



February 23, 2024

RE: Angel View PD, Salida, Colorado
Public Works Agency Review

To: Kristi Jefferson, Senior Planner, City of Salida

Public Works has completed review of the Civil Construction Plans dated January 2024. CGI provided an updated set dated February 2024 addressing several of the comments. Comments are as follows:

- 1) Prepare and submit Erosion Control Plan (Design Criteria Manual 6.7)
- 2) Prepare and submit Dry Utility Plan (Municipal Code 16-3-50)
- 3) Prepare and submit Street Lighting Plan (Municipal Code 16-8-20.e.12)
- 4) Identify on the utility plan sheets which lots have the potential for duplexes or multifamily as this impacts the review of utility services.
- 5) Provide plans with utilities shown in color for ease of review.
- 6) Provide typical section for Poncha Blvd matching the City's cross-section established for Poncha Blvd. improvements. Update plans accordingly (included in Feb draft plan set).
- 7) Relocate high zone proposed water line in Poncha Blvd to north of existing low zone line (included in Feb draft plan set).
- 8) Address point discharges for all curb and gutter either via downstream infrastructure improvements or through detention design. This includes where curb is proposed to stop at the east end of Poncha Blvd.
- 9) All curb inlets to be called out as CDOT Type R. All sump location shall be Type R such as low point on Tenderfoot Trail (Standard Specifications for Construction 2630)
- 10) Remove mid-block bump outs on Tenderfoot Trail Sta 5+50 and 9+50. Staff supports keeping mid block bump outs at Tenderfoot STA 7+50 and on Sheppard Dr 8+50 for pedestrian crossings.
- 11) Update detail sheets to directly reference current City Standard Details.
- 12) Provide detailed grading of detention facilities and any related overflow paths.

Plans and drainage report remain subject to engineering comments provided in a separate review. Multiple comments could impact lot placement and sizing and need addressed prior to platting approvals.

Thanks,

David Lady, P.E.
Director of Public Works
City of Salida

Cc: Tracy Vandaveer, CGI Project Engineer

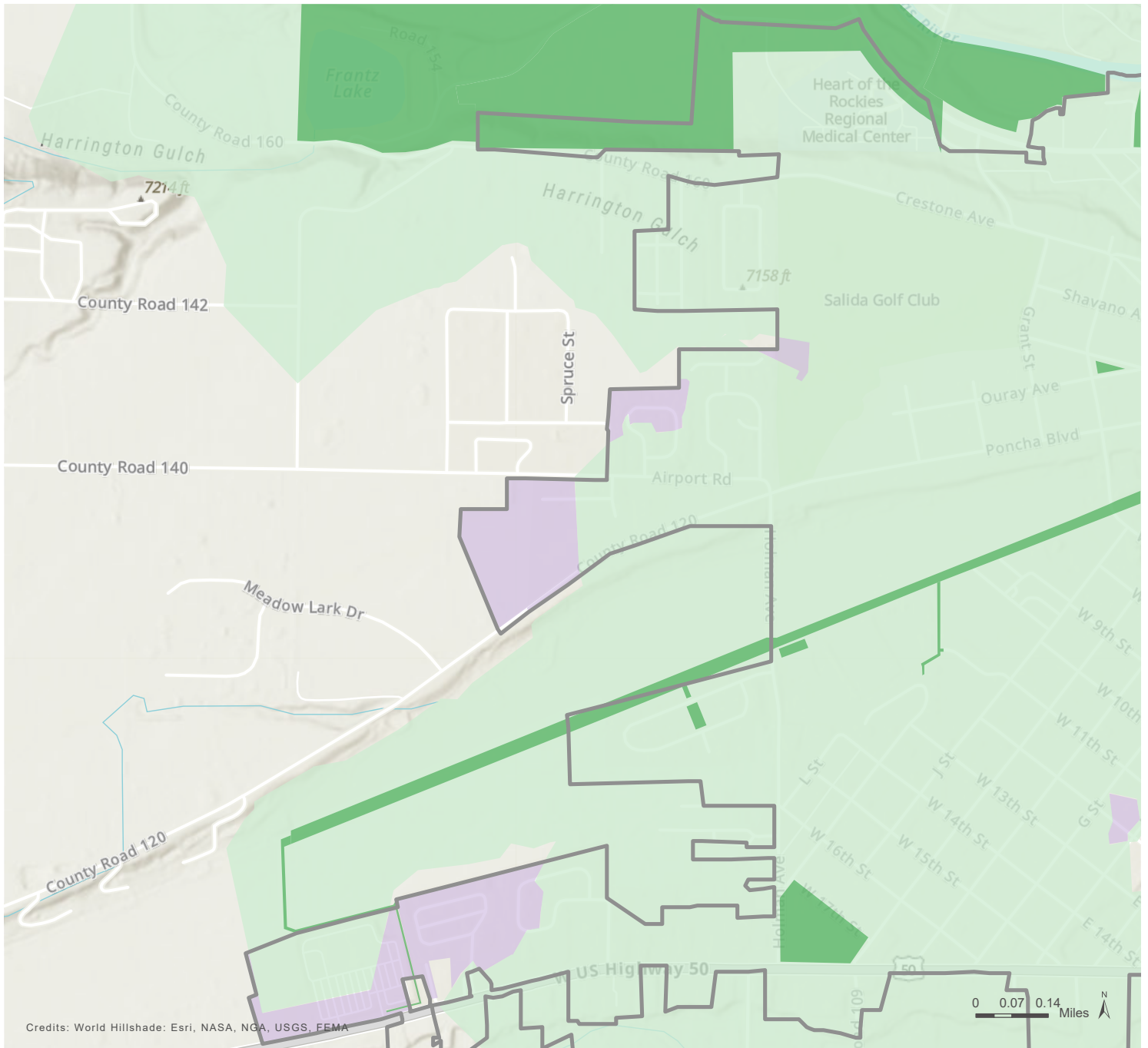
Salida Department of Parks and Recreation comments:

- Section 16-7-40.c.2 states that developers will “dedicate and develop land or pay fee-in-lieu”.
- 115 units = 2.3 acres of Parkland required or \$575,000 of fee-in-lieu (City staff decision)
- Previous negotiations ended with the expectation of 1.5 acres on the Western most edge of the development
- Acceptable city dedication O/S lots or types
 - Park 1
 - Lot 28 (based on a detailed and clear easement agreement)
 - Multi-use path 1
 - Multi-use path 2
- Total = 1.19 acres of acceptable O/S
 - 52% of required
- \$276,00 remaining fees for missing O/S due prior to approval of plat
- Please Note: All other lots and paths called out on the *Parks & Open Space* Plan page of the set are unacceptable as dedicated land or land to be considered as parks or open space. “Mid-Block Pedestrian Connections” are not to be considered Open Space.
- The Trust for Public Lands ParkServe map (attached) should be used in the *Surrounding Context* page of the set.
- Per code, the developer is responsible for developing the parkland; we request that it be done according to the city staff's stated standards.

ParkServe Map Export



ParkServe®



Credits: World Hillshade: Esri, NASA, NGA, USGS, FEMA

- ParkServe Place
 - Park with public access
 - 10-minute walk service area
 - High priority
 - Moderate priority
 - Very high priority
- World Hillshade
- Priority areas for new parks (place)





PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: January 31, 2024

- Salida Public Works
- Salida Fire Chief
- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
- U.S. Forest Service
- CO Dept. of Transportation
- City Consulting Engineer
- City Attorney
- Parks and Recreation Director

- Xcel Energy
- Charter Communications
- Chaffee Co. Planning
- Army Corps of Engineers
- Division of Wildlife
- Town of Poncha Springs
- Chaffee Co. Building Official
- Historic Preservation Commission
- School District R-32-J
- Atmos Energy

Other:

APPLICANT: Walt Harder (Harder Diesslin Development) PHONE: 719-221-5000

EMAIL: walt@hred.co

PROPERTY LOCATION: Lots 4 & 5 of the Angelview Minor Subdivision and adjoining .57 acre vacant lot along County Road 120.

PROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

TENTATIVE MEETING DATES:

- | | |
|---|----------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>2/26/24 @ 6:00 P.M.</u> |
| <input type="checkbox"/> City Council | <u>_____ @ _____ P.M.</u> |
| <input type="checkbox"/> Board of Adjustment | <u>_____ @ _____ P.M.</u> |
| <input type="checkbox"/> Board of Appeals | <u>_____ @ _____ P.M.</u> |

TRANSMITTAL INCLUDES:

- Application Form/Cover Letter
- Vicinity Map
- Site Plan
- Plat
- Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: February 16, 2024

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: Salida PD

DATE: January 31, 2024

- Salida Public Works
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- Salida Police Chief
- Salida Finance Department
- U.S. Postal Service
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- CO Dept. of Transportation
- City Consulting Engineer
- City Attorney
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- Plat
- Other:

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: No issues from PD at this time.

RESPONSE NEEDED BY: February 16, 2024

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#); [Kathy Rohrich](#); rjohnson@salidapolice.com
Subject: Re: Agency review Angelview PD and Major Subdivision
Date: Thursday, February 1, 2024 2:50:50 PM
Attachments: [Outlook-p4udr1o1](#)

System development fees for water and sewer will need to be paid upon development.



Renee Thonhoff
Staff Accountant, Finance Department

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cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account, phone or text payments 833.892.0176, or to pay online please register your utility account at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities where you can now set up auto pay.

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Wednesday, January 31, 2024 1:16 PM
To: [Kathy Rohrich <kathy.rohrich@cityofsalida.com>](mailto:kathy.rohrich@cityofsalida.com); [Renee Thonhoff <renee.thonhoff@cityofsalida.com>](mailto:renee.thonhoff@cityofsalida.com); [rjohnson@salidapolice.com <rjohnson@salidapolice.com>](mailto:rjohnson@salidapolice.com)
Subject: Agency review Angelview PD and Major Subdivision

Attached is an agency review for the Angelview Planned Development and Major Subdivision of the remaining lots within the Angelview Minor Subdivision along County Road 120. Please let me know if you have any questions or concerns with the application.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.