



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 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 checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Major Subdivision & Planned Development</u> |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <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 Neighborhood

Street Address: 509 Shepherd Road, Salida, CO

Legal Description: Lot 4&5 Block _____ Subdivision Angelview Minor (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 RONNIE PELLUSO Date 1/17/2024

Signature of property owner [Signature] Date 1.17.24



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

B. Application Contents (City Code Section 16-3-50)

1. A General Development Application
2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
3. A brief written description of the proposed development signed by the applicant;
4. Special Fee and Cost Reimbursement Agreement completed.
5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

6. Developments involving construction shall provide the following information:
(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

see PD
Plat & Site
Plan

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

see PD Plat

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

see Civil Sheets

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

N/A 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

see Preliminary Plat



8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;



9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

see PD Plat & Site Plan

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

see Geotechnical Report

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

see Geotechnical Report

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

see Civil Sheets

(iv) Engineering specifications for any improvements.

see Civil Sheets

(v) A plan for erosion and sediment control, stabilization and revegetation.

see Traffic Analysis

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

see Civil Sheets

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

see Engineers
Opinion of
Probable Costs

N/A

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

N/A

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

N/A

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

see Landscape Plan

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

N/A

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

see Parks &
Open Space
Plan

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

N/A 10. An access permit from the Colorado Department of Transportation; and

see Civil Plans 11. A plan for locations and specifications of street lights, signs and traffic control devices.

2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

Action LU&G-I.1b: New development should complement the neighborhood's mass and scale.

Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure

Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.

Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design. Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.

Policy ES-I.1: Development and/or expansion of existing development should not encroach on important visual resources.

Policy LU&G-III.1: Ensure adequate public spaces as a part of new development.

2. Conformance to Code. The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. Zoning District Standards. The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The Angelview site is zoned R-3. "The purpose of the High-Density Residential (R-3) Zone District is to provide for relatively high density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses." **See Plat PD for requested dimensional standards.**

- b. Site Development Standards. The parking, landscaping, sign and improvements standards.

The Angelview Neighborhood will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code.

3. Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

The Angelview site is currently zoned R-3, High-Density Residential. R-3 zone districts are found both to the north and south of the site. The neighboring uses consist of other multi-family housing, making the Angelview Neighborhood compatible with its surrounding context.

4. Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

All uses in the Angelview Neighborhood are residential and will not negatively impact noise, odor, glare, or other similar conditions to its surroundings.

5. Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

Existing public facilities are already in place to serve the Angelview Neighborhood. Additionally, the Angelview Neighborhood is proposing two new multi-use trails to connect to Salida's existing trail network.

6. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

No significant environmental impacts will be caused due to this use. The compact nature of this development helps reduce sprawl, and therefore minimize developed land area. The development's open space preserves scenic characteristics and manage stormwater.

THE ANGELVIEW NEIGHBORHOOD

MAJOR IMPACT REVIEW APPLICATION
Major Subdivision & Planned Development

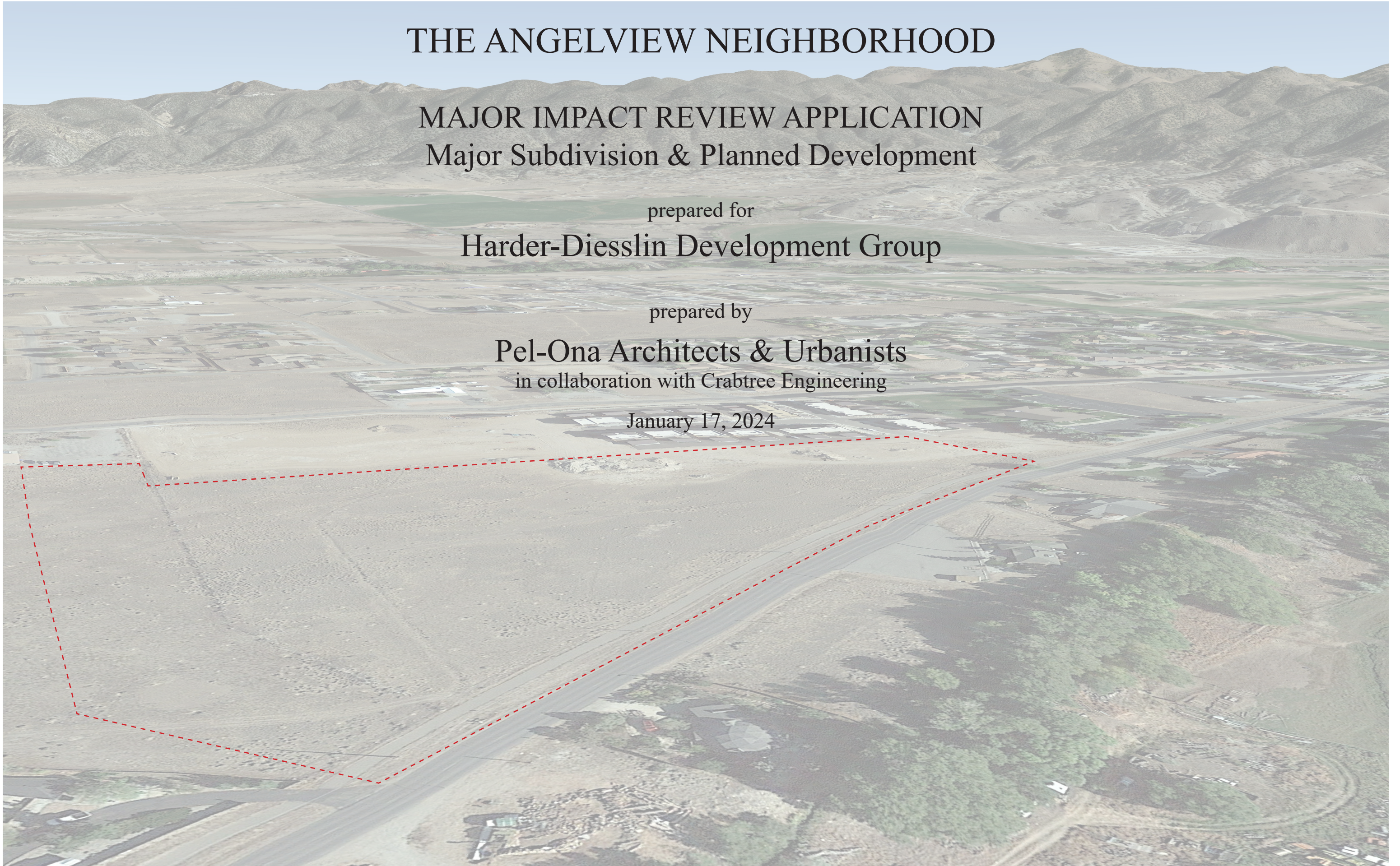
prepared for

Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists
in collaboration with Crabtree Engineering

January 17, 2024



Planned Development Info

Parcel Size: 11.9 Acres / 518,364 square feet
 Number of Lots Before Subdivision: 3
 Number of Proposed Building Lots: 42
 Number of Proposed HOA-Owned Outlots: 6
 Number of Proposed City-Owned Outlots: 1
 Number of Proposed Dwelling Units: 115

Legal Description

Parcel No: 380706200030, 380706200029, 380706200013

Lots 4 and 5, ANGELVIEW MINOR SUBDIVISION, City of Salida, Chaffee County, Colorado, per plat filed July 15th, 2016 under Reception No. 428085.

The tracts of land described in Exhibit "A" of warranty deed recorded at Reception No. 422141 of the Chaffee County records.

LOT 4 ANGELVIEW MINOR SUBDIVISION PLAT 428085
 SAL427 REC 428293 484781

LOT 5 ANGELVIEW MINOR SUBDIVISION PLAT 428085
 SAL427 REC 457589 457590 490533

TRACT IN NE4NW4 6-49-9 REC 422141

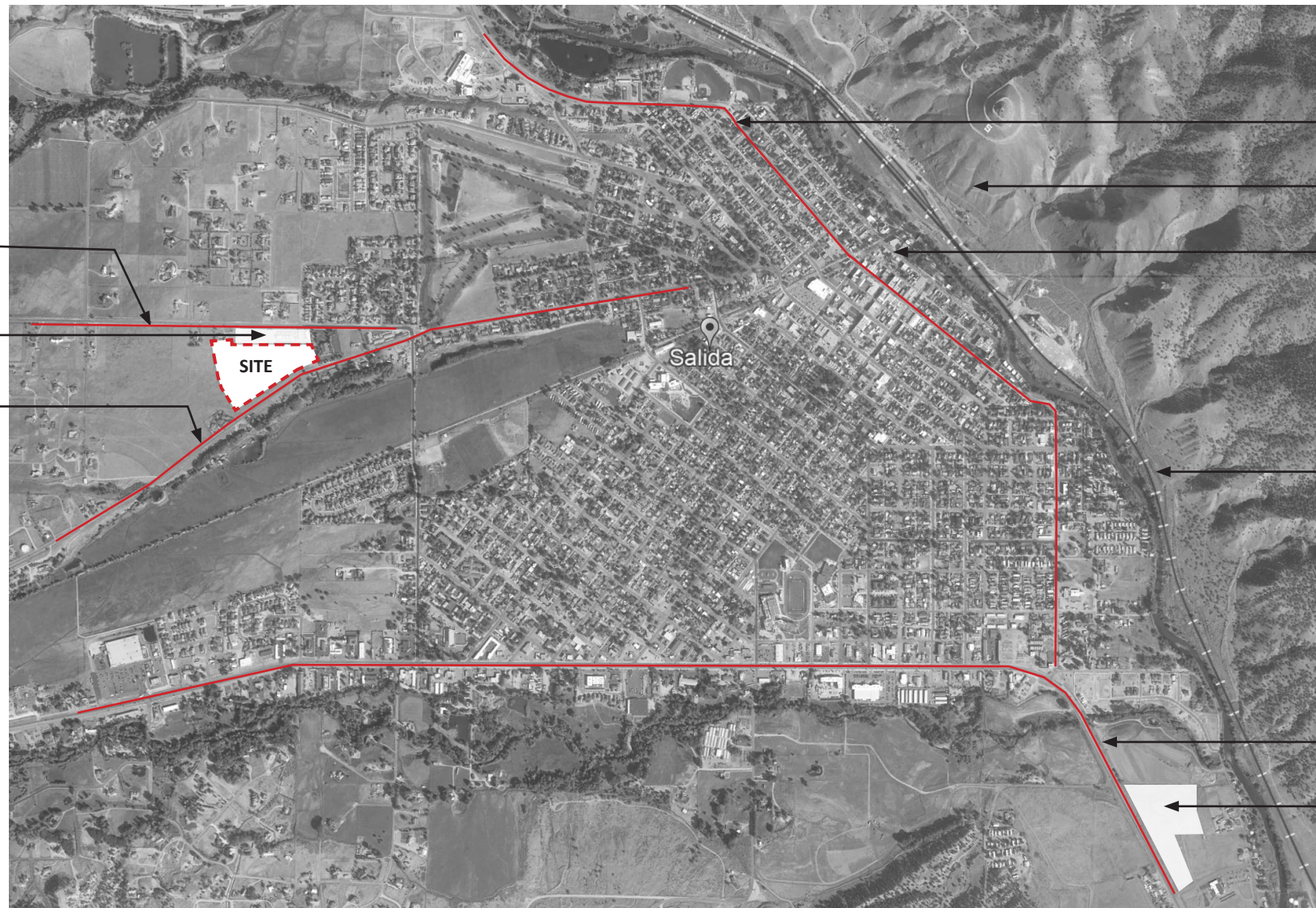
Owner

Harder-Diesslin Holdings LLC
 130 W 2nd St, Ste 1
 Salida, CO 81201

[Handwritten Signature]
 Owner Signature & Date

Site Information

The Angelview PD site is 11.9 acres and is currently zoned R-3. It is located at the west end of Salida. It has frontage on CR 120 and proposes connections to CR 140 through the subdivision to the north. Future connections to the west are contemplated, and Tenderfoot Road terminates at this western edge. The site is relatively flat with no distinguishing topographical or natural features.



The Angelview Neighborhood is located on the western edge of Salida’s city limits. It is between County Road 140 and County Road 120 giving it easy access to city amenities, open space, and Poncha Springs.

Sheet Index

- 1.0 Site Information
- 2.0 PD Narrative
- 3.0 Surrounding Context
- 4.0 Site Plan
- 5.0 Parks & Open Space Plan
- 6.0 Phasing Plan



LEGEND	
	Site Boundary
	Major Roads

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 0.815 acres at the western edge of the site are maintained by 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:

- *Action LU&G-I.1b: New development should complement the neighborhood's mass and scale.*
- *Policy H-I.1: Provide a mix of housing types and densities throughout to address a variety of incomes and lifestyles.*
- *Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of available infrastructure.*
- *Policy H-I.4: New neighborhoods should contain a mix of housing types, a variety of lot sizes, open space, parks and amenities and should be connected to services.*
- *Policy CC-II.1 – Encourage the preservation of buildings with historic character and the design of new buildings that are compatible in scale and site design.*
- *Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.*
- *Action CC-II.1.e – New development should be compatible with the traditional built neighborhood character and be subordinate in mass and scale.*
- *Policy LU&G-III.1: 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 are demonstrated in the design principles included in this proposal.

Planning Objectives

The objectives of this PD are to provide dimensional standards that permit compact development for a diversity of housing types. The standards proposed are tuned to accommodate alley-loaded homes with front porches and backyards that can have the option to accommodate additional main level living for residents with mobility challenges. Additionally, this PD intends to reduce existing R-3 front setback requirements to create greater interaction between residents at their front porches and the public sidewalk, and create more usable private outdoor space in the form of backyards.

Method for Controlling Architectural Design

The Angelview PD Plat will include the following note in order to control the architectural design of the neighborhood:

Streetscape Diversity: *To avoid uniformity and lack of variety in design among housing units within the subdivision, no single family's, duplex building's or townhouse building's residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No single family's, duplex building's or townhouse building's residential elevation shall be repeated directly across the street from the same façade elevation. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, an Administrative Review process may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.*

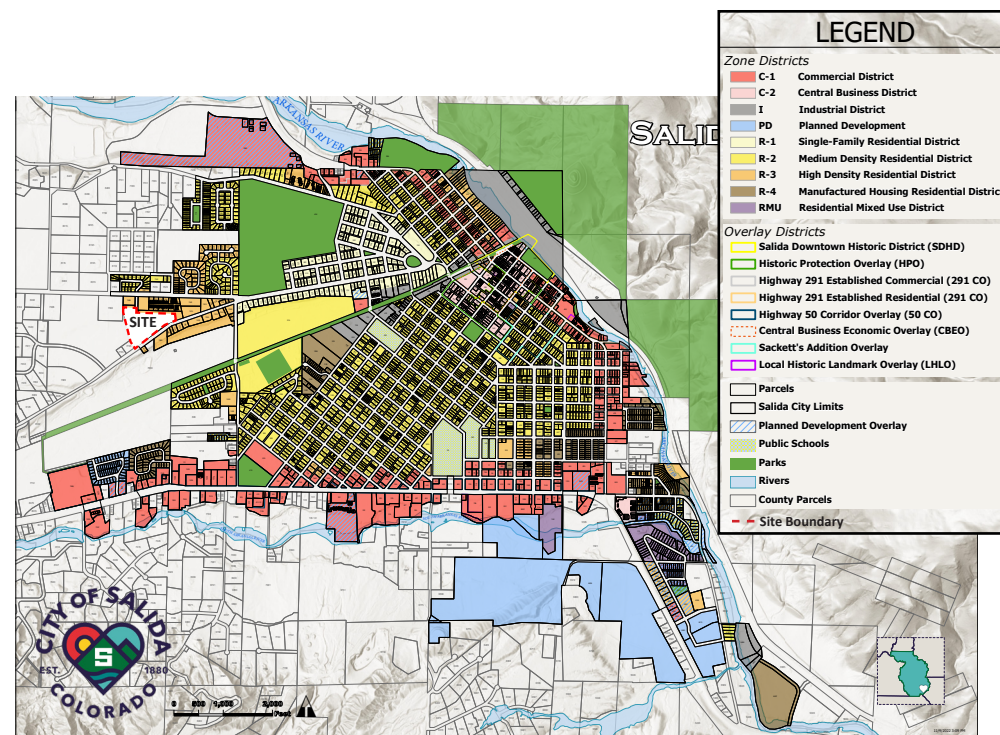
Primary Roof Forms: *A mix of gabled, monopitch and flat roof building forms are permitted in the neighborhood. While modern in character, the architectural precedent for the neighborhood relies on early 1900 pitched roof forms. To maintain consistency in the overall architectural style, no single family, duplex building or townhome building elevation may exhibit monopitch or flat roofs as their primary roof form more than once every five (5) lots on the same side of the street. At street corners where a side elevation faces the street that a neighboring unit's front elevation faces, the diversity requirements above shall not apply.*

Front Porches: *Single family homes, duplex units, townhouse units and apartment units shall have porches that are a minimum of 75 square feet that face the public street or open space. Buildings on street or open space corners can accomplish this through the addition of the cumulative areas of porches that face either direction.*

Measures to Reduce Fiscal Impact to City

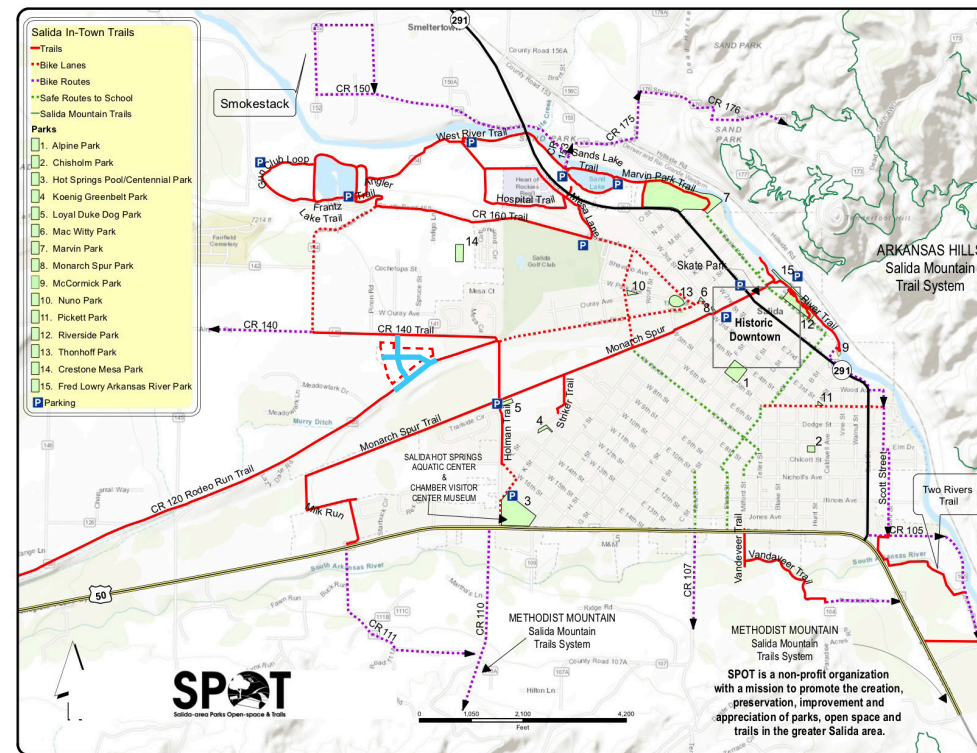
The Angelview Neighborhood is contiguous to existing public utilities and is easily serviceable. Additional public roadways beyond those designed within the property limits are not required to provide connectivity or emergency access to the residents. A 31,327.1 square foot park is dedicated to the City. Along with the .095 acre park adjacent to this, the combined .815 acres shall be maintained by the City. All other forms of open space and pedestrian connections that are not in the public right-of-way shall be maintained by the HOA. Additional public multi-modal path improvements shall be installed by the developer along Chaffee County Road 120 frontage, Tenderfoot Road, and along Shepherd Drive from CR 120 to CR 140 for public benefit.

City of Salida Zoning Map



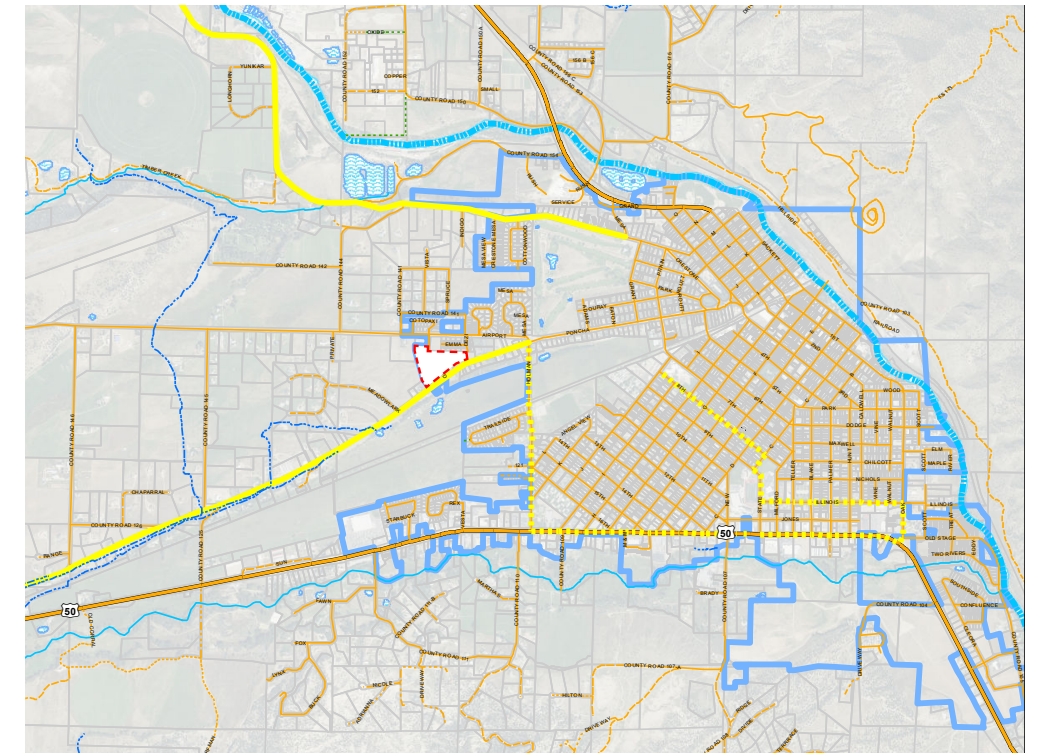
The Angelview Neighborhood is located at the western edge of the City of Salida limits. It is surrounded by R-3 High Density Residential District Zoning. It provides connectivity to CR 120 and CR 140 through the existing Angelview I Neighborhood. The PD standards for this development will create a neighborhood that is compatible with the existing context in its density, neighborhood pattern and form. It meets the Comprehensive Plan, City Vision Documents and Housing Study Goals through its diverse and compact design.

Salida-Area Parks-Open Space & Trails Map



The Angelview Neighborhood provides improvements to CR 120 Rodeo Run Trail along the site’s southern boundary. This improvement to the trail system will provide greater connectivity from historic downtown to Poncha Springs and amenities to the west. A north-south multi-use path along Shepherd Road and an east-west multi-use path along Tenderfoot Road are part of this development. These path will connect Angelview residents, and the greater community, to the park amenities within Angelview and trail systems to the north and south. These improvements are shown above in blue.

Salida School District R-32J - Bus Route #2 Map



Existing school bus services are provided along CR 140. In addition to the street system and multi-use paths, mid-block pedestrian connectivity is provided in the proposed site plan. Residents from the Angelview Neighborhood will be able to bike, walk or drive to and from existing bus service locations.

A diversity of units and building types are dispersed throughout the neighborhood.

The largest buildings help define the edges of the largest outdoor spaces.

Apartment buildings are located closest to the largest outdoor amenities providing residents with the least amount of private outdoor space immediate access to play and recreation areas.

Tenderfoot Road extends to the west providing opportunity for future development and connection.

Buildings face onto Chaffee County Road 120 making an appealing front to the community and encouraging slower traffic along this road.

Parking pools for apartments are concealed at the rear of buildings.

Optional ADUs are designed into the lot dimensions and accommodate additional parking.

Multi-use paths along Shepherd Road, Tenderfoot Road, and Chaffee County Road 120 gives multi-modal options for residents and the greater community.

There are 2 points of access at County Road 120.



Homes at the north edge of the property utilize the existing alley.

Homes are alley-loaded with front porches that face the public realm making a pedestrian-friendly community where cars are deemphasized.

Streets are tree-lined with detached sidewalks and on-street parking.

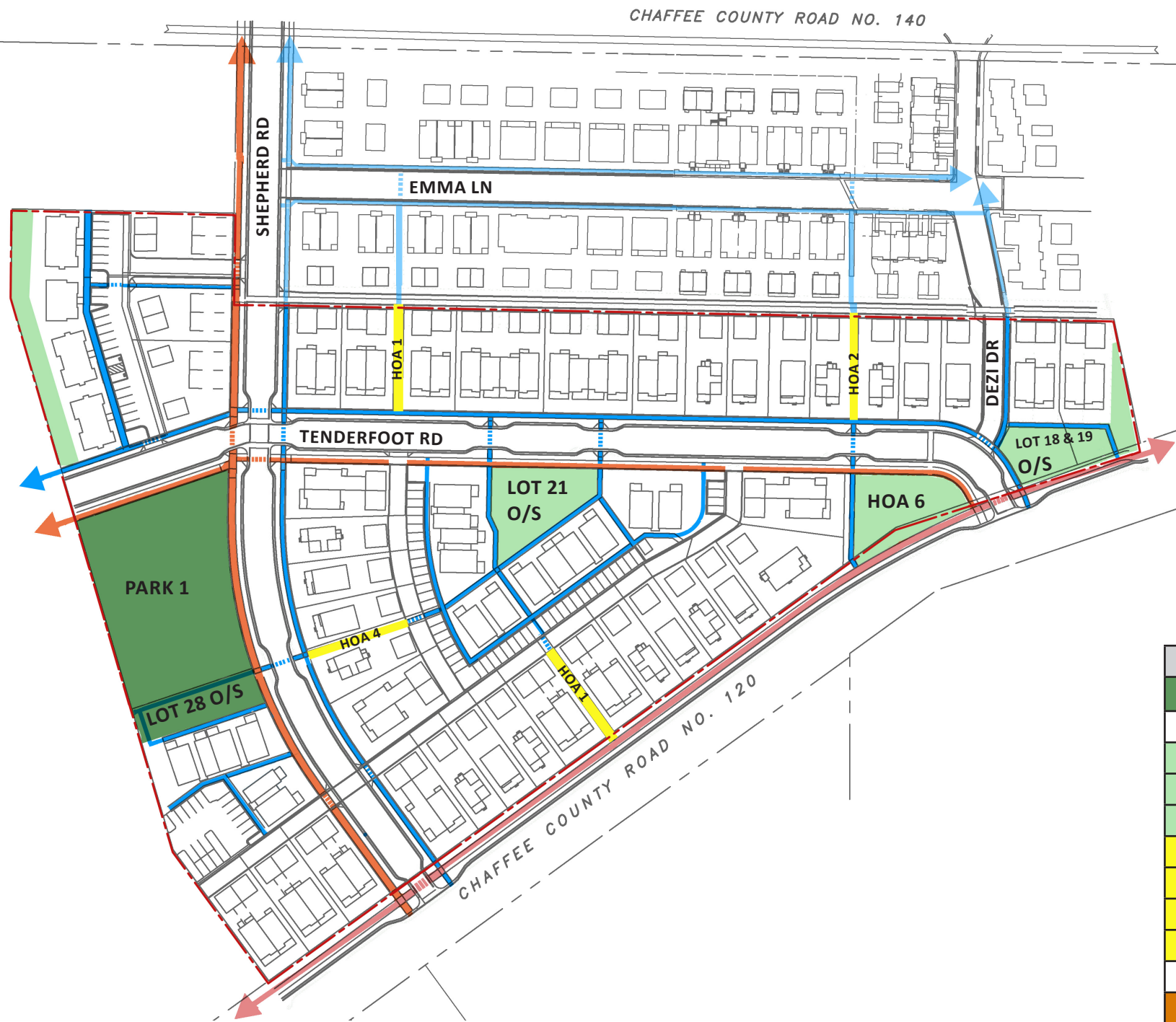
Mid-block connections allow pedestrians access between lots to have direct access to parks, trails and neighboring amenities.

Passive open space with water detention flank the eastern entrance to the community creating an appealing gateway to neighborhood.



Scale: 1" = 150'-0"

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										
		5,063	37'-6"	19							
	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										
		2,160	15'	36							
	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										
		2,160	15'	8							
	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
APTM.	Apartment										
				52							
	24'-6" x 40'			38	2	2 BED	1-2 BATH			2	980 APT1
16' x 40'			14	1	1 BED	1 BATH				640 APT2	
TOTAL				115							



LEGEND	
	Site Boundary
	Sidewalk Connectivity



Scale: 1" = 150'-0"

PUBLIC PARKS AND POCKET PARKS CONNECTED THROUGH A SYSTEM OF SIDEWALKS

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.

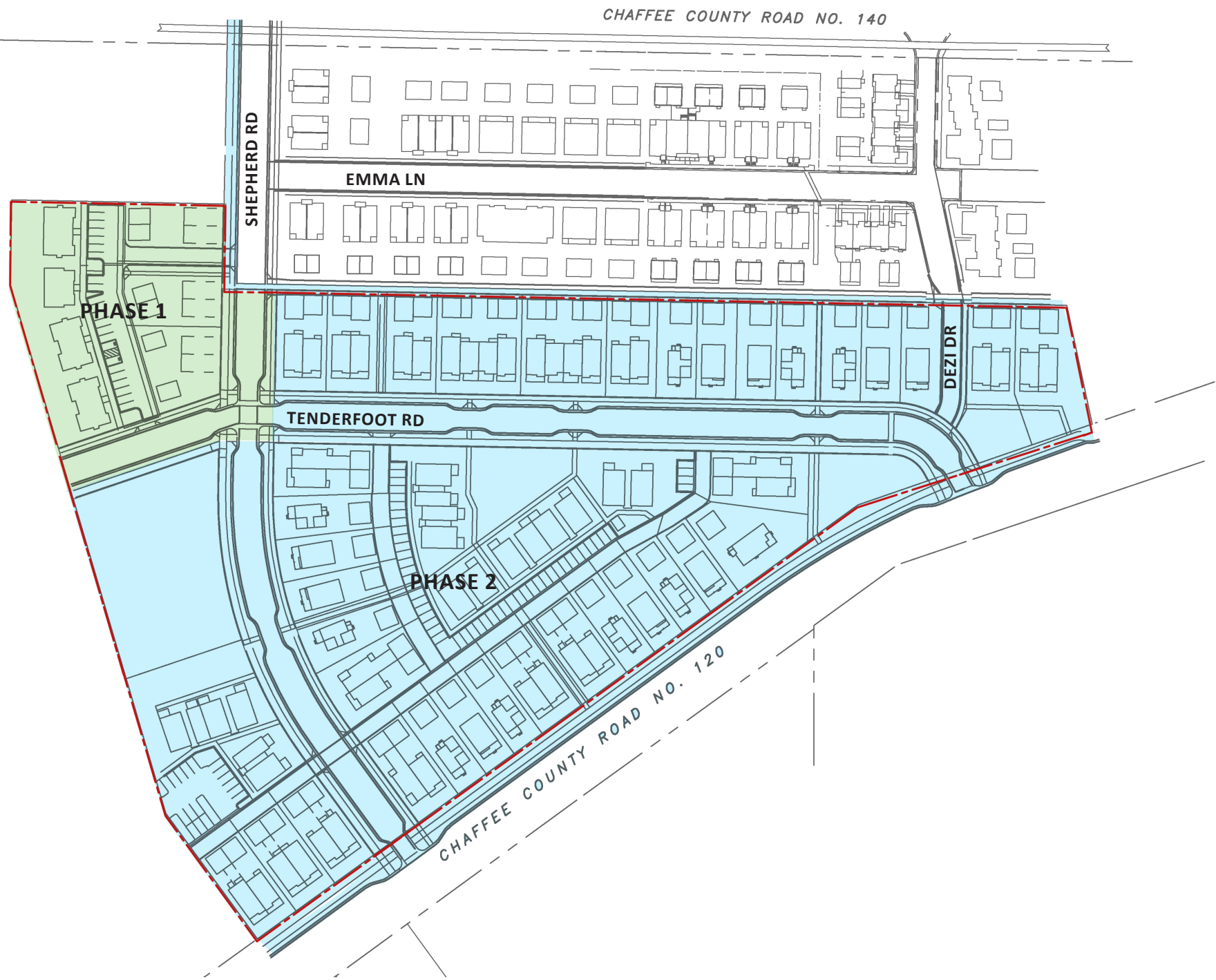
Alley-loaded homes with porches face the streets, enhance the pedestrian experience, and activate the public realm. This is reflective of the walkable, accessible, and safer historical neighborhoods in Salida.

HOA-maintained pocket parks provide passive outdoor recreation opportunities for the community. The Lot 21 open space at the center of the neighborhood is surrounded by higher density units that have limited private outdoor amenities. Similarly the city-owned public park has higher density units to the south and north. The pocket parks labeled HOA 6 and Lot 18&19 open space offer additional passive recreational space, detention at the site's lowest point, 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.

Off-site improvements that are part of this PD's core include the extension of the multi-use path on Shephard Road to CR 140, and improvements to the multi-use path on CR 120 for the length of the site's southern property line.

OPEN SPACE TYPE	OWNERSHIP	MAINTENANCE	SQ. FT.	ACRES	
Park 1 & Lot 28 O/S	Park	City/HOA	City	35,479	0.815
SUBTOTAL				35,479	0.815
Lot 21 O/S	Pocket Park/Stormwater Detention	HOA	HOA	7,733	0.178
Lots 18 & 19 O/S	Pocket Park/Stormwater Detention	HOA	HOA	7,154	0.164
HOA 6	Pocket Park/Stormwater Detention	HOA	HOA	7,431	0.171
HOA 1	Mid-Block Pedestrian Connection	HOA	HOA	1,130	0.026
HOA 2	Mid-Block Pedestrian Connection	HOA	HOA	678	0.016
HOA 4	Mid-Block Pedestrian Connection	HOA	HOA	1,317	0.030
HOA 5	Mid-Block Pedestrian Connection	HOA	HOA	1,302	0.030
SUBTOTAL				26,745	0.614
Multi-Use Path 1	Shephard Drive (CR 120 to CR 140)	City	City	8,128	0.186
Multi-Use Path 2	Tenderfoot Road (CR 120 to Park 1)	City	City	8,240	0.189
Multi-Use Path 3	Chaffee County Road 120	City	City	8,848	0.203
SUBTOTAL				25,216	0.579
GRAND TOTAL				87,440	2.007

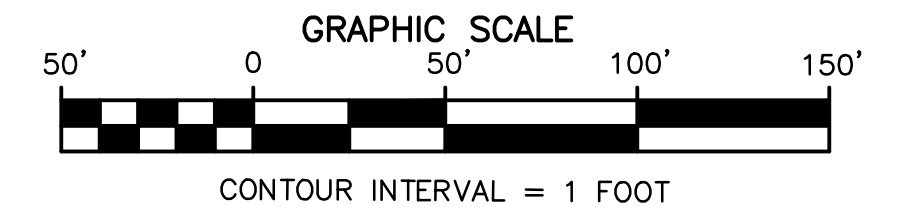
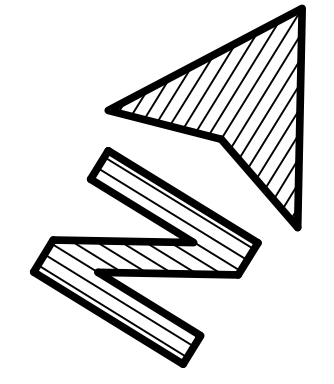


LEGEND	# UNITS
PHASE 1	
Single Family Homes	0
Duplex Units	6
Townhome Units	0
Apartment Units	16
PHASE 1 TOTAL	22
PHASE 2	
Single Family Homes	19
Duplex Units	30
Townhome Units	8
Apartment Units	36
PHASE 2 TOTAL	93
TOTAL UNITS 115	



Scale: 1" = 150'-0"

ANGELVIEW PD PRELIMINARY PLAT



LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S01°05'54"W	120.27
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



LEGEND

- PROJECT BOUNDARY
 - CITY LIMITS
 - EXISTING/ADJACENT RIGHT-OF-WAY
 - NEW RIGHT-OF-WAY LINE
 - EASEMENT LINE
 - EASEMENT
 - TYPICAL
 - CURVE LABEL
 - LINE LABEL
 - PEDESTRIAN
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "LS 1776"
 - DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 1776"
 - DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 1776"
 - DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "LS 1776"
 - DENOTES A RECOVERED 1/2" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", UNLESS NOTED OTHERWISE
 - DENOTES A RECOVERED 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM 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
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
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"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
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	S00°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

ASSISTED BY:
CRABTREE GROUP INC.
ENGINEERING SMART GROWTH™

SHEET 1 OF 1

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:
(LOT 4 & REC. NO. 422141)
HARDER-DIESSLIN HOLDINGS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

OWNER:
(LOT 5)
ANGLEVIEW APARTMENTS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

ANGELVIEW PD LOT 4 AND 5, ANGLEVIEW MINOR SUBDIVISION AND REC. NO 422141 CITY OF SALIDA COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: BH, RP CHECKED: WBH File Book: 5201, Pgs. 1-33 DC 1523	DATE: JAN. 2024 DRAWING NO: L-24-03

THE ANGELVIEW NEIGHBORHOOD

SUPPLEMENTAL GRAPHICS

Pertinent to the submittal for Major Subdivision & Planned Development Application

prepared for

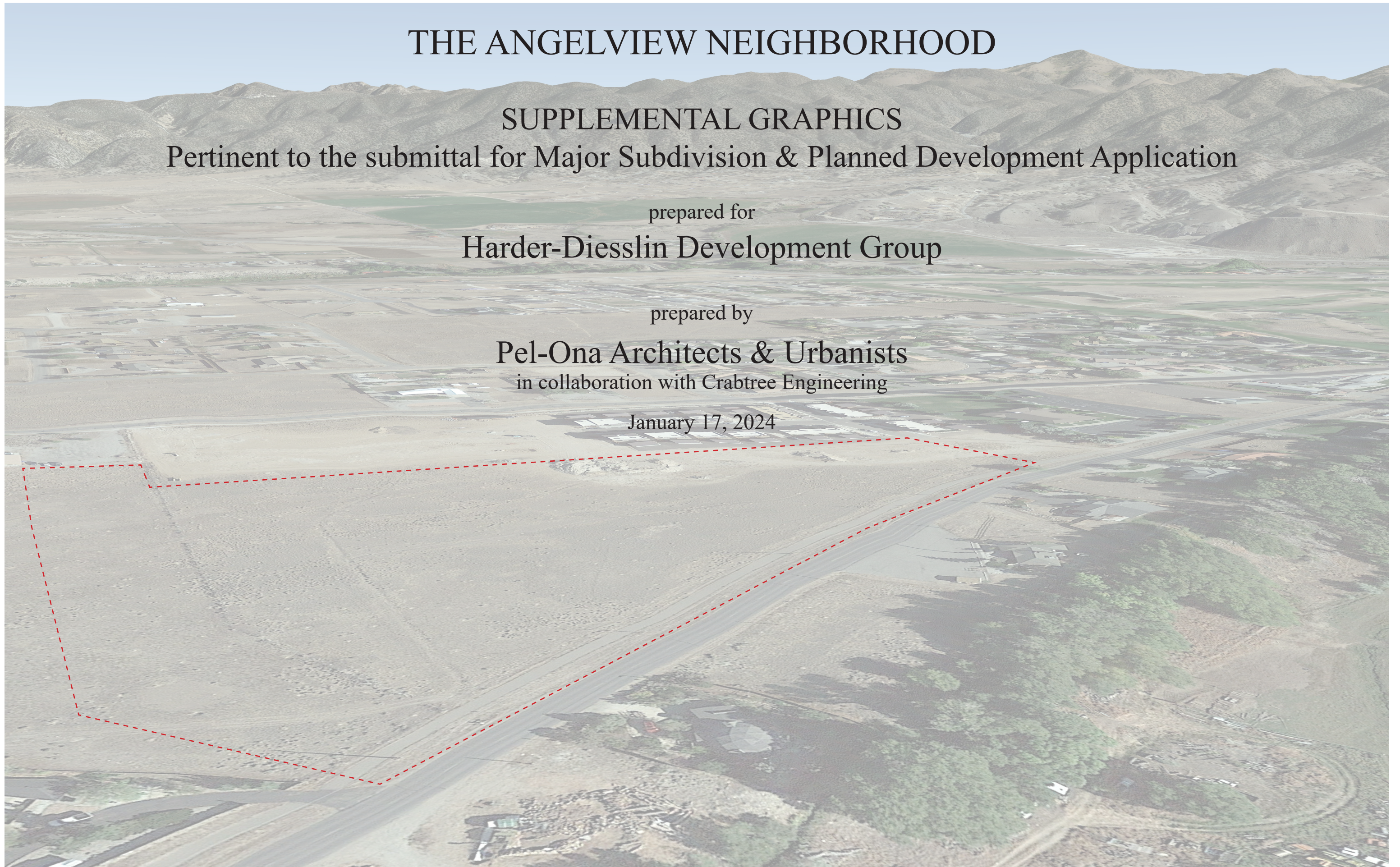
Harder-Diesslin Development Group

prepared by

Pel-Ona Architects & Urbanists

in collaboration with Crabtree Engineering

January 17, 2024



Inclusionary Housing Development Density Bonus

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.

Angelview Planned Development

The primary purpose of pursuing a Planned Development is to modify the underlying zone district’s dimensional standards.

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. The standard highlighted in purple has already been awarded to the Angelview Neighborhood per the density bonus described above. Dimensional Standards that do not change between current code, current Inclusionary Housing and PD Standards are in gray. This PD requests five dimensional standard modifications listed as request numbers in the far right column.

CITY OF SALIDA R-3 DIMENSIONAL STANDARDS	CURRENT CODE		ANGELVIEW PD STANDARDS		
	R-3	INCLUSIONARY HOUSING R-3	PD	COMPARISON	REQUEST #
Min. Lot Size: Detached Units	5,625 SF	5,063 SF	5,063 SF	Same as INCL. HOUSING R-3	1
Density (Min. lot SF per principal dwelling unit)	2,400 SF	2,100 SF	2,100 SF	Awarded through Confluent Park	
Min. Lot Size: Attached Units	2,400 SF	2,160 SF	2,160 SF	Same as INCL. HOUSING R-3	2
Min. Lot Frontage: Detached Units	37.5'	37.5'			
Min. Lot Frontage: Attached Units	15'	15'			
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3	3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%			
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL HOUSING R-3	4
Min. Setback from Side Lot Line	5'	5'			
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3', 5'	3', 5'			
Min. Setback from Rear Lot Line: Principal Bldg.	20'	20'			
Min. Setback from Rear Lot Line: Accessory Bldg.	5'	5'			
Min. Setback from Front Lot Line	20'	20'	12'	8' less than R-3 & INCL HOUSING R-3	5
Max. Building Height: Primary Bldg.	35'	35'			
Max. Building Height: Detached Accessory Bldg.	25'	25'			

REQUESTS 1 AND 2

The first two requests are modifications to the R-3 zone minimum lot size requirements for attached and detached units. The standards requested in this PD are identical to the current code’s Inclusionary Housing standards. These dimensional standards achieve the densities granted through the relationship between the Confluent Park and Angelview developments. 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 that promote traditional neighborhood design and unit type diversity.

REQUESTS 3 AND 4

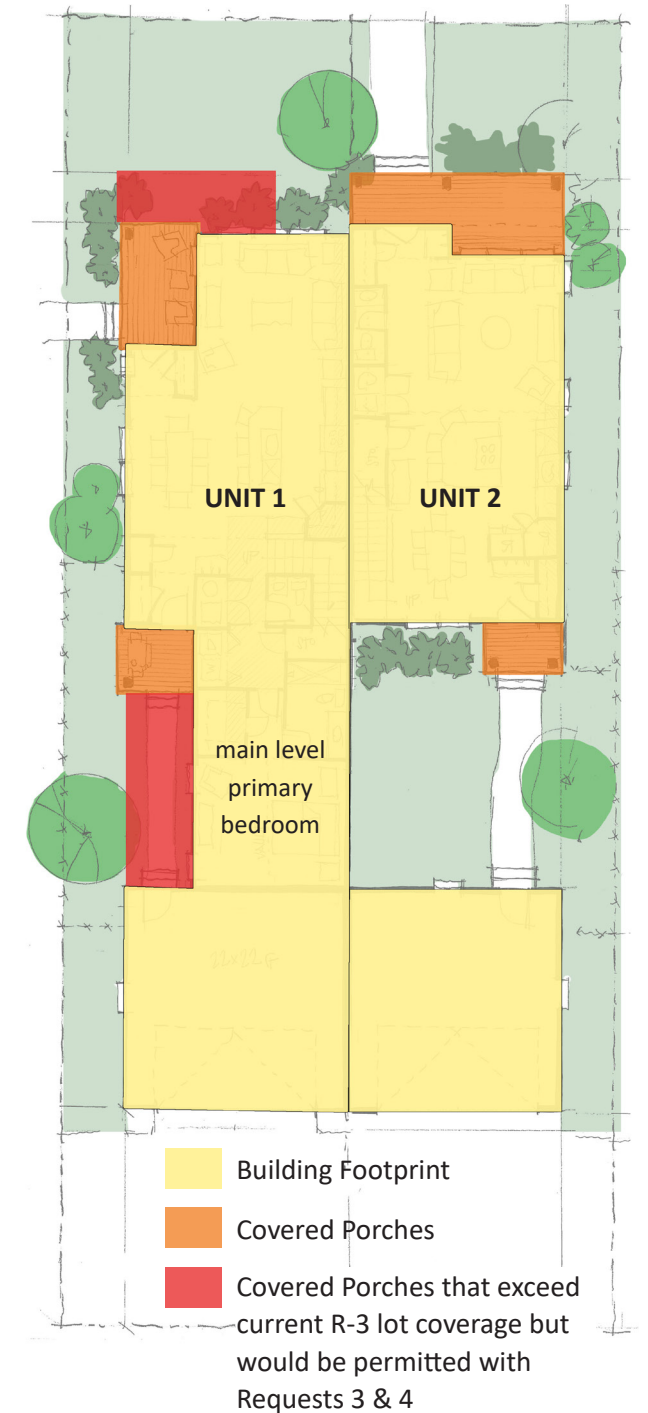
The increased lot coverage and decreased landscaped area modifications intend to encourage the construction of porches, allow for main level bedrooms to accommodate aging in place and to increase accessibility.

The lot diagram to the right shows a typical duplex on a lot in the Angelview Neighborhood. Unit 2 has a backyard between the garage and the house. Unit 1 has a main level primary bedroom that attaches the garage to the house. The square footages shown are realistic and match building inventory plans that the developer intends to build.

The orange colored porches and yellow colored buildings, as shown, meet the existing municipal code’s lot coverage and landscape area requirements. The areas highlighted in red represent porches that would improve accessibility and add to building articulation, which are not allowed under existing R-3 dimensional standards on these compact lots. The porch connecting to the garage would offer residents covered connection during inclement weather and the porch at the front of the home provides additional semi-private outdoor space where residents get to know their neighbors. The demographic of buyers for this unit may prefer main level living and improved accessibility over private backyard space.

REQUEST 5

This request is for a smaller front setback. The 12’ front yard setback requested promotes development patterns more consistent with traditional historic neighborhoods. It 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 for homes with backyards.



A new 8' multi-use trail runs north-south throughout the neighborhood and connects to existing CR 120 & CR 140 multi-use trails.

The option for ADU's provides for rent and private ownership opportunities.

Landscaped mid-block pedestrian paths facilitate movement within and through the site.

An 8' multi-use trail along Tenderfoot Road runs east-west through the site connecting CR 120 to future development on the western edge of the site.

The neighborhood's largest open space is a 0.815 acre city maintained park.

Apartment buildings face onto large open space, ensuring sufficient outdoor space for all Angelview residents.

The existing multi-use trail along CR 120 will be improved as a part of this development.







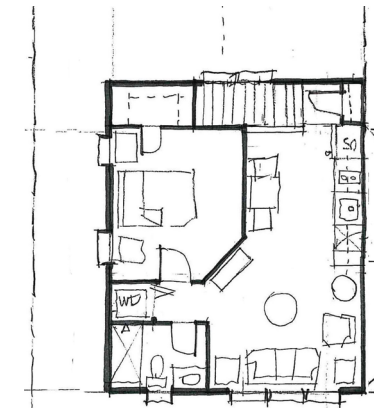
Pocket parks frame the entrance to the neighborhood, engage with the multi-use trail along CR 120, and provide water detention for the site.

Landscaped tree lawns buffer the noise of cars along CR 120 and create safer, more walkable streetscapes.

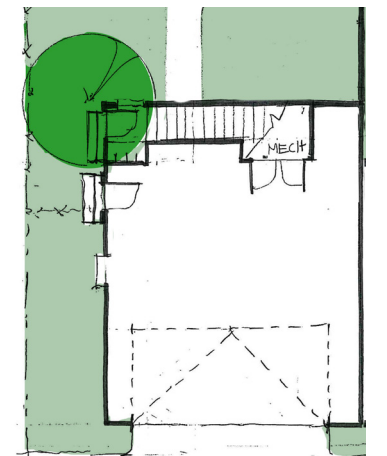
A variety of single-family homes, duplexes, townhomes, and ADU's are found along Angelview's streetscapes. This mix of unit types creates a diverse pedestrian experience.

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"



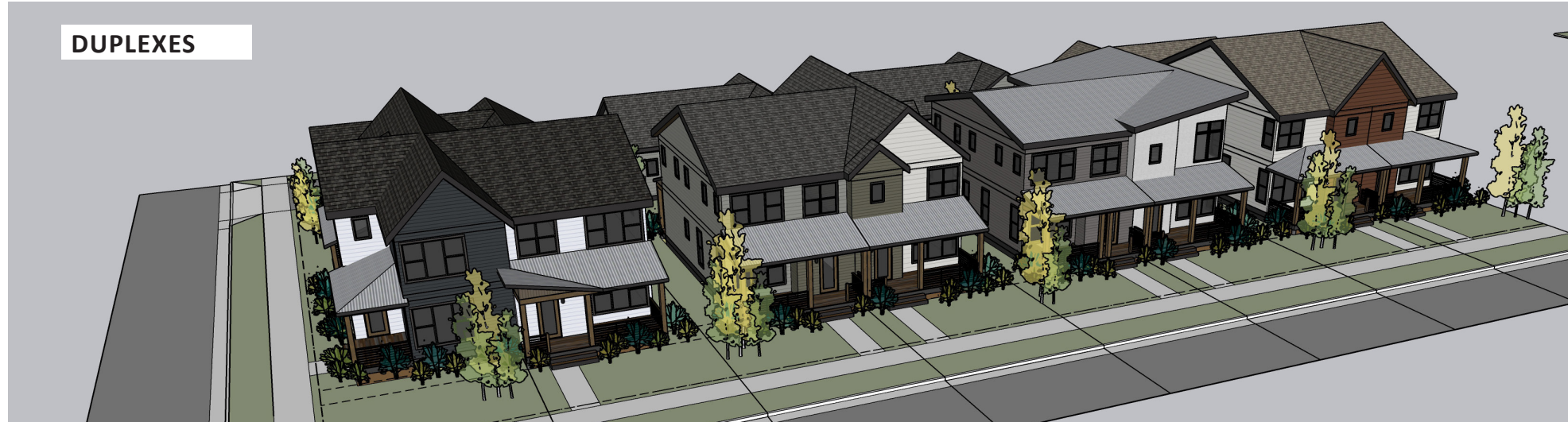
ADU EXHIBIT

Primary House
 ADU w/ Additional Parking Stall
 Alley

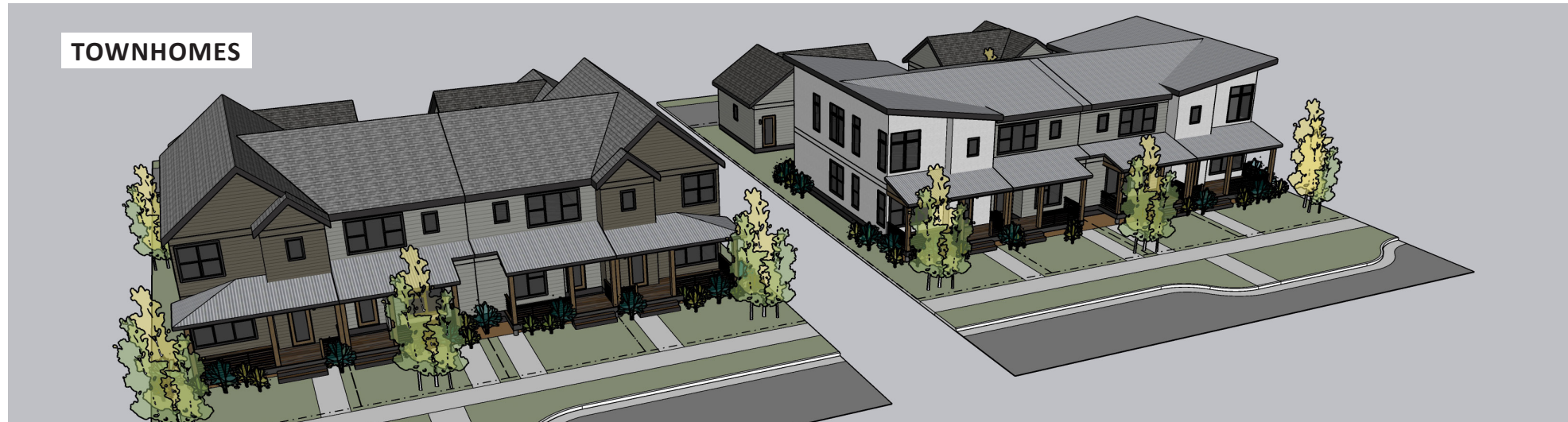


Scale: 1" = 150'-0"

DUPLEXES



TOWNHOMES



APARTMENTS



MAJOR SUBDIVISION & PLANNED DEVELOPMENT APPLICATION



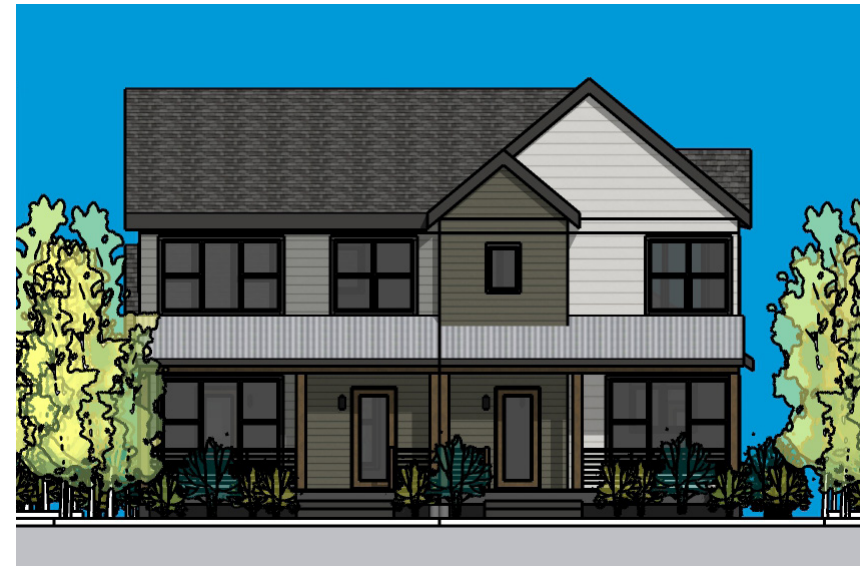
DUPLEX LOT EXAMPLES



DUPLEX LOT EXAMPLES



ELEVATION 1



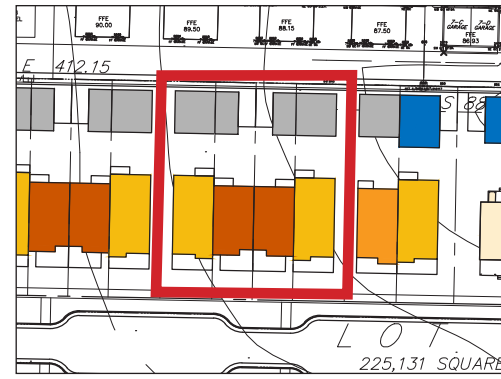
ELEVATION 1



ELEVATION 2



ELEVATION 2



TOWNHOME LOT EXAMPLE



APARTMENT LOT EXAMPLE



ELEVATION 1



ELEVATION 1



ELEVATION 2



ELEVATION 2



Proposed Public Park
(Amenities and
Programming Conceptual
Only)

HOA Open
Space

Proposed HOA Open Space
and Stormwater Detention

Proposed ornamental trees
spaced along tree lawns.
Proposed shade trees at
key points along streets, in
open spaces and sited
around buildings.

Native and naturalized
landscaping throughout, and
along mid-block connector
paths.

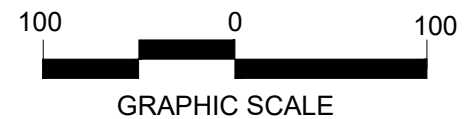


Mountain Aspect Landscape Architecture, LLC
129 1/2 W 3rd Street Suite 3
Salida, CO 81201
719-824-2162
www.mountainaspect.com

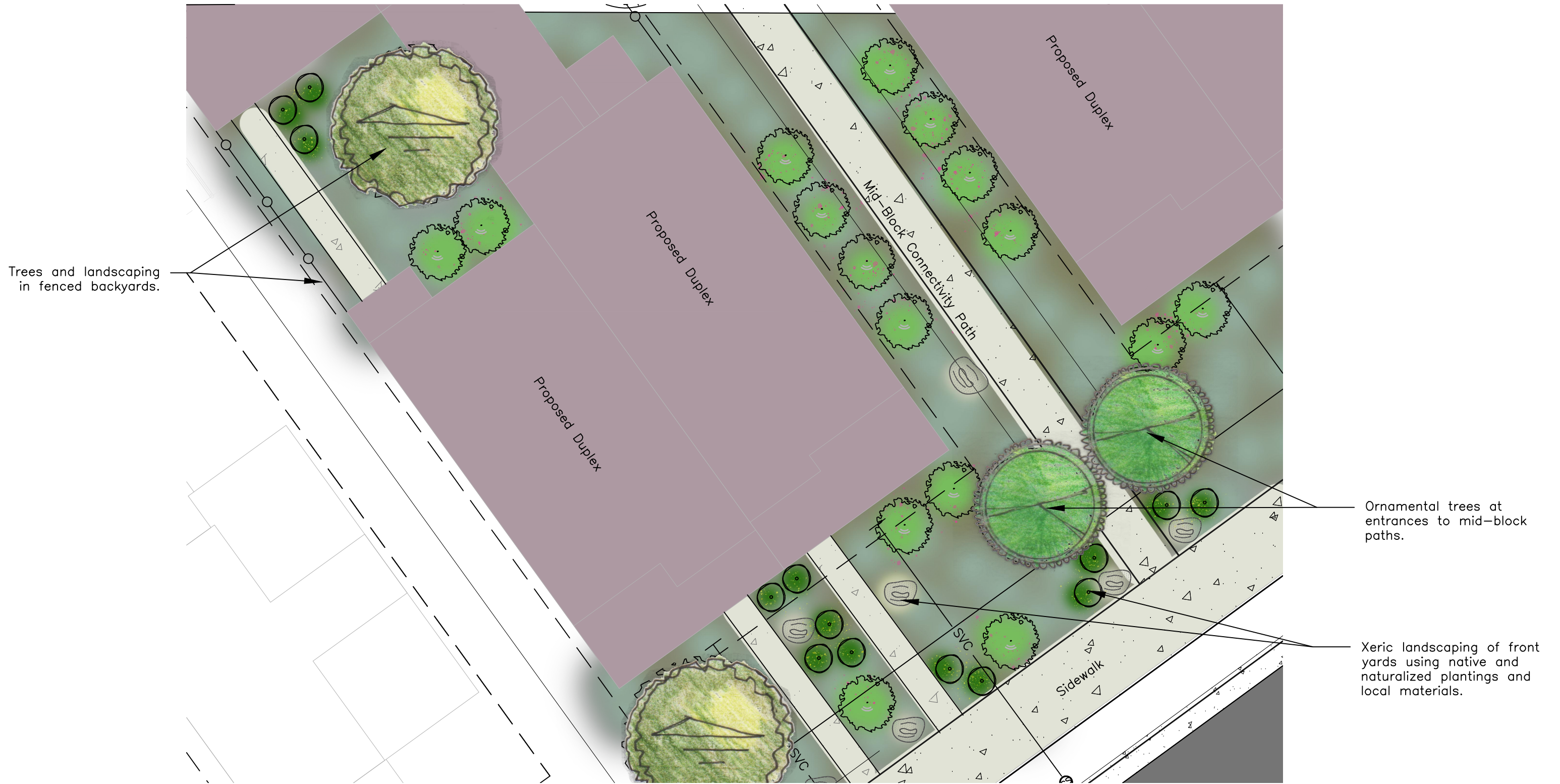
Conceptual Landscape Plan

Angelview Neighborhood

Salida, CO 81201



January 16, 2024



Mountain Aspect Landscape Architecture, LLC
 129 1/2 W 3rd Street Suite 3
 Salida, CO 81201
 719-824-2162
www.mountainaspect.com

Conceptual Landscape Plan - HOA Landscaped Duplex

Angelview Neighborhood

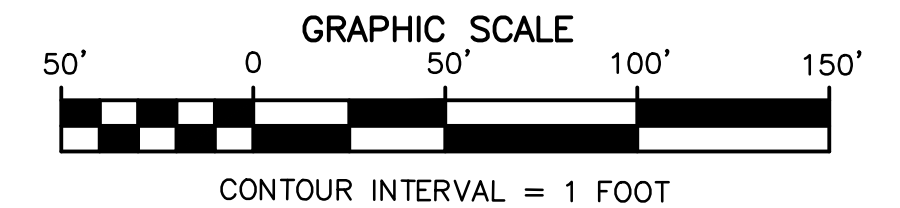
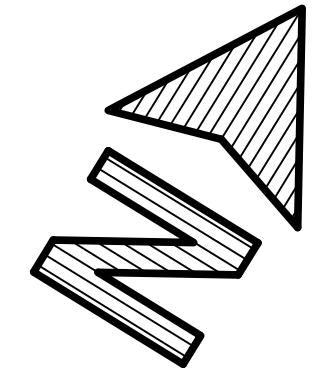
Salida, CO 81201



GRAPHIC SCALE

January 16, 2024

ANGELVIEW PD PRELIMINARY PLAT



LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT
- TYPICAL
- CURVE LABEL
- LINE LABEL
- PEDESTRIAN

LAND USE TABLE

PARCEL NO.	USE	AREA (S.F.)	AREA (ACRES)
SINGLE-FAMILY LOTS			
LOT 11	Single Family	5,085	0.12
LOT 12	Single Family	5,085	0.12
LOT 13	Single Family	5,085	0.12
LOT 14	Single Family	5,085	0.12
LOT 15	Single Family	5,085	0.12
LOT 16	Single Family	5,085	0.12
LOT 17	Single Family	5,282	0.12
LOT 23	Single Family	5,660	0.13
LOT 24	Single Family	5,651	0.13
LOT 25	Single Family	5,103	0.12
LOT 26	Single Family	5,528	0.13
LOT 30	Single Family	7,039	0.16
LOT 33	Single Family	5,077	0.12
LOT 34	Single Family	5,078	0.12
LOT 35	Single Family	5,079	0.12
LOT 38	Single Family	5,075	0.12
LOT 39	Single Family	5,074	0.12
LOT 40	Single Family	5,220	0.12
LOT 41	Single Family	5,120	0.12
LOT 42	Single Family	8,243	0.19
20 LOTS		108,739	2.50
DUPLEX LOTS			
LOT 10	Duplex	6,441	0.15
LOT 18	Duplex	10,144	0.23
LOT 19	Duplex	10,498	0.24
LOT 2	Duplex	7,877	0.18
LOT 20	Duplex	7,937	0.18
LOT 22	Duplex	7,489	0.17
LOT 27	Duplex	8,717	0.20
LOT 29	Duplex	7,026	0.16
LOT 3	Duplex	8,376	0.19
LOT 31	Duplex	7,052	0.16
LOT 32	Duplex	7,181	0.17
LOT 36	Duplex	7,033	0.16
LOT 37	Duplex	7,030	0.16
LOT 4	Duplex	8,235	0.19
LOT 5	Duplex	6,441	0.15
LOT 6	Duplex	6,441	0.15
LOT 7	Duplex	6,441	0.15
17 LOTS		130,359	2.99
MULTI-FAMILY LOTS			
LOT 1	Apartments	31,067	0.71
LOT 21	Apartments	51,076	1.17
LOT 28	Apartments	26,945	0.62
LOT 8	Townhomes	10,848	0.25
LOT 9	Townhomes	10,848	0.25
5 LOTS		130,785	3.00
OPEN SPACE LOTS			
PARK 1	Public Open Space	31,327	0.72
HOA 1	Community Open Space	1,130	0.03
HOA 2	Community Open Space	678	0.02
HOA 3	Community Open Space	4,029	0.09
HOA 4	Community Open Space	1,317	0.03
HOA 5	Community Open Space	1,302	0.03
HOA 6	Community Open Space	7,431	0.17
7 LOTS		47,214	1.08
ROW	Right-Of-Way	100,476	2.31
SITE TOTALS		570,835	11.89

ANGELVIEW PD DIMENSIONAL STANDARDS

	Existing R-3	Existing Inclusionary Housing R-3	Proposed	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'	37.50%	37.50%	No change
Min. Lot Frontage: Attached Units	15'	15'	15'	No change
Max. Lot Coverage: Structures	45%	50%	55%	5% more than INCL. HOUSING R-3
Max. Lot Coverage: Uncovered Parking/Access	25%	25%	25%	No change
Min. Landscaped Area	30%	30%	25%	5% less than R-3 & INCL. HOUSING R-3
Min. Setback from Side Lot Line	5'	5'	5'	No change
Min. Setback from Side Lot Line: Detached Accessory Bldg.	3', 5'	3', 5'	3', 5'	No change
Min. Setback from Rear Lot Line: Principal Bldg.	20'	20'	20'	No change
Min. Setback from Rear Lot Line: Accessory Bldg.	5'	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'	35'	No change
Max. Building Height: Detached Accessory Bldg.	25'	25'	25'	No change

NOTES:

STREETSCAPE DIVERSITY: TO AVOID UNIFORMITY AND LACK OF VARIETY IN DESIGN AMONG HOUSING UNITS WITHIN THE SUBDIVISION, NO SINGLE FAMILY'S, DUPLEX BUILDING'S OR TOWNHOUSE BUILDING'S RESIDENTIAL FAÇADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET (E.G., THE FIRST AND FIFTH LOTS IN A ROW MAY CONTAIN THE SAME FAÇADE ELEVATION, BUT THE SECOND, THIRD, AND FOURTH LOTS MUST CONTAIN SOME DIFFERENT FAÇADE ELEVATIONS). NO SINGLE FAMILY'S, DUPLEX BUILDING'S OR TOWNHOUSE BUILDING'S RESIDENTIAL ELEVATION SHALL BE REPEATED DIRECTLY ACROSS THE STREET FROM THE SAME FAÇADE ELEVATION. AT STREET CORNERS WHERE A SIDE ELEVATION FACES THE STREET THAT A NEIGHBORING UNIT'S FRONT ELEVATION FACES, THE DIVERSITY REQUIREMENTS ABOVE SHALL NOT APPLY. MIRROR IMAGES OF THE SAME RESIDENTIAL FAÇADE SHALL NOT COUNT AS TWO (2) DISTINCTLY DIFFERENT FAÇADES. IN UNUSUAL CIRCUMSTANCES, AN ADMINISTRATIVE REVIEW PROCESS MAY GRANT A PETITION SEEKING WAIVER OF THIS REQUIREMENT. SUCH AN EXCEPTION MAY BE GRANTED IF THE PETITIONER DEMONSTRATES THAT THE PROPOSED PLAN USES REPETITION FOR AN ARCHITECTURAL PURPOSE, SUCH AS ALLUSION TO HISTORICAL REPETITION THAT WOULD NOT CREATE A MONOTONOUS STREETScape OF THE TYPE THIS STANDARD SEEKS TO PREVENT.

PRIMARY ROOF FORMS: A MIX OF GABLED, MONOPITCH AND FLAT ROOF BUILDING FORMS ARE PERMITTED IN THE NEIGHBORHOOD. WHILE MODERN IN CHARACTER, THE ARCHITECTURAL PRECEDENT FOR THE NEIGHBORHOOD RELIES ON EARLY 1900 PITCHED ROOF FORMS. TO MAINTAIN CONSISTENCY IN THE OVERALL ARCHITECTURAL STYLE, NO SINGLE FAMILY, DUPLEX BUILDING OR TOWNHOME BUILDING ELEVATION MAY EXHIBIT MONOPITCH OR FLAT ROOFS AS THEIR PRIMARY ROOF FORM MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET. AT STREET CORNERS WHERE A SIDE ELEVATION FACES THE STREET THAT A NEIGHBORING UNIT'S FRONT ELEVATION FACES, THE DIVERSITY REQUIREMENTS ABOVE SHALL NOT APPLY.

FRONT PORCHES: SINGLE FAMILY HOMES, DUPLEX UNITS, TOWNHOUSE UNITS AND APARTMENT UNITS SHALL HAVE PORCHES THAT ARE A MINIMUM OF 75 SQUARE FEET THAT FACE THE PUBLIC STREET OR OPEN SPACE. BUILDINGS ON STREET OR OPEN SPACE CORNERS CAN ACCOMPLISH THIS THROUGH THE ADDITION OF THE CUMULATIVE AREAS OF PORCHES THAT FACE EITHER DIRECTION.

PRODUCED BY:



OWNER:

(LOT 4 & REC. NO. 422141)
HARDER-DIESSLIN HOLDINGS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

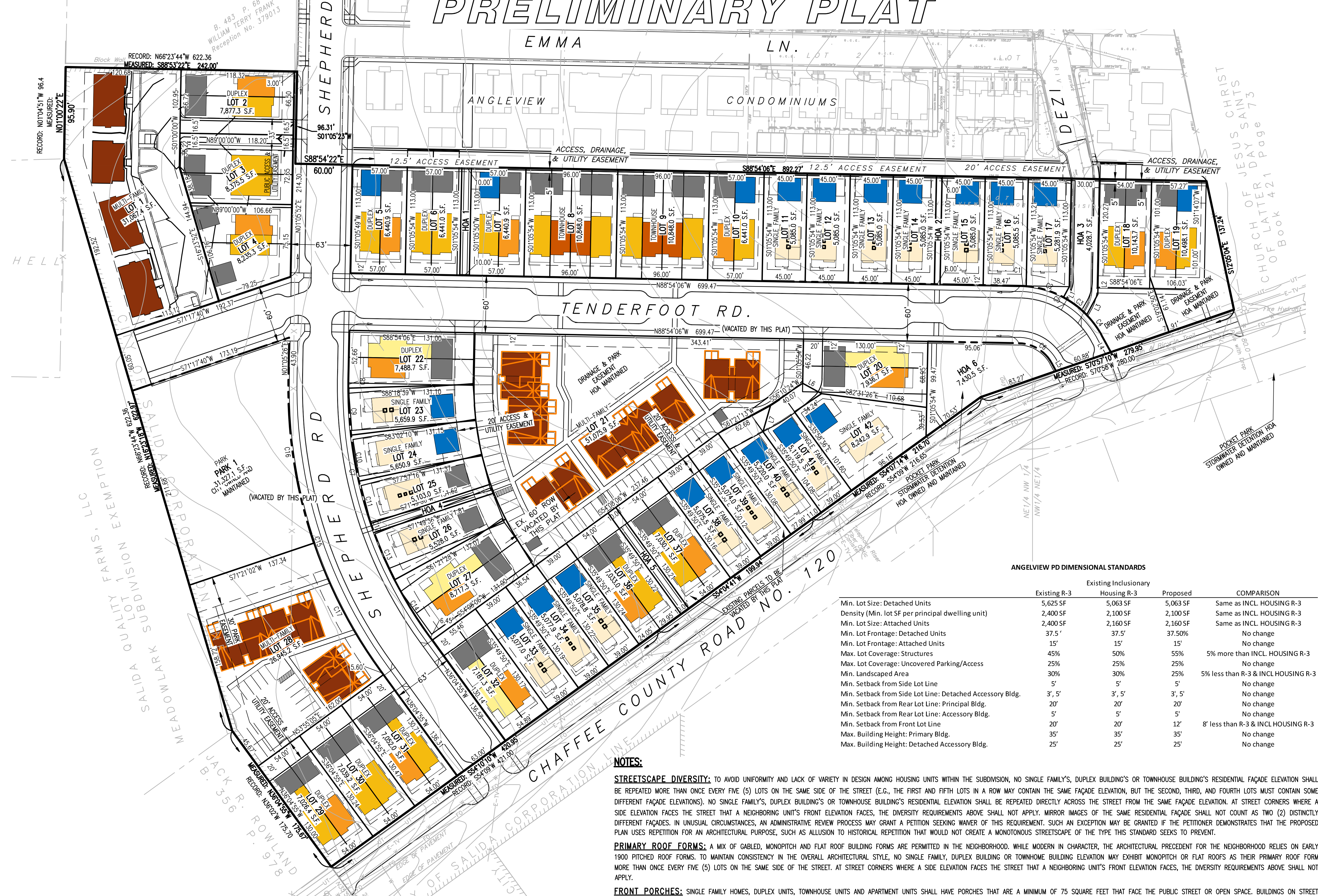
OWNER:

(LOT 5)
ANGELVIEW APARTMENTS LLC
130 W. 2ND STREET - SUITE 1
SALIDA, CO 81201
PH: 719-221-5000

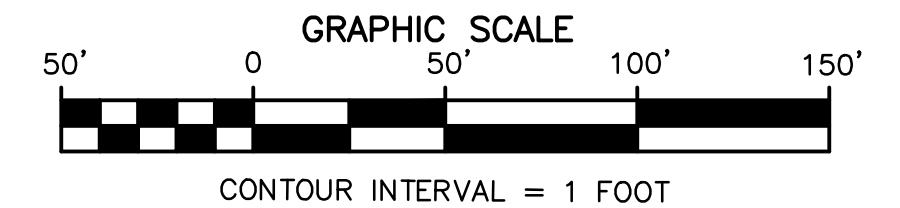
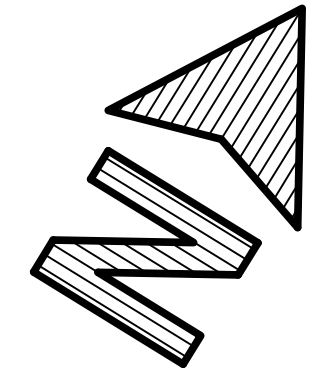
SHEET 1 OF 1

ANGELVIEW PD LOT 4 AND 5, ANGELVIEW MINOR SUBDIVISION AND REC. NO. 422141 SALIDA, CO CITY OF SALIDA COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: BH, RP	DATE: JAN. 2024
CHECKED: WBH File Book: 5201, Pgs. 1-33 DC 1523	DRAWING NO.: L-24-03

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.



ANGELVIEW PD PRELIMINARY PLAT



LINE #	BEARING	DISTANCE
L1	S28°21'34"W	12.49
L2	S01°05'54"W	120.27
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



LEGEND

- PROJECT BOUNDARY
- CITY LIMITS
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW RIGHT-OF-WAY LINE
- EASEMENT LINE
- EASEMENT
- ESMT (TYP)
- C1
- L1
- PED.
- DENOTES RECOVERED REBAR WITH BRASS ADJACENT TO A CAP STAMPED 'LS 1776'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED 'LS 1776'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'LS 1776'.
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 1776'.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED 'LS 1776'.
- DENOTES A RECOVERED 1/2" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117', UNLESS NOTED OTHERWISE.
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'AS RECOVERED BY SURVEYOR WITH SURVEYOR 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
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
C17	500.00	017°15'41"	150.63	150.07	N27°27'04"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
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	S00°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

ASSISTED BY:
CRABTREE GROUP INC.
 ENGINEERING SMART GROWTH™

SHEET 1 OF 1

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:
 (LOT 4 & REC. NO. 422141)
HARDER-DIESSLIN HOLDINGS LLC
 130 W. 2ND STREET - SUITE 1
 SALIDA, CO 81201
 PH: 719-221-5000

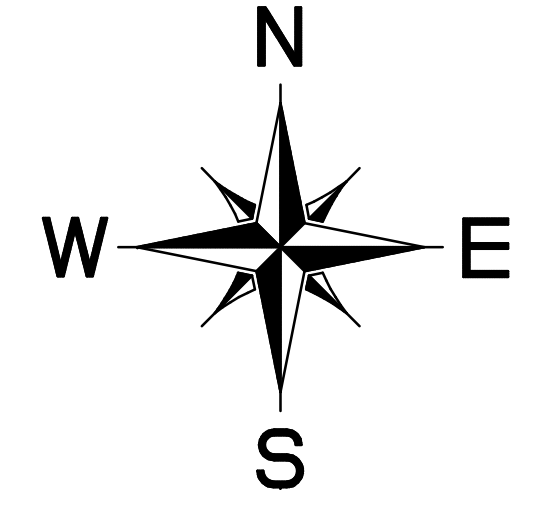
OWNER:
 (LOT 5)
ANGLEVIEW APARTMENTS LLC
 130 W. 2ND STREET - SUITE 1
 SALIDA, CO 81201
 PH: 719-221-5000

LOT 4 AND 5, ANGLEVIEW PD CITY OF SALIDA COLORADO	
Job Number: J-24-005 TPC FILE: J-12-048	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO
DRAWN BY: BH, RP CHECKED: WBH File Book: 5201, Pgs. 1-33 DC 1523	DATE: JAN. 2024
DRAWING NO. L-24-03	

ANGEL VIEW MINOR SUBDIVISION

LOCATED IN THE
NORTH 1/2 OF SECTION 6, T49 N, R9 E, N.M.P.M.

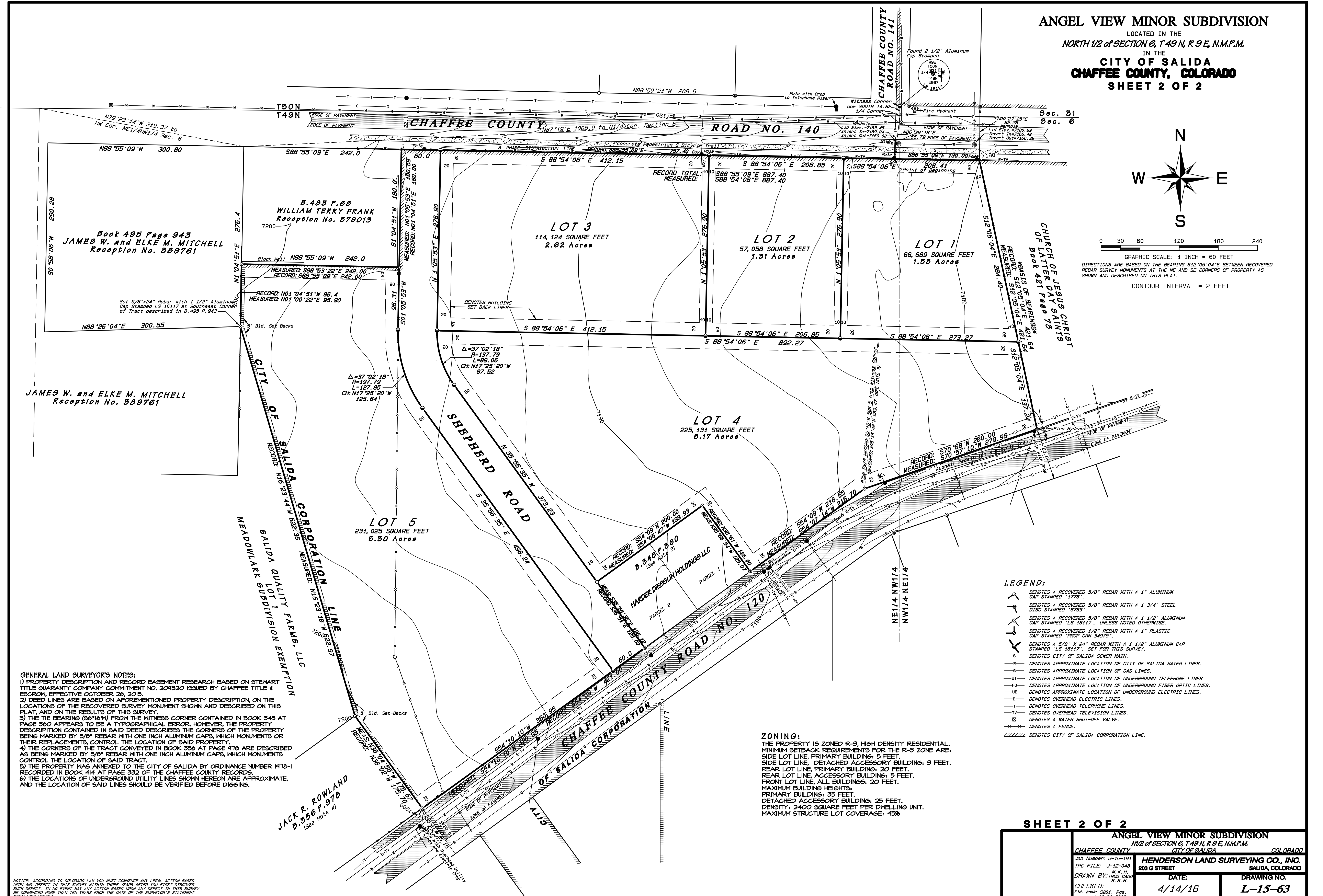
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2



0 30 60 120 180 240

GRAPHIC SCALE: 1 INCH = 60 FEET
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.

CONTOUR INTERVAL = 2 FEET



LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "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 1/2" REBAR WITH A 1" PLASTIC CAP STAMPED "TRIP CON 34976".
- DENOTES A 5/8" X 24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117", SET FOR THIS SURVEY.
- DENOTES CITY OF SALIDA SEWER MAIN.
- DENOTES APPROXIMATE LOCATION OF CITY OF SALIDA WATER LINES.
- DENOTES APPROXIMATE LOCATION OF GAS LINES.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND FIBER OPTIC LINES.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND ELECTRIC LINES.
- DENOTES OVERHEAD ELECTRIC LINES.
- DENOTES OVERHEAD TELEVISION LINES.
- DENOTES A WATER SHUT-OFF VALVE.
- DENOTES A FENCE.
- DENOTES CITY OF SALIDA CORPORATION LINE.

ZONING:
THE PROPERTY IS ZONED R-3, HIGH DENSITY RESIDENTIAL. MINIMUM SETBACK REQUIREMENTS FOR THE R-3 ZONE ARE:
SIDE LOT LINE, PRIMARY BUILDING, 5 FEET.
SIDE LOT LINE, DETACHED ACCESSORY BUILDING, 3 FEET.
REAR LOT LINE, PRIMARY BUILDING, 20 FEET.
REAR LOT LINE, ACCESSORY BUILDING, 5 FEET.
FRONT LOT LINE, ALL BUILDINGS, 20 FEET.
MAXIMUM BUILDING HEIGHTS:
PRIMARY BUILDING, 35 FEET.
DETACHED ACCESSORY BUILDING, 25 FEET.
DENSITY, 2400 SQUARE FEET PER DWELLING UNIT.
MAXIMUM STRUCTURE LOT COVERAGE, 45%.

GENERAL LAND SURVEYOR'S NOTES:
1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON STEWART TITLE GUARANTY COMPANY COMMITMENT NO. 204920 ISSUED BY CHAFFEE TITLE & ESCROW EFFECTIVE OCTOBER 26, 2015.
2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENT SHOWN AND DESCRIBED ON THIS PLAT, AND ON THE RESULTS OF THIS SURVEY.
3) THE TIE BEARINGS (S6°16'W) FROM THE WITNESS CORNER CONTAINED IN BOOK 345 AT PAGE 560 APPEARS TO BE A TYPOGRAPHICAL ERROR, HOWEVER, THE PROPERTY DESCRIPTION CONTAINED IN SAID DEED DESCRIBES THE CORNERS OF THE PROPERTY BEING MARKED BY 5/8" REBAR WITH ONE INCH ALUMINUM CAPS, WHICH MONUMENTS OR THEIR REPLACEMENTS, CONTROL THE LOCATION OF SAID PROPERTY.
4) THE CORNERS OF THE TRACT CONVEYED IN BOOK 356 AT PAGE 478 ARE DESCRIBED AS BEING MARKED BY 5/8" REBAR WITH ONE INCH ALUMINUM CAPS, WHICH MONUMENTS CONTROL THE LOCATION OF SAID TRACT.
5) THE PROPERTY WAS ANNEXED TO THE CITY OF SALIDA BY ORDINANCE NUMBER 1478-1 RECORDED IN BOOK 414 AT PAGE 332 OF THE CHAFFEE COUNTY RECORDS.
6) THE LOCATIONS OF UNDERGROUND UTILITY LINES SHOWN HEREON ARE APPROXIMATE, AND THE LOCATION OF SAID LINES SHOULD BE VERIFIED BEFORE DIGGING.

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.

SHEET 2 OF 2		
ANGEL VIEW MINOR SUBDIVISION		
N1/2 OF SECTION 6, T49 N, R9 E, N.M.P.M.		
CHAFFEE COUNTY	CITY OF SALIDA	COLORADO
Job Number: J-15-191	HENDERSON LAND SURVEYING CO., INC.	
TPC FILE: J-12-048	208 G STREET SALIDA, COLORADO	
DRAWN BY: THOM CAUD	DATE: 4/14/16	DRAWING NO. L-15-63
CHECKED BY: M.K.H.		
PLT. BOOK: S281, Pgs. 1-33 DC TSC3		

JANUARY 17, 2024



TRAFFIC STUDY
ANGLEVIEW PD
SALIDA, COLORADO

s:\21012 richmond-porter subdivision\analysis and design\traffic\traffic analysis.docx

TRACY VANDAVEER
Crabtree Group Inc.
Salida, Colorado
Project No. #19032



719.539.1675
719.221.1799

325 D Street, P.O. Box 924, Salida, CO 81201
422 Main Street Ventura, CA 93001
crabtreegroupinc.com

Contents

1 Introduction 1

2 Project Location 2

3 Existing Land Use and Roadways..... 2

4 Proposed land Use and Traffic 3

 Trip Distribution 3

Conclusion 4

5 Bibliography 1

Appendix A 1

1 INTRODUCTION

The Avgleview Planned Development proposes to create 42 new residential lots, 6 Community owned, and 1 Public Park on 11.88 acres of currently vacant land, as shown in Figure 1 below. The lots within the subdivision are intended to serve as a mix of Single-Family, Duplex, and Multi-Family Residences, with the new homes being dispersed throughout the property. Access to the site will be from County Roads 120 and 140, with three new access points being proposed.

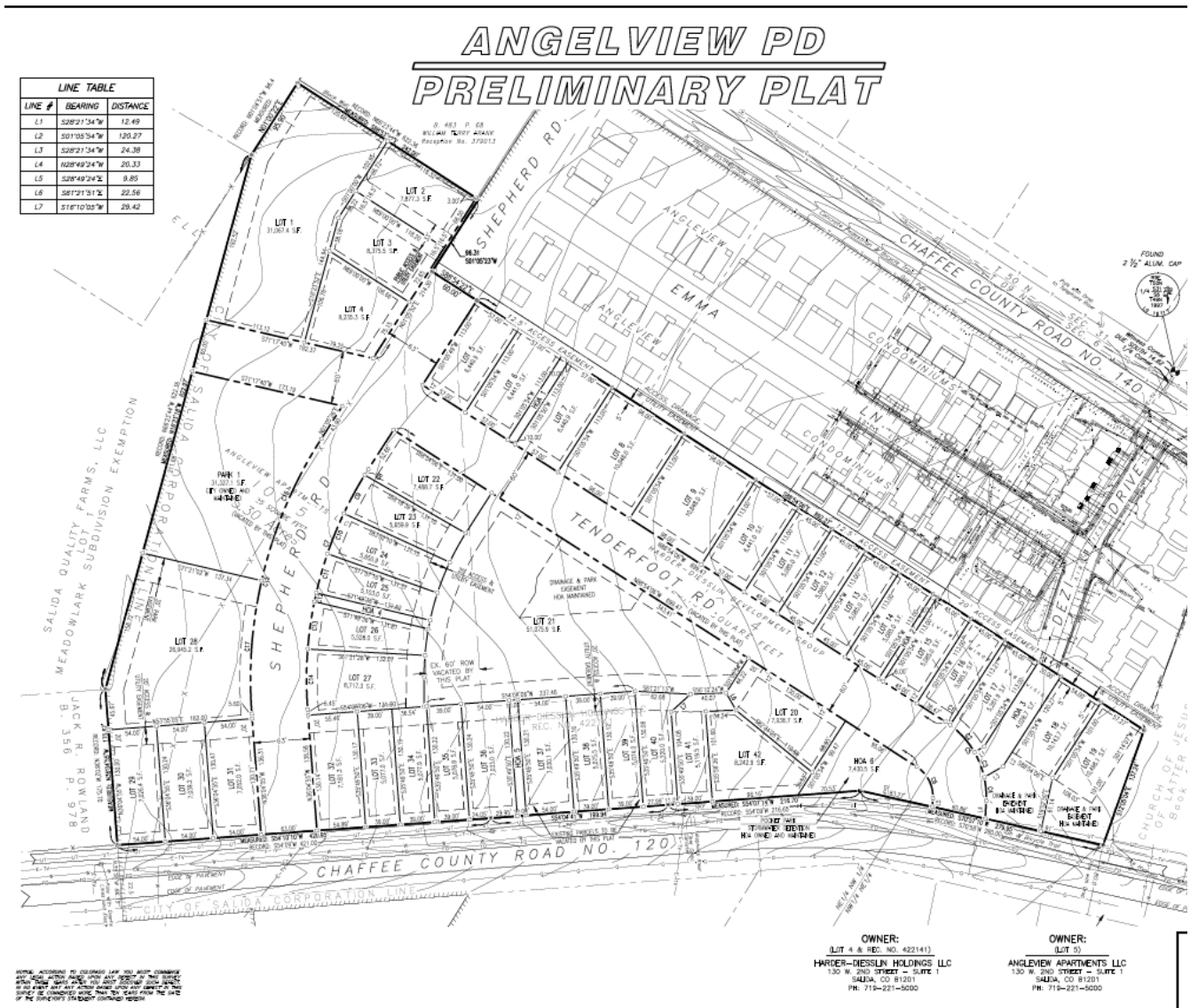


FIGURE 1 - PROPOSED PLAT

2 PROJECT LOCATION

The proposed subdivision is located on the northwestern side of the City of Salida as shown in Figure 2 below.



FIGURE 2 - PROJECT LOCATION

Primary Access for the proposed lots will be to County Roads 120 and 140. Two new access points will be constructed onto 120 on the southern boundary, as well as a connection to Shepherd Drive, which connect to 140 on the north side of the site.

3 EXISTING LAND USE AND ROADWAYS

The site is currently comprised of vacant land. Both County Road 120 and County Road 140 consist of paved surfaces, with the Paving on County Road 120 Currently being approximately 23 feet in width and the paving on County Road 140 Being approximately 22 feet in width. The section of Shepherd Drive between County Road 140 and the northern property boundary was constructed by an earlier subdivision. The width of Shepherd Drive at the point where the proposed subdivision roads will connect is 36' wide. The proposed extension of Shepherd drive from the northerly project boundary south to County Road will also be 36' wide.

4 PROPOSED LAND USE AND TRAFFIC

The proposed development will consist of 93 new residential dwelling units. The traffic expected to be generated by the subdivision was calculated using traffic estimate number published in the ITE Trip Generation Manual (Institute of Transportation Engineers, 2008), as shown in Table 1 below.

TABLE 1- TRIP GENERATION

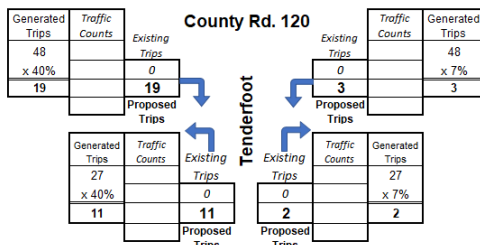
Land Use	ITE Code	Intensity	Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
					In		Out		In		Out					
					Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
Single Family Homes	210	49 DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	14
Apartment	220	36 DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	0
Resd. Condo/Townhouse	230	8 DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	0
Sub-Totals				754		37		9		28		75		48		14

The analysis indicates that the proposed subdivision will add 37 vehicle trips during the am peak hour and 75 vehicle trips during the pm peak hour.

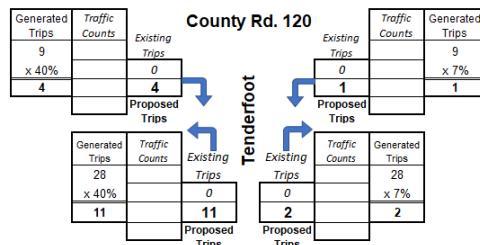
TRIP DISTRIBUTION

The majority of the traffic generated by the subdivision is expected to access County Road 120 and proceed eastward into Salida. Therefore the traffic generated by the site were distributed with 80% of the trips utilizing the Sheridan and Tenderfoot access points (40% on each road) and 20% of the trips expected to utilize the northerly Sheridan Road Access onto County Road 120. Utilizing this assumptions, the turning movements for each access are as shown in the following charts:

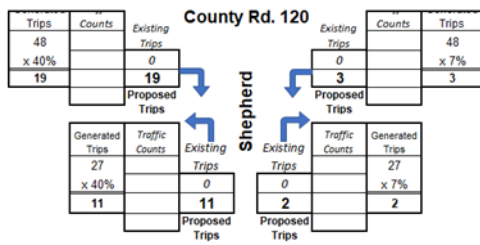
PM Peak Hour CR 120 & Tenderfoot



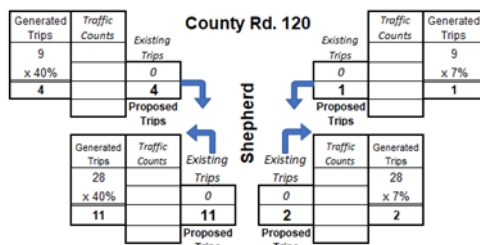
AM Peak Hour CR 120 & Tenderfoot

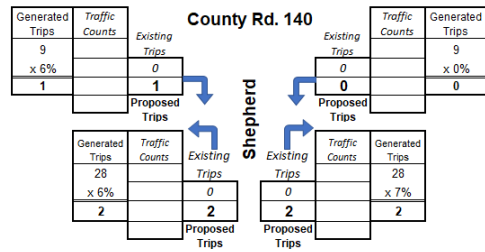
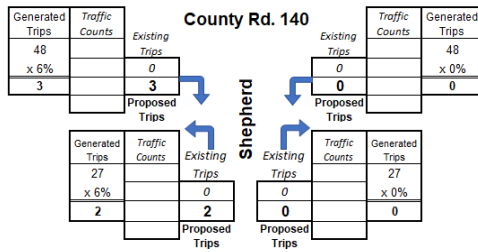


PM Peak Hour CR 120 & Shepherd Dr.



AM Peak Hour CR 120 & Shepherd Dr.





CONCLUSION

The traffic increase from the proposed development will generate 37 am-peak and 75 pm-peak hour trips upon completion of the buildout. The maximum impacts will be seen on County Road 120 with 19 right-turns into the subdivision and 11 left turns out of the subdivision during the peak hour.

5 BIBLIOGRAPHY

Institute of Transportation Engineers. (2008). *Trip Generation. 8th Edition*. Washington, DC: Institute of Transportation Engineers.

Appendix A

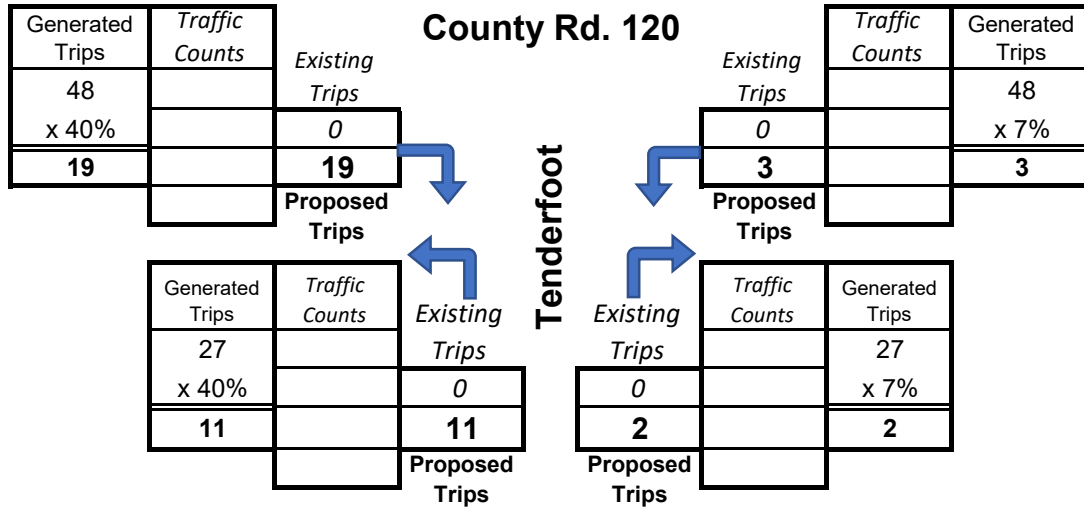
CALCULATIONS

Trip Generation Worksheet

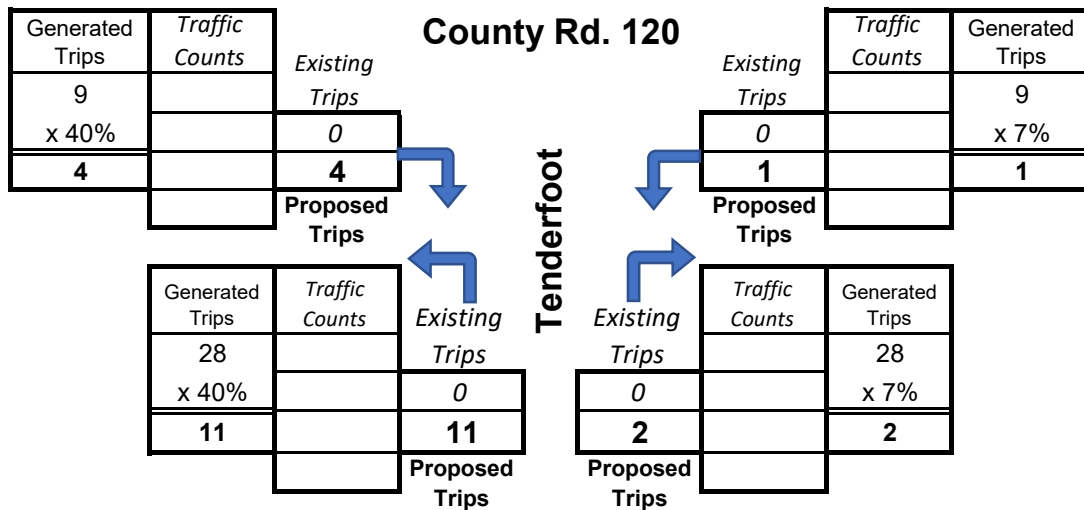
Land Use	ITE Code	Intensity		Rate	Daily Trip Ends	AM Peak-Hour Trip Ends						PM Peak-Hour Trip Ends					
						In		Out		In		Out					
						Rate	Total	%	Trips	%	Trips	Rate	Total	%	Trips	%	Trips
Single Family Homes	210	49	DU	9.57	469	0.75	37	25%	9	75%	28	1.01	49	63%	31	37%	18
Apartment	220	36	DU	6.65	239	0.00	0	0%	0	0%	0	0.62	22	65%	14	35%	8
Resd. Condo/Townhouse	230	8	DU	5.81	46	0.00	0	0%	0	0%	0	0.52	4	67%	3	33%	1
Sub-Totals					754	37		9		28		75		48		27	

Trip Distribution Worksheet

PM Peak Hour CR 120 & Tenderfoot

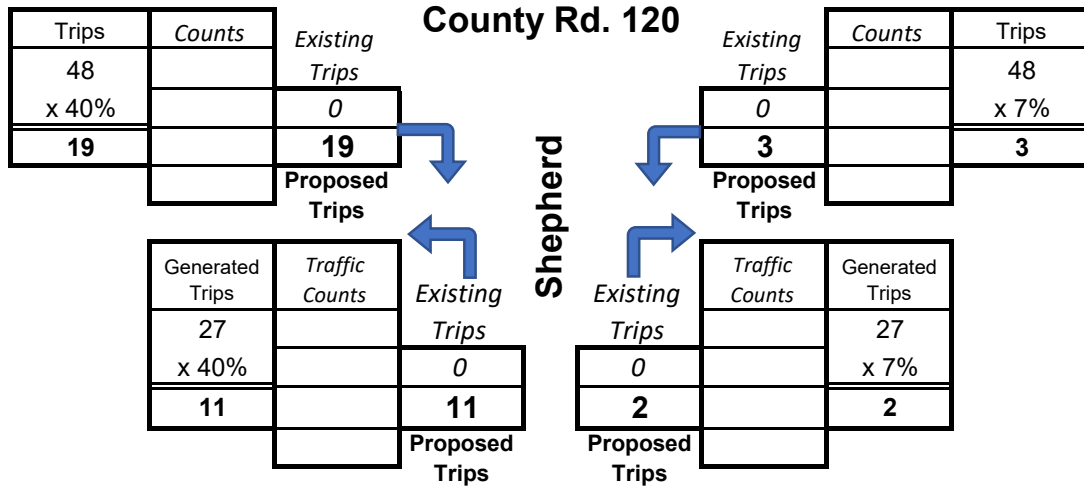


AM Peak Hour CR 120 & Tenderfoot

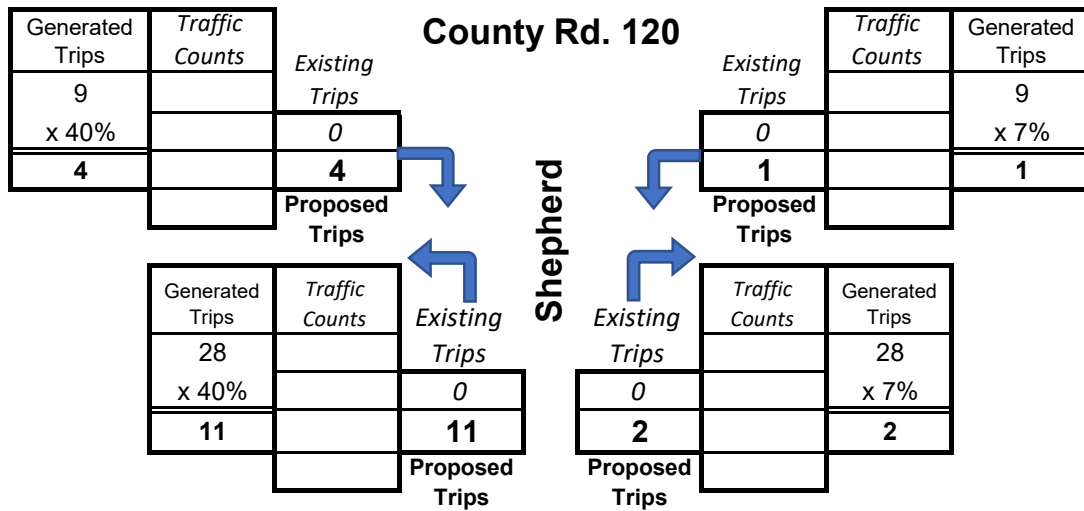


Trip Distribution Worksheet

PM Peak Hour CR 120 & Shepherd Dr.

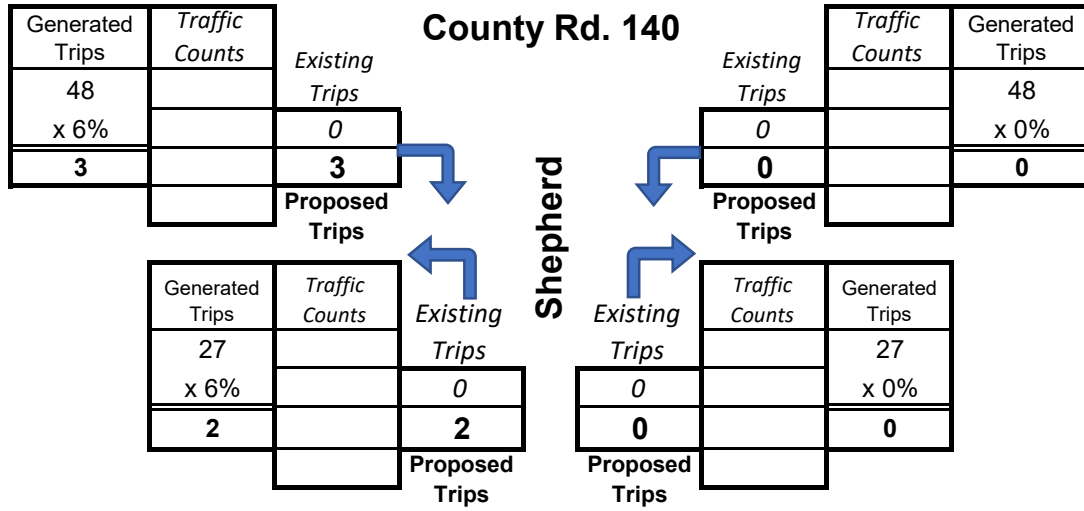


AM Peak Hour CR 120 & Shepherd Dr.



Trip Distribution Worksheet

PM Peak Hour CR 140 & Shepherd Dr.



AM Peak Hour CR 140 & Shepherd Dr.

