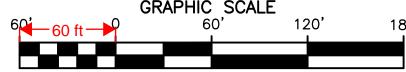
505 OAK STREET PRELIMINARY P.U.D. PLAT N89°43'00"E 310.35' 30.30' 30.30' ² 31.25' 31.25' [^] 31.25' VALVE WATER METER `*Elevation=7035.07* at Top of Cap 2 Inclusionary Housing for sale units **DUPLEX 4** 2,879 S.F. 뜻 **DUPLEX 8** 2,913 S.F. DUPLEX 5 DUPLEX 6 DUPLEX 7 2,871 S.F. 造 2,904 S.F. 5 2,808 S.F. 造 2,800 S.F. ; 38.77 77 OUT £ 20.30° 31.25' 30.30' 30.30 31.25 HOA maintained Private Road The road must be named and "Outlot" Driveway removed -30,965 S.F. ACCESS TO 2.09 ACRES SEPTIC TANK As Monumented 181.71' _Approximate Location __63.50'__ 27.0 MULTI-FAMILY 11 **MULTI-FAMILY 12** 4,207 S.F. MULTI-FAMILY 13 MULTI-FAMÎLY 14^{RAGE} 4,168 S.F. 3,539 S.F. **3,**787 S.F. 27.0 COVERED S89'47'09"E 312.37' N89°47'09"W 74.84' N89'47'09"W 75.50' N89°47'09"W 63.50 N89°47'09"W 67.96' WD/F57.00'OUSE 505 Oak Street 6 Inclusionary Housing rental MULTI-FAMILY 15 MULTI-FAMILY 16 MULTI-FAMILY 17 4,173 S.F. 3,176 S.F. ⁻ 3,176 S.F. Asphalt Driveway 3+50 Fence Pcin kg 74.94' 57.00' S89°47'09"E 278.35 POLE **HOA** maintained Private Road and Shared public NHOLE-LID V.=7040.85 | access with City of COVER FOR Salida Fire Department =7032.16 IN 7032.13 OUT /_POLE W/DROP MEAS: N89°47'09"W 313.31 ELEV.= INV. 8" ——E-T—— Elevation=7040.0 City of Salida 8" Sewer Line t Top of Cap POLÉ —Elevation=7035.07 at Top of Cap MANHOLE-LID ELEV.=7037.57 INV.=7030.01 Dirt Driveway





DIRECTIONS ARE BASED ON THE BEARING N88*51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISON AS AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

 PROJECT BOUNDARY
 EXISTING/ADJACENT RIGHT-OF-WAY
 NEW ROAD RIGHT-OF-WAY
 NEW LOT LINE
 NEW EASEMENT LINE

Dimensional Standard	Friedina	505 Oak PD	
Dimensional Standard	Existing	Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625	2,775	3,175
	5,063 ⁶		
	3,750 ⁷		
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800	2,770	640
	2,520 ⁶		
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Seback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setbakck: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setbakck: Rear Lot - Accesory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units - Allowed	Low Income
		s.f.	acres	Allowed	(# of Units)
1	DUPLEX	3,059	0.07	1	-
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
	SUB-TOTAL	28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
	SUB-TOTAL	31,388	0.72	34	-
SHAF	RED OUTLOT	30,965	0.71		-
	SUB-TOTAL	30,965	0.71	-	-
	PD TOTALS	91,201	2.09	44	7

OWNER:
TAILWIND GROUP, LLC
7625 HIGHWAY 50
SALIDA, CO

PREPARED BY:



SHEET 1 OF 1