclusively by or to an eligible household. All sales, rentals, purchases and leases shall comply with the provisions of this Section.
- (2) **Deed Restriction Required.** No person offering an affordable dwelling unit for rent or sale pursuant to this Section shall fail to lawfully reference in the deed conveying title of any such unit, and record with the Ouray County Clerk and Recorder, a deed restriction in a form approved by the Town Attorney.
- (3) **Fair Marketing of the Unit.** All sellers or owners of affordable dwelling units shall engage in public advertising efforts as further expressed in the Town's Community Housing Guidelines.
- (4) **Location Requirements.** The location of all mandatory Community Housing units shall conform to the standards set forth in the Guidelines. The location of Community Housing Units shall be defined in a Community Housing Plan as part of the application.
- (5) **Accessory Dwelling Units (ADU).** ADUs may serve as rental Community Housing for the purpose of compliance with the requirements of this Section and Section 7-4-6(A) of the RMC. Qualifying criteria for Community Housing is outlined in the Town's Community Housing Guidelines.
- (6) **Timeline.** Units built as affordable in the project should receive Certificates of Occupancy (CO) concurrent with free-market units. As such, it is required that Certificates of Occupancy for market-rate units can only be granted at 10% more than those Certificates of Occupancy for Community Housing units until 100% of Community Housing Units receive Certificates of Occupancy. For example:

Number of Certificates of Occupancy granted for Affordable Housing units	Maximum number of Certificates of Occupancy allowed to be granted for market-rate units
1-9 units	Same amount as Affordable Units
10-19	Same amount plus one +1

Sec. 7-7-3. COMPLIANCE METHODS



(A) Community Housing Plan.

- (1) Community Housing Plan. An applicant for any new development that has a residential component within the Town shall submit a Community Housing Plan or a letter of exemption to the Town for approval.
- (2) The Community Housing Plan shall be submitted to and approved by the applicable decision-making body prior to, or concurrent with, an application to the Town for the market-rate portion of the development plan. The decision-making body responsible for furnishing a decision shall certify its approval, approval with conditions, or denial of the Community Housing Plan. Such a decision shall be based on compliance with the provisions of this Section and the Community Housing Guidelines.
- (3) Any amendment to the Community Housing Plan shall require the approval of the applicable decision-making body.

(B) Methods to Achieve Compliance. For applicable projects, one or more of the following methods must be followed to achieve compliance with the Affordable Housing Regulations of the Town of Ridgway:

- (1) Provide all required Community Housing units on-site.
- (2) At the discretion of the Town Council, an applicant may seek an alternative to providing the required percentage of Community Housing by any of the following methods:
 - (a) Providing the Required Housing Off-Site. It is intended that Community Housing be provided on the same site as the development that triggered the requirement for the units to be developed. Alternative off-site locations within the Town may be allowed if one or more of the following conditions exist:
 - (i) If incompatible uses cannot feasibly be buffered from the Community Housing units.
 - (ii) The number of Community Housing units to be built off-site are at least 15% of the total development.
 - (iii) The units to be built off site clearly exceed amenities offered for other developments and/or offer energy efficiency and utility savings for residents beyond what is standard.



(iv) The off-site location of units is more convenient to transit, employment centers, or other area amenities, and in closer proximity to other primary residences such that a sense of neighborhood is fostered.

(b) **Dedicating Land Within the Project.** Provided it is large enough and located appropriately to accommodate at least the minimum number of required Community Housing units, land within a project may be dedicated to the Town or a qualified non-profit housing developer for the required development of such units, as approved by the Town. The units to be built within the dedicated land shall be comparable to the market rate housing units in exterior finish and design to blend into the overall project. Each lot shall have sufficient area devoid of environmental or other constraints to meet applicable dimensional standards and allow construction of the required development of such units. All public infrastructure improvements to support development of the required units shall be in place prior to conveyance, or sufficient security in accordance with the Ridgway Municipal Code Section 7-5-3(B)(2)(d) shall be provided, if deemed appropriate. Dedication of the lots shall occur at the same time as plat or other applicable recordation of the development.

(c) **Lots In Lieu.** In lieu of the provision of the minimum number of required housing units and at the discretion of the Town Council, the developer may dedicate an equal number of lots to the Town. The lots may be off site but within the municipal boundaries of the Town provided that the conditions stipulated in 7-7-2(B)(4) Location, are satisfied and there are no covenants or other restrictions placed on the lots that would limit their appropriateness for Community Housing.

(d) **In-Lieu Fee.** Paying a fee in lieu of construction or land dedication as an alternative is available if the calculation for Community Housing results in a fraction of a dwelling unit above a whole number. For rental units only, providing fewer units, but which are affordable to households earning eighty (80) percent or less of the AMI for Ouray County is an option. For the purposes of this option, an affordable rental unit at eighty (80) percent AMI or less shall equal one and one-quarter (1.25) unit of Community Housing.

(i) When an in-lieu fee is being paid to meet a fractional unit requirement, the entire fee shall be paid prior to the first building permit being issued for the development at the time of the complete building



permit submittal as described in the Town's fee schedule, established, adopted and amended by Town Council from time to time; and

(ii) The fee shall be based upon the cost to develop the market-rate units in the same development within Ridgway. The method for calculating fee in-lieu for Ridgway requires the developer to assign a projected cost to the project, and to pay the fee-in lieu that matches with the per-unit project costs. Town will review the computation of costs associated with the project to confirm this amount is accurate.

Town of Ridgway
Community Housing Guidelines

May 16th, 2025

Adoption
[Insert Ordinance]

Amendments
[TBD]

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Purpose:

The purpose of The Town of Ridgway Community Housing Guidelines “Guidelines” is to complement the Ridgway Municipal Code (RMC) Section 7-7 AFFORDABLE HOUSING “Affordable Housing Regulations” and increase the supply of housing that is affordable to those who live and work in the area, to assist in mitigating high housing costs, support mixed-income development, improve the attraction and retention of employees, reduce traffic congestion from commuters, increase community stability by keeping owner-occupancy rates high, to keep vacancy rates reasonable, and to create housing opportunities for renters and owners avoid becoming cost burdened (spending 30% or more of their income on housing costs). This document also provides a predictable regulatory environment and clear path to the development of Community Housing units.

Affordable deed-restricted units are assets the Town can offer to its residents far into the future. These Guidelines and Section 7-7 AFFORDABLE HOUSING reflect the goals offered in the 2019 Ridgway Master Plan relating to housing: GOAL COM-1: *Maintain Ridgway as a community that is accessible to a range of income levels, ages, and households.* GOAL COM-2: *Encourage a diversity of housing options that meet the needs of residents.* The Town has been dedicated to pursuing multiple means of increasing the supply of affordable housing in the community and remains a steadfast partner to the development community to meet the market demands.

To remain dynamic and responsive to community needs, these Guidelines will be updated annually. The *CHFA Area Median Income Chart* with income limits and rental prices will be updated annually (attached).

Applicability:

These Guidelines are intended to complement Section 7-7 AFFORDABLE HOUSING of Ridgway Municipal Code (RMC). Where conflicts exist, the Town Code prevails, followed by these Guidelines. Deed restrictions or plat notes on specific properties may supersede these Guidelines.

Sale or rental of a housing unit subject to the Guidelines will be administered in accordance with the Guidelines in effect at the time of sale or rental.

- a) Owners and tenants are subject to the Guidelines that are in effect as amended over the course of their ownership or lease term.
- b) At the sale or transfer of interest of Community Housing unit, the new owner is required to record the Town’s current form of Deed Restriction Covenant.
- c) Owners of appreciation capped units are required to record the Town’s current form of Deed Restriction.
- d) The Town requires the execution and recording of a new Acknowledgement of Deed Restriction with updated terms at the time of any sale or the transfer of the interest of for all Community Housing Units.

Administration of the Program:

The Town of Ridgway Town Manager or their designee can monitor, track, and create reports on the various aspects of the Community Housing Program. With each applicable development proposed, the decision-making body will be responsible for reviewing the associated Community Housing Plan, and decide to approve, deny, or approve with conditions, the various aspects of the plan. Alignment with Master Plan goals and community initiatives will be considered in the review process of each development application.

Definitions:

When used in *The Community Housing Guidelines* the following words and phrases shall have the specific meaning as defined in this section:

"Affordable Housing" A dwelling unit that is restricted in perpetuity to occupancy by households meeting the income limitations and occupancy standards as established from time to time by the Town. Occupancy standards include requirements for primary residency and local employment or retirement from local employment.

"AMI" shall mean the median annual income for Ouray County, as adjusted for household size, that is calculated and published annually by the Department of Housing and Urban Development (HUD) or Colorado Housing and Finance Authority (CHFA).

"Community Housing" shall mean units restricted for occupancy by eligible households that meet size, sale price, and/or rental requirements and that are deed restricted in accordance with a covenant approved by the Town Attorney of the Town of Ridgway.

"Deed restriction" shall mean an enduring covenant placed on units that identifies the conditions of ownership and occupancy of the units to eligible households and may control the prices of for-sale units, initially and/or upon resale.

"Gross income" shall mean the total income of a household derived from employment, business, trust or other income producing assets include wages, alimony and child support, distributions and before deductions for expenses, depreciation, taxes and similar allowances.

"Household" shall mean one or more persons who intend to live together, on a property as a single housekeeping unit.

"Housing Agency" shall mean Town of Ridgway, or any comparable governmental agency selected by the Town of Ridgway, Colorado responsible for the administration of Community Housing.

"HUD" shall mean the U.S. Department of Housing and Urban Development.

"Inclusionary zoning" shall mean the mandatory provision of Inclusionary Zoning units, Community Housing units, or financial contribution to the housing fund, as a requirement for development approval.

"Income limits" shall mean the income amounts on which the eligibility of households is based expressed as percentages of the AMI and in absolute dollar amounts, updated annually and contained in the Community Housing Guidelines.

"Infrastructure" shall mean water, sewer, natural gas, electric, cable television and any other utility installations; as well as streets, curb and gutters; storm drainage systems.

"Interim covenant" shall mean a covenant placed on lots or parcels that conveys the conditions of the deed restrictions that will be filed upon Community Housing units built on the lots or parcels.

"Market-rate units" shall mean residential units upon which there are no restrictions on the occupancy, price or resale.

Non-Discrimination and Reasonable Accommodation:

The Town of Ridgway does not discriminate against anyone due to race, color, creed, religion, ancestry, national origin, sex, age, marital status, disability, affectional or sexual orientation, family responsibility or political affiliation resulting in the unequal treatment or separation of any person, nor shall they deny, prevent, limit, or otherwise adversely affect the benefit of enjoyment by any person of employment, ownership, occupancy of real property or public service or accommodations. The Town provides reasonable accommodation and encourages all applicants and interested parties to reach out to the Town to initiate a discussion to ensure that the Town's housing programs are inclusive and responsive to the community's needs.

Eligible Households

Eligible household applicants for rental or for-sale Community Housing must:

- a) Contain at least one person employed by a business based in Ouray County and work a minimum of 1,200 hours per calendar year; contain at least one person that was a former employee of a Ouray County Business who worked 1,000 hours per calendar year for the four years immediately prior to their retirement;
- b) occupy the affordable housing unit as their primary residence;
- c) live in the unit for a minimum of nine (9) out of any twelve (12) month period;
- d) not own developed residential property;
- e) meet applicable household income limits as listed below:
 - a. BUYER INCOME LIMIT: At the time of purchase, including the original property transfer and all subsequent resales and transfers of property, the household income will be 140% or less of the Area Median Income (AMI) for the unit, as determined by the United States Department of Housing and Urban Development (HUD) and represented by Colorado Housing and Finance Authority (CHFA) in their *Area Median Income Chart*, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of a restricted unit. Proof shall include written documentation, such as income tax returns, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding AMI for Ouray County, CHFA.
 - b. RENTER INCOME LIMIT: At the time of application, the household income will be 100% or less of the Area Median Income (AMI) for the unit, as determined by the United States Department of Housing and Urban Development (HUD) and represented by Colorado

Housing and Finance Authority (CHFA) in their *Area Median Income Chart*, as adjusted annually. Proof of this must be presented to the Town in advance of any rental of a restricted unit. Proof shall include written documentation, such as income tax returns, verifying annual income for the prior year. HUD income limits are derived from the most recent data provided by HUD regarding AMI for Ouray County;

Applicants for Community Housing must submit applications and documents that are required to verify employment and work history, income, assets, household size, and such other information as deemed necessary to qualify as a buyer or tenant. Approval must be obtained prior to signing a lease, occupying a unit, or submitting purchasing a Community Housing unit.

Performance Standards:

To ensure that the affordable units are integrated with market-rate units in new, mixed-income developments, developers should achieve a comparable outward appearance across units, making it difficult for passers-by to differentiate between affordable and market-rate homes. In addition to requirements regarding external appearance, new affordable homes should be comparable to market-rate homes in other respects, including but not limited to:

- Unit size (square feet)
- Number of bedrooms provided
- Storage
- Accessibility
- Energy Efficiency
- Tenure – i.e., whether units are for sale or rentals
- Amenities provided (balconies, garages, etc.)

Renting, Purchasing, and Selling Community Housing:

Fair Marketing of the Unit Required

All sellers or owners of affordable dwelling units shall engage in public advertising efforts each time an affordable dwelling unit is rented or sold such that members of the public who are qualified to rent or purchase such units have a fair chance to become informed of the availability of such units.

Purchase Price

- a) An appreciation cap of no more than 3% per year shall be required as part of the deed restriction.
- b) The original sale price must be established within the deed restriction, with no more than 10% profit for the developer.
- c) Rental: No short-term rentals shall be permitted for the restricted units. Provisions regarding long-term rental will be defined in the Deed Restriction.
- d) Units shall be priced at an affordable rate, not costing more than thirty percent (30%) of household income, to a household with earnings of 140% or less of the Area Median Income (AMI), as determined by the United States Department of Housing and Urban Development (HUD) and represented by Colorado Housing and Finance Authority (CHFA) in their *Area Median*

Income Chart, as adjusted annually. Proof of this must be presented to the Town in advance of any transfer of a restricted unit.

Rental Rates

- a) The unit shall be rented at an affordable rate, not costing more than thirty percent (30%) of household income, to a household with earnings of 100% or less of the Area Median Income (AMI) for the unit, as determined by the United States Department of Housing and Urban Development (HUD) and represented by Colorado Housing and Finance Authority (CHFA) in their *Area Median Income Chart*, as adjusted annually. Proof of this must be presented to the Town in advance of any rental of a restricted unit.
- b) No short-term rentals shall be permitted for the restricted units. Subletting provisions shall be established in the Covenant, should subletting be an acceptable use.

Sale of Deed Restricted Unit:

Buyers and sellers of affordable housing units are advised to consult legal counsel regarding examination of all contracts, agreements, and title documents. The retention of any professional services shall be at the buyer's or seller's own expense. Buyers of affordable housing units are required to sign an Acknowledgment of Deed Restriction and cause it to be recorded at closing. If an Acknowledgment of Deed Restriction is not signed and recorded at closing, the sale is void.

Deed Restriction Required:

Property Owner shall restrict the ownership, use and occupancy of the "Community Housing" to the terms, conditions, restrictions and requirements provided for in this Section, which shall be written to run in perpetuity, not expire, and survive any foreclosure of the Deed Restricted Units, unless the restrictions are otherwise released or modified with the written consent of the Town.

Any instrument of conveyance concerning a Deed Restricted Unit shall clearly indicate that the Unit is deed restricted and contain a reference to these restrictions in a form approved by the Town. The Town will be granted and conveyed the right to enforce compliance with the restrictions that are applicable to the Deed Restricted Unit. The Deed Restricted Unit shall be owned and occupied by qualified person, as defined herein.

Right of First Refusal Required:

Owner(s) shall enter into an agreement with the Town of Ridgway authorizing their Right of First Refusal for developments containing deed-restricted units as allowed by HB24-1175 and HB23-1190

Rental of Deed Restricted Unit(s):

OWNERS:

Owners of for-rent or rental units defined as Community Housing units have a responsibility to manage compliance of these regulations and ensure the Town of Ridgway is informed of changes with occupants, occupancy, or rates. In an annual statement, the owner shall respond to basic questions about their tenants to confirm they are still qualified tenants. The owner shall follow the Federal Fair Housing Act in all actions. No short-term rentals shall be permitted for the restricted units.

RENTERS:

Applicants who do not meet the current qualification requirements may apply to the Town Planning Commission for a waiver from the strict application of any one or more of the provisions. A waiver from the strict application of the provisions may be granted at the discretion of the Planning Commission and may only be granted if the applicant can establish that the following criteria are substantially met:

- (i) there are practical difficulties or unnecessary hardships caused to the individual unit owner/renter if these provisions are strictly applied. Any such practical difficulty and/or unnecessary hardship must be of such a nature as to create an individually differentiated situation from all other owners of units burdened by these regulations; and
- (ii) the spirit of the provisions will be observed, the public health safety and welfare secured, and substantial justice done by granting the waiver. The burden shall be on the applicant to establish by a preponderance of the evidence that these criteria have been met.

Incentives Toolbox for Community Housing Developments:

The purpose of this Section is to increase the supply of income-restricted housing in the town by offering development incentives to applicants that include income-restricted housing in their developments and exceed the requirements of RMC 7-7.

If the requirements in Section 7-7 are exceeded, the applicant may choose to apply for one or more of the following incentives to be applied to the proposed development. The applicant is responsible for applying for incentives at the time of submittal. The Town of Ridgway reserves the right to request additional information. The application will result in a decision by the appropriate decision-making body, which reviewed for decision the application in its entirety based on Sec. 7-7-3 of the RMC.

Increased Development Potential

Developments that contain deed-restricted affordable housing units beyond what is required by Section 7-7 of the Ridgway Municipal Code may be eligible at the Town Council's discretion for the following:

- (a) A reduction in parking requirements as considered and appropriate for the use and context.
- (b) A “density bonus” associated with the amount of allowable lot coverage.

Town of Ridgway Fee Deferment

Developments that contain deed-restricted affordable housing units beyond what is required by Section 7-7 of the Ridgway Municipal Code may be eligible at the Town Council's discretion for the following:

- (a) Tap fee deferment, reduction, or waiver;
- (b) Plan review fee deferment, reduction, or waiver; and/or
- (c) Application fee deferment, reduction, or waiver.

Landscaping Regulation Flexibility

Developments that contain deed-restricted affordable housing units beyond what is required by Section 7-7 of the Ridgway Municipal Code may be eligible at the Town Council's discretion for the following:

- (a) Minimum Landscaping requirement deferment, reduction, or waiver.

Expedited Processing

Expedited processing means applications may receive a priority over other applications that are being reviewed by staff, the Planning Commission, or the Town Council. At each phase of its review, the application shall be placed on the first scheduled Commission or Town Council agenda for which it can be properly noticed.

1. Projects exceeding the requirement of the amount of Community Housing units provided, shall be subject to an expedited review process which calls for a final decision within [120] days of receipt of a complete application. The applicant is responsible for applying for expedited review at the time of submittal. The Town reserves the right to request additional information, the submittal of which may delay the process.
2. Notwithstanding subsection 1 above, if the project has received funding through Colorado Proposition 123 and more than one-half of the dwelling units included in the project meet the requirements for affordability in proposition 123, the application shall be reviewed and a decision to approve, approve with conditions, or deny the application shall be made within [90] days of receipt of a complete application herein referred to as a "fast-track approval process." The applicant is responsible for applying for "fast track" review at the time of submittal. The Town reserves the right to request additional information, the submittal of which may delay the process.
3. The Town of Ridgway's expedited review process may include a one-time extension request from the developer for up to 90-calendar days. The request may allow time for a developer to comply with a state law or court order, or to address comments from an agency that has approval authority over the project. It is meant to avoid a "rush" mentality that may penalize a developer by leading to a decision of denial rather than working towards approval. The Town can implement one or more 30-calendar day extension(s) to work with a developer on addressing comments on the application.

Attached:

AMI CHART FOR OURAY COUNTY (2025)



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		160%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600

DEED RESTRICTION and COVENANT
Town of Ridgway, Ouray County
Community Housing Ownership, Occupancy and Resale

THIS DEED RESTRICTION AND COVENANT (“Covenant”) is entered into this day of _____, 202__ (“Effective Date”) by (**Insert name of purchaser**), (“Declarant”) for the benefit of and enforceable by The Town of Ridgway, a Colorado home rule municipality, or their designee (the “Beneficiary”).

Property Subject to Deed Restriction. The following real property (the “Housing Unit”) is hereby made subject to the Covenants:

(insert lot legal here)
County of Ouray
State of Colorado.

Commonly known as **(insert street address here)**

This Housing Unit serves a maximum AMI of _____%.

This Housing Unit has _____# bedrooms and _____# bathrooms.

The Initial Purchase Price: _____.

Chain of Title and Purchase Prices Thereafter the Initial Purchase Price:

_____.

RECITALS

WHEREAS, the Declarant is the Owner of the Housing Unit; and

WHEREAS, the Declarant on behalf of itself, its heirs, executors, administrators, representatives, successors, and assigns, desires to comply with the Deed Restriction and Covenant and Town of Ridgway AFFORDABLE HOUSING REGULATIONS AND GUIDELINES by restricting the use of the Housing Unit as hereinafter described; and

WHEREAS, under this Covenant the Declarant and Beneficiaries intend, declare, and agree that the regulatory and restrictive covenants set forth herein governing the use of the Housing Unit described and provided for herein shall be and are hereby covenants running with the land and are intended to be and shall be binding upon the Declarant and Beneficiaries; and

WHEREAS, this Covenant is intended to provide housing and help keep it affordable for residents who make a living primarily from physically working in the Ouray County boundary and their families who chose to be part of the greater Ridgway community; and

WHEREAS, Declarant understands that this property has been subsidized by the government and charitable organizations and acknowledges that it has received adequate and valuable consideration in exchange for the imposition of this Covenant upon the Housing Unit.

COVENANT

NOW, THEREFORE, in consideration of the foregoing Recitals, which are hereby incorporated in this Covenant as substantive provisions, the mutual covenants, restrictions, and equitable servitudes stated herein and other good and valuable considerations, the receipt and sufficiency of which is hereby acknowledged, the Parties hereby represent and agree as follows:

1. Covenant Runs with the Land. This Covenant shall constitute covenants running with title to the Housing Unit, for benefit of, and enforceable by, each of the Beneficiaries, and their successors and assigns, and this Covenant shall bind the Beneficiaries and all subsequent Owners and Occupants of the Housing Unit. Each Owner and Occupant, upon acceptance of a deed or lease to the Housing Unit, shall be personally obligated hereunder for the full and complete performance and observance of all covenants, conditions, and restrictions contained herein during the Declarant's period of ownership or Occupant's tenancy, as may be appropriate. Each and every Transfer or lease of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference to this Covenant, even without reference to this Covenant in any document of conveyance. The Beneficiary shall hold their interest as tenants in common.

1.1 Term. The "Term" of this Covenant shall commence on the Effective Date and shall continue until _____ ("Expiration Date"). Said term of one hundred (100) years shall reset upon every Transfer.

1.2 Administration and Enforcement. This Covenant shall be administered by the Town of Ridgway or its duly authorized Designee acting as the housing authority administrator ("HA"). This Covenant shall be enforceable by the HA, its duly authorized Designee, or the Beneficiaries, by any appropriate legal or equitable action, including but not limited to specific performance, injunction, abatement or eviction of non-complying Housing Unit Owner(s) or Occupant(s), or such other remedies and penalties as may be specified in this Covenant, including but not limited to the Schedule of Violations and Fines found in the Guidelines.

1.3 Updated Covenants. Upon every Transfer, the transferee shall execute the most recent Covenant that has been approved by the Town of Ridgway and the HA at the time of Transfer.

1.4 Replacement of Prior Agreement. If applicable, this Covenant shall supersede and replace in its entirety that certain Deed Restriction and Covenant recorded in the

official records of the Ouray County Clerk and Recorder (“Official Records”) on _____ at Reception Number _____.

2. **Definitions.** The Parties acknowledge and agree to the definitions in the RIDGWAY MUNICIPAL CODE AND COMMUNITY HOUSING GUIDELINES (“Guidelines”) and further agree that each definition is incorporated in this Covenant. As used in this Covenant, Guidelines shall mean the most current Guidelines in effect at the time of closing on a sale or transfer of the Housing Unit or at the commencement date of a lease or other occupation agreement, as same may be amended from time to time, or its successor document.

3. **Ownership, Use, Occupancy, Rentals, and Qualification.**

- 3.1 **Ownership.** The ownership of the Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owner(s) as defined in the Guidelines. In the event that the Housing Unit is owned without compliance with this Covenant, the HA shall have the remedies set forth herein, including but not limited to the rights under Section 11.

- 3.2 **Use and Occupancy.** The use and occupancy of the Housing Unit is hereby, and shall henceforth be, limited exclusively to Qualified Owners or Qualified Occupant(s), and their Immediate Families.

3.2.1 **Home Occupation.** The Housing Unit may be used in conjunction with a Home Occupation by the Qualified Household or Qualified Occupants residing in the Housing Unit subject to the provisions of the Guidelines and local land use restrictions.

3.2.2 **Guests.** Guests are exempt from qualification requirements.

3.3 **Initial Qualification.**

3.3.1 **Qualified Entity Owners:** Land Contributors, Business Owners, Local Governments, and Special Districts are exempt from the Initial Qualifications in 3.3.2 but shall comply with all Occupancy Qualification and Rental Standards required by the Covenant and Guidelines.

3.3.2 **Qualified Owner:** To be eligible to purchase the Housing Unit, at least one member of the Household who is an Owner must be a Qualified Employee and meet Section 3.3.2.1, below, and all Household members must meet Section 3.3.2.2-3.3.2.6., below, and as further defined in the Guidelines:

3.3.2.1 Contain at least one person employed by a business based in Ouray County and work a minimum of 1,200 hours per calendar year; contain at least one person that was a former employee of a Ouray County Business who worked 1,000 hours per calendar year for the four years immediately prior to their retirement;

- 3.3.2.2 Occupy the affordable housing unit as their primary residence;
- 3.3.2.3 Live in the unit for a minimum of nine (9) out of any twelve (12) month period;
- 3.3.2.4 Not own developed residential property in Ouray County;
- 3.3.2.5 Must not have a Net Worth that exceeds three (3) times the Initial Sales Price of the Housing Unit; and
- 3.3.2.6 Must meet the income restrictions applicable to the Housing Unit based on the Area Median Income (AMI) percentage limit and the Housing Unit designation in the legal description, and as set forth in the Guidelines; and
- 3.3.2.7 Qualified Entity Owners may own no more than two (2) Housing Units at one time, unless negotiated otherwise in the original development agreement, and make them available via sale or long-term rental to Qualified Occupants pursuant to this Covenant without the Qualified Entity Owner itself meeting the above-listed requirements. Qualified Entity Owner or leave the Housing Unit vacant for more than three months in any twelve (12) month period. Any occupancy of a Unit pursuant to shall meet all Household Size requirements.
- 3.3.2.8 Businesses who are in the business of residential property management, residential property rentals, mobile home park ownership or rental and/or residential property ownership may not be certified as a Business Owner.
- 3.3.2.9 A reasonable accommodation and exception may be requested from HA for any of these qualifications.
- 3.3.3 Qualified Occupant: To be eligible to rent the entire Housing Unit or a room in a Housing Unit, the Qualified Occupant:
 - 3.3.3.1 Shall meet the above-listed requirements of Section 3.3.2.1-3.3.2.6
 - 3.3.3.2 Reasonable accommodation and exception may be requested from the HA for any of these qualifications.

3.4 Rental of Property. Short-term rental of the Housing Unit is prohibited. Long-term rentals may be approved as follows:

- 3.4.1 Qualified Entity Owner Units: Long-term rental is allowed subject to the provisions of the Guidelines and the terms and provisions of this Covenant. Units, owned by the Qualified Entity Owner may be rented to Qualified Occupants for a term of no less than six (6) months. All rentals must comply with the current Guidelines.
- 3.4.2 All other Housing Units: Owner may not, except with prior written approval of the HA, and subject to the HA's conditions of approval, rent

an entire Housing Unit for any period of time. If approved, a rental shall be for no less than one (1) month. All rentals must comply with the current Guidelines.

- 3.4.3 Roommates: The Qualified Owner may share occupancy of a Housing Unit with nonowners on a rental basis provided Qualified Owner continues to occupy Housing Unit as his/her sole and primary residence and meets the obligations contained in this Covenant. A roommate must be certified as a Qualified Tenant Household. Short-term rentals of any kind are strictly prohibited
- 3.4.4 Copy of Lease: The Housing Unit Owner shall provide to the HA a fully executed copy of the Lease or other occupancy agreement no later than seven (7) days after it is fully executed.
- 3.4.5 No Indemnification or Waiver of Immunity: Nothing herein shall be construed to require any of the Beneficiaries to protect or indemnify the Owner against any losses attributable to a rental including, but not limited to, non-payment of rent or damages to a Housing Unit; nor to require any of the Beneficiaries to obtain a Qualified Occupant for the Owner in the event that none is found by the Owner. In addition, nothing herein shall be construed as a waiver by the Beneficiary's governmental immunity, if applicable, provided by the Colorado Governmental Immunity Act or other applicable law.

3.5 Continued Qualification Compliance. All Qualified Owners and Qualified Occupants, including multiple owners, must maintain compliance with all applicable requirements and shall maintain Qualified Household status on an on-going basis. Failure of any Owner or Occupant to do so shall constitute a violation. Any Owner or Occupant of a Housing Unit is required to comply with annual or biennial deed restriction monitoring certifying to the HA that they are in compliance with the requirements of this Covenant.

- 4. Restriction on Debt.** Declarant shall not incur any debt or promissory note secured by a deed of trust or other security instrument that encumbers the Housing Unit in excess of the Original Purchase Price.
- 5. Income and Household Size Restrictions.** The applicable Income Eligibility Tier, which defines household income and household size restrictions, in compliance with this Covenant and as set forth in the Guidelines, Appendix A, will apply to Declarant, Qualified Occupants and future purchasers.

6. Transfer of Property. Transfers of the Housing Unit are subject to this section unless excepted under Section 6.2, below.

6.1 Requirements. Declarant may sell the Housing Unit to a Qualified Owner, pursuant to the Guidelines, to the terms and provisions of this Covenant, and to the following:

- 6.1.1 Notice of Intent to Sell: Declarant or Owner must deliver a written notice of their intent to sell the Housing Unit to the Beneficiary prior to offering the Housing Unit for sale.
- 6.1.2 Right of First Refusal: The Right of First Refusal to purchase shall first be provided to Beneficiary pursuant to the Guidelines and Section 6.4, below.
- 6.1.3 Qualification of Prospective Buyer: In order to proceed to the closing of the sale of the Housing Unit, HA must first certify in writing that the prospective buyer is a Qualified Owner pursuant to the Guidelines and to the terms and provisions of this Covenant.
- 6.1.4 Void Transfer: In the event the Housing Unit is sold and/or transferred without compliance with this Covenant, such sale and/or transfer shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.
- 6.1.5 Date of Notice: For purposes of this Covenant, “date of Owner’s Notice of Intent to Sell” shall be the date on which written Notice of Intent to Sell is delivered to the HA.
- 6.1.6 Administration Fees: At the time of purchase, Declarant must pay any Covenant administration fees due according to the Guidelines. Such fees shall be paid by Declarant to the HA out of Declarant's proceeds of the sale of the Housing Unit and may not be added to the price of the Housing Unit.
- 6.1.7 HA Made Whole: No transfer of a Housing Unit shall occur unless and until each and every encumbrance, debt or liability owed by the Owner to any of the Beneficiaries is fully satisfied, such as fees and violation fines.

6.2 Transfer Exception. If reviewed and approved in writing by the HA prior to transfer, the following occurrences are exceptions to the definition of Transfer, provided that the new Owner, other than an estate, shall use the Housing Unit as their principal residence:

- 6.2.1 A transfer resulting from the death of a Qualified Owner where the transfer is to the spouse or domestic partner or co-owner, who is also a Qualified Owner.
- 6.2.2 A transfer resulting from the death of an Owner through a bequest or by intestate succession to a child of Qualified Owner who is certified as a Qualified Owner.

- 6.2.3 A transfer resulting from a decree of dissolution of marriage or legal separation or from a settlement incidental to such a decree by which a transfer is made to a spouse who is also a Qualified Owner.

6.3 Maximum Sale Price. The Initial Purchase Price (“IPP”) of the Housing Unit shall be the basis for calculating the Maximum Sale Price (“MSP”) in accordance with this Covenant and the Community Housing Guidelines in effect at the time of listing for resale.

- 6.3.1 The Housing Unit shall meet the Minimum Resale Standards, defined in Section 7.3.4, below, to sell at MSP
- 6.3.2 The MSP of a Housing Unit shall be limited to be no more than the following calculations:

The MSP may not exceed the sum of: (i) the IPP paid by the Owner for the Housing Unit, plus: (ii) an increase of three percent (3%) of such IPP per year compounded annually (prorated at the rate of 0.25 percent for each whole month, but not compounded annually) from the date of the Owner's purchase of the Housing Unit to the date of the Owner's Notice of Intent to Sell the Housing Unit; plus (iii) an amount equal to any special improvement district assessments, if applicable and not transferable, paid by the Seller during the Seller's ownership of the Housing Unit; (iv) the cost of Permitted Capital Improvements made to the Housing Unit by the Owner as set forth in Section 6.3.3, less the amount required to bring the Housing Unit up to the Minimum Resale Standards, if any.

- 6.3.3 Permitted Capital Improvements: The amount of Permitted Capital Improvements allowed to be added to the MSP shall not exceed ten per cent (10%) of the original purchase price provided that:

- 6.3.3.1 Improvements are pre-approved by HA prior to commencement of any work or installation; and

- 6.3.3.1.1 Proof of Homeowners Association (HOA), if any, approval is provided to the HA prior to commencement of work.

- 6.3.3.1.2 Improvements are properly permitted and inspected by the local Building Official, if applicable.

- 6.3.3.2 Improvements are documented by Declarant and submitted to HA within three months of completion.

- 6.3.3.3 The depreciation of Permitted Capital Improvements calculated from the schedule in the Marshall Swift Residential Handbook or any other approved handbook in effect at the time of calculation of MSP, shall be subtracted from the cost of the improvement; and

6.3.3.4 Any other reasonable costs allowed by HA pursuant to the Guidelines in effect on the date of the Notice of Intent to Sell may be added to the MSP.

6.3.3.5 The 10% limitation on Permitted Capital Improvements shall reset every ten (10) years of continued ownership of the Housing Unit.

6.3.4 Minimum Resale Standards: Pursuant to the Guidelines, each Owner shall be responsible for ensuring that at the Transfer of his or her Housing Unit, the same is clean, the appliances are in working order, and that there are no health or safety violations regarding the Housing Unit.

6.3.4.1 If a Housing Unit does not meet Minimum Resale Standards, HA may, at its discretion, require that the cost of necessary repairs be deducted from the closing sale price, or that Seller place into escrow the funds necessary to ensure satisfactory repairs. Any escrow balance remaining after necessary repairs are satisfactorily made shall be returned to Seller.

6.3.5 Assumption of Costs: No Declarant shall permit any prospective purchaser to assume any or all of the Declarant's closing costs. No Declarant shall accept anything of value from a prospective purchaser except for the MSP before, during or after closing of the transfer of the Housing Unit.

6.3.6 Caveat: Nothing in this Covenant represents or guarantees that the Housing Unit will be re-sold at an amount equal to the MSP. Depending upon conditions affecting the real estate market, the Housing Unit may be re-sold for less than the MSP.

6.4 Beneficiary Right to Acquire Ownership. The initial Owner and each subsequent Owner shall not transfer any Housing Unit without first offering the same to the Beneficiary for purchase. The Beneficiary shall have a right to purchase the Housing Unit as follows:

6.4.1 Upon Notice of Intent to Sell, or upon exercise of Notice of Election to Require Sale as defined in Section 9.3, or if an Owner receives any offer to purchase or tenders any offer of sale for the Housing Unit, the Beneficiary shall have the Right of First Refusal ("ROFR") to purchase the Housing Unit for the offered sales price or MSP. This ROFR shall be triggered at each submittal of a Notice of Intent to Sell.

6.4.2 Each of the Beneficiaries shall exercise its ROFR by executing a written and binding commitment to purchase ("Notice of Purchase") the Housing Unit Owner within thirty (30) days after each the Beneficiary receives written Notice of Intent to Sell by Owner. A Party exercising the ROFR shall deposit a non-refundable deposit of 5% of the MSP in escrow for the

benefit of the Seller contemporaneously with the exercise of said right. The commitment to buy shall set a closing date within sixty (60) days of delivery of Notice of Purchase.

- 6.4.3 The Beneficiary shall have the right to inspect the Housing Unit prior to exercising its ROFR.
- 6.4.4 In the event more than one Beneficiary wishes to exercise the ROFR, the priority shall first go to the Land Contributor, then to the HA, and then to the Rural Homes, LLC or their successors in interest, if applicable.
- 6.4.5 In the event the Beneficiary does not execute a written and binding commitment to purchase the Unit within said thirty (30) day period, this ROFR shall expire.
- 6.4.6 The ROFR shall be in full force and effect from the date of initial sale in perpetuity. Any sale or attempted transfer of the Housing Unit effected without first giving the Beneficiary the right of first refusal described above shall be wholly null and void and shall confer no title whatsoever upon the purported buyer.

- 7. **No Creation of Additional Unit.** In no event shall the Declarant create an additional “Dwelling Unit” as defined in the applicable Land Use Code, in or as part of the Housing Unit unless authorized by HA in writing and allowed by the zone district and subject to all local building and planning codes and permissions.
- 8. **No Alteration of Housing Unit.** The Housing Unit shall not be altered, demolished, partially demolished, released from these covenants, or relocated, unless and except in compliance with the Guidelines and the applicable Land Use Code provisions in effect at the time of the application for alteration, demolition, release, or relocation.

9. **Foreclosure**

9.1 Default. It shall be a breach of this Covenant for Declarant to default in the payments or other obligations due or to be performed under a promissory note secured by the deed of trust encumbering a Housing Unit. The Declarant hereby agrees to notify the Beneficiaries, in writing, of any notification Declarant receives from a lender, or its assigns, of past due payments or default in payment or other obligations due or to be performed under a promissory note secured by a deed of trust, as described herein, within five (5) calendar days of Declarant's notification from lender, or its assigns, of said default or past due payments.

9.2 Right to Cure Default.

- 9.2.1 Upon receipt of notice as provided herein, the Beneficiary shall have the right in its sole discretion, to cure the default or any portion thereof In

such event, the Declarant shall be personally liable to the Curing Party for past due payments made by the Curing Party, together with interest thereon at the rate specified in the promissory note secured by the deed of trust, plus one (1) percent, and all actual expenses the Curing Party incurred in curing the default.

- 9.2.2 In the event the Declarant does not repay the Curing Party within sixty (60) days of notice that Curing Party has cured the Declarant's default, the Declarant agrees that the Curing Party shall be entitled to a lien against the Housing Unit to secure payment of such amounts. Such a lien may be evidenced by a notice of lien setting the amounts due and rate of interest accruing thereon, and such notice of lien may be recorded in the real property records of Town, until such lien is paid and discharged. The Curing Party shall have the additional right to bring an action to foreclose on the Housing Unit for the payment of the lien set forth in Section 11.6.

9.3 Right to Require Sale.

- 9.3.1 Upon default of Declarant, each of the Beneficiaries shall have the right to require Declarant to sell the Housing Unit to avoid the commencement of any adverse proceedings against the Housing Unit by providing Declarant written notice of HA's decision to exercise such right ("Notice of Election to Require Sale").
- 9.3.2 Upon receipt of a Notice of Election to Require Sale by any Qualified Holders, as defined in C.R.S. § 38-38-100.3(20), or mortgage brokers licensed by the Colorado Division of Real Estate pursuant to C.R.S. § 12-61-901 et. seq., Declarant shall immediately offer the Housing Unit for sale according to the provisions of Section 6.

9.4 Non-Qualified Owner in Event of Foreclosure. In the event of a foreclosure on a promissory note secured by a first deed of trust on the Housing Unit or the acceptance by the holder of such note and deed of trust ("Holder") is issued a public trustee's deed for the Housing Unit or records a deed in lieu of foreclosure for the Housing Unit, this Covenant shall remain in full force and effect and Holder shall be considered a non-Qualified Owner.

10. Obligation to Maintain Homeowner's Insurance. Deed-restricted housing with public and private subsidies means that the cost to build homes is greater than the sales price. Owners shall obtain full replacement cost coverage through an insurance provider licensed with and compliant with the Colorado Department of Regulatory Agencies which will repair or replace the home in the event of damage or destruction.

10.1 Request for Insurance Coverage Certificate. Owner may be required to verify compliance with 10, above, at any time and is required to respond within seven (7) days.

11. Default/Breach

11.1 Right to Inspect. In the event the HA has or the Beneficiaries have reasonable cause to believe a Declarant is violating the provisions of this Covenant, that entity, through its authorized representatives, may inspect the Housing Unit between the hours of 8:00 a.m. and 5:00 p.m. Monday through Friday, after providing the Declarant with no less than twenty-four (24) hours written notice; Declarant has the right to be present.

11.2 Notice of Violation. The HA shall send a Notice of Violation (“NOV”) to the Declarant detailing the nature of the violation and allowing the Declarant fourteen (14) days to determine the merits of the allegations, or to correct the violation. The NOV shall advise the alleged violator of the fines associated with each alleged violation as required by the Schedule of Violations and Fines, Appendix E of the Guidelines, and any additional opportunity to cure before the fines or consequences escalate. In the event the Declarant disagrees with the allegation of violation of the Covenant or the Guidelines, the Declarant may request, in writing, a hearing before the HA or its designated hearing officer, who shall have absolute discretion to determine the appropriate action to be taken to either remedy the violation or to require Declarant to sell the Housing Unit. If the Declarant does not request a hearing and the violation is not cured within the fourteen-day period, the Declarant and/or Occupant shall be considered in violation of this Covenant, and fines shall continue to accrue until the violation is cured or the maximum fine has been reached. Failure to request a hearing shall constitute the failure to exhaust administrative remedies for the purpose of judicial review.

11.3 Hearing Before the HA. Whenever this Covenant provides for a hearing before the HA, such hearing shall be scheduled by the HA within fourteen (14) days of the date of receipt of a written request for a hearing. At any such hearing, the Declarant or other aggrieved party may be represented by counsel and may present evidence on the issues to be determined at the hearing. An electronic record of the hearing shall be made, and the decision of the HA shall be a final decision, subject to judicial review.

11.4 Reservation of Remedies. There is hereby reserved to the parties hereto any and all remedies provided by law for breach of this Covenant or any of its terms. In the event the Parties resort to litigation with respect to any or all provisions of this Covenant, the prevailing party shall be awarded its damages, expenses, and costs, including reasonable attorney's fees.

11.5 Sale Without Compliance. In the event the Housing Unit is sold and/or conveyed without compliance with the terms of this Covenant, such sale and/or conveyance

shall be wholly null and void and shall confer no title whatsoever upon the purported buyer. Each and every conveyance of the Housing Unit, for all purposes, shall be deemed to include and incorporate by this reference the covenants herein contained, even without reference therein to this Covenant.

11.6 Failure to Cure. In the event a Declarant fails to cure any breach of this Covenant, each of the Beneficiaries may resort to any and all available legal or equitable actions, including but not limited to specific performance of this Covenant, a mandatory injunction requiring the sale of the Housing Unit by Declarant, and/or an injunction against future sale(s) in violation of this Covenant.

11.7 Violation Fixes Resale Price. In the event of a breach of any of the terms or conditions contain herein by the Declarant, his heirs or successors or assigns, the Declarant's MSP of the Property shall, upon the date of such breach as determined by the HA, automatically cease to increase as set out in Section 7.3 and shall remain fixed until the date of cure of said breach.

12. General Provisions

12.1 Enforcement of Covenant. This Covenant shall constitute covenants running with the land and Housing Unit as a burden thereon, for the benefit of each of the Beneficiaries and/or its respective successors and assigns, as applicable, and who may enforce the covenants and compel compliance therewith. Enforcement by any appropriate legal action may include, but is not limited to specific performance injunction, reversion, damages, or eviction of noncomplying Declarants and/or Occupants.

12.2 Equal Housing Opportunity. Pursuant to the Fair Housing Act and public policy, the HA shall not discriminate on the basis of race, creed, color, sex, national origin, familial status, disability, sexual orientation, or gender identity in the lease, sale, use or occupancy of the Housing Unit.

12.3 Waiver of Exemptions. Every Declarant, by taking title to a Housing Unit, shall be deemed to have subordinated to this Covenant any and all right of homestead and any other exemption in, or with respect to, such Housing Unit under state or federal law presently existing or hereafter enacted.

12.4 Notices. Any notice, consent, approval, or request which is required to be given by any party hereunder shall be given by personal delivery, by mailing the same, certified mail, return receipt requested, properly addressed and with postage fully prepaid, to the address provided herein or to the address of the Declarant. The Declarant shall advise the Housing Agency of any change in address, in writing. Mailing requirements may be waived by consent of the Parties and acknowledgment of delivery by email or regular mail.

To Beneficiaries: Mayor ,Town of Ridgway 201 N. Railroad Street PO Box 10 Ridgway, CO 81432 Telephone: 970-626-5308

To Administrator: Ridgway Workforce and Housing Committee 201 N. Railroad Street PO Box 10 Ridgway, CO 81432 Telephone: 970-626-5308

To Declarant: _____

12.5 Severability. Whenever possible, each provision of this Covenant and any other related document shall be interpreted in such manner as to be valid under applicable law; but if any provision of this Covenant shall be invalid or prohibited under said applicable law, such provisions shall be ineffective to the extent of such invalidity or prohibition, without invalidating the remaining provisions of this Covenant.

12.6 Choice of Law. This Covenant and each and every related document is to be governed and construed in accordance with the laws of the State of Colorado.

12.7 Successors. Except as otherwise provided herein, the provisions and covenants contained herein shall inure to and be binding upon the heirs, successors, and assigns of the parties.

12.8 Further Actions. Declarants and subsequent owners agree that they shall be personally liable

for their participation in any of the transactions contemplated herein and that they will execute such further documents and take such further actions as may be reasonably required to carry out the provisions and intent of this Covenant or any agreement or document relating hereto or entered into in connection herewith.

12.9 Gender and Number. Whenever the context so requires herein, the neutral gender shall include any or all genders and vice versa and the use of the singular shall include the plural and vice versa.

12.10 Modifications. Any modifications of this Covenant shall be effective only when made by a duly executed instrument by the HA and Declarant, with the written consent of the Beneficiary, and recorded with the Clerk and Recorder of County.

12.11 Attorney Fees. In the event any of the Parties resorts to litigation with respect to any of the provisions of this Covenant, the prevailing Party shall be entitled to recover damages and costs, including reasonable attorney fees.

TOWN OF RIDGWAY

By: _____ EXECUTED, this _____ day of _____, 20____. By [name], Mayor

State of Colorado)

) ss.

County of _____)

The foregoing Deed Restriction and Covenant has been acknowledged before me this day of _____, 20____, by [name], Mayor, Town of Ridgway

Witness my hand and official seal.

My commission expires:

Notary Public

RIDGWAY WORKFORCE AND HOUSING COMMITTEE

By: _____ EXECUTED, this _____ day of _____, 20____. [name], Chair

State of Colorado)

) ss.

County of _____)

The foregoing Deed Restriction and Covenant has been acknowledged before me this day of _____, 20__, by [name], Chair of the Housing Authority

Witness my hand and official seal.

My commission expires:

Notary Public

DECLARANT _____ EXECUTED, this _____ day of _____, 20____. [name]

State of Colorado)

) ss.

County of _____)

The foregoing Deed Restriction and Covenant has been acknowledged before me this day of _____, 20__, by [name], Chair of the Housing Authority

Witness my hand and official seal.

My commission expires:

Notary Public



**2025 Income Limit and Maximum Rent Tables
for All Colorado Counties**

HUD Effective Date: April 1, 2025

20% to 120% of Area Median Income (AMI) [20% to 160% AMI for rural resort counties]

- The IRS allows Housing Tax Credit projects that placed in service as of 12.31.2008 to use higher HERA Special limits.
- All Housing Tax Credit and CHFA Loan projects are "held harmless" from limit decreases. To be "held harmless," a project must be in service before 05.16.2025.
- Housing Tax Credit and CHFA Multifamily Loan projects whose counties experienced a decrease in 2025 limits and that place in service before 05.16.2025 may continue to apply the same limits used in 2024.

County	HERA	AMI	2025 Maximum Rents					2025 Income Limits							
			0 Bdrm	1 Bdrm	2 Bdrm	3 Bdrm	4 Bdrm	1 Person	2 Person	3 Person	4 Person	5 Person	6 Person	7 Person	8 Person
Ouray		160%	2,928	3,136	3,764	4,348	4,852	117,120	133,760	150,560	167,200	180,640	194,080	207,360	220,800
Ouray		150%	2,745	2,940	3,528	4,076	4,548	109,800	125,400	141,150	156,750	169,350	181,950	194,400	207,000
Ouray		140%	2,562	2,744	3,293	3,804	4,245	102,480	117,040	131,740	146,300	158,060	169,820	181,440	193,200
Ouray		130%	2,379	2,548	3,058	3,532	3,942	95,160	108,680	122,330	135,850	146,770	157,690	168,480	179,400
Ouray		120%	2,196	2,352	2,823	3,261	3,639	87,840	100,320	112,920	125,400	135,480	145,560	155,520	165,600
Ouray		110%	2,013	2,156	2,587	2,989	3,335	80,520	91,960	103,510	114,950	124,190	133,430	142,560	151,800
Ouray		100%	1,830	1,960	2,352	2,717	3,032	73,200	83,600	94,100	104,500	112,900	121,300	129,600	138,000
Ouray		90%	1,647	1,764	2,117	2,445	2,729	65,880	75,240	84,690	94,050	101,610	109,170	116,640	124,200
Ouray		80%	1,464	1,568	1,882	2,174	2,426	58,560	66,880	75,280	83,600	90,320	97,040	103,680	110,400
Ouray		70%	1,281	1,372	1,646	1,902	2,122	51,240	58,520	65,870	73,150	79,030	84,910	90,720	96,600
Ouray		60%	1,098	1,176	1,411	1,630	1,819	43,920	50,160	56,460	62,700	67,740	72,780	77,760	82,800
Ouray		55%	1,006	1,078	1,293	1,494	1,667	40,260	45,980	51,755	57,475	62,095	66,715	71,280	75,900
Ouray		50%	915	980	1,176	1,358	1,516	36,600	41,800	47,050	52,250	56,450	60,650	64,800	69,000
Ouray		45%	823	882	1,058	1,222	1,364	32,940	37,620	42,345	47,025	50,805	54,585	58,320	62,100
Ouray		40%	732	784	941	1,087	1,213	29,280	33,440	37,640	41,800	45,160	48,520	51,840	55,200
Ouray		30%	549	588	705	815	909	21,960	25,080	28,230	31,350	33,870	36,390	38,880	41,400
Ouray		20%	366	392	470	543	606	14,640	16,720	18,820	20,900	22,580	24,260	25,920	27,600

AGENDA ITEM #13

Memo

To: Ridgway Town Council

From: Emma Gerona, Executive Director, EcoAction Partners

Date: 5/27/25

Re: EcoAction Board of Directors Open Seat

On behalf of EcoAction Partners, the regional sustainability nonprofit, I am writing to respectfully invite a representative from the Ridgway Town Council to serve on our Board of Directors. Our mission is to provide data centered solutions that empower our partners to drive climate action and create more sustainable communities. We serve San Juan, San Miguel, and Ouray County including the town of Ridgway. Our efforts include climate planning, emissions tracking and analysis, residential and commercial energy audits, income qualified weatherization programs, business sustainability support, waste efforts, educational programming, community outreach, and more.

As a key stakeholder in regional planning and environmental initiatives, the Town of Ridgway plays a vital role in shaping the future of our local climate and sustainability initiatives. Your insight and leadership would bring valuable insight, and leadership would bring valuable perspective to our board, and we believe this partnership would strengthen the alignment between local governance and our organizational mission.

The board typically meets once every other month for two hours and we strive to maintain a board culture that is collaborative, inclusive, and action oriented. Participation from a Ridgway council member would ensure that your community's priorities and goals are represented in our regional efforts.

Please let us know if a member of the council would be willing to serve in this capacity or interested in learning more about this opportunity. Next steps would include a brief meeting with the Executive Director to discuss the position in more detail, the submission of a short cover letter expressing interest in the role, and consideration by our current Board of Directors. The board will vote on official appointments at our next scheduled meeting on July 9th.

Thank you for your continued leadership and for considering this opportunity to deepen our collaboration.

AGENDA ITEM #14