



CITY COUNCIL WORK SESSION MEMO

DEPARTMENT	PRESENTED BY	DATE
Community Development	Kristi Jefferson - Senior Planner	January 2, 2024

ITEM

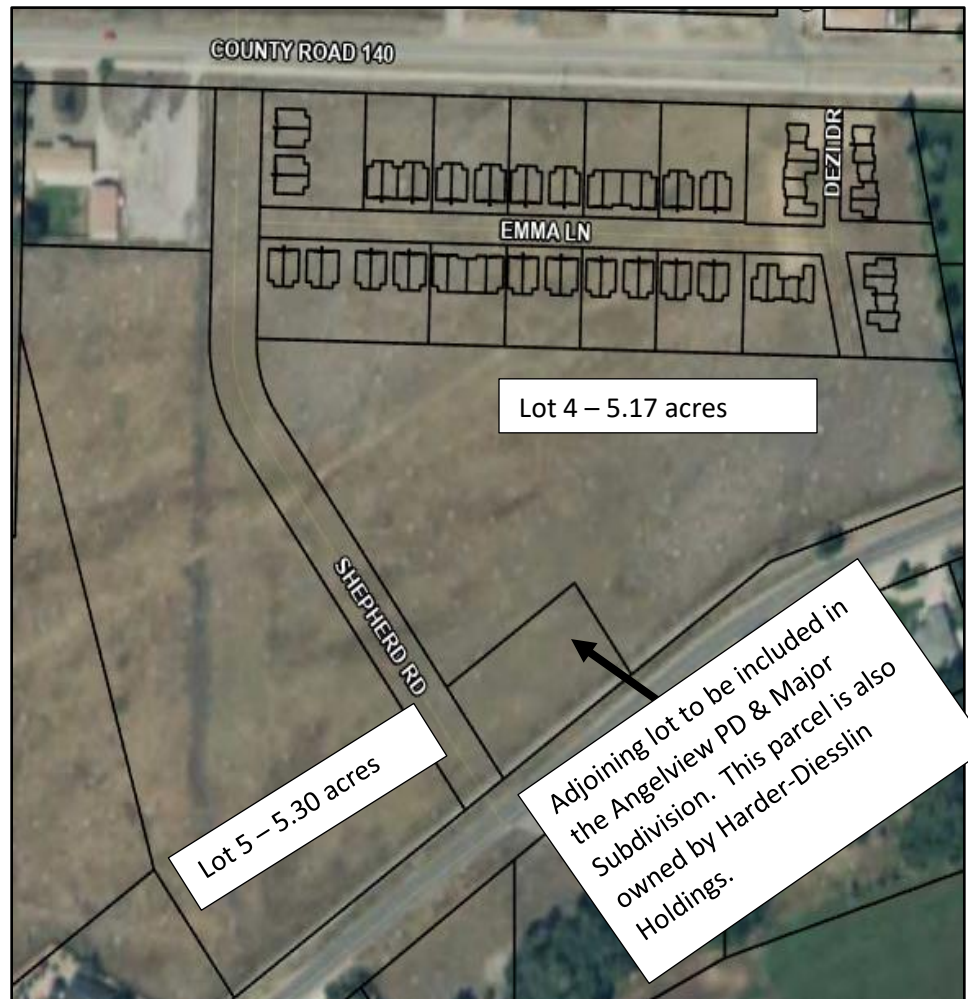
Joint City Council/Planning Commission conceptual review of a Proposed Planned Development and Major Subdivision for the remaining lots within the Angelview Minor Subdivision and the .57-acre parcel adjoining the subdivision. The lots are located between County Road 120 and County Road 140 and total approximately 11.9 acres including Shepherd Road. The property is located within the High Density Residential (R-3) zone district. Surrounding properties are all within the R-3 zone district.

Major Impact Review applications for Planned Development and Major Subdivisions require conceptual review with City Council and Planning Commission members.

BACKGROUND

The applicant Walt Harder, represented by Pel-Ona Architects, submitted a conceptual review application for a Planned Development Overlay and Major Subdivision for the remaining lots within Angelview Minor Subdivision.

The applicant was the developer of the Confluent Park Planned Development and was allowed to transfer the remaining inclusionary housing credits from the Confluent Park Planned Development to the Angelview Subdivision.





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The Confluent Park Subdivision and Inclusionary Housing agreement was approved with Resolution 2020-30. Section 8.1.2 of the agreement allowed for additional density incentives in the Angelview development as part of the transferred inclusionary housing credits.

Staff met with the applicant in October 2023 for a pre-application meeting for the Major Subdivision. At that meeting staff noted that several lots within the proposed subdivision did not meet the required minimum lot size of 5,625 square feet.

The applicant discussed the transfer of inclusionary housing credits from Confluent Park and questioned whether all the Inclusionary Housing incentives were transferred along with the credits. The applicant explained that deed restricted units will not be provided within Angelview Development because of the transfer of the Confluent Park Inclusionary housing credits.

Land Use Code Sec. 16-13-50 allows for density, parking and development incentives for inclusionary housing developments that provide one hundred (100) percent of the required affordable housing within the development. Staff explained to the applicant that since inclusionary housing is not being provided within the Angelview development the IH incentives are not allowed except for density. The City Attorney agreed with staff that the inclusionary housing incentives do not apply to the Angelview Subdivision.

PROPOSAL

With the planned development application, the applicant will be requesting the following deviations from the standards of the High Density (R-3) zone district:

Street frontage: There may be a couple of lots that will not front a public street. Land Use Code Sec. 16-6-120(10)(ii) requires all residential lots to front on local streets.

Minimum lot size single-family lots- In the R-3 zone district the minimum lot size is 5,625 square feet and the applicant is requesting the minimum lot size of 5,063 square feet.

Minimum lot size duplex lots- In the R-3 zone district the minimum lot size for attached units is 2,400 square feet and the applicant is requesting the minimum lot size of 2,160 square feet.

Minimum setbacks – The required front setbacks in the R-3 zone district are 20' from front property line. The applicant is requesting minimum front setback of 12'.



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Maximum lot coverage with structures – The maximum lot coverage for structures in the R-3 zone district is 45% and the applicant is requesting maximum lot coverage for structures of 50%.

There may be additional deviation requests at the time of complete application submittal but at this time it appears that all other dimensional standards can be met.

The applicant is proposing 42 residential lots within the Angelview Major Subdivision.

Once a complete application is submitted to staff, we will send it out for review by all departments and review agencies.

The applicant and staff would appreciate the input of the City Council and Planning Commission.

Attachments: General Development Application and Project Narrative
Preliminary Subdivision Plat



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

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

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input checked="" type="checkbox"/> Other: Conceptual Review |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: Walt Harder

Mailing Address: 130 W 2nd St, Salida, CO 81201

Telephone Number: 719.221.5000 FAX: _____

Email Address: walt@hred.co

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Angelview

Street Address: 509 Shepard Road, Salida, Colorado

Legal Description: Lot 4 & 5 Block _____ Subdivision Angelview Minor Subdivision Plat (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent *Walt Harder* Date 8.12.23

Signature of property owner *Walt Harder* Date 12-8-23

THE ANGELVIEW NEIGHBORHOOD

CONCEPT REVIEW APPLICATION

prepared for

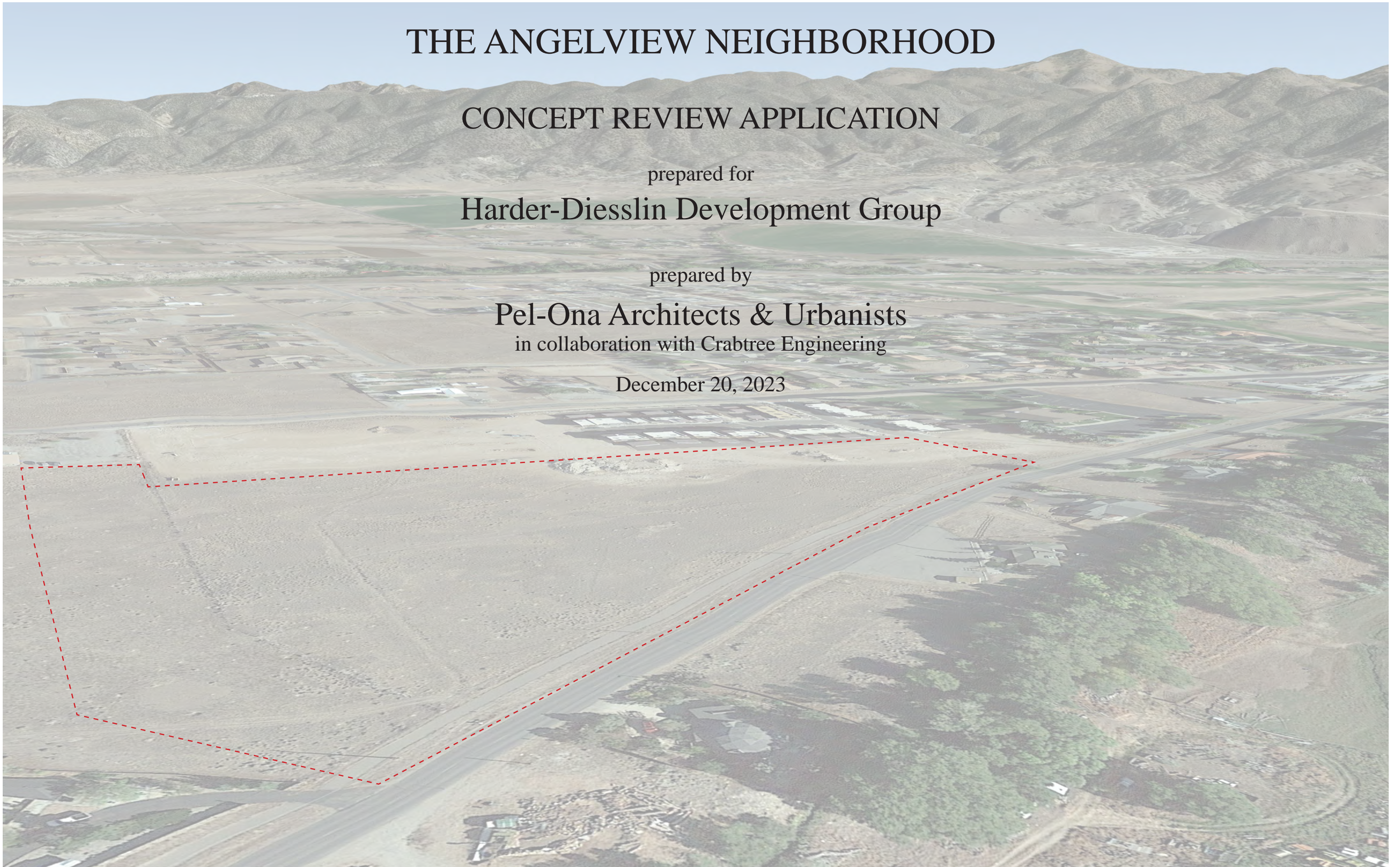
Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

December 20, 2023





DIVERSITY THROUGH UNIT TYPE, SIZE, AND AMENITIES

ANGELVIEW ARCHITECTURE												
	Min. Lot Dims.	Min. Lot Size	Min. Lot Frontage	Times Used	BED	BATH	Main Level Bedroom	ADU Opt. Plus 546 SQFT	Elev. Var.	SQFT PEL-ONA. NIC ADU Opt.	PLAN	
Single Family Homes	Detached Garage Backyard House											
	Plan 1-2	43x130	5,590	43'	9	3-4 BED	3.5-4 BATH	Optional	ADU	3	2,300 - 2,600	SF1-2
	Plan 3-4	39x130	5,070	39'	10	3-4 BED	3.5-4 BATH	Optional	ADU	3	2,300 - 2,600	SF3-4
Duplex	Detached Garage Backyard Duplex											
	22' Corner Unit	28x130	3,640	28'	4	3-4 BED	3.5 BATH	MLBR		1	2,093	DPC
	21' Interior Lot Unit	27x130	3,510	21'	17	3 BED	2.5-3 BATH	Optional	ADU 30'L	2	1,738-2,002	MLM DP1
	21' Interior Building Unit	27x130	3,510	21'	15	3 BED	2.5 BATH	NO			1,507	DP2
Town Homes 4-Unit	Alley-Loaded Townhomes											
	21' Interior Lot Unit	27x130	3,510	21'	4	3 BED	2.5-3 BATH	Optional		1	1,738-2,002	MLM DP1
	20' Interior Building Unit	20x130	2,600	20'	4	3 BED	2.5 BATH	NO			1,350	TH2
APTMT.	Apartment											
	24'-6" x 40'				40	2 BED	1-2 BATH			2	980	APT1
	16' x 40'				12	1 BED	1 BATH				640	APT2
TOTAL					115							



Scale: 1" = 100'-0"

Project Overview

The Angelview PD and Major Subdivision is for an 11.9 acre 115-unit neighborhood that will bring much needed housing to the City of Salida. The Angelview Neighborhood is compact and walkable. It has alley-loaded homes that have front porches that face the public realm of the streets and community open spaces. Pedestrians are prioritized and the network of open spaces and sidewalks connects residents within Angelview and to the larger community. Roughly 0.72 acres at the western edge of the site are dedicated to the City to be used as public park. Smaller pocket parks thought the community provide additional recreation opportunities and area for stormwater management. The highest density units are sited closest to the largest shared outdoor spaces. Single-family, duplexes, and townhomes have private backyards large enough for outdoor entertaining, exercising their pets, and maintaining a small garden. The range of housing options and public amenities creates an opportunity for a diverse group of people to benefit from this development. Individuals and families with different house size needs and income levels can find residency in the Angelview Neighborhood. Single-family, duplexes, townhomes, ADUs, and apartments offer for sale and for rent opportunities. ADA accessible ground floor apartments and main level living options with duplex plans provide housing options for people with mobility challenges. The Angelview development reflects the density and diversity of housing that Salida needs as described in the Chaffee County Housing Needs Assessment.

Comprehensive Plan Consistency

Salida’s Comprehensive Plan notes the traditional development pattern found throughout Salida’s historic neighborhoods. These neighborhoods and their characteristics are not only highly valued by residents and visitors, but have proven to be successful mechanisms for sustainable growth. Policies relating to Community Character, Land Use & Growth, Economic Sustainability, Environmental Sustainability, Housing, Transportation, Recreation and Open Space highlight the importance of enhancing and complementing the historic built environment and character of the City.

Salida’s Comprehensive Plan states that “new neighborhoods should mirror traditional patterns of nearby neighborhoods, offer connections to other parts of the community, and provide a variety of compatible housing types as well as amenities.”

Relevant Policies:

- “Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles”
- “Encourage the design of new buildings that are compatible in scale and site design with the historic character”
- “Encourage projects to use maximum density allowances to make the best use of available infrastructure”
- “Ensure adequate public spaces as a part of new development”

Salida’s Future Land Use Map, adopted in August 2023, envisions the site of Angelview as a “Higher Efficiency Residential Neighborhood.” The City characterizes this as a high density pocket neighborhood, with a diversity of dwellings, predominately two- and three- story multi-family, with improved connections and amenities, and an efficient use of existing infrastructure. These characteristics are foundational at both the planning and architectural level of the Angelview Neighborhood and demonstrated in the design principles included in this proposal.

Planned Development

The development team committed to providing inclusionary housing at Confluent Park that exceeded requirements of that development and granted to Angelview inclusionary housing density incentives as outlined in Section 3.14 from Confluent Park’s approved Major Subdivision & Planned Development:

3.14 INCLUSIONARY HOUSING

A 2.5-acre lot shall be designated for development of 50 or more rental units deed restricted to 60% or less AMI for 30 years using Low-Income Housing Tax Credits (LIHTC). At 6.25%, these 50 units meet the inclusionary zoning requirement for the next 750 units built by Harder-Diessin Development within Confluent Park, and future phases of Angelview Subdivision (see Figure 2). Maximum possible built-out of Confluent Park is 289 units. This leaves 750-289=461 units for Angelview. Therefore, Angelview shall be entitled to inclusionary housing development standards if it is 461 or less units.

It was determined by the City Attorney on October 23, 2023 that the inclusionary housing density benefits granted to Angelview do not include the inclusionary housing dimensional standards.

The primary purpose of pursuing a Planned Development is to achieve Angelview’s proposed lot sizes and lot coverage percentages. These dimensional standards allow the Angelview Neighborhood to achieve the densities granted through the relationship between developments. Without them, the density bonus is not meaningful. Additionally, the site plan is improved by these more compact dimensional standards and promote neighborhoods that are in greater compliance with the Comprehensive Plan objectives.

The chart below compares the Current Code’s R-3 and R-3 Inclusionary Housing Dimensional Standards to the proposed Angelview PD standards. Current R-3 standards are highlighted in yellow and current R-3 Inclusionary Housing standards that differ from R-3 standards are highlighted in green. Proposed Angelview PD standards are red. This PD requests five dimensional standard modifications. Four of these modifications match the existing Inclusionary Housing R-3 standards, as demonstrated below. The fifth modification is for a smaller front setback, which is 8’ less than current code allows. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods, is in greater compliance with the Comprehensive Plan’s goals, encourages greater interaction between the semi-private front porches of homes and the public sidewalks, and allows for more meaningful, usable, outdoor space at the backyards of homes.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS	
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Same as INCL. HOUSING R-3
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3
Min. Lot Frontage: Detached Units	37.5’	37.5’		No change
Min. Lot Frontage: Attached Units	15’	15’		No change
Max. Lot Coverage: Structures	45%	50%	50%	Same as INCL. HOUSING R-3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%		No change
Min. Landscaped Area	30%	30%		No change
Min. Setback from Side Lot Line	5’	5’		No change
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3’, 5’	3’, 5’		No change
Min. Setback from Rear Lot Line: Principal Bldg.	20’	20’		No change
Min. Setback from Rear Lot Line: Accessory Bldg.	5’	5’		No change
Min. Setback from Front Lot Line	20’	20’	12’	8’ less than R-3 & INCL HOUSING R-3
Max. Building Height: Primary Bldg.	35’	35’		No change
Max. Building Height: Detached Accessory Bldg.	25’	25’		No change

Additionally, this PD requests that covered porches not count toward lot coverage but toward landscaped area in an attempt to promote the construction of porches rather than disincentivize them.

The Angelview PD requests the building area and landscape area definitions apply to the Angelview Neighborhood. The text shown in red are additions to the definitions in Section 16-1-80 of Salida’s Land Use Code.

Building area means the maximum horizontal area within the outer perimeter of the building walls, dividers or columns at ground level or above, whichever is the greater area, including exterior stairways, and inner courts but excluding covered and uncovered decks, covered and uncovered porches, patios, terraces and steps of less than thirty (30) inches in height, and completely open, uncovered, cantilevered balconies that have a minimum of eight (8) feet vertical clearance below.

Landscape area means an area which has been improved through the planting and maintenance of living plants such as trees, shrubs, plants, vegetative ground cover and turf grasses. **Landscape area** may include natural nonliving elements such as rock, stone and bark, as well as structural features, including but not limited to walks, trail connections, fences, benches, decks, porches, works of art, reflective pools or fountains and outdoor recreation facilities, such as swimming pools, tennis courts and the like, but shall not include areas covered by buildings, parking or access areas. In subdivisions, PDs and mobile home and RV parks, **landscape area** may mean an unimproved natural area, including land under water, wetlands, floodplains and similarly sensitive lands when approved by the Commission.

For comparative purposes, the existing definitions are shown below:

Building area means the maximum horizontal area within the outer perimeter of the building walls, dividers or columns at ground level or above, whichever is the greater area, including exterior stairways, and inner courts but excluding patios, terraces and steps of less than thirty (30) inches in height, and completely open, uncovered, cantilevered balconies that have a minimum of eight (8) feet vertical clearance below.

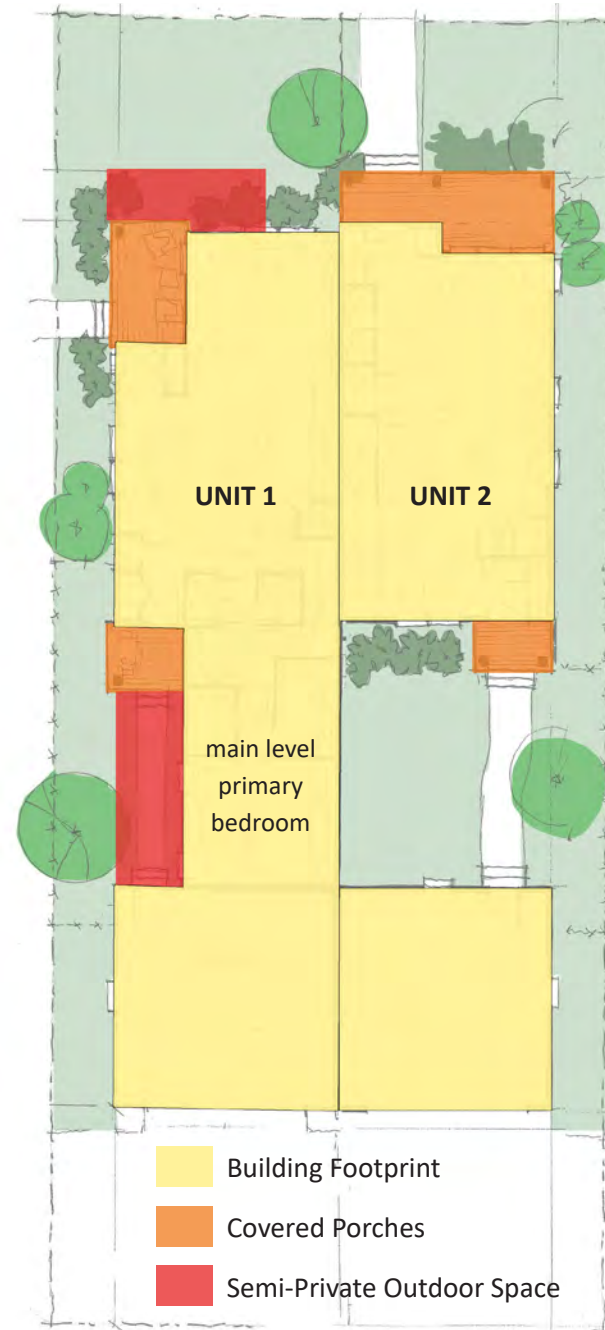
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While no modifications are being requested of the existing lot coverage definition, this information is provided below for reference:

Lot coverage means that area or portion of a lot which is occupied or covered by all buildings on that lot. The area included as **coverage** shall be that area defined herein as **building area**.

The lot diagram below shows a typical duplex on a lot in the Angelview Neighborhood. Unit 1 has a main level primary bedroom that attaches the garage to the house. This allows for residents to age in place and offers the opportunity to meet individuals accessibility needs. Unit 2 has a backyard between the garage and the house.

The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s building area and landscape area requirements. The diagram demonstrates how additional porch, shown in red, might improve the street frontage through added building articulation and provides opportunity for residents to sit outdoors. It also demonstrates how a porch connecting the garage to the unit would offer residents covered connection during inclement weather.



Our request that covered porches not count towards lot coverage, but towards landscaped area, allows for the porches shown in red in the diagram in the Angelview Neighborhood.

Summary of PD Requests for The Angelview Neighborhood

This PD does not request additional density.

This PD requests five modifications from the existing R-3 Dimensional Standards.

This PD requests definition changes for building area and landscape area to incentivize the construction of porches.

THE ANGELVIEW NEIGHBORHOOD

SUPPLEMENTAL GRAPHICS
Pertinent to the submittal for Concept Review

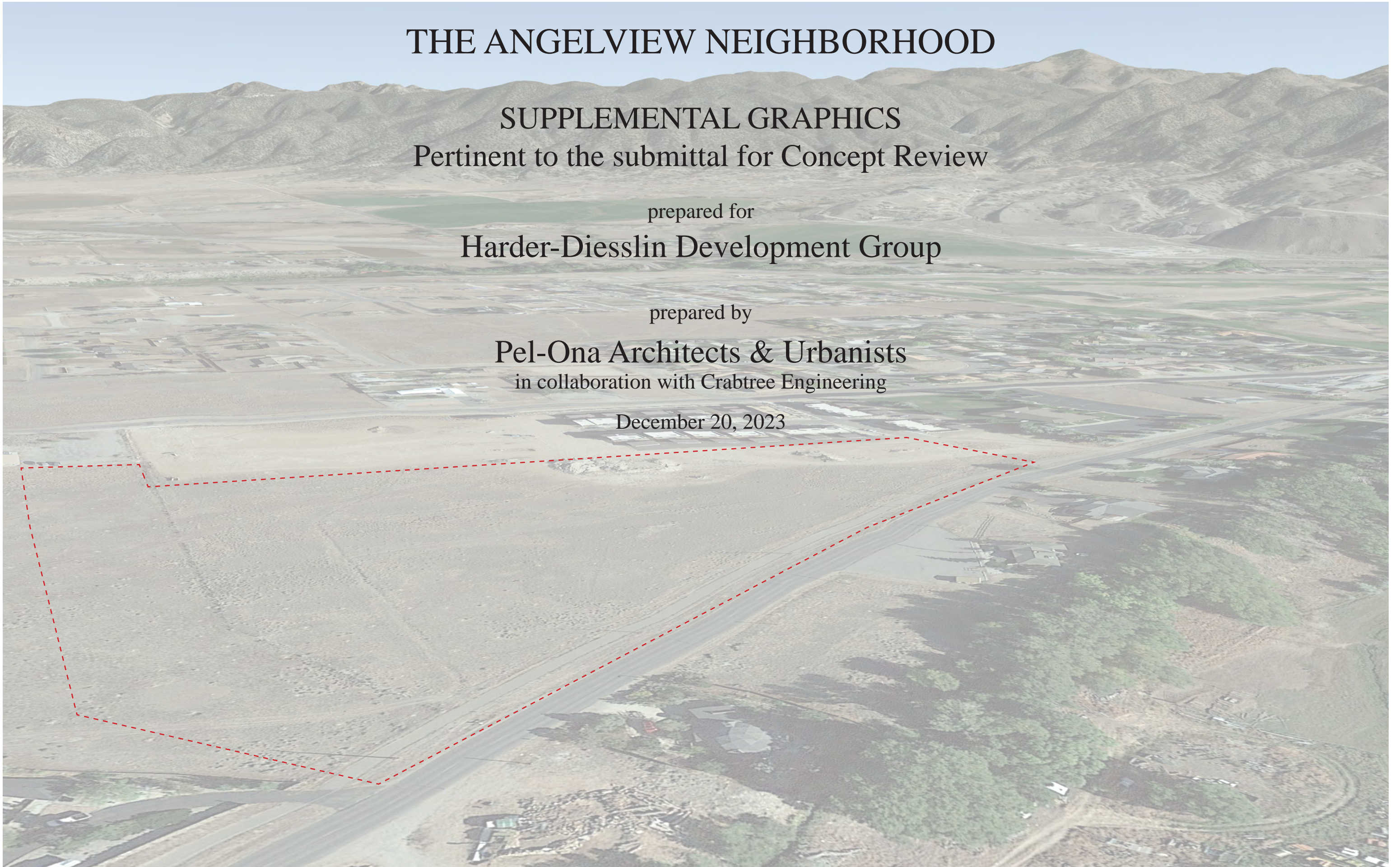
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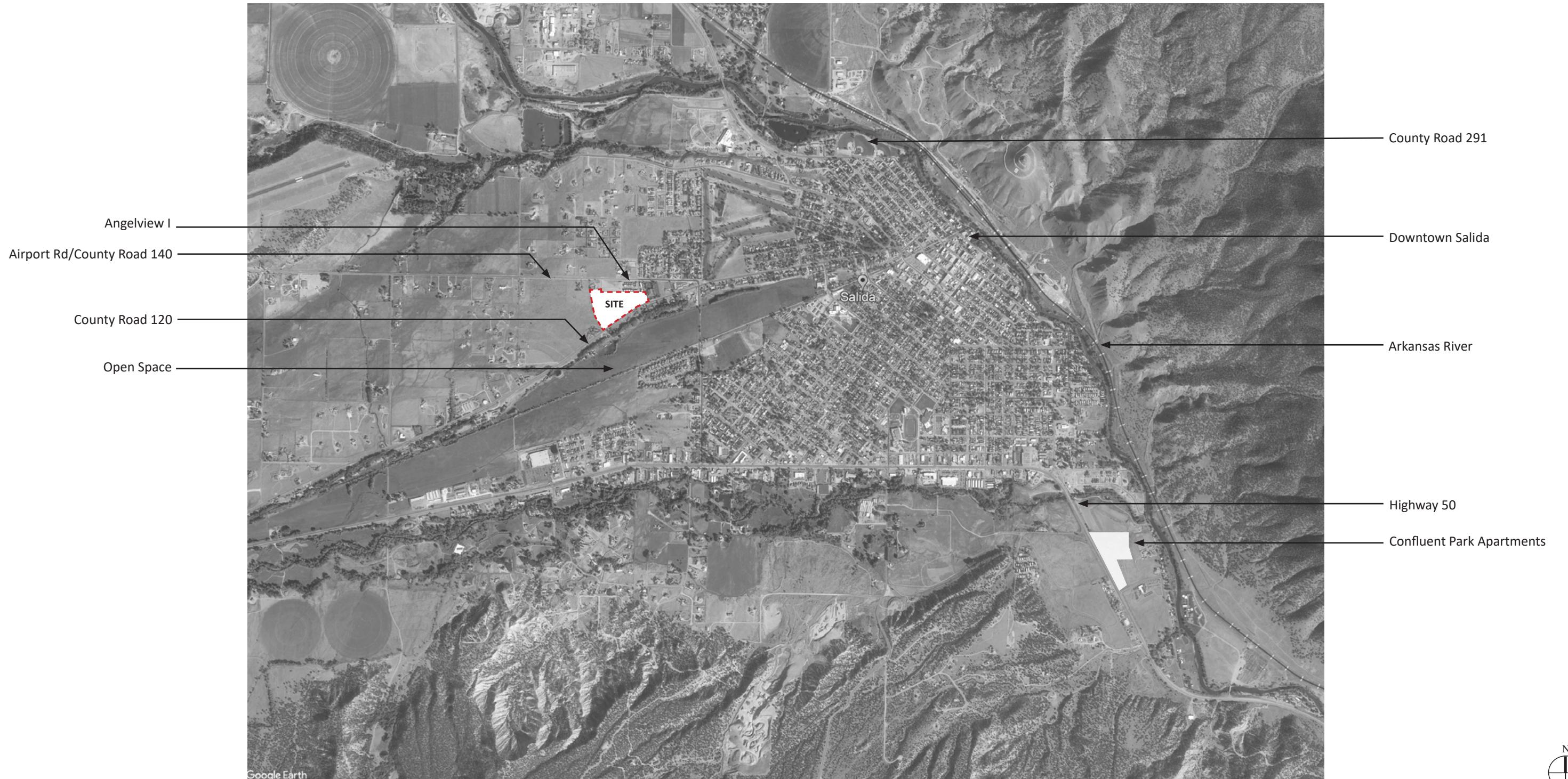
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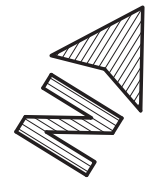




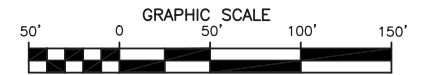
The Angelview Neighborhood site is located on the western side of Salida, between County Road 140 and County Road 120.

LEGEND	
- - -	Site Boundary

ANGELVIEW IV PRELIMINARY PLAT



*** NOT TO SCALE.
FULL SHEET IS 24x36.
FOR REFERENCE ONLY.**



DIRECTIONS ARE BASED ON THE BEARING S12°05'04"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NE AND SE CORNERS OF PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

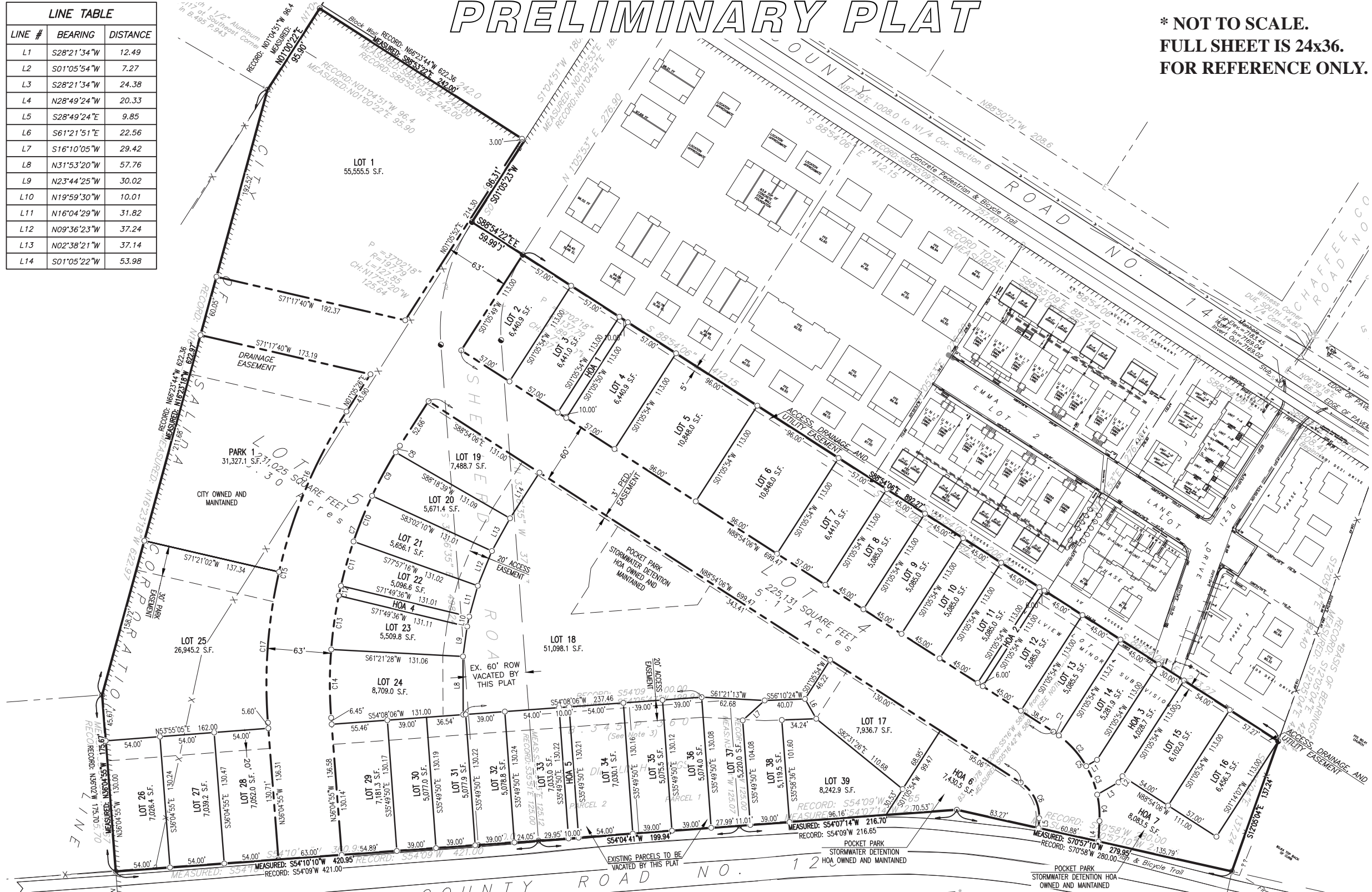
LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S01°05'54"W	7.27
L3	S28°21'34"W	24.38
L4	N28°49'24"W	20.33
L5	S28°49'24"E	9.85
L6	S61°21'51"E	22.56
L7	S16°10'05"W	29.42
L8	N31°53'20"W	57.76
L9	N23°44'25"W	30.02
L10	N19°59'30"W	10.01
L11	N16°04'29"W	31.82
L12	N09°36'23"W	37.24
L13	N02°38'21"W	37.14
L14	S01°05'22"W	53.98

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT
- ESMT (TYP)
- C1
- L1
- PED.
- DENOTES PREVIOUSLY RECOVERED 2-1/2" BRASS CAP ON A 1" PIPE STAMPED "US GENERAL LAND OFFICE SURVEY" AND AS SHOWN HEREON.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", UNLESS NOTED OTHERWISE.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "PROP CRN 34975".
- DENOTES A RECOVERED 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	100.00	003°44'34"	6.53	6.53	N87°01'49"W
C2	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C3	100.00	017°27'27"	30.47	30.35	N52°54'43"W
C4	100.00	015°08'09"	26.42	26.34	N36°36'55"W
C5	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C6	40.00	059°43'27"	41.70	39.83	N59°02'22"W
C7	437.00	006°24'30"	48.88	48.85	S09°34'33"E
C8	437.00	001°00'33"	7.70	7.70	S00°35'09"W
C9	437.00	006°27'10"	49.22	49.19	N03°08'43"W
C10	437.00	006°24'30"	48.88	48.85	N09°34'33"W
C11	437.00	006°00'38"	45.84	45.82	N15°47'07"W
C12	437.00	001°18'41"	10.00	10.00	N19°26'47"W
C13	437.00	007°04'35"	53.97	53.94	N23°38'26"W
C14	437.00	008°54'12"	67.91	67.84	N31°37'49"W
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"W
C15	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C16	500.00	019°54'39"	173.75	172.88	N08°51'54"W



ASSISTED BY:
CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™
 325 D STREET
 SALIDA, CO 81201
 PH: 719-698-1676
 918 CUYAMON ROAD
 OJAI, CA 98028
 PH: 719-221-1799

OWNER:
 HARDER-DIESSLER DEVELOPMENT GROUP
 130 W. 2ND STREET - SUITE 1
 SALIDA, CO 81201
 PH: 719-221-5000

SHEET 1 OF 1

ANGELVIEW IV IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS SALIDA, CO COLORADO	
Job Number: 19032 TPC FILE: J-05-081 DRAWN BY: SH, RP CHECKED: MEH File Book: 2308, Page: 8-16 DC TSC3	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DATE: NOV. 2023	DRAWING NO. L-17-76

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



DIVERSITY THROUGH UNIT TYPE, SIZE, AND AMENITIES

ANGELVIEW ARCHITECTURE												
		Min. Lot Dims.	Min. Lot Size	Min. Lot Frontage	Times Used	BED	BATH	Main Level Bedroom	ADU Opt. Plus 546 SQFT	Elev. Var.	SQFT PEL-ONA. NIC ADU Opt.	PLAN
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	Plan 1-2	43x130	5,590	43'	9	3-4 BED	3.5-4 BATH	Optional	ADU	3	2,300 - 2,600	SF1-2
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Town Homes 4-Unit	Alley-Loaded Townhomes		2,160	15'	8							
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TOTAL					115							

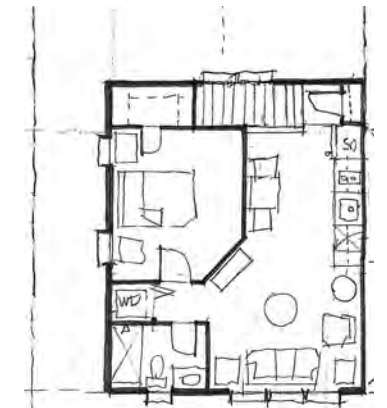


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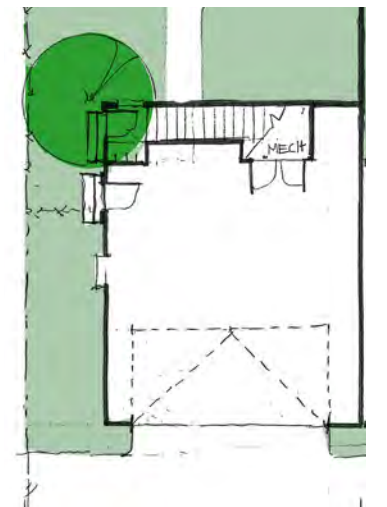


DIVERSITY THROUGH OWNERSHIP AND RENTAL OPPORTUNITIES

LEGEND	
	Units For Rent
	Units For Rent/Private Ownership
	Units For Sale/Private Ownership
	Site Boundary



UPPER LEVEL FLOOR PLAN



MAIN LEVEL FLOOR PLAN

Scale: 1/16" = 1'-0"



ADU EXHIBIT

Primary House

ADU w/ Additional Parking Stall

Alley



Scale: 1" = 100'-0"

CONCEPTUAL REVIEW APPLICATION



Public outdoor spaces and pedestrian connectivity are prioritized throughout the Angelview Neighborhood, as demonstrated in the diagram. The network of sidewalks creates safe and meaningful connections between the neighborhood public amenities and to the surrounding areas.

Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. The pocket park labeled "A" at the center of the neighborhood is surrounded by higher density units that do not have enclosed private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled "B" and "C" offer additional passive recreational space and create a pleasant entry to the Angelview Neighborhood.

Mid-block connections are provided throughout this community. They offer connectivity from County Road 120's sidewalk through the heart of the Angelview Neighborhood and extend to the public park and through existing mid-block connections to the neighborhood to the north.

PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS

LEGEND		OWNERSHIP	SQUARE FEET	ACRES
PP	Public Park	City/HOA	31,327.10	0.72
A	Pocket Park/Stormwater Detention	HOA	7,191.17	0.17
B	Pocket Park/Stormwater Detention	HOA	7,430.50	0.17
C	Pocket Park/Stormwater Detention	HOA	8,083.50	0.19
—	Mid-Block Connectivity	HOA	4,418.00	0.10
Totals			58,450.27	1.35
—		Sidewalk Connectivity		
- - -		Site Boundary		



Scale: 1" = 100'-0"

DUPLEXES



TOWNHOMES



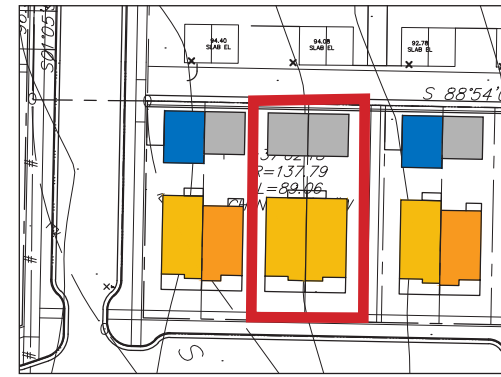
APARTMENTS



CONCEPTUAL REVIEW APPLICATION



DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



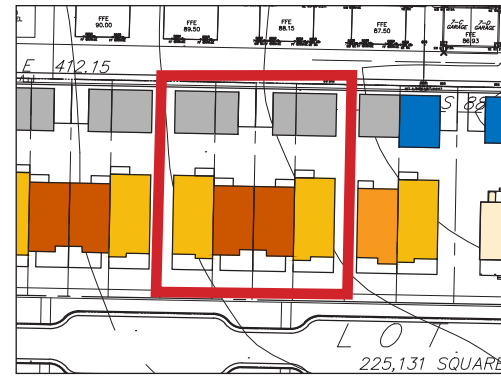
ELEVATION 1



ELEVATION 2



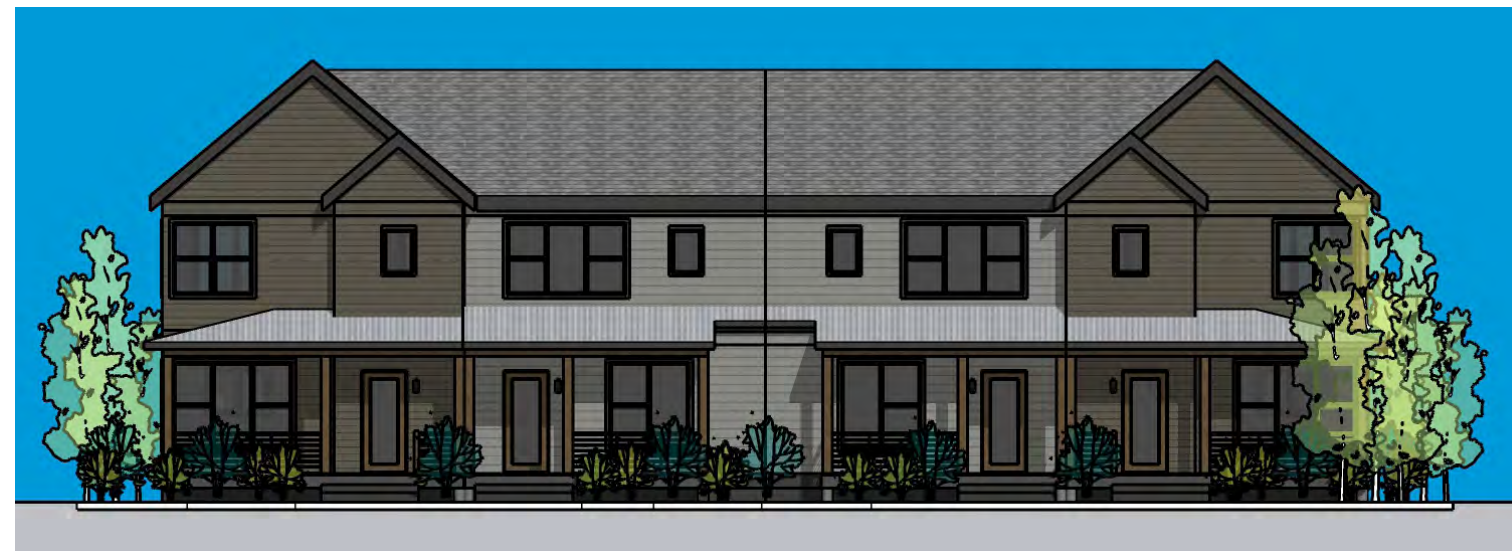
ELEVATION 2



TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2

DUPLEX (DPC + DP2)



LOT EXAMPLE



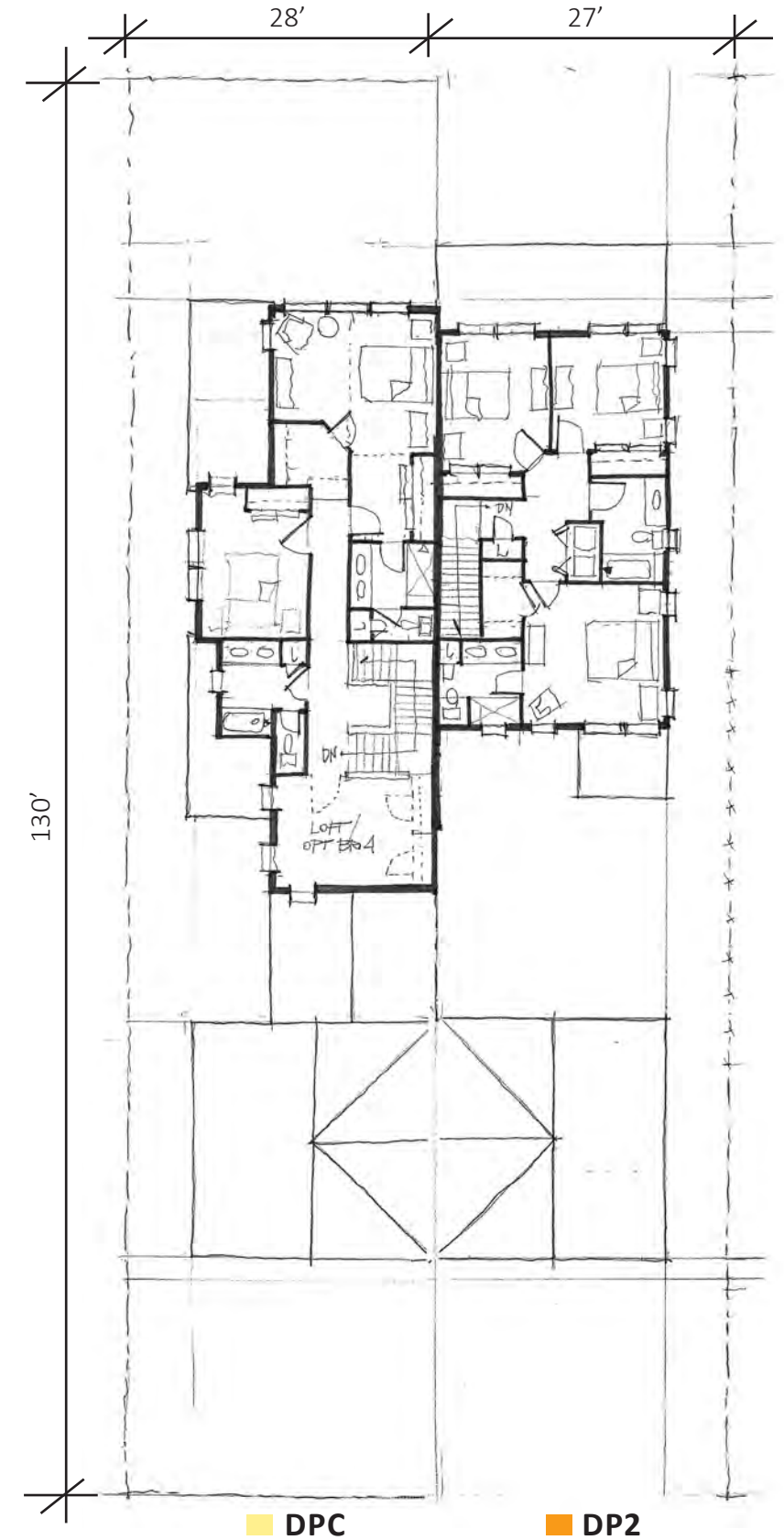
ELEVATION 1

CONCEPTUAL REVIEW APPLICATION



DPC DP2

MAIN LEVEL FLOOR PLANS



DPC DP2

UPPER LEVEL FLOOR PLANS

Scale: 1/16" = 1'-0"

DUPLEX (DP1 + DP2)



LOT EXAMPLES

DUPLEX (DP1 w/OPT MAIN LEVEL MASTER BR + DP2)



ELEVATION 1

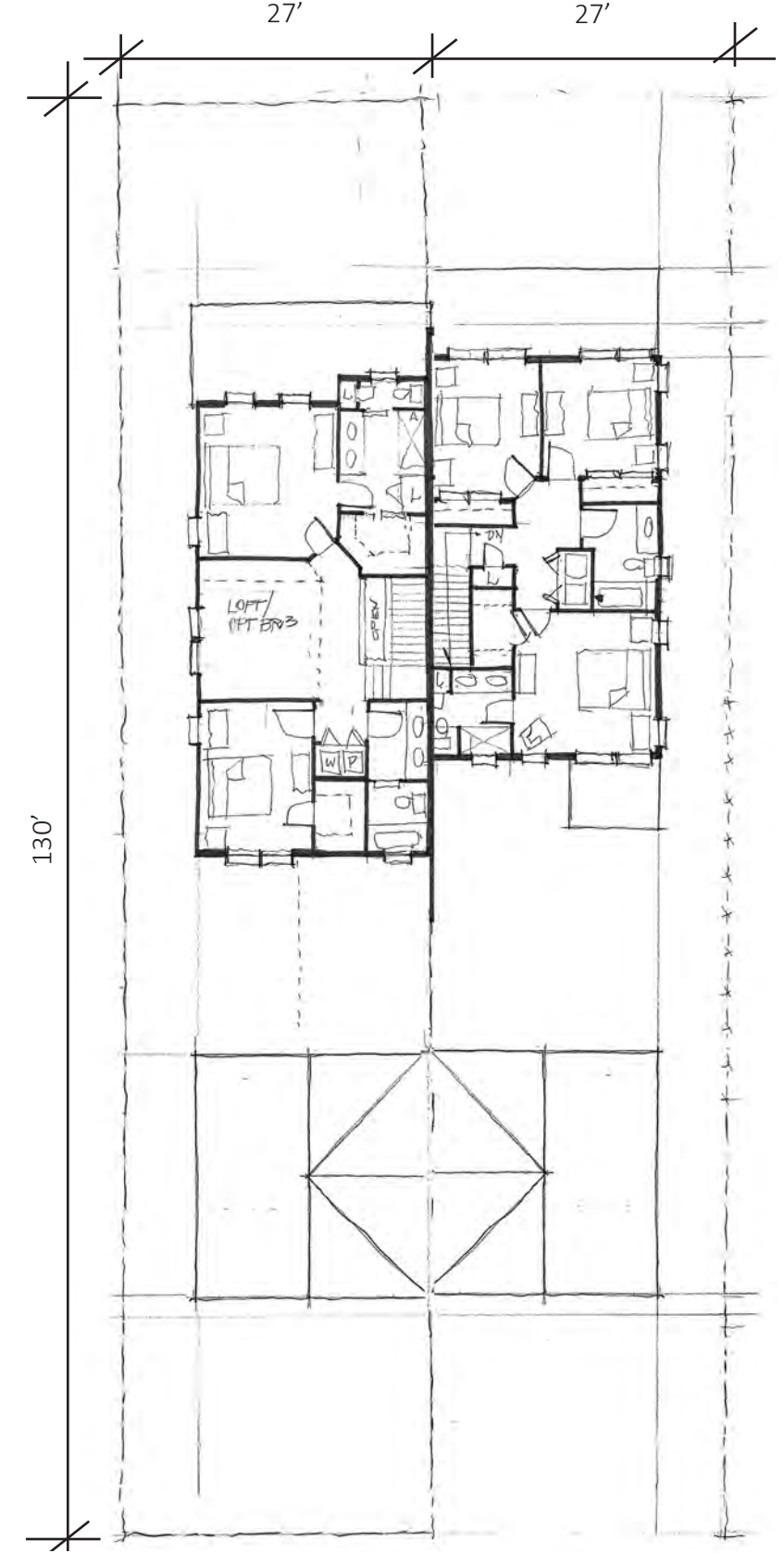


ELEVATION 2

CONCEPTUAL REVIEW APPLICATION



DP1 DP2
MAIN LEVEL FLOOR PLANS



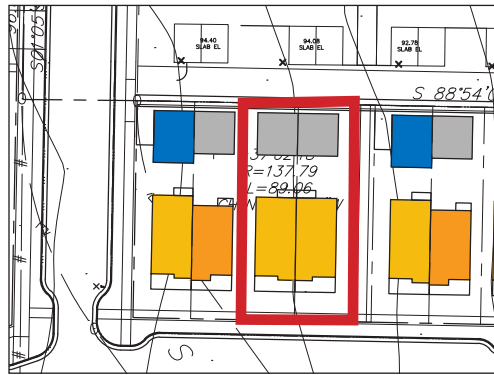
DP1 DP2
UPPER LEVEL FLOOR PLANS

MAIN LEVEL MASTER BR OPTION

Scale: 1/16" = 1'-0"

CONCEPTUAL REVIEW APPLICATION

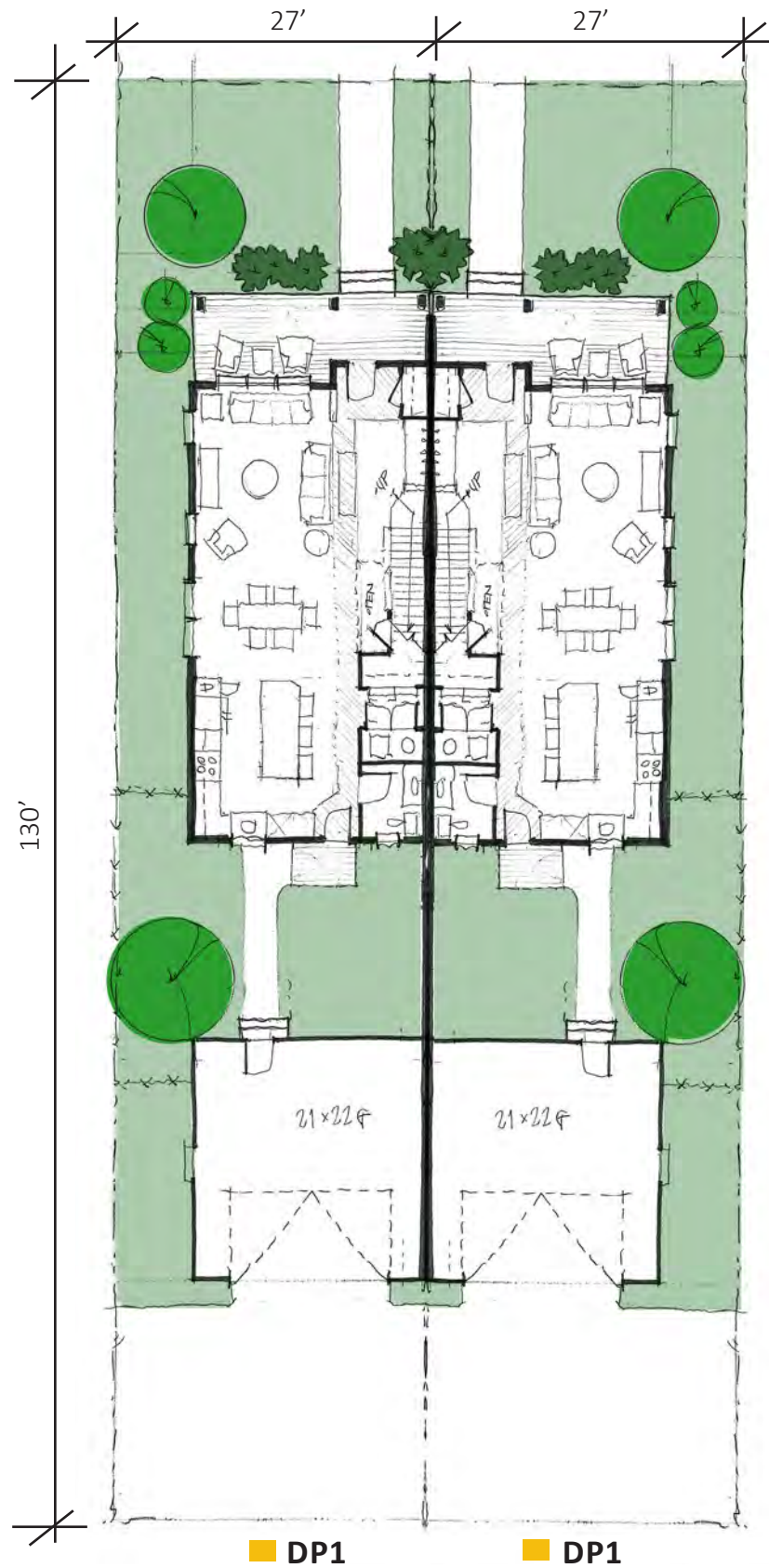
DUPLEX (DP1 + DP1)



LOT EXAMPLE

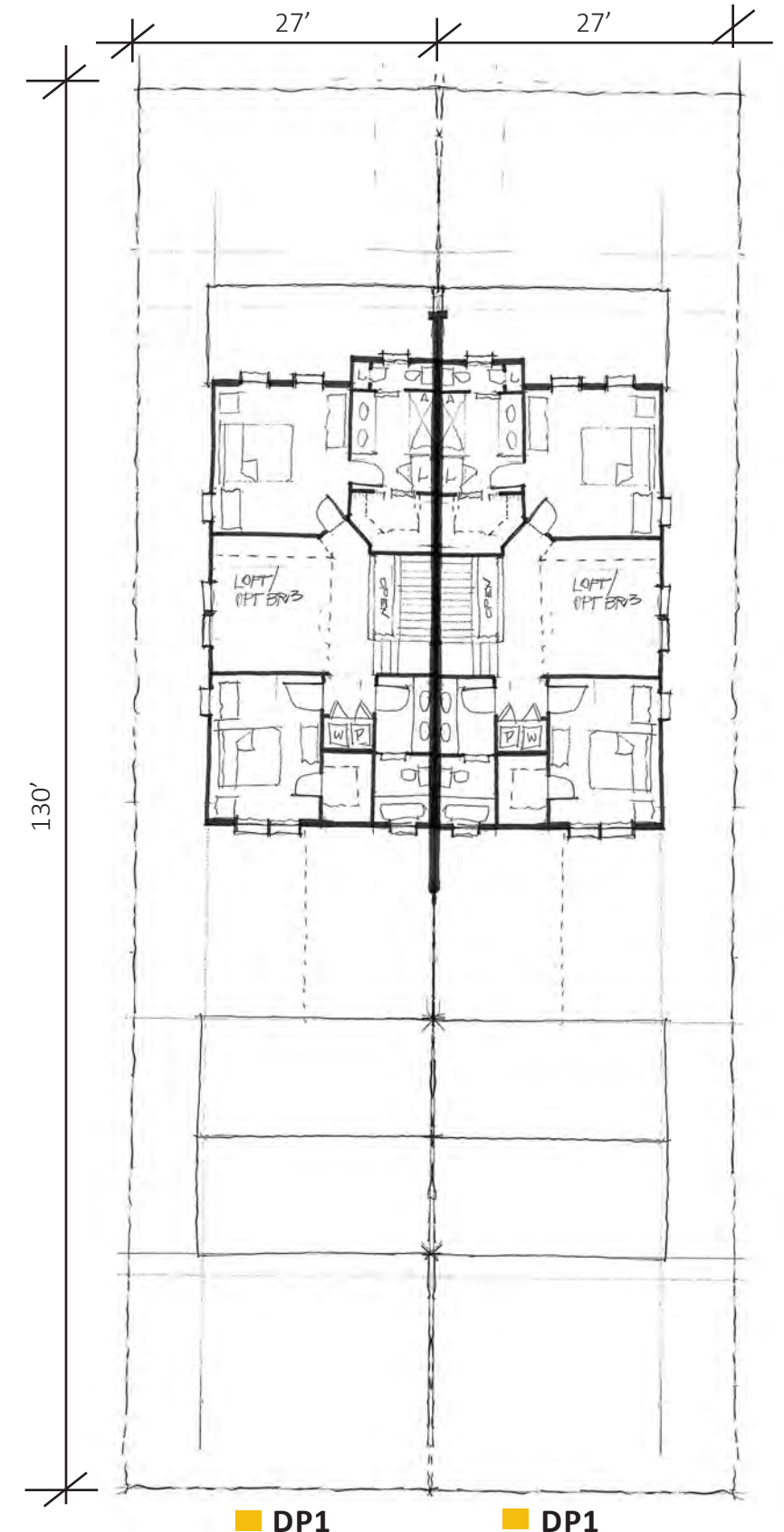


ELEVATION 1



DP1 DP1

MAIN LEVEL FLOOR PLANS

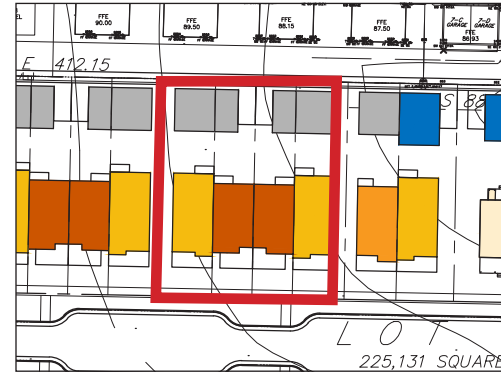


DP1 DP1

UPPER LEVEL FLOOR PLANS

Scale: 1/16" = 1'-0"

TOWNHOME
(DP1 + TH2 + TH2 + DP1)



LOT EXAMPLE



SITE PLAN KEY



ELEVATION 2



DP1 TH2 TH2 DP1
MAIN LEVEL FLOOR PLANS

TOWNHOME
(DP1 + TH2 + TH2 + DP1)



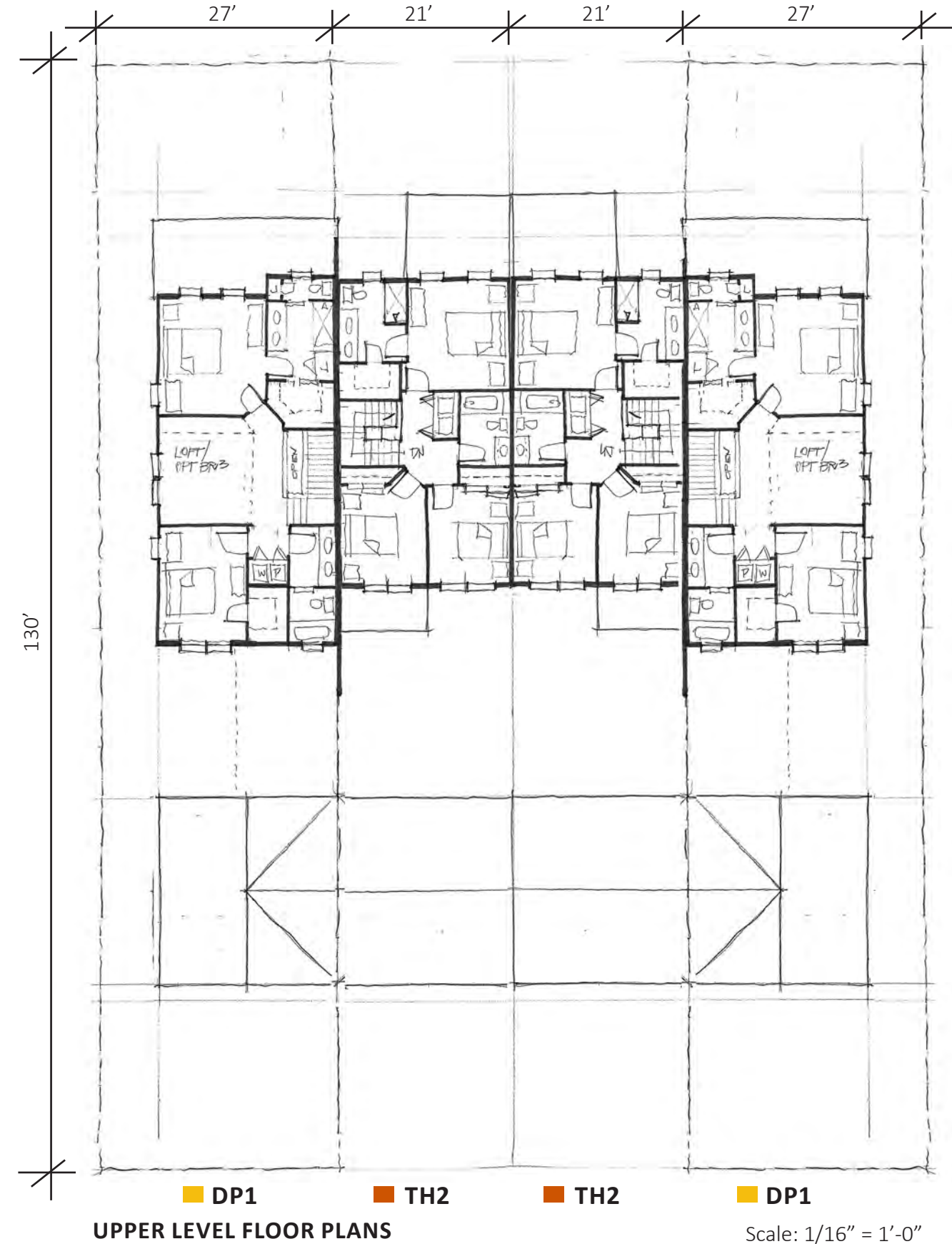
LOT EXAMPLE



SITE PLAN KEY



ELEVATION 1



UPPER LEVEL FLOOR PLANS

Scale: 1/16" = 1'-0"

APARTMENT



LOT EXAMPLE



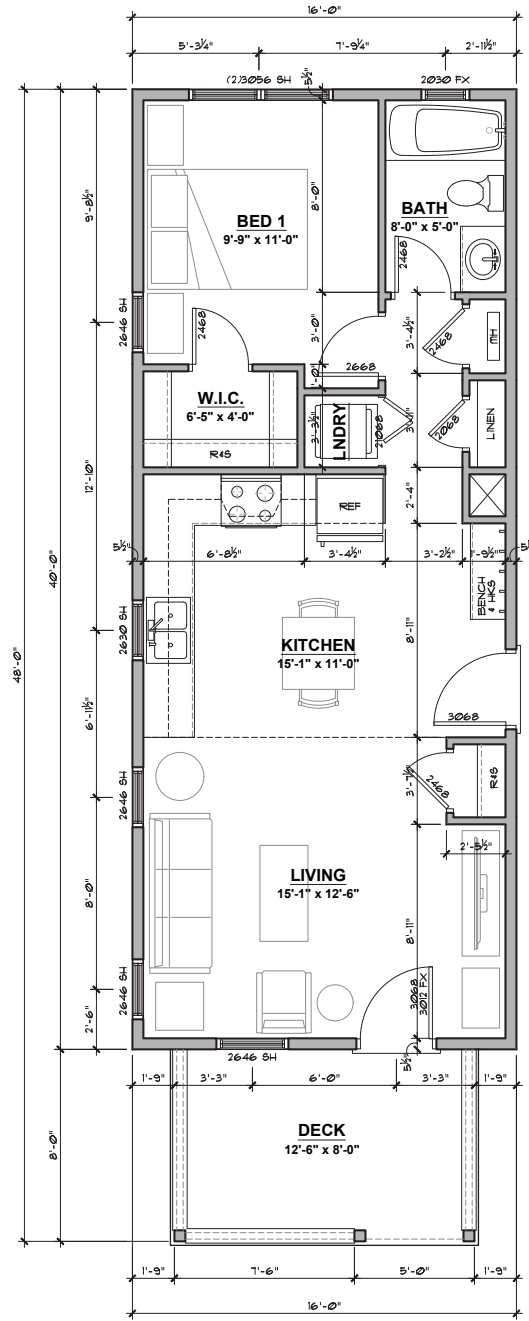
SITE PLAN KEY



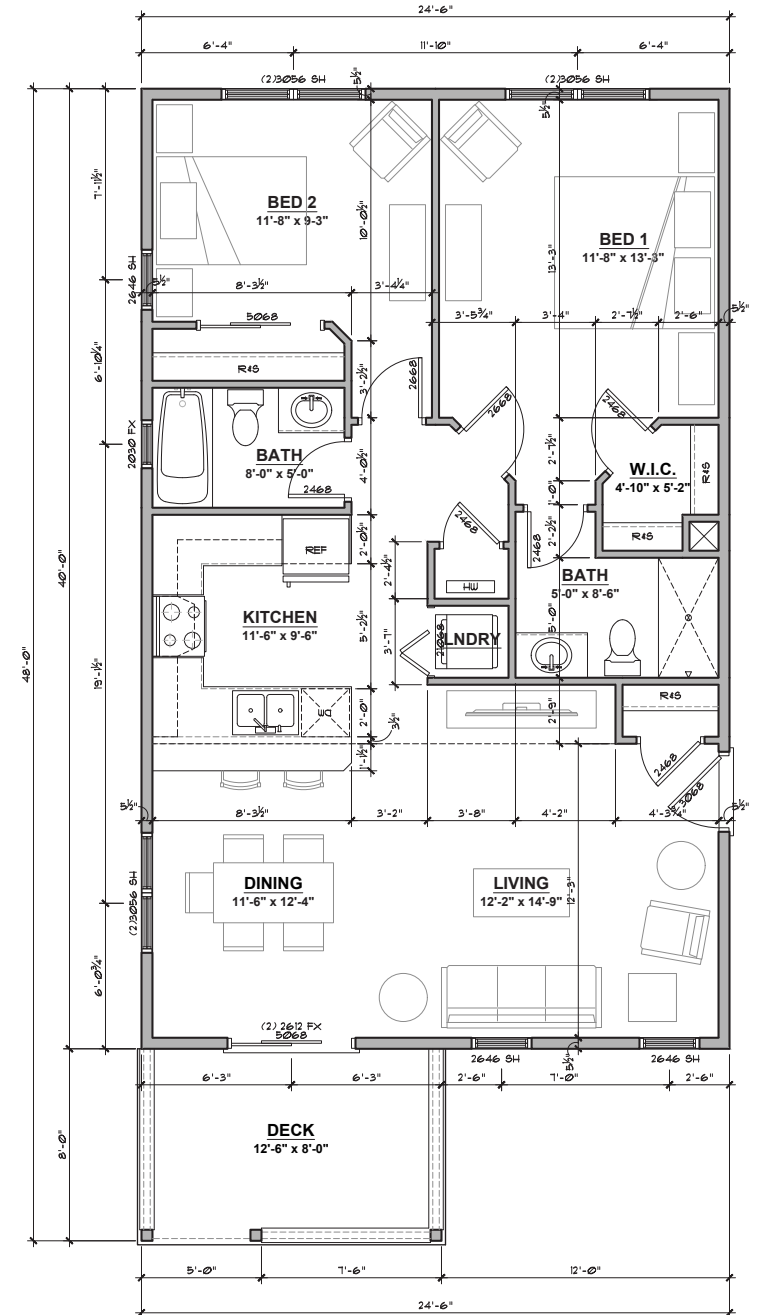
ELEVATION 1



ELEVATION 2



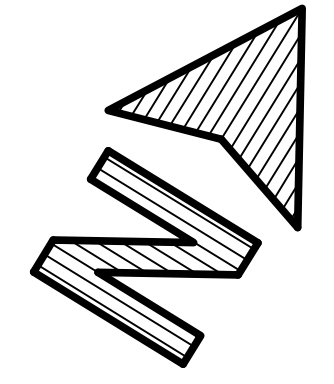
1 BR / 1 BA UNIT FLOOR PLAN



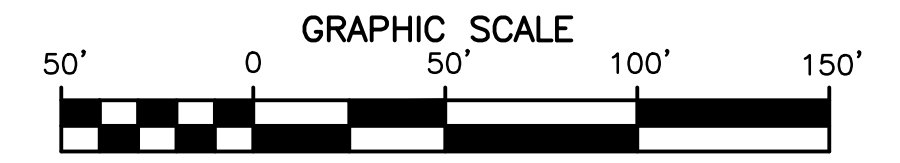
2BR / 2 BA UNIT FLOOR PLAN

Scale: 1/16" = 1'-0"

ANGELVIEW IV PRELIMINARY PLAT



LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S01°05'54"W	7.27
L3	S28°21'34"W	24.38
L4	N28°49'24"W	20.33
L6	S61°10'05"W	22.56
L7	S16°10'05"W	29.42



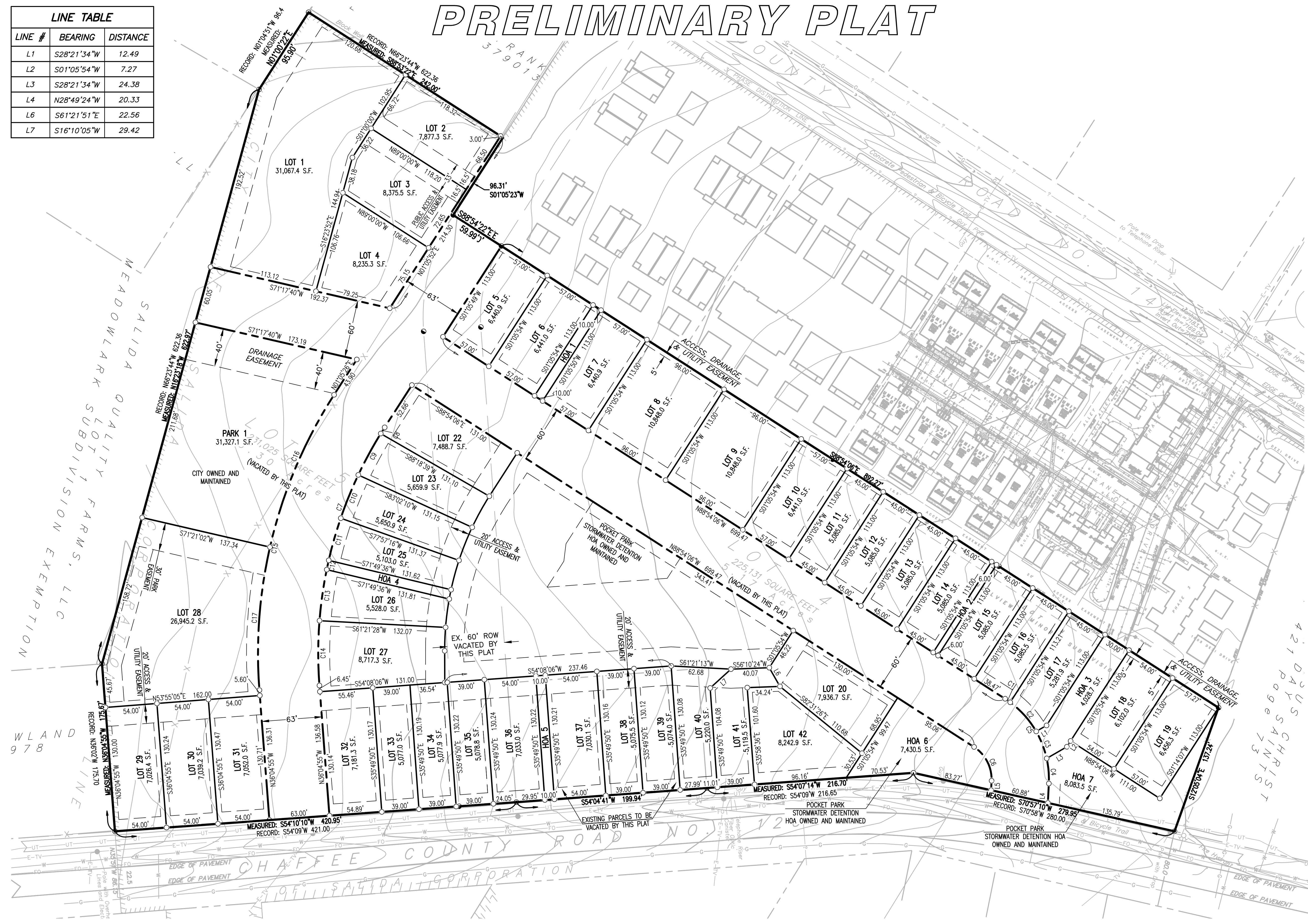
DIRECTIONS ARE BASED ON THE BEARING S12°05'04"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NE AND SE CORNERS OF PROPERTY AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT
- ESMT (TYP)
- C1
- L1
- PED.
- DENOTES PREVIOUSLY RECOVERED 2-1/2" BRASS CAP ON A 1" PIPE STAMPED "US GENERAL LAND OFFICE SURVEY" AND AS SHOWN HEREON.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "LS 1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "6753".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", UNLESS NOTED OTHERWISE.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "PROP CRN 34975".
- DENOTES A RECOVERED 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117". SET FOR THIS SURVEY.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C6	40.00	059°43'27"	41.70	39.83	N59°02'22"W
C7	437.00	006°24'30"	48.88	48.85	S09°34'33"E
C8	437.00	001°00'33"	7.70	7.70	S00°35'09"W
C9	437.00	006°27'10"	49.22	49.19	N03°08'43"W
C10	437.00	006°24'30"	48.88	48.85	N09°34'33"W
C11	437.00	006°00'38"	45.84	45.82	N15°47'07"W
C12	437.00	001°18'41"	10.00	10.00	N19°26'47"W
C13	437.00	007°04'35"	53.97	53.94	N23°38'26"W
C14	437.00	008°54'12"	67.91	67.84	N31°37'49"W
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"W
C15	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C16	500.00	019°54'39"	173.75	172.88	N08°51'54"W
C1	100.00	003°44'34"	6.53	6.53	N87°01'49"W
C2	100.00	023°31'06"	41.05	40.76	N73°23'59"W
C3	100.00	017°27'27"	30.47	30.35	N52°54'43"W
C4	100.00	015°08'09"	26.42	26.34	N36°36'55"W
C5	100.00	023°31'06"	41.05	40.76	N73°23'59"W



325 D STREET
SALIDA, CO 81201
PH: 719-539-1075

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

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

OWNER:
HARDER-DIESSLIN DEVELOPMENT GROUP
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

ASSISTED BY:
 CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SHEET 1 OF 1

ANGELVIEW IV IN LOTS 1A & 1R, HEART OF THE ROCKIES MEDICAL CAMPUS SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: 19032 TPC FILE: J-05-081	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: BH, RP	DATE: DEC. 2023
CHECKED: WBH File Book: 5309, Pgs. 8-16, 20, 2023	DRAWING NO. L-17-76