



**Planning Commission
Remote Meeting Instructions for August 10, 2021 Meeting**

No physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/81768385787?pwd=bEY5Qys1cWhhV1F2Q05iQ1U2Q280UT09>

Passcode: 855566

Livestream on YouTube:

View a live stream of the meeting on the City of Greeley YouTube channel
<https://www.youtube.com/CityofGreeley>.

Other options for sharing public comments:

E-mail – Submit to cd_admin_team@greeleygov.com

All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

All written comments must be received no later than the day of the meeting. Written comments received by mail will also be read into the record in real time.

To download the agenda and agenda packet, click on the "Enter City Meeting Portal" button on the Planning Commission web page – <https://greeleygov.com/government/b-c/boards-and-commissions/planning>. You may also call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



Planning Commission

August 10, 2021 at 1:15 PM
Virtual via Zoom

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
- [4.](#) Approval of July 20, 2021 Minutes
- [5.](#) Approval of July 27, 2021 Minutes
6. Citizen Input
- [7.](#) PUD2021-0007: Public hearing to consider a request for a Final PUD (Planned Unit Development) for approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily PUD
8. Staff Report
9. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
Special Meeting

July 20, 2021

I. Call to Order

Chair Yeater called the remote meeting to order at 1:15 p.m. via the City's Zoom platform.

II. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Erik Briscoe
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Chelsie Romulo

ABSENT

Commissioner Christian Schulte

III. Approval of Agenda

Commissioner Andersen moved to approve the agenda. Commissioner Romulo seconded the motion. Motion carried 7-0.

IV. Worksession: Code Update, Chapters 3, 4, 5 & 6 (Part II) and Chapter 13

Presenter: Carol Kuhn, Chief Planner

Ms. Kuhn explained the plan for discussion for the day, which was to go over high-level topics for each of the chapters. She advised that there has been a slight shift in the third set of chapters, but the overall schedule remains. Ms. Kuhn gave an overview of how the section maps show the relationship of the current code to proposed changes and reorganization.

Ms. Kuhn started with Chapter 3 – Subdivision Standards – and discussed the key changes. Commissioner Modlin asked if roundabouts should be found in the code. Ms. Kuhn explained that these would be found in the Streets Manual. Ms. Andersen expressed appreciation for alternative compliance options that are proposed. She also expressed value in the “this/not this” set of language and illustrations in the code, particularly in clarifying intent.

Ms. Kuhn presented Chapter 4 – Zoning Districts and Uses – and discussed the narrow focus of this chapter and the key changes. Among the changes are two new zoning districts options for Mixed Use, as well as others as outlined in the staff report. Most of Chapter 4 is a re-grouping and organizing of uses, with some minimal refining.

Ms. Andersen noted the change of mobile homes to micro-housing and expressed support for that general approach. She asked about the specific intent of that zone district. Ms. Kuhn discussed the refinement of these being integrated into subdivisions. Brad Mueller, Department Director, discussed the relationship of micro-housing to the adopted Strategic Housing Plan.

Chapter 5 – Residential Development Standards – was next introduced by Ms. Kuhn. She discussed the various key changes for this chapter, emphasizing an increase in the housing type options available and ensuring variety in housing to avoid monoculture of architecture and housing types in subdivisions. Garage size standards were increased slightly for typical suburban neighborhoods, but tightened in neighborhoods that are more dense and characterized by smaller lots.

Chair Yeater asked about impermeable surface in the context of small lots, specifically if there is code that accounts for adequate runoff and detention. Ms. Kuhn indicated that the review process would account for those through engineering standards. She explained the role of the criteria manuals and the relationship of those to code.

Commissioner Franzen asked if the diversity requirement in type and mix of housing type would limit market activity. Ms. Kuhn responded that this concept came out of the advisory committee conversations and that homebuilders in those settings likely only expressed support for this if they see positive impacts in the community. Consultant Chris Brewster explained that the proposed amount and frequency of the proposed code is conservative enough to not create a burden in meeting that requirement.

Commissioner Andersen asked about perimeter landscaping and fencing and commented that it created the necessity of some entity to maintain such as homeowner's associations (HOA). Chair Yeater offered the observation that common areas often function as easements, and that having an HOA or similar creates accountability for keeping these areas nice and clean. He also offered the opinion that common streets and arterials are better when there is neighborhood accountability.

Mr. Brewster confirmed that what Commissioner Andersen described is not the intended outcome, adding that staff committed to looking at where unintended consequences could be created by the proposed code. He pointed to the alternative compliance as one safeguard against that.

Commissioner Andersen spoke to the monthly cost of HOAs and common areas, and talked about the offset of amenities, such as on-site storage. Commissioner Briscoe agreed about the importance of sense of place, but felt that there have been changes in development technology over time discussing the role of scale

in modern development. Chair Yeater expressed the function of these proposed criteria as minimum standards, pointing out the unanswered areas that occurred in the past without such standards, such as the back-of-fence area along 35th Avenue. Commissioner Andersen indicated that if affordable housing is a goal, some of these policies do not support it. Chair Yeater disagreed and observed that this a way to maintain minimum standards.

Commissioner Romulo asked Mr. Brewster about a chart she recalled from past presentations showing housing types, and asked if it would be beneficial to review that to see if those concerns are addressed. Ms. Kuhn showed the charts in question. Mr. Brewster restated his understanding of Ms. Andersen's point as being a concern with an HOA being required of every project. In the case of micro-housing, it would be an expectation that there would be a common area manager out of necessity, though points about storage and similar would still be relevant. He thinks that the code provides options and would not necessarily require significant common area management.

Commissioner Franzen and Chair Yeater shared ways they experienced or envisioned alternatives to HOAs. Commissioner Andersen discussed the goal sought, such as avoiding "ugly" back areas, and discussion about requiring each property owner to manage that. Chair Yeater described a challenge of trying to mow a back-of-fence location that was not accessible to the owner. Commissioner Modlin discussed the positive role of representation of owners in HOAs and metro districts.

Commissioner Romulo asked about adding language into the alternative compliance section as a way to account for the non-HOA scenario. Mr. Brewster indicated that he felt that could be done, and that some may already in the draft.

Chair Yeater asked whether there are alternatives to HOAs. Mr. Brewster shared a recent example he is familiar with where the detention requirement is in the plat, and that the owners are all responsible. The question was discussed about whether and how owners become aware of that.

Chair Yeater asked for a straw poll on the code as it is currently proposed regarding these matters. A majority of commissioners expressed comfort with the current proposed language.

Ms. Kuhn next reviewed Chapter 6, Non-Residential Design Standards – and discussed the key parts and changes associated with this topic and chapter.

Commissioner Andersen asked about design standards for industrial buildings, citing the 40-90% transparency within a specific number of feet in the draft code in Table 24-66 on page 186 of the packet. There was discussion about the applicability of this to industrial. Mr. Brewster described the setback/gradual application of this, and the adjustment with the proposed versus current to have it relate to the entryway only. Examples of warehouses or a meat packing plant were discussed.

Comm. Briscoe expressed concern with the large massing of Leprino without any respect to giant walls. He cited Windsor's recent examples of industrial buildings where this transparency standard similar to the proposed seems to be met with good effect. Commissioner Andersen said the nature of certain industries requires such buildings and did not want to stymie such construction.

Chair Yeater asked if there is a desire to accept the current proposed language regarding the proposed transparency standards. A majority of commissioners expressed comfort with the language as proposed. Chair Yeater asked if there was any other discussion. Mr. Mueller thanked the Commission for their time and the special session.

V. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:49 p.m.

Justin Yeater, Chair

Becky Safarik, for Brad Mueller, Secretary

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

July 27, 2021

I. Call to Order

Chair Yeater called the remote meeting to order at 1:15 p.m. via the city's Zoom platform.

II. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Larry Modlin
Commissioner Chelsie Romulo
Commissioner Christian Schulte

ABSENT

Commissioner Erik Briscoe
Commissioner Brian Franzen

III. Approval of Agenda

Commissioner Andersen moved to approve the Planning Commission and Zoning Board of Appeals agendas. Commissioner Romulo seconded the motion. Motion carried 5-0.

IV. Approval of July 13, 2021 Minutes

Commissioner Andersen moved to approve the minutes dated July 13, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

V. Public hearing to consider City of Greeley Water and Sewer Department Sanitary Sewer Master Plan and Water Transmission & Distribution Master Plan from 2018 to 2021

Presenters: Adam Prior, Chief Engineer, Water & Sewer
Sean Chambers, Director, Water & Sewer

Adam Prior addressed the Commission and introduced Sean Chambers. Mr. Chambers described the issue before the Commission and discussed its importance to the long-range growth of the city. Mr. Prior explained the two and a half year process to integrate all three master plans and began the presentation by providing a background of the wastewater system as well as a map of the existing wastewater system master plan area.

Mr. Prior described the process to evaluate flow on individual interceptors, using nine permanent flow meters and two rain gauges that were monitored for 60 days. Staff also evaluated demand projections using the existing model pushed into the future. Mr. Prior explained that the plan is to update the design criteria to match new standards. He added that non-residential flow was also calculated as well as groundwater infiltration and rain dependent infiltration and inflow, using a 5-year storm event in the modeling.

Staff looked at the existing system under dry weather conditions and identified areas with potential issues along 47th Avenue based on existing sewer system capacity. A similar exercise under wet weather conditions identified seven potential issue areas that Mr. Prior highlighted. He identified areas that will continue to be monitored to determine any necessary future improvements.

Mr. Prior presented several graphs showing flood events, flow, load and population from 1970 to 2020. He described how growth in the system was estimated and pointed out the location of existing developments that were incorporated into the master plans. Mr. Prior advised that staff also looked at the 2018 Comprehensive Plan and worked with the Planning division to look at growth and determine how future developments might be zoned.

Mr. Prior described the long-term project to accommodate sewer capacity to the year 2040. He presented a map showing buildout of the sewer system, adding that it will be necessary to add or replace major interceptors throughout the city to accommodate growth. He stated that staff looked at 5-year and 20-year planned city capital improvement projects and presented a map showing the recommended capital improvements.

Mr. Prior advised that there is an existing intergovernmental agreement between the city and the Town of Windsor. He added that staff had looked into taking water that flows from West Greeley to Windsor and bringing back to Greeley for treatment. It was determined that the additional lift stations, infrastructure and operational costs were deciding factors in taking chunks of water from west Greeley to the Windsor water treatment plant.

Upon question by Chair Yeater, Mr. Prior advised that he would discuss the water treatment plant and its lifespan during the next presentation about water. He added that staff was not seeing increases in water demand due to efforts to convert potable demands to non-potable for irrigation. Mr. Prior stated that base flow in winter for water demand is approximately 12-14 million gallons per day that can peak as high as 46 million gallons per day in the summer. He noted that work continues with conservation groups to switch residents from potable to non-potable for irrigation. He noted that the 2003 master plan projected water demand of 100 million gallons per day by 2020 when, in fact, it is 46 million. Mr. Prior noted that the Bellvue Treatment Plant has a capacity of 35 million gallons per day and that Boyd Lake has a capacity of 38 million gallons per day, allowing for increased capacity. He noted that there is planning for the late 2020s or early 2030s for additional capacity based on growth and need.

Commissioner Modlin asked whether the sewer plant has capacity to recycle potable water as well as non-potable. Mr. Prior responded that Greeley has the benefit of multiple non-potable irrigation ditches and the future plan is to use non-potable water from those ditches. He added that wastewater effluent could be exchanged with Poudre Ponds and can be used for non-potable purposes.

Commissioner Schulte mentioned previous presentations where grey water was part of the discussion for flushing toilets and other uses. Mr. Prior stated that grey water was not considered, as toilet flushing is relatively low, adding that more benefit is derived from irrigation flows.

Referring to a recent developer roundtable, Commissioner Andersen asked if there were any notes from that meeting that might summarize the questions and discussion that took place. Brad Mueller, Community Development Director, advised that there were not many questions posed and that there are no notes from the meeting.

Moving to the next presentation about water, Mr. Prior provided a map of the water master plan area and highlighted existing pump stations, storage, distribution mains, transmission mains and lines coming from the Bellvue and Boyd water treatment plants. He described how the model was developed and presented a map showing the recommended capital improvements to accommodate long-term growth. He stated that staff also conducted a fire flow evaluation for future areas to ensure that pipes are of sufficient size.

Mr. Prior summarized that the city has a robust distribution system without significant system deficiencies. He noted that areas with topographic challenges might require more detailed studies as they develop.

Commissioner Modlin asked whether metropolitan districts would be required to install non-potable water sources for residential use. Mr. Prior advised that a final decision had not been made and that staff would want to bring that discussion through with proposed policy changes.

Mr. Prior described the stakeholder engagement and community engagement processes and stated that staff collaborated with different municipalities and water districts to look into reducing infrastructure and costs. He noted that citizens were invited to an interactive workshop and that staff invited engineers, planners, developers and citizens to participate in a review of master plans and asked for comment and input. He advised that the next step is approval of the Wastewater Utility Plan, finalization of capital improvement plan budgets, and Master Plan acceptance by City Council in September, with the date of a non-potable master plan to be determined.

Chair Yeater opened the public hearing at 2:05 p.m. There being no comments, the public hearing was closed at 2:05 p.m.

Commissioner Andersen moved that, based on public comment, the project summary and accompanying analysis, the Planning Commission recommends to City Council adoption of the enclosed 2021 Wastewater Collections Infrastructure Master Plan and 2021 Water Distribution Infrastructure Master Plan and incorporation of the same by reference as an amendment to the 2018 Comprehensive Plan. Commissioner Schulte seconded the motion.

Commissioner Schulte thanked Water & Sewer staff for their hard work on this, adding that it was very important for the city. Commissioner Modlin added that it was well thought out and one of the best presentations for future growth since he has been on the Planning Commission. Motion carried 5-0.

VI. Public hearing to consider amendments to Title 24 of the 2021 Greeley Municipal Code to adopt Chapters 3-6 and 13

Project: Development Code Update

Case No.: CU2021-0005

Presenter: Carol Kuhn, Chief Planner

Ms. Kuhn addressed the Commission and introduced the final amendments to Title 24 of the Greeley Municipal Code, describing each chapter and the key revisions. She referenced a memorandum provided to the Commission before the hearing including a revised table 24-5-4 in Chapter 5. Ms. Kuhn advised that notice of the hearing was published in the newspaper, drafts of the revisions were posted on the city website, and referrals were sent to surrounding communities for comment. Staff recommended approval and Ms. Kuhn noted a proposed motion in the staff report.

Commissioner Andersen asked whether there was any update about addressing items added to the punch list and the timeline for further discussion and possible addition to the new Code language. Ms. Kuhn responded that she believed the punch list items would be addressed during the next phase of the Code update and deferred to Mr. Mueller. Mr. Mueller confirmed that a punch list with several items from Planning Commission discussions is being maintained. He added that once the Code is adopted by City Council, staff planned to bring those items back to Planning Commission at a worksession to discuss further.

Referring to the Residential Development Standards and a notation that fences "shall be constructed" of various materials, Commissioner Andersen expressed that it seemed to be too specific, restrictive and that the option of wrought iron fencing seemed to be outdated. She asked that consideration be given to deleting that portion or revise the language. She also asked about the prohibition of chain link fences and asked whether other chain link fences throughout the city had been grandfathered in. Mr. Mueller advised that any fencing currently in place, if done within the guidelines of the current Code, is grandfathered in. He suggested adding Commissioner Andersen's concerns about fencing to the punch list.

Chair Yeater opened the public hearing at 2:29 p.m. There being no public comment, the public hearing was closed at 2:29 p.m.

Commissioner Andersen raised a minor point of discussion regarding the timeline for City Council adoption. She noted the first reading on August 17 and asked whether there would be a public hearing at that time. Ms. Kuhn advised that at the August 17 meeting, the Council public hearing would be set for September 7. Commissioner Andersen asked whether the September 7 meeting would be considered second reading. Ms. Kuhn advised that in this instance, the meetings will be broken into three steps: first reading on August 17, a public hearing on September 7 and second/final reading on September 21 to adopt all code chapters. Mr. Mueller advised that the public hearing and second reading meetings do not necessarily need to take place at the same time. Upon question by Commissioner Andersen, Mr. Mueller stated that the punch list items would be brought back to Planning Commission for discussion at worksessions following final adoption by Council. Ms. Kuhn stated that staff planned to begin a series of Planning Commission worksessions after October 1 to go through the punch list items. Mr. Mueller added that if any items determined by Planning Commission should be brought back to Council for consideration, they could be brought back in the future as separate Code updates.

Commissioner Andersen sought to ensure that Council receives feedback from citizens and the Planning Commission and asked how often and in what format City Council receives information regarding discussions at Planning Commission meetings and worksessions. Upon further question, Mr. Mueller advised that Council receives copies of Planning Commission minutes. Commissioner Andersen again expressed concerns about philosophical questions raised at last week's special meeting and asked how she could be assured that Council will receive the information and questions raised, especially regarding affordable housing. Chair Yeater requested to address the item at hand. Commissioner Andersen was reluctant to move forward and approve the matter before addressing the philosophical questions raised at the previous worksession.

Assistant City Attorney, Michael Axelrad requested the floor and was recognized by Chair Yeater. Mr. Axelrad noted that last week's special meeting was a worksession and upon question by Mr. Axelrad, Ms. Kuhn confirmed that the items on the agenda today were discussed at the special meeting/worksession last week. Mr. Axelrad advised that this is the Planning Commission's opportunity to consider the ramifications of the items being proposed, adding that if the Commission votes and decides to pass along a recommendation of approval to City Council, any comments made during the process will be included in the Council packet. He stated that it is important to make sure that every commissioner has a full chance to air any concerns about the substance of the proposed ordinance. Mr. Mueller added that the punch list items identified would be included in Council packets so that they are made aware. Chair Yeater stated his understanding that a recommendation by the Planning Commission today and later adoption by City Council can still be cleaned up at a later date with another Code update. Mr. Mueller acknowledged that to be the case, adding that discussions would be memorialized in the minutes.

Commissioner Andersen asked whether the discussions would be included in the staff report or limited to the minutes presented to Council prior to September 7. Mr. Mueller stated that the minutes would be part of the Council packet. Specifically, Commissioner Andersen asked whether the philosophical discussion about affordable housing would be addressed in the staff report. Ms. Kuhn advised that it would be captured in the minutes that are part of the Council agenda packet. Commissioner Andersen explained that in the previous week, she had an opportunity to refine her thoughts about requiring homeowner's associations (HOA) for new developments. She stated that the fees were similar to charging rent in addition to a house payment that made it more difficult for homeowners to put more money toward equity. Commissioner Andersen expressed that including this in the Code denies the missing middle that is being encouraged. Mr. Mueller provided assurance that Commissioner Andersen's concerns would be captured in the minutes. Chair Yeater expressed appreciation for Commissioner Andersen's sentiments and offered another point of view by stating that HOAs protect homeowners' property values and offer another level of protection and regulation that might go beyond the city Code. He added that the Commission would have an opportunity to address the issue in the future as a punch list item. Mr. Mueller advised that it was not currently on the punch list, but could be added.

Commissioner Schulte sought to clarify that minutes of Planning Commission proceedings will be provided to Council prior to September 7. Mr. Mueller advised that either draft or signed minutes would be provided. Ms. Kuhn added that one of the reasons the schedule was adjusted was to provide time to create minutes and provide an adequate record for Council. Commissioner Andersen asked whether there was an opportunity to write a dissent. Ms. Kuhn advised that it could be done through the motion and follow-up discussion. Chair Yeater requested to vote on the update. Commissioner Andersen again expressed concern as she has problems with Chapter 5 and was not sure how to leave that out of a proposed motion. Chair Yeater asked another member to make the motion.

Commissioner Romulo moved that, based on the project summary and attached drafts of Chapters 3-6 and 13, including the revised table in 24-5-4 in Chapter 5, the Planning Commission finds that the proposed revisions to Chapters 3-6 and 13 are consistent with the City's Comprehensive Plan and are necessary and appropriate in meeting the intent of the Comprehensive Plan and to clarify administration of the Development Code. Planning Commission recommends that the City Council adopt Chapters 3-6, including the revised table 24-5-4 in Chapter 5, and 13 of Title 24 as shown in Attachments A, C, E, G and I. Commissioner Modlin seconded the motion.

During discussion, Commissioner Andersen requested to pull Chapter 5 from the motion to meet the intent of providing affordable housing as stated in the Comprehensive Plan. As a point of order, Mr. Axelrad noted that a motion was on the table and that Commissioner Andersen had proposed a second motion to exclude one chapter being forwarded to Council. He advised that the appropriate procedure would be for a motion to consider Commissioner Andersen's request, take a vote, and then return to the original motion made by Commissioner Romulo. Mr. Mueller stated that, alternatively, the Commission

could informally consider the motion proposed by Commissioner Andersen and see if there is a second. Chair Yeater considered Commissioner Andersen's discussion as a motion and asked whether there was a second to the motion. There being none, the motion failed.

The motion posed by Commissioner Romulo carried 4-1, with Commissioner Andersen voting against the motion.

VII. Staff Report

Mr. Mueller asked to present the staff report following the Zoning Board of Appeals meeting and noted that the 2nd quarter odor report was included in the packet.

VIII. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:59 p.m.

Justin Yeater, Chair

Becky Safarik, for Brad Mueller, Secretary

Planning Commission Agenda Summary

August 10, 2021

Key Staff Contact: Kira Stoller, Planner II, (970) 336-4050

Title:

PUD2021-0007: Public hearing to consider a request for a Final PUD (Planned Unit Development) for approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily PUD

Summary:

The applicant is seeking approval for a Final PUD Plan and plat for the Greeley West Multifamily PUD. The Preliminary PUD for the subject site was approved by City Council on December 1, 2020. At that time, the applicant proposed a multifamily development with a variation of standards that differ from the base Development Code regulations, but which encourage innovative design and incentivize usable open space. The applicant's Final PUD Plan proposes changes to some of the building locations and landscape areas due to utility considerations, while still maintaining the multifamily use and overall intent of the Preliminary PUD. A corresponding final plat is being processed in conjunction with the PUD, in order to dedicate additional right-of-way along 38th Avenue.

Recommended Action:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Greeley West Multifamily Final PUD and plat is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request.

Attachments:

Planning Commission Staff Report
Attachment A – Vicinity Map
Attachment B – Applicant Narrative
Attachment C – Final PUD Plan
Attachment D – Final Plat
Attachment E – Traffic Study Summary

PLANNING COMMISSION SUMMARY

ITEMS: A Final PUD (Planned Unit Development) & plat for a multifamily development in the Greeley West Multifamily PUD

FILE NUMBER: PUD2021-0007

PROJECT: Greeley West Multifamily Final PUD

LOCATION: West of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park

APPLICANT: Sam Coutts of Ripley Design, on behalf of McWhinney Real Estate Development

CASE PLANNER: Kira Stoller, Planner II

PLANNING COMMISSION HEARING DATE: August 10, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Sec. 24-673 of the City of Greeley Development Code and approve, approve with conditions, table the application for future consideration, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request from Sam Coutts of Ripley Design, on behalf of McWhinney Real Estate Development, for a Final PUD and plat, on approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park (*see Attachment A – Vicinity Map*).

A. REQUEST

The applicant is requesting approval of a Final PUD Plan and corresponding plat for a multifamily development, known as the Greeley West Multifamily PUD (*Attachment B – Applicant Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: R-L (Residential Low Density)

South: PUD (Gateway Park)

East: PUD (Gateway Park)

West: R-M (Residential Medium Density) & PUD (Virginia Hills South)

Surrounding Land Uses:

North: Greeley West Park

South: Vacant land

East: Multi-family housing

West: Single & multi-family housing

Site Characteristics:

The subject site is approximately 12.44 acres in size. The property has not been previously developed, aside from an oil and gas operation, which was abandoned in the last few years. The site is currently vacant, apart from a small number of trees that are scattered across the property.

D. BACKGROUND

The subject site was originally part of the Grapevine Annexation, which was approved and zoned as PUD (Planned Unit Development) in 1981 (Case No. Z 4:81). The conceptual PUD (Case No. Z 9:81) allowed for “Tech Industry” uses and the Final PUD (Case No. Z 8:82) approved the site for oil and gas development. A number of PUDs have existed on the property overtime and most recently the site was governed by two different approvals, due to a change in the alignment of 24th Street. Approximately 5.25 acres on the northwest portion of the property was governed by the Gateway Park PUD, which was established in 1985 (Case No. Z 3:83). This PUD designated the subject site as being for residential uses of varying densities (10 to 30 dwelling units per acre). The remaining approximately 7.19 acres of the site was governed by the Centerplace PUD that was approved in 2000 (Case No. PUD 16:00). The Centerplace Preliminary PUD designated the subject site for high density multifamily uses, which allows for all uses permitted in the R-H (Residential High Density) zone district. The current code states that high-density residential development typically contains a gross density of 10 to 20 dwelling units per acre. The corresponding Final PUD was approved in 2002 and platted the subject site as a tract, but did not further outline any use or design regulations (Case No. PUD 2:02).

The applicant previously submitted a rezone (Case No. ZON2020-0007) and Preliminary PUD (Case No. PUD2020-0006) to establish one cohesive PUD plan for the subject site. Both cases were approved by the City Council on December 1, 2020, and established a new PUD known as the Greeley West Multifamily PUD. The Preliminary PUD established a mix of residential, commercial and institutional allowed uses, as well as limited industrial uses. The applicant proposed a multifamily development on the subject site, with a maximum density of 25 dwelling units per acre or 311 total units. The Preliminary PUD was approved with a variation of standards that differ from the base Development Code regulations, which encourage innovative design and incentivize usable open space. For instance, the usable open space is 10% more than what the code requires, in exchange for increased density. To help transition from the existing single-family development northwest of the subject site, any buildings fronting 42nd Avenue would be limited to a height of 30 feet, while the remaining structures would be allowed a maximum elevation of 45 feet and reduced setbacks are supplemented by enhanced landscaping along the streetscapes.

The applicant is now requesting approval of a Final PUD to develop the site with multifamily housing. They are proposing 304 dwelling units or a density of 24.44 units per acre, within eight (8) three-story apartment buildings and two (2) two-story buildings designed to resemble townhomes. There would

also be seven (7) detached garages and a clubhouse available for the residents. All the buildings would remain under one ownership and be accessed from an internal drive aisle that connects to both 38th Avenue and 42nd Avenue. The PUD plan also proposes a number of outdoor amenities including a pool, hot tub, fitness areas, playground, dog park, barbeque areas, farmer's market plaza and amphitheater style seating. In total, 60% of the site's open space is usable, and the applicant is also proposing three pedestrian connections to Greeley West Park, which is situated directly north of the project (*see Attachment C – Final PUD Plan*). A corresponding final plat is being processed in conjunction with the PUD, in order to dedicate additional right-of-way along 38th Avenue (*see Attachment D – Final Plat*).

E. APPROVAL CRITERIA

The review criteria found in Sec. 24-673 of the Greeley Development Code shall be used when considering a Final PUD approval request.

Is the Final PUD Plan substantially in compliance with the approved Preliminary PUD plan?

Staff Comment: The applicant's Final PUD Plan maintains the intent of the Preliminary PUD that was approved in December of 2020. The proposed use of the subject site would remain multifamily and the overall unit count and density of the project falls within the maximum allowance designated in the Preliminary PUD. The location of the buildings and drive aisle shifted slightly in the northeast corner of the property due to utility considerations, but overall the site layout is consistent with the previous plan. The height and setbacks of the buildings would also align with the maximums outlined within the Preliminary PUD. The usable open space provided on the property is 10% more than the base code standard of 50%, in accordance with the requirement that was established in the Preliminary PUD. Additionally, the overall open space proposed would be 4% greater than what the Preliminary PUD required. The plant types and quantities within some of the proposed landscape enhancement areas were revised from the Preliminary PUD approval due to a conflict with the location of an existing stormwater main, however, the same level of screening would still be achieved with these changes. Additional details regarding the aforementioned standards are noted in the table below.

	Preliminary PUD	Final PUD
Proposed Use	Multifamily residential	Multifamily residential
Maximum Unit Count/Density	311 units/25 per acre	304 units/24.44 per acre
Open Space	30%	34%
Usable Open Space	60% of total open space	60% of total open space
Maximum Building Height	45' internal to site & 30' along 42 nd Ave	Up to 42' internal to site & 26' along 42 nd Ave

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site was originally platted as a portion of Tract C of the Centerplace Subdivision on December 16, 2002 (rec # 3015394). The 12.44 acre property is currently identified as Lot 1 of

OTG at Centerplace, which was recorded on September 15, 2014 (rec # 4045666). The proposed final plat associated with this Final PUD is known as Greely West Multifamily Subdivision and the subject site would be designated as Lot 1A.

2. HAZARDS

An abandoned oil and gas facility impacts the subject site and a 50 foot setback from the abandoned well has been designated on the PUD plan to protect the surrounding development. Staff is unaware of any other hazards on the property.

3. WILDLIFE

The subject site is not located within an area of ecological significance. However, there are numerous prairie dogs burrow holes on the property. The applicant hired a pest and wildlife company to conduct a site survey and no animals were observed, but the property will be inspected again prior to construction and if any prairie dogs are found they would need to be relocated or humanely removed by the developer.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

The property would be graded to drain in a similar manner to the existing conditions, with water generally flowing from southwest to northeast. Stormwater would be directed to three rain gardens that are proposed on the northeast and northwest corners of the site to provide water quality treatment. Thereafter, water would be conveyed to a storm pipe, which would release flows to Greeley West Park, directly north of the proposed development. No stormwater detention is planned with the project, as sufficient capacity already exists within the neighboring park.

6. TRANSPORTATION

The subject site has frontage along 38th and 42nd Avenues and one point of direct access to the development is proposed on each of these existing roadways. Greeley-Evans Transit (GET) provides service to the area along 38th Avenue, 24th Street (east of the site) and Centerplace Drive. The proposed multifamily project necessitates widening 38th Avenue to accommodate a left turn lane into the development, as well as bike lanes on either side of the road. This requires the dedication of additional right-of-way, which is being dedicated with a corresponding final plat.

A traffic study (*see Attachment E - Traffic Study Summary*) evaluating the short-term and long-term traffic impacts of the proposed project was submitted as part of the Final PUD application. Based on this analysis, the proposed multifamily development is expected to generate 1,600 trips a day at full buildout. It is anticipated that most of the site traffic would utilize 38th Avenue, however an estimated 160 additional vehicles per day would use 42nd Avenue, up from the current figure of 800. In the next 20 years the traffic along 42nd Avenue could reach 1,670 vehicles per day, which still falls well within the roadway's appropriate level of traffic (no more than 3,500 vehicles per day) for a minor collector. The southbound left turn lane at 38th Avenue and Centerplace Drive is projected to operate at a level of service (LOS) E during afternoon peak hours, however the

additional traffic is not sufficient to warrant signalization of the intersection at this time. This intersection is expected to be signalized by 2040 though. The City's Traffic Engineer reviewed the traffic study and did not have any concerns.

G. SERVICES

1. WATER

The City of Greeley provides water services to the area. The applicant intends to make two connections to existing water lines in order to serve the proposed development via a water main loop, which would run along the outer drive aisles of the site. One connection would be made to the water main in 24th Street (located east of the subject site) and a second connection would be made to a water main in 42nd Avenue.

2. SANITATION

The City of Greeley provides sanitary services to the area. The sewer service is proposed to connect to the existing main in 24th Street. The sewer line would be routed from 24th Street through the site and provide an eight (8) inch stub to the southwest, as well as a twelve (12) inch stub to the south.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47th Avenue, less than one mile west of the subject site.

4. PARKS AND OPEN SPACES

No public parks or regional open space areas are proposed as part of this request. However, the project would require some off-site improvements within Greeley West Park to upgrade an existing storm drain. This work may disturb an established wetland, which the applicant would be responsible for revegetating and reconstructing to an equal or better condition than currently exists. While cash-in-lieu for parkland dedication does not apply to this project, because the site was previously platted, the applicant would still be required to provide Park & Trail Development Impact Fees.

5. SCHOOLS

No schools are proposed or located on the subject site. The site is served by Meeker Elementary School, Brentwood Middle School, and Greeley West High School. Because the subject site was previously platted, no land dedication or cash-in-lieu for schools was required for the project.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The applicant has proposed enhanced landscaping along 38th and 42nd Avenue to account for reduced setbacks. Additionally, the buildings proposed along 42nd Avenue would be limited to a maximum height of 30 feet, to limit the visual impact to the existing neighbors.

2. NOISE

Any potential noise created by future development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed Final PUD were mailed on July 22, 2021, to property owners within 500 feet of the site. Notice signs were posted on the site on July 29, 2021. Public notice was also published in the newspaper on August 4, 2021. No comments have been received to date, August 4, 2021.

J. MINERAL ESTATE OWNER NOTIFICATION

The applicant mailed the required notice regarding the initial public hearing for the proposed PUD to all mineral rights owners on July 9, 2021. Staff received no corresponding inquiries to date, August 4, 2021.

K. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Greeley West Multifamily Final PUD and plat is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request.

ATTACHMENTS

Attachment A – Vicinity Map

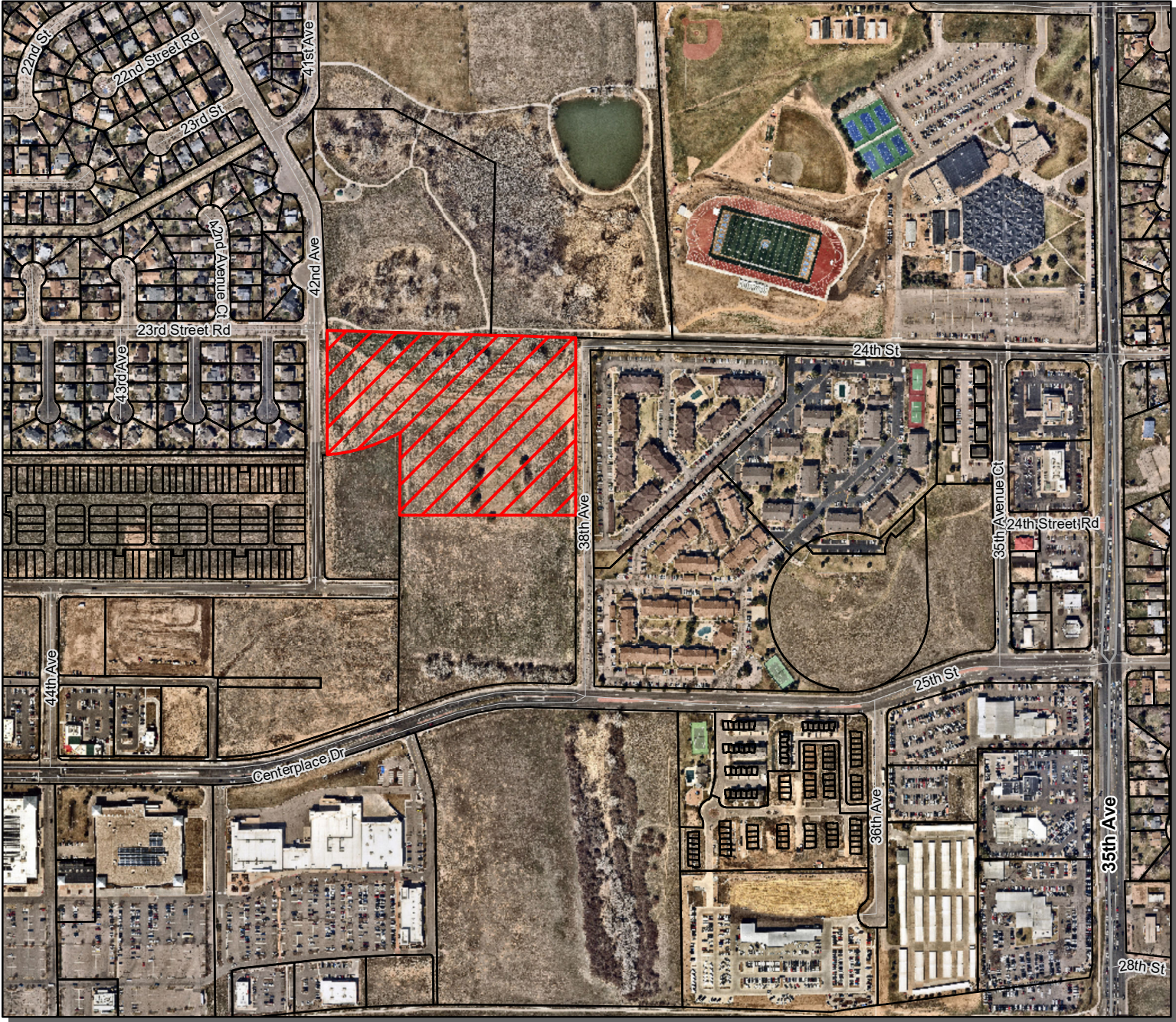
Attachment B – Applicant Narrative

Attachment C – Final PUD Plan

Attachment D – Final Plat

Attachment E – Traffic Study Summary

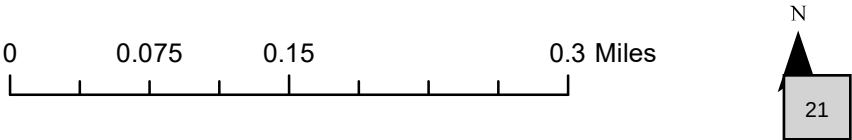
Vicinity Map



Legend

-  Subject Site
-  Parcels

Greeley West Multifamily Final PUD PUD2021-0007





Greeley West Multifamily Final PUD

Project Narrative – 08/02/2021

Introduction

McWhinney is a comprehensive real estate development, investment and management firm who got their start in Northern Colorado and has now grown to serve Denver, Omaha, Portland and southern California. With decades of experience in multifamily development, McWhinney is excited to bring their expertise and brand to the Greeley market.

The applicant is proposing a multifamily development based on the recently approved Preliminary Planned Unit Development on Lot 1 of the OTG at Centerplace subdivision. The project is bounded by Tract A of the OTG at Centerplace subdivision to the south, 38th Avenue to the east, 42nd Avenue to the west and the Greeley West Park to the north. Included in this application is the Final PUD plan (site plan, landscape plan, irrigation plan, architectural elevations and photometric plan); civil engineering plans; Final Plat; and supporting reports, narratives, applications and documents.

Site Design

The Final PUD achieves the land use goals of the recently approved Preliminary PUD and Master Plan via a proposed multifamily project on Lot 1. The project presents 304 dwelling units on approximately 12.44 acres for a density of 24.44 dwelling units per acre. The Preliminary PUD allows for 25 dwelling units per acre with a max of 311 dwellings. The project also includes a clubhouse, several outdoor amenity areas, maintenance building and detached garages located throughout the site.

One of the goals of the Preliminary PUD was to provide ample usable open space and amenities in exchange for increased density on the site. This plan provides ample outdoor amenities including a dog park, pool, hot tub, farmer's market plaza, outdoor fitness area, multiple BBQ areas, playground, amphitheater style seating and more. There are also multiple large open green areas for passive recreation. Additionally, the plan provides 60% usable open space, which is 10% above the standard requirement.

The project provides two vehicular accesses: the eastern access from 38th Avenue and the western access from 42nd Avenue. Interior vehicular circulation is proposed mainly as a loop around the perimeter with one drive aisle bisecting the site. Traffic calming crosswalks have been added to the northern drive aisle to mitigate and deter cut-through traffic between 38th Avenue and 42nd Avenue. A twenty-six-foot-wide emergency access easement has been provided in a loop around the development for perimeter and aerial access requirements. Pedestrian circulation is proposed to follow the parking layout as well as numerous walks through common open spaces. Three enhanced pedestrian connections will also be provided from the site to the Greeley West Park to the north.

The western access to the site is from 42nd Avenue. This access point has been moved south in order to limit the development's light, noise and traffic impacts to the adjacent single family to the north. The development centers the entry from 38th Avenue on a clubhouse which will also contain the



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

leasing and management staff. The multifamily buildings are located so that each has access to parking and fronts common open space. They are grouped together towards the interior of the site in effort to maximize the usability of the green space and provide ample connectivity between spaces and view corridors. Over four acres has been designated as open space, with over two acres being usable and outdoor amenity space.

The project provides parking over what is required by City parking standards utilizing rates for studio, one-bedroom and two-bedroom units, as well as guest parking with a total of 531 parking spaces being provided (528 required). Included in that total is 42 detached and 10 attached garage spaces. Parking is located around the perimeter of the site. Parking setbacks vary from ten to twenty feet throughout the site depending on the landscape buffer in each location. Landscape buffers are provided along the perimeter of each property boundary to screen the parking lot and detached garages. An enhanced landscape is provided along the right-of-way for 42nd and 38th Avenues to ensure an attractive frontage is presented to the public.

The enhanced landscape planting requirements along 38th Avenue have been modified from the original Master Landscape Requirements for the Preliminary PUD per comments received from the city on the 3rd round of final PUD review. There is an existing storm pipe running through the proposed enhanced landscape requiring 10' clearance from all trees. The plan shows substituted trees in conflict with this clearance with increased type 2 shrub planting to provide screening and maintain an attractive frontage to the public which aligns with the design intent of the Preliminary PUD.

Utilities and Drainage

The project plans to provide a watermain through the project site comprised of a large loop running in the outer drive aisles. **The loop will be a combination of 8" and 12" lines. Domestic** water meters, fire lines and fire hydrants will all pull from this loop. Two connections for the water loop will be provided. The first connection is currently planned to be taken from an existing water main in 24th Street, east of the project. Our second point of connection will come from a connection to the existing water main in 42nd Avenue.

Sewer service will be taken from one location. The sewer service connection will be in 24th Street and connect to the existing 12" PVC sanitary sewer. A 12" inch line will route from 24th street through the site and provide a 12" stub to the south. A majority of the onsite sewer mains will be 8" with an addition 8" stub provided to the parcel to the southwest.

The site will be graded to drain in a similar manner to the existing site, with flows generally travelling around the outer drive aisles and moving from the southwest to the northeast. Stormwater will be conveyed towards 3 separate rain gardens with two in the northeast corner of the site and one in the northwest corner. There will also be a high-performance, vortex hydrodynamic separator utilized to treat the greater amenity area where flows will be picked up with area drains. The hydrodynamic separator and the rain gardens will provide water quality treatment for the site. Flows will be conveyed into the park to the north. No detention is planned for the site as it is accounted for in the Greeley West Park.





The City of Greeley Water & Sewer department plans to provide the necessary infrastructure to get the non-potable water to the north end of the Centerplace Drive Mixed-Use property. This work is anticipated to occur in 2023.

The Centerplace Drive Mixed-Use project will provide the non-potable infrastructure through the property. This work is anticipated to occur in 2021/2022, therefore, this non-potable pipe will be plugged at both the north and south ends for future connection. The City of Greeley Water & Sewer department project will connect to the north end of the non-potable infrastructure at the time their project is constructed. The non-potable pipe and infrastructure south of the Greeley West Multifamily project will be designed and installed at a future date.

The City of Greeley Water & Sewer department has instructed the Greeley West Multifamily design team to provide a potable water backup connection (including meter and backflow) to the non-potable infrastructure. This potable water backup connection will be owned, operated and maintained by the City of Greeley Water & Sewer department and will be the interim irrigation water source until the Greeley West non-potable pump station, piping and infrastructure upgrades are installed and operational."

Architectural Design

The Preliminary PUD did not require overall specific architectural guidelines for future development. Instead it defers to Greeley's Development Code, as amended. As for the design for Lot 1, the goal architecturally is to create interest around the entirety of the building footprint. The site is made up of four different three-story building types along with two, two-story buildings designed to resemble a townhome. All buildings will be built, owned, and maintained as multifamily products and will not have individual fee simple lots. Each building has a similar architectural style that in effort to create a cohesive style and theme throughout the development. The buildings have entries located along the drives and parking areas in most areas and in some cases on the short ends of the buildings to increase ease of access from the walk system throughout. The majority of the unit plans have balconies to create a varied exterior wall plane and aid in articulation along each façade as well as offering outdoor space for most residents.

The site is surrounded by predominately 3-story residential (West Park Village, Creekstone Apartments, Gateway Place Apartments, & for-sale townhomes) to the East, Greeley West Park to the North, 2-story single family homes to the West, and undeveloped land to the South. Our project's design is a combination of 3-story apartment buildings, 2-story townhome style buildings, detached garages, and a clubhouse. These proposed building types exist in the surrounding, established residential projects. We located the 2-story townhomes on our site adjacent to the existing 2-story single family to provide a similar scale on both sides of 42nd Avenue.

Our building designs align with the surrounding area in the following ways:

- Sloped roofs with asphalt shingle roofs
- Surrounding residential buildings have similar roof design



MINIMAL RISK. PAINLESS PROCESS. BEAUTIFUL SPACES.

o: 970.224.5828 | w: ripleydesigninc.com

RIPLEY DESIGN, INC. | 419 Canyon Avenue, Suite 200 | Fort Collins, CO 80521

- Exterior materials are predominately lap siding, board & batten, and panel siding.
- Surrounding residential buildings have similar materials
- Exterior balconies and patios
- Surrounding residential buildings have balconies and patios
- Mixture of surface and garage parking
- Surrounding residential homes have a mixture of surface and garage parking

Compliance with Section 24-1060(10) as follows:

Group 1 - Exterior Wall Articulation.

Item 1

Response: Exterior elevation planes include recesses and projections spaced in meaningful ways around the building. Color and material change is utilized in conjunction with exterior walls being pushed in or pulled out to create a purposeful way of breaking up the mass of the building.

Group 2 – Roof Articulation

Item 1

Response: The roofs on this project combine both gables and hips at varying heights to create roof articulation.

Group 3 – Building Openings, Walkways, and Entrances

Item 3

Response: All windows and doors are designed with trim that is thoughtfully placed and compliant with requirements in Item 3.

Group 4 – Building Materials

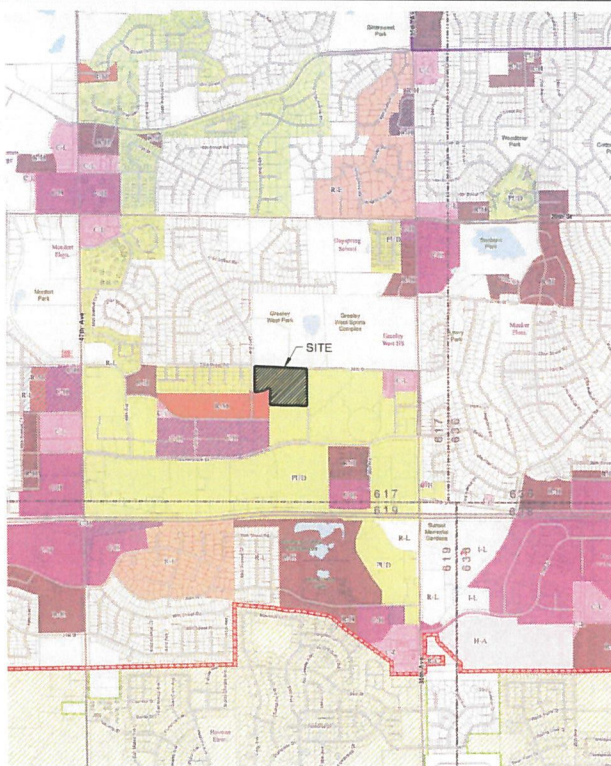
Item 1

Response: At least 25% of the building exterior is of board and batten material with the remaining materials made up of lap siding and cementitious flat panel siding. All 3 materials have distinct different textures from each other.



VICINITY MAP

SCALE: 1"=1500'



SIGNATURE BLOCKS

THIS FINAL PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS AND IS IN SUBSTANTIAL CONFORMANCE WITH THE APPROVED PRELIMINARY PLANNED UNIT DEVELOPMENT.

(PRINT CORPORATION/LLC NAME)

BY: _____
TITLE: _____
DATE: _____
ATTEST: _____
SECRETARY/TREASURER

ACCEPTED BY: _____
COMMUNITY DEVELOPMENT DIRECTOR DATE

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION,

THIS _____ DAY OF _____, 20 _____.

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____
ENGINEERING DEVELOPMENT REVIEW/CIVIL INSPECTIONS MANAGER DATE

LEGAL DESCRIPTION

LOT 1 OTG AT CENTERPLACE RECORDED SEPTEMBER 15, 2014 AS RECEPTION NO. 4045666 OF THE RECORDS OF WELD COUNTY AND BEING SITUATE WITHIN THE SOUTHEAST QUARTER (SE 1/4) OF SECTION FOURTEEN (14), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-SIX WEST (R.66W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH/ P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO.

SAID DESCRIBED PARCEL OF LAND CONTAINS 12.44 ACRES, MORE OR LESS

SHEET INDEX

Sheet Number	SHEET TITLE
1	COVER
2	SITE PLAN
3	FINAL OVERALL LANDSCAPE PLAN
4	FINAL LANDSCAPE PLAN ENLARGEMENT
5	FINAL LANDSCAPE PLAN ENLARGEMENT
6	FINAL LANDSCAPE PLAN ENLARGEMENT
7	FINAL LANDSCAPE PLAN ENLARGEMENT
8	FINAL LANDSCAPE PLAN ENLARGEMENT
9	FINAL LANDSCAPE PLAN ENLARGEMENT
10	LANDSCAPE NOTES AND DETAILS
11	LANDSCAPE NOTES AND DETAILS
12	LANDSCAPE NOTES AND DETAILS
13	TREE MITIGATION
14	BUILDING A PERSPECTIVES
15	BUILDING A ELEVATIONS
16	BUILDING A ELEVATIONS
17	BUILDING B PERSPECTIVES
18	BUILDING B ELEVATIONS
19	BUILDING B ELEVATIONS
20	BUILDING C PERSPECTIVES
21	BUILDING C ELEVATIONS
22	BUILDING C ELEVATIONS
23	BUILDING D PERSPECTIVES
24	BUILDING D ELEVATIONS
25	BUILDING D ELEVATIONS
26	BUILDING E PERSPECTIVES
27	BUILDING E ELEVATIONS
28	BUILDING F PERSPECTIVES
29	BUILDING F ELEVATIONS
30	CLUBHOUSE PERSPECTIVES
31	CLUBHOUSE ELEVATIONS
32	CLUBHOUSE ELEVATIONS
33	GARAGE AND TRASH ENCLOSURE
34	GARAGE XL ELEVATIONS
35	ACCESS. GARAGE ELEVATIONS
36	MAINTENANCE GARAGE
37	SITE PHOTOMETRICS
38	LIGHTING DETAILS
39	LIGHTING DETAILS

PHASING NOTES

- OFFSITE IMPROVEMENTS SHALL BE COMPLETED WITH THE RESPECTIVE DEVELOPMENT FOR WHICH THEY SERVE.
- 38TH AVENUE RIGHT-OF-WAY IMPROVEMENTS, INCLUDING THOSE REQUIRED BY FINAL TRAFFIC STUDIES, SHALL BE COMPLETED UPON THE DEVELOPMENT OF LOT 1.

AMENDMENTS

- AMENDMENTS TO THIS PUD ARE ALLOWED UNDER THE PROVISIONS PROVIDED IN GREELEY MUNICIPAL CODE SEC. 24-675 AS AMENDED, WITH THE EXCEPTION OF THE FOLLOWING:

- 1.1. IN ORDER FOR THE CITY TO CONSIDER A PROPOSED PUD AMENDMENT, THE APPLICANT SHALL PROVIDE WRITTEN NOTICE OF THE PROPOSED AMENDMENT TO ALL PROPERTY OWNERS WITHIN THE PUD BOUNDARY.

OIL AND GAS NOTES

- THIS SITE CONTAINS EXISTING OIL AND GAS FACILITIES AND INFRASTRUCTURE. THE EXISTING WELL ON LOT 1 HAS BEEN CAPPED AND ABANDONED AND REQUIRES A 50'-0" SETBACK TO ALL INHABITABLE STRUCTURES.
- THIS SITE INCLUDED APPROVALS FOR SEVEN (7) OIL AND GAS WELLS ON THE NORTHERN PORTION OF LOT 1. THESE WELLS WERE NEVER INSTALLED AND DO NOT CURRENTLY EXIST.
- THIS SITE CONTAINS EXISTING OIL AND GAS FLOWLINES. FLOWLINES SHALL BE LOCATED, ABANDONED AND/OR REMOVED PER STATE REGULATIONS PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT.

EXISTING ZONING		PUD	
DENSITY			
GROSS		NET	
GROSS AREA	541,823 SF (12.44 AC)	NET AREA	534,684 SF (12.27 AC)
TOTAL DWELLING UNITS	304	TOTAL DWELLING UNITS	304
GROSS DENSITY	24.44 DU/AC	NET DENSITY	24.77 DU/AC
RIGHT-OF-WAY (ROW) TO BE DEDICATED			
TYPE		AREA (SF)	
PLATTED ROW		7,139	
TOTAL		7,139	

REQUIRED OPEN SPACE		
	REQUIREMENT	AREA (SF)
NET AREA		534,684
REQUIRED OPEN SPACE	30% OF NET AREA	160,405
REQUIRED USABLE OPEN SPACE	60% OF REQUIRED OPEN SPACE	96,243

PROVIDED OPEN SPACE			
	AREA (SF)	% OF NET AREA	SF OVER REQUIREMENT
COMMON OPEN SPACE	174539	32.66%	14,234
USABLE OPEN SPACE	97117	18.16%	874
CENTRAL GREEN (LESS CLUBHOUSE)	73020	13.65%	
WESTERN COURTYARD	9257	1.73%	
TOWNHOME COURTYARD	4106	0.76%	
DOG PARK	3400	0.63%	
EAST LAWN	833	0.15%	
DETENTION AREA*	8501	1.21%	
BUILDING COVERAGE	130769	24.45%	
PARKING/ACCESS DRIVES	174291	32.59%	
WALKWAYS	54985	10.28%	
NET AREA	534,684		

* 75% OF MAN MADE DETENTION/RETENTION POND AREA SHALL BE COUNTED AS USABLE OPEN SPACE PER GREELEY DEVELOPMENT CODE 24-102(L)(6) AS AMENDED.
TOTAL SF: 8668
8650 X .75 = 6501 SF OF USABLE OPEN SPACE

RECREATIONAL AMENITY BREAKDOWN			
REQUIRED AMENITY	REQUIREMENT	PROVIDED	CREDITS
PLAYGROUND	1000 SF	2360 SF TOTAL	2
CLUBHOUSE	2000 SF	7000	2
PLAZA DECK	1000	1000	1
TOTAL PROVIDED			5.0
TOTAL REQUIRED PER GREELEY DEVELOPMENT CODE 24-106(1)(e)(4) AS AMENDED			5

DWELLING UNIT BREAKDOWN			
UNIT TYPE:	DWELLING UNITS	TOTAL BEDROOMS	% (DU)
STUDIO	36	36	12%
ONE BEDROOM	147	147	48%
TWO BEDROOM	112	224	37%
THREE BEDROOM	9	27	3%
TOTAL	304	434	100%

BICYCLE PARKING			
	RATIO	PROVIDED	REQUIRED
MULTI FAMILY	1 SPACE PER DWELLING UNIT	154	152*

* REQUIRED BICYCLE SPACES ARE CALCULATED PER GREELEY DEVELOPMENT CODE 24-1101:
304 DWELLING UNITS X .5 = 152
** REQUIRED PARKING SPACES ARE CALCULATED PER GREELEY DEVELOPMENT CODE 24-1009:
STUDIO: 36 X 1.25 = 45 SPACES
1 BEDROOM: 147 X 1.5 SPACES = 220.5 SPACES
2 BEDROOM: 112 X 1.75 SPACES = 196 SPACES
3 BEDROOM: 9 X 2.0 SPACES = 18 SPACES

TOTAL = 480 GUEST = 480 X 10% = 48 SPACES TOTAL REQUIRED = 528 SPACES		
PROJECT PARKING		
	PROVIDED	REQUIRED
STANDARD SPACES	469	517
GARAGE BUILDING SPACES	41	
TOWNHOUSE GARAGE SPACES	10	11
SURFACE ACCESSIBLE PARKING	11	
GARAGE BUILDING ACCESSIBLE PARKING	1	528
TOTAL	531	

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

DESIGN INTENT

THE DESIGN INTENT FOR GREELEY WEST MULTIFAMILY FINAL PUD IS TO CREATE THE OPPORTUNITY FOR A TRANSITIONAL LAND USE TO DEVELOP BETWEEN THE SUBURBAN CHARACTER SURROUNDING GREELEY WEST PARK TO THE URBAN COMMERCIAL CHARACTER FOUND ALONG CENTERPLACE DRIVE. THIS GOAL IS ACHIEVED BY MOVING THE DENSITY AWAY FROM THE NORTHWEST CORNER OF THE SITE.

USABLE OPEN SPACE IS A KEY COMPONENT OF THIS PUD AS THE SHIFT IN DENSITY TO THE SOUTH WILL REQUIRE MORE OUTDOOR RECREATION. THE OUTDOOR AMENITIES PROVIDED ARE HELD TO A HIGH STANDARD OF QUALITY, WITH MANY DIFFERENT PROGRAMMATIC OPTIONS FOR RESIDENTS TO ENJOY. THE PLAN ALSO ENCOURAGES WATER-WISE LANDSCAPE DESIGN WITH BUFFERS AND ENHANCED LANDSCAPE/STREETSCAPE DESIGN.

BUILDING HEIGHT RESTRICTION ALONG 42ND AVENUE IN EXCHANGE FOR AN INCREASED HEIGHT LIMIT ON THE REST OF LOT 1. INCREASED USABLE OPEN SPACE REQUIREMENTS ARE PROVIDED IN EXCHANGE FOR SMALLER SETBACKS AND HIGHER DENSITY AND HEIGHT LIMITS. ENHANCED LANDSCAPE AND STREETSCAPE ARE PROVIDED WHERE SETBACKS ALONG RIGHTS-OF-WAY HAVE BEEN REDUCED IN ORDER TO CREATE MORE ATTRACTIVE PEDESTRIAN EXPERIENCE.

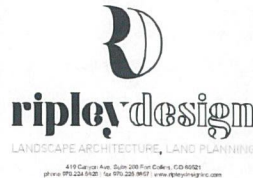
BUILDING TYPE BREAKDOWN				
BUILDING #	ELEVATION TYPE	DWELLING UNITS	BUILDING HEIGHT	MAX BUILDING HEIGHT
1	CLUBHOUSE	0	25'-9"	45'-0"
2	A	48	39'-6"	45'-0"
3	A	48	39'-6"	45'-0"
4	B	36	41'-9"	45'-0"
5	C	30	41'-9"	45'-0"
6	D	24	41'-11"	45'-0"
7	B	36	41'-8"	45'-0"
8	B	36	41'-8"	45'-0"
9	B	36	41'-8"	45'-0"
10	F	5	25'-1"	30'-0"
11	E	5	25'-2"	30'-0"
GARAGE 1	ACCESSIBLE GARAGE	0	12'-0"	12'-0"
GARAGE 2	STANDARD GARAGE	0	12'-0"	12'-0"
GARAGE 3	STANDARD GARAGE	0	12'-0"	12'-0"
GARAGE 4	STANDARD GARAGE	0	12'-0"	12'-0"
GARAGE 5	STANDARD GARAGE	0	12'-0"	12'-0"
GARAGE 6	STANDARD GARAGE	0	12'-0"	12'-0"
GARAGE 7	XL GARAGE	0	12'-0"	12'-0"
MAINTENANCE BUILDING	MAINTENANCE BUILDING	0	11'-11"	11'-11"

DESIGN STANDARDS			
BUILDING HEIGHT		45'-0", EXCEPT FOR THOSE BUILDINGS WHICH FRONT 42ND AVENUE, IN WHICH CASE HEIGHT SHALL BE LIMITED TO 30'-0"	
SETBACKS	COLLECTOR STREET ROW (38TH AVENUE)	PRINCIPLE BUILDING	20'-0"
		ACCESSORY BUILDING	25'-0"
		PARKING	10'-0"
	COLLECTOR STREET ROW (42ND AVENUE)	PRINCIPLE BUILDING	20'-0"
		ACCESSORY BUILDING	25'-0"
		PARKING	20'-0"
	PRIVATE PROPERTY LINE (INTERIOR/SIDE LOT LINE)	PRINCIPLE BUILDING	25'-0"
		ACCESSORY BUILDING	15'-0"
		PARKING	10'-0"
	PUBLIC OPEN SPACE (ALONG GREELEY WEST PARK)	PRINCIPLE BUILDING	60'-0"
		ACCESSORY BUILDING	60'-0"
		PARKING	10'-0"

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Salem, CO, CO 80521
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N. Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLP
68 Indigo Way
Castle Rock, CO 80108



NORTH

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	06/02/2021

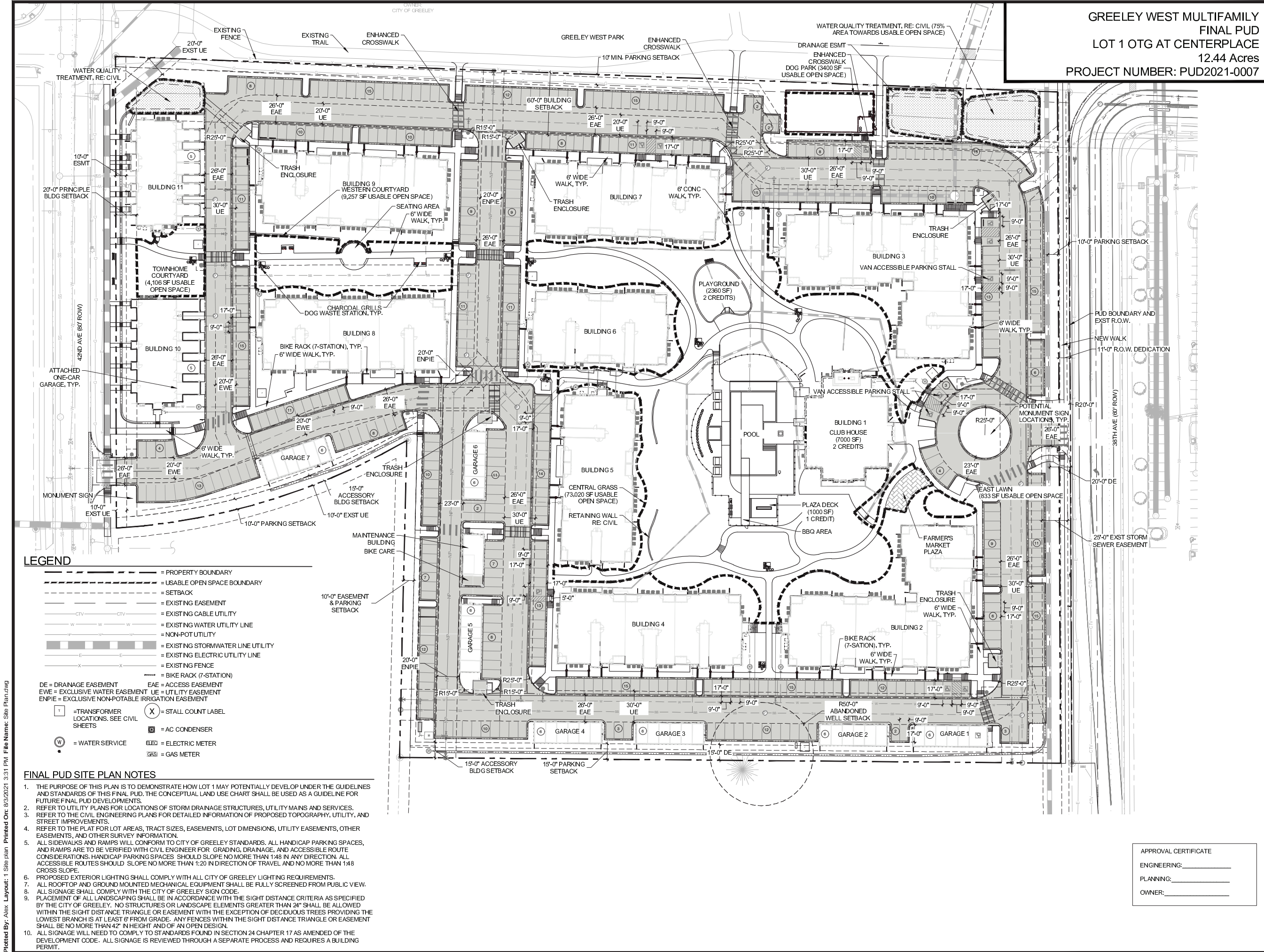
REVISIONS	
No.	DESCRIPTION

COVER

SEAL:



PROJECT No.: R19-054
DRAWN BY: AG
REVIEWED BY: SC
DRAWING NUMBER:



GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

FINAL PUD

GREELEY, CO
PREPARED BY:

ripleydesign
LANDSCAPE ARCHITECTURE, LAND PLANNING
415 CANYON AVE, SUITE 200 FORT COLLINS, CO 80521
PHONE: 970.224.5828 | FAX: 970.224.5897 | WWW.RIPLEYDESIGN.COM

LAND PLANNER
RIPLEY DESIGN INC.
Sam Coult, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5463

OWNER
GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

NORTH SCALE: 1"=40'-0"
ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05		08/02/2021

No.	DESCRIPTION	DATE

SITE PLAN

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

PROJECT No.: R19-054
DRAWN BY: AG
REVIEWED BY: SC
DRAWING NUMBER:

2 OF 39

27

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
San Couls, FLA
410 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5826

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

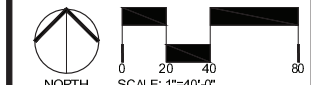
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.692.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.588.5403

OWNER

GILBERT COMMERCIAL LAND LLP
68 Indigo Way
Castle Rock, CO 80108



NORTH SCALE: 1"=40'-0"

ORIGINAL SIZE 24x36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

No.	DESCRIPTION	DATE

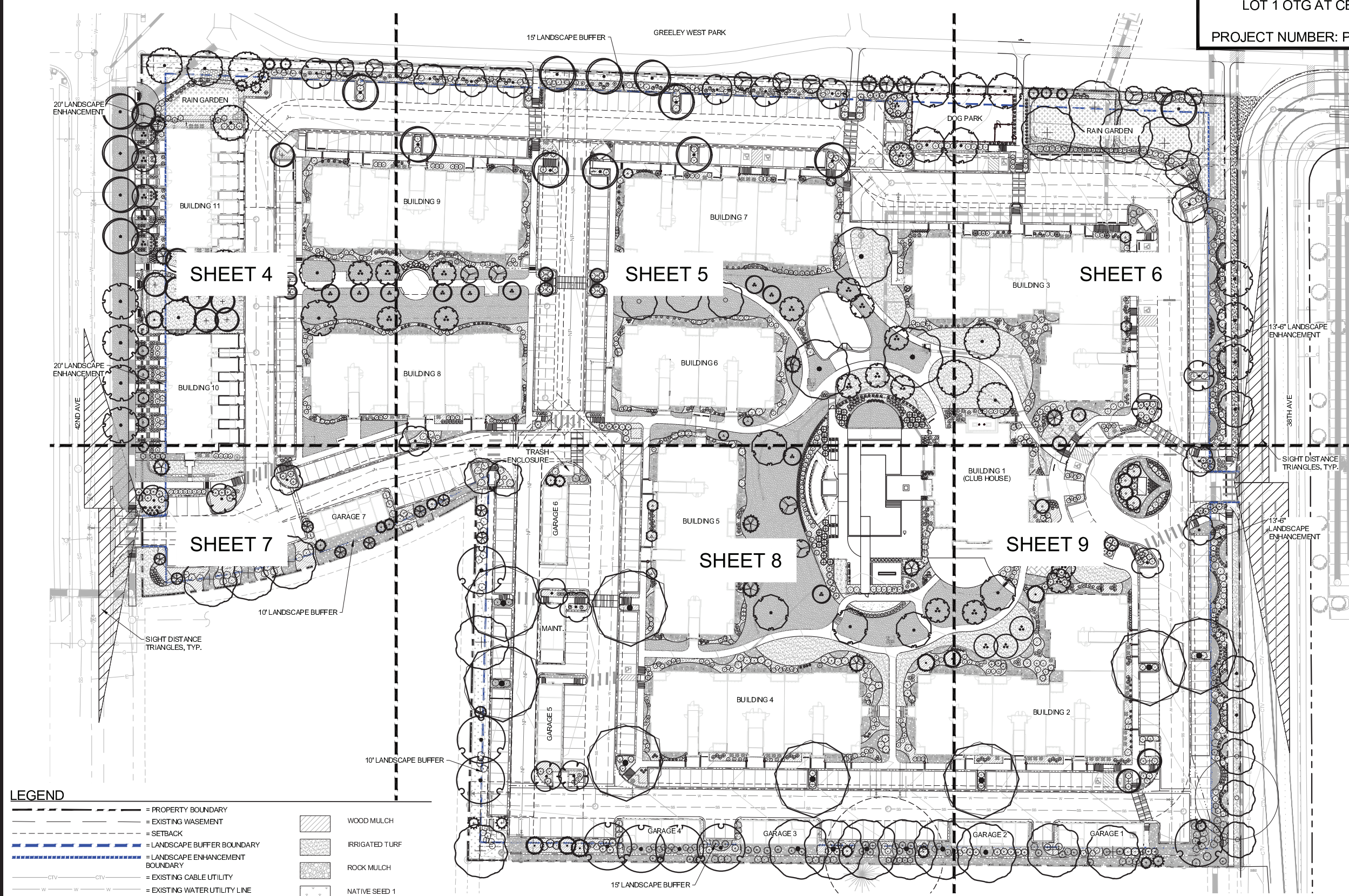
FINAL OVERALL
LANDSCAPE PLAN

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Alex Layout: Final Overall Landscape Plan Printed On: 8/3/2021 3:32 PM File Name: Final Landscape Plan.dwg



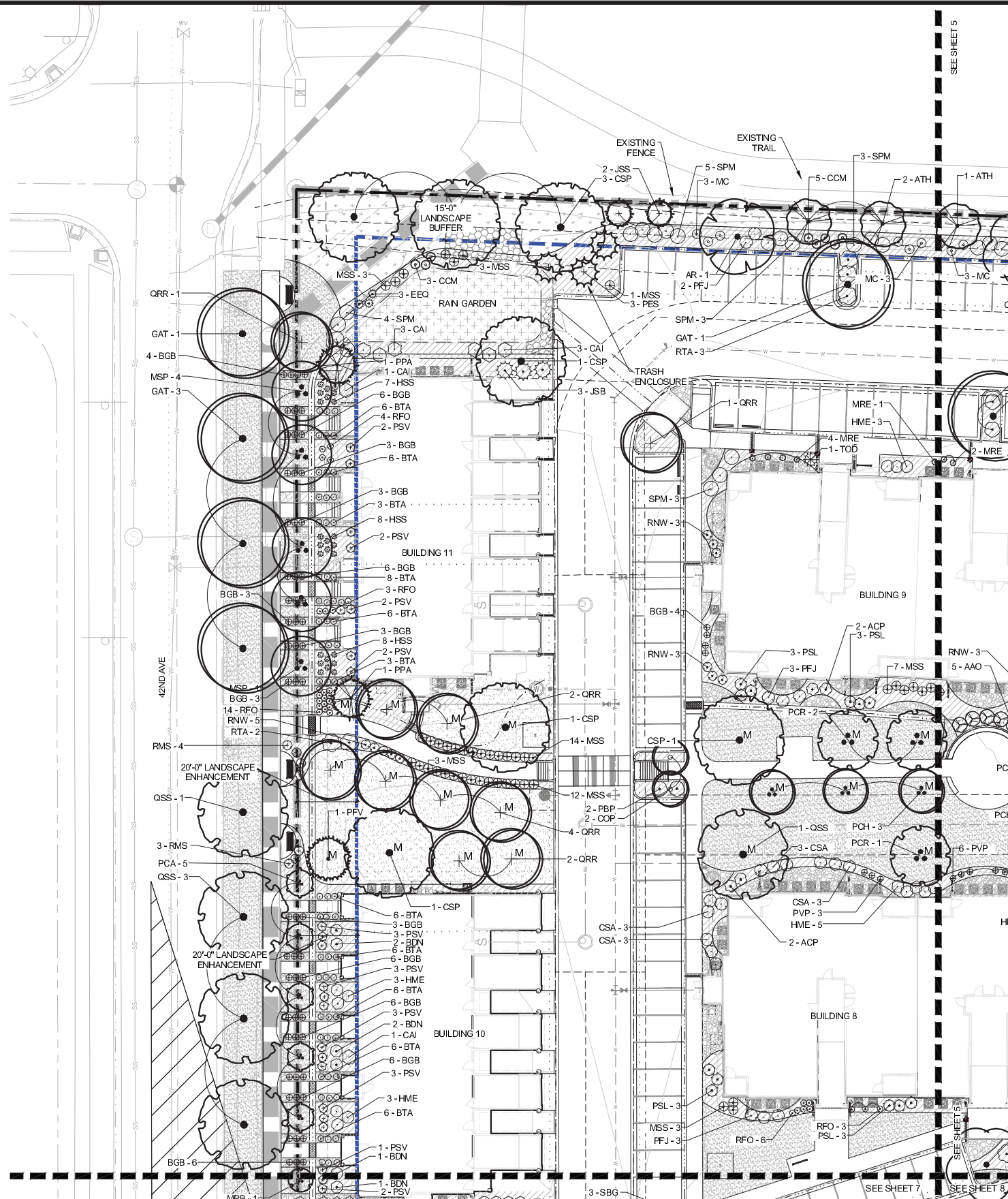
- LEGEND**
- = PROPERTY BOUNDARY
 - - - = EXISTING WASEMENT
 - - - = SETBACK
 - - - = LANDSCAPE BUFFER BOUNDARY
 - - - = LANDSCAPE ENHANCEMENT BOUNDARY
 - CTV --- CTV --- = EXISTING CABLE UTILITY
 - W --- W --- W --- = EXISTING WATER UTILITY LINE
 - N --- N --- N --- = NON-POT UTILITY
 - S --- S --- S --- = EXISTING STORMWATER LINE UTILITY
 - E --- E --- E --- = EXISTING ELECTRIC UTILITY LINE
 - X --- X --- X --- = EXISTING FENCE
 - = BIKE RACK (7-STATION)
 - DE = DRAINAGE EASEMENT
 - EWE = EXCLUSIVE WATER EASEMENT
 - ENPIE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT
 - EAE = ACCESS EASEMENT
 - UE = UTILITY EASEMENT
 - [T] = TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
 - [M] = MITIGATION TREE
 - [W] = WATER SERVICE
 - [ELEC] = ELECTRIC METER
 - [GAS] = GAS METER
 - [AC] = AC CONDENSER
 - [WOOD MULCH] = WOOD MULCH
 - [IRRIGATED TURF] = IRRIGATED TURF
 - [ROCK MULCH] = ROCK MULCH
 - [NATIVE SEED 1] = NATIVE SEED 1
 - [RAIN GARDEN] = RAIN GARDEN
 - [CRUSHER FINES] = CRUSHER FINES

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____



APPROVAL CERTIFICATE
ENGINEERING: _____
PLANNING: _____
OWNER: _____

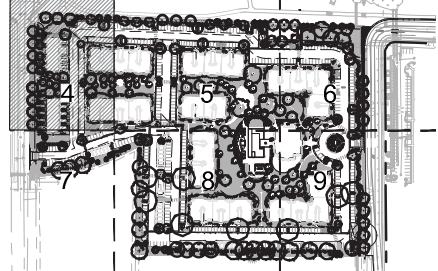
PLANT SCHEDULE

TREES	
AR	ROYAL RED NORWAY MAPLE
CSP	WESTERN CATALPA
COP	PRAIRIE SENTINEL HACKBERRY
GB	MAIDENHAIR TREE
GAT	SKYLINE HONEY LOCUST
GAS	SHADEMASTER HONEY LOCUST
GDE	SEEDLESS KENTUCKY COFFEETREE
PAC	BLOODGOOD LONDON PLANETREE
PSS	PLAINS COTTONWOOD
QMA	BURR OAK
QRR	REGAL PRINCE ENGLISH OAK
QSS	SHUMARD RED OAK
TAS	AMERICAN LINDEN
UH	PATRIOT ELM
EVERGREEN TREES	
JSS	COMMON NAME ROCKY MOUNTAIN JUNIPER
PPA	BAKERI SPRUCE
PES	PINON PINE
PFV	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	
ATH	COMMON NAME HOT WINGS MAPLE
AAO	STANDING OVATION SERVICEBERRY
MSP	SPRING SNOW CRAB APPLE
MRB	RED BARRON CRAB APPLE
MT	THUNDERCHILD CRABAPPLE
PAA	AMERICAN PLUM
PCA	*CRIMSON POINT FLOWERING PLUM
PCH	CHANTICLEER ORNAMENTAL PEAR
PCR	REDSPIRE GALLERY PEAR
PERENNIALS	
AMO	COMMON NAME MOONSHINE YARROW
AAC	CORONADO HYSSOP
BGB	BLONDE AMBITION GRAMA GRASS
CIN	PRAIRIE WNECUPS POPPY
EPU	PURPLE CONEFLOWER
HA	AUTUMN RED DAYLILY
HSS	VARE-GATED CORAL BELLS
ISF	YELLOW FLAG
MSG	ELULALIA GRASS
NWL	WALKERS LOW CATMINT
PVP	RED SWITCH GRASS
RFO	BLACK-EYED SUSAN
SRA	ANGELINA SEDUM
TYPE 1 SHRUB	
ACP	COMMON NAME PANCHITO MANZANITA
BDN	CRIMSON PYGMY BARBERRY
CAK	FEATHER REED GRASS
CCM	BLUE MIST SPIREA
CSA	ARCTIC FIRE RED TWIG DOGWOOD
JHH	HUGHES JUNIPER
JSB	BROADMOOR JUNIPER
JSU	BUFFALO JUNIPER
MC	COMPACT OREGON GRAPE
MRE	CREeping COLORADO HOLLY
MSS	SILVER FEATHER MAIDEN GRASS
PSV	DWARF SNOWFLAKE MOCKORANGE
PSL	DWARF NINEBARK
PFJ	JACKMAN POTENTILLA
PBP	DWARF WESTERN SAND CHERRY
RTA	LOW GROW SUMAC
RMS	MORDEN SUNRISE SHRUB ROSE
RNW	NEARLY WILD SHRUB ROSE
SBG	GOLD MOUND SPIREA
TYPE 2 SHRUB	
BDN	COMMON NAME COMPACT BUTTERFLY BUSH
CAI	IVORY HALO VARIEGATED DOGWOOD
CDI	SPREADING COTONEASTER
EEQ	BLUESTEM JOINTFIR
EAN	RUBBER RABBITBRUSH
EAC	DWARF BURNING BUSH
HME	ENDLESS SUMMER HYDRANGEA
PMB	BIG TUNA MUGO PINE
RST	THREE-LEAF SUMAC
SPM	MISS KIM DWARF LILAC
TYPE 3 SHRUB	
ARA	COMMON NAME SERVICEBERRY
TOD	DIEGROOT'S SPIRE ARBORVITAE
VML	NANNYBERRY

*SEE SHEET 10 FOR FULL PLANT SCHEDULE

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

---	= PROPERTY BOUNDARY
---	= EXISTING WASEMENT
---	= SETBACK
---	= LANDSCAPE BUFFER BOUNDARY
---	= LANDSCAPE ENHANCEMENT BOUNDARY
---	= EXISTING CABLE UTILITY
---	= EXISTING WATER UTILITY LINE
---	= NON-POT UTILITY
---	= EXISTING STORMWATER LINE UTILITY
---	= EXISTING ELECTRIC UTILITY LINE
---	= EXISTING FENCE
---	= BIKE RACK (7-STATION)
DE = DRAINAGE EASEMENT	EAE = ACCESS EASEMENT
EWE = EXCLUSIVE WATER EASEMENT	UE = UTILITY EASEMENT
BNPE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT	
T = TRANSFORMER LOCATIONS. SEE CIVIL SHEETS	M = MITIGATION TREE
W = WATER SERVICE	AC = AC CONDENSER
	ELEC = ELECTRIC METER
	GAS = GAS METER
WOOD MULCH	RAIN GARDEN
IRRIGATED TURF	CRUSHER FINES
ROCK MULCH	
NATIVE SEED 1	

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
San Couls, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p.970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p.303.309.4837

ARCHITECT

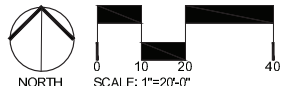
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p.303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p.970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021
REVISIONS		
No.	DESCRIPTION	DATE

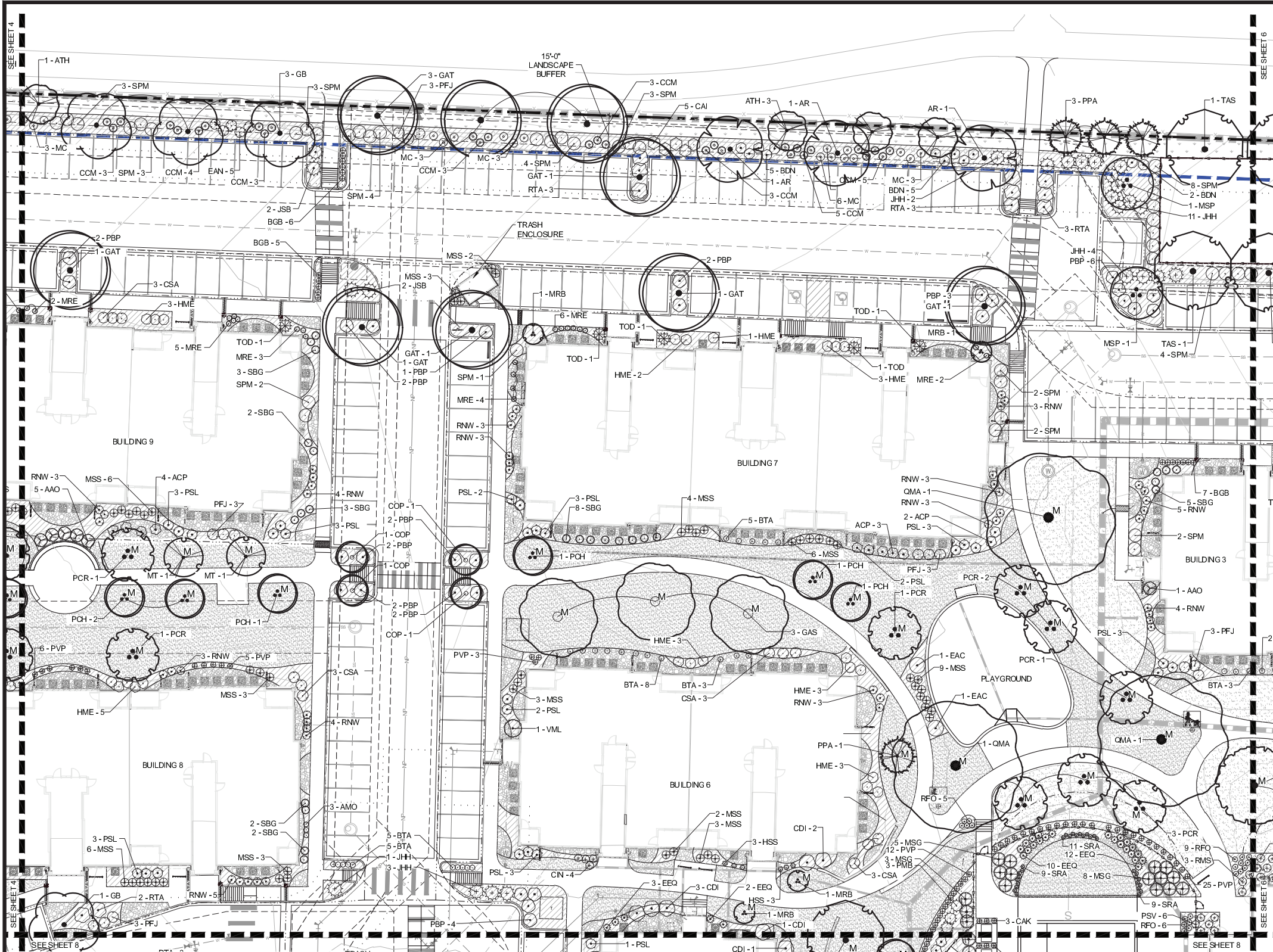
FINAL LANDSCAPE
PLAN ENLARGEMENT

SEAL:



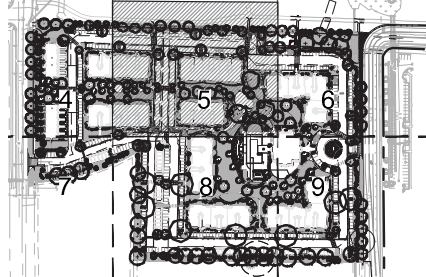
PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Alex Layout: 5 Final Landscape Plan Enlargement Printed On: 8/2/2021 3:33 PM File Name: Final Landscape Plan.dwg



GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING WASEMENT
- SETBACK
- LANDSCAPE BUFFER BOUNDARY
- LANDSCAPE ENHANCEMENT BOUNDARY
- EXISTING CABLE UTILITY
- EXISTING WATER UTILITY LINE
- NON-POT UTILITY
- EXISTING STORMWATER LINE UTILITY
- EXISTING ELECTRIC UTILITY LINE
- EXISTING FENCE
- BIKE RACK (7-STATION)
- EAE = ACCESS EASEMENT
- UE = UTILITY EASEMENT
- DE = DRAINAGE EASEMENT
- EWE = EXCLUSIVE WATER EASEMENT
- ENPIE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT

- TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
- WATER SERVICE
- WOOD MULCH
- IRRIGATED TURF
- ROCK MULCH
- NATIVE SEED 1
- MITIGATION TREE
- AC CONDENSER
- ELECTRIC METER
- GAS METER
- RAIN GARDEN
- CRUSHER FINES

GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dufman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

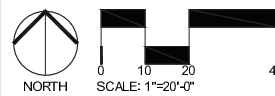
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.566.5403

OWNER

GILBERT COMMERCIAL LAND L.L.P.
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

No.	DESCRIPTION	DATE

FINAL LANDSCAPE PLAN ENLARGEMENT

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No: R19-054
DRAWN BY: AG
REVIEWED BY: SC
DRAWING NUMBER:

PLANT SCHEDULE

TREES

AR
CB
GB
GAT
GAS
GDE
PAC
PSS
QMA
QPR
QSS
TAS
UH

EVERGREEN TREES

JSS
PPA
PES
PFV

COMMON NAME

ROYAL RED NORWAY MAPLE
WESTERN CATALPA
PRAIRIE SENTINEL HACKBERRY
MAIDENHAIR TREE
SKYLINE HONEY LOCUST
SHADEMASTER HONEY LOCUST
SEEDLESS KENTUCKY COFFEETREE
BLOODGOOD LONDON PLANETREE
PLAINS COTTONWOOD
BURR OAK
REGAL PRINCE ENGLISH OAK
SHUMARD RED OAK
AMERICAN LINDEN
PATRIOT ELM

COMMON NAME

ROCKY MOUNTAIN JUNIPER
BAKERI SPRUCE
PINON PINE
VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES

ATH
AOC
MSP
MRB
MT
PAA
PCA
PCH
PCR

PERENNIALS

AMO
AAC
BGB
CIN
EPU
HA
HSS
ISF
MSG
NWL
PVP
RFO

COMMON NAME

HOT WINGS MAPLE
STANDING OVATION SERVICEBERRY
SPRING SNOW CRAB APPLE
RED BARRON CRAB APPLE
THUNDERCHILD CRABAPPLE
AMERICAN PLUM
CRIMSON POINTE FLOWERING PLUM
CHANTICLEER ORNAMENTAL PEAR
REDSPIRE GALLERY PEAR

COMMON NAME

MOONSHINE YARROW
CORONADO HYSSOP
BLONDE AMBITION GRAMA GRASS
PRAIRIE WINECUPS POPPY
PURPLE CONEFLOWER
AUTUMN RED DAYLILY
VARIEGATED CORAL BELLS
YELLOW FLAG
EULALIA GRASS
WALKERS LOW CATMINT
RED SWITCH GRASS
BLACK-EYED SUSAN

TYPE 1 SHRUB

ACP
BTA
CAK
CCM
CSA
JHH
JSB
JSU
MC
MRE
MSS
PSV
PSL
PFJ
PBP
RTA
RMS
RNW
SBG

COMMON NAME

PANCHITO MANZANITA
CRIMSON PYGMY BARBERRY
FEATHER RED GRASS
BLUE MIST SPIREA
ARCTIC FIRE RED TWIG DOGWOOD
HUGHES JUNIPER
BROADMOOR JUNIPER
BUFFALO JUNIPER
COMPACT OREGON GRAPE
CREEPING COLORADO HOLLY
SILVER FEATHER MAIDEN GRASS
DWARF SNOWFLAKE MOCKORANGE
DWARF NINEBARK
JACKMAN POTENTILLA
DWARF WESTERN SAND CHERRY
LOW GROW SUMAC
MORDEN SUNRISE SHRUB ROSE
NEARLY WILD SHRUB ROSE
GOLD MOUND SPIREA

TYPE 2 SHRUB

BDN
CAI
CDI
EEQ
EAN
EAC
HME
PMB
RST
SPM

TYPE 3 SHRUB

ARA
TOD
VML

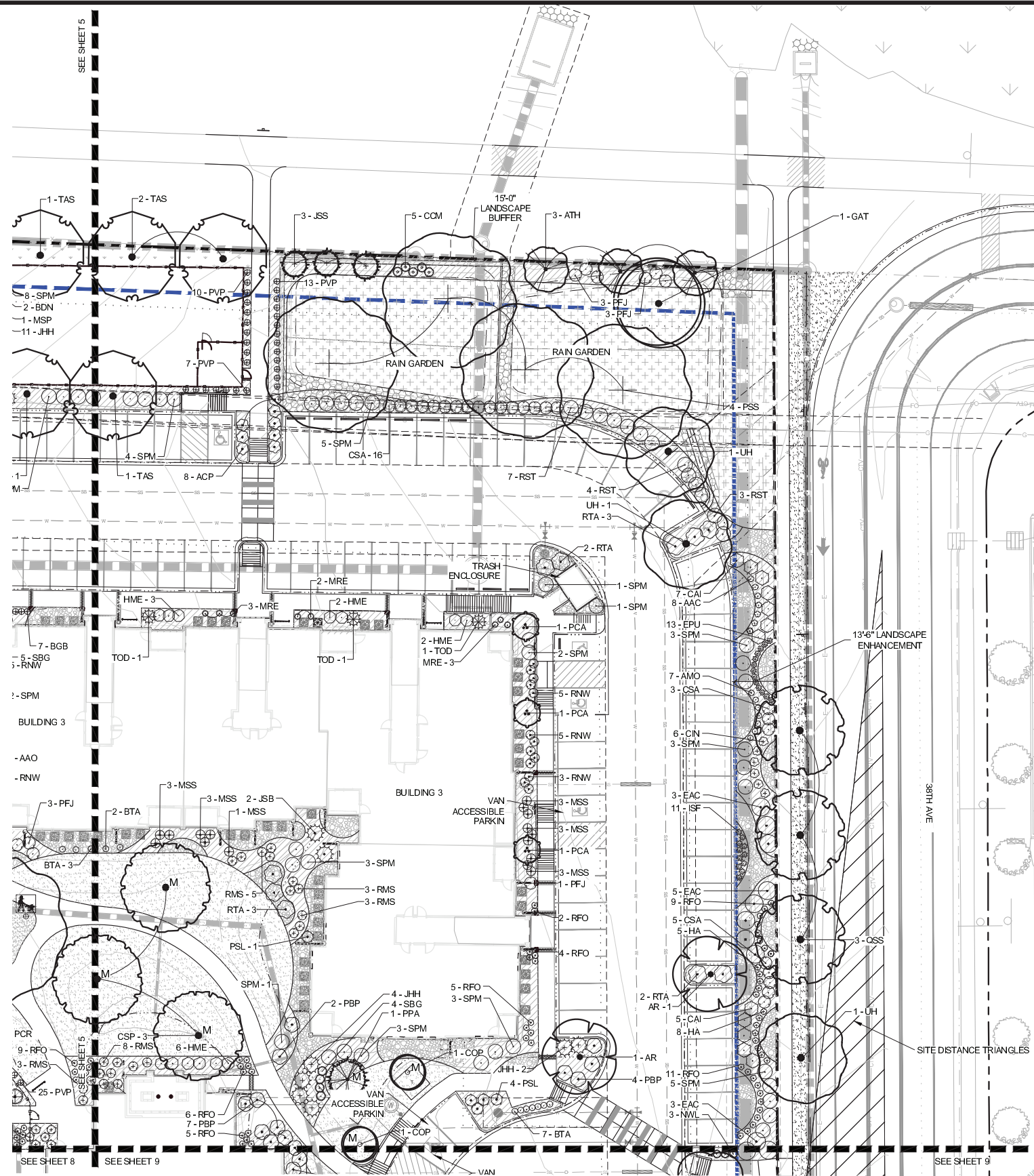
COMMON NAME

COMPACT BUTTERFLY BUSH
IVORY HALO VARIEGATED DOGWOOD
SPREADING COTONEASTER
BLUESTEM JOINTVIR
RUBBER RABBITBRUSH
DWARF BURNING BUSH
ENDLESS SUMMER HYDRANGEA
BIG TUNA MUGO PINE
THREE-LEAF SUMAC
MISS KIM DWARF LILAC

COMMON NAME

DEGROOT'S SPIRE ARBORVITAE
NANNYBERRY

*SEE SHEET 10 FOR FULL PLANT SCHEDULE



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

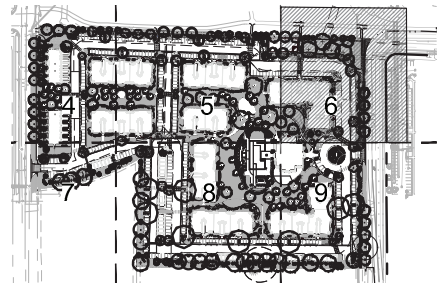
PLANT SCHEDULE

TREES	COMMON NAME
AR	ROYAL RED NORWAY MAPLE
CSP	WESTERN CATALPA
COP	PRAIRIE SENTINEL HACKBERRY
GB	MAIDENHAIR TREE
GAT	SKYLINE HONEY LOCUST
GAS	SHADEMASTER HONEY LOCUST
GDE	SEEDLESS KENTUCKY COFFEETREE
PAC	BLOODGOOD LONDON PLANETREE
PSS	PLAINS COTTONWOOD
QMA	BURR OAK
QRR	REGAL PRINCE ENGLISH OAK
QSS	SHUMARD RED OAK
TAS	AMERICAN LINDEN
UH	PATRIOT ELM
EVERGREEN TREES	COMMON NAME
JSS	ROCKY MOUNTAIN JUNIPER
PPA	BAKERI SPRUCE
PES	PINON PINE
PFV	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
ATH	HOT WINGS MAPLE
AAO	STANDING OVATION SERVICEBERRY
MSP	SPRING SNOW CRAB APPLE
MRB	RED BARRON CRAB APPLE
MT	THUNDERCHILD CRABAPPLE
PAA	AMERICAN PLUM
PCA	*CRIMSON POINT FLOWERING PLUM
PCH	CHANTICLEER ORNAMENTAL PEAR
PCR	RED SPIRE GALLERY PEAR
PERENNIALS	COMMON NAME
AMO	MOONSHINE YARROW
AAC	CORONADO HYSSOP
BGB	BLONDE AMBITION GRAMA GRASS
CIN	PRAIRIE WINECUPS POPPY
EPU	PURPLE CONEFLOWER
HA	AUTUMN RED DAYLILY
HSS	VAREGATED CORAL BELLS
ISF	YELLOW FLAG
MSG	ELULIA GRASS
NWL	WALKERS LOW CATMINT
PVP	RED SWITCH GRASS
RFO	BLACK-EYED SUSAN
SRA	ANGELINA SEDUM
TYPE 1 SHRUB	COMMON NAME
ACP	PANCHITO MANZANITA
BTA	CRIMSON PYGMY BARBERRY
CAK	FEATHER REED GRASS
CCM	BLUE MIST SPIREA
CSA	ARCTIC FIRE RED TWIG DOGWOOD
JHH	HUGHES JUNIPER
JSB	BROADMOOR JUNIPER
JSU	BUFFALO JUNIPER
MC	COMPACT OREGON GRAPE
MRE	CREeping COLORADO HOLLY
MSS	SILVER FEATHER MAIDEN GRASS
PSV	DWARF SNOWFLAKE MOCKORANGE
PSL	DWARF NINEBARK
PFJ	JACKMAN POTENTILLA
PBP	DWARF WESTERN SAND CHERRY
RTA	LOW GROW SUMAC
RMS	MORDEN SUNRISE SHRUB ROSE
RNW	NEARLY WILD SHRUB ROSE
SBG	GOLD MOUND SPIREA
TYPE 2 SHRUB	COMMON NAME
BDN	COMPACT BUTTERFLY BUSH
CAI	IVORY HALO VARIEGATED DOGWOOD
CDI	SPREADING COTONEASTER
EEQ	BLUESTEM JOINTFIR
EAN	RUBBER RABBITRUSH
EAC	DWARF BURNING BUSH
HME	ENDLESS SUMMER HYDRANGEA
PMB	BIG TUNA MUGO PINE
RST	THREE-LEAF SUMAC
SPM	MISS KIM DWARF LILAC
TYPE 3 SHRUB	COMMON NAME
ARA	SERVICEBERRY
TOD	DEEGROOT'S SPIRE ARBORVITAE
VML	NANNYBERRY

*SEE SHEET 10 FOR FULL PLANT SCHEDULE

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

---	= PROPERTY BOUNDARY
---	= EXISTING WASEMENT
---	= SETBACK
---	= LANDSCAPE BUFFER BOUNDARY
---	= LANDSCAPE ENHANCEMENT BOUNDARY
---	= EXISTING CABLE UTILITY
---	= EXISTING WATER UTILITY LINE
---	= NON-POT UTILITY
---	= EXISTING STORMWATER LINE UTILITY
---	= EXISTING ELECTRIC UTILITY LINE
---	= EXISTING FENCE
---	= BIKE RACK (7-STATION)

DE = DRAINAGE EASEMENT
EWE = EXCLUSIVE WATER EASEMENT
BNPIE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT

T	= TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
W	= WATER SERVICE
M	= MITIGATION TREE
AC	= AC CONDENSER
ELEC	= ELECTRIC METER
GAS	= GAS METER
WOOD MULCH	
IRRIGATED TURF	
RAIN GARDEN	
ROCK MULCH	
CRUSHER FINES	
NATIVE SEED 1	

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Coultas, PLA
410 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5628

APPLICANT

MCWHINNEY
Natalie Dushman
1900 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

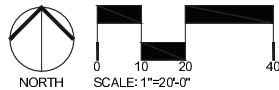
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

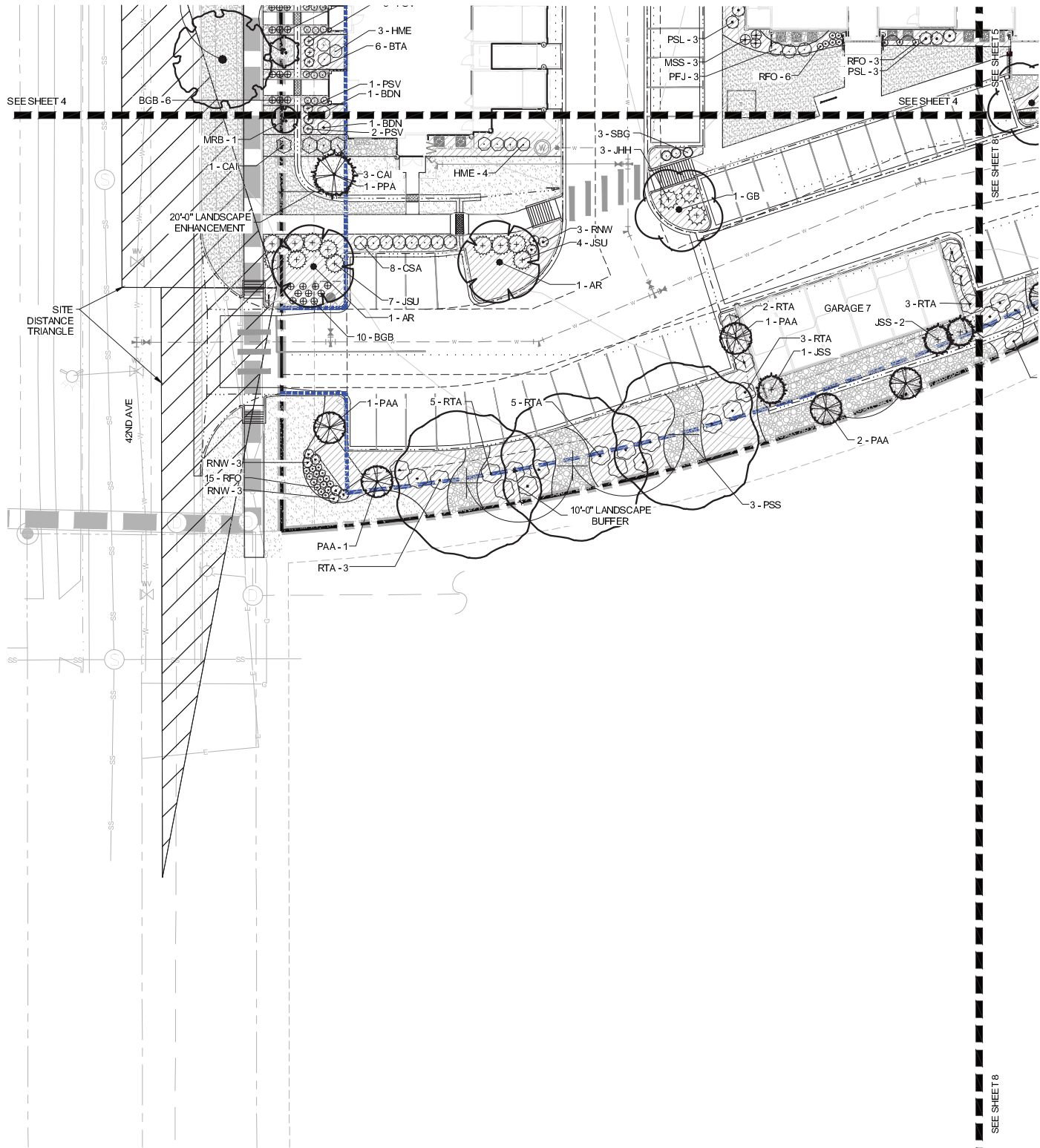
No.	DESCRIPTION	DATE

FINAL LANDSCAPE
PLAN ENLARGEMENT

SEAL:



PROJECT No:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

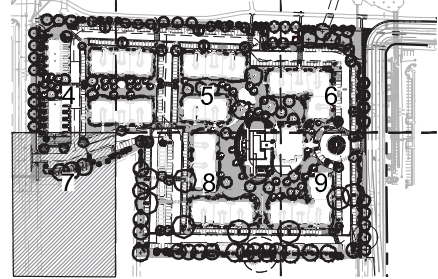
PLANT SCHEDULE

TREES	COMMON NAME
AR	ROYAL RED NORWAY MAPLE
CSP	WESTERN CATALPA
COP	PRAIRIE SENTINEL HACKBERRY
GB	MAIDENHAIR TREE
GAT	SKYLINE HONEY LOCUST
GAS	SHADEMASTER HONEY LOCUST
GDE	SEEDLESS KENTUCKY COFFEETREE
PAC	BLOODGOOD LONDON PLANETREE
PSS	PLAINS COTTONWOOD
QMA	BURR OAK
QRR	REGAL PRINCE ENGLISH OAK
QSS	SHUMARD RED OAK
TAS	AMERICAN LINDEN
UH	PATRIOT ELM
EVERGREEN TREES	COMMON NAME
JSS	ROCKY MOUNTAIN JUNIPER
PPA	BAKERI SPRUCE
PES	PINON PINE
PFV	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	COMMON NAME
ATH	HOT WINGS MAPLE
AAO	STANDING OVATION SERVICEBERRY
MSP	SPRING SNOW CRAB APPLE
MRB	RED BARRON CRAB APPLE
MT	THUNDERCHILD CRABAPPLE
PAA	AMERICAN PLUM
PCA	*CRIMSON POINT FLOWERING PLUM
PCH	CHANTICLEER ORNAMENTAL PEAR
PCR	REDSPIRE GALLERY PEAR
PERENNIALS	COMMON NAME
AMO	MOONSHINE YARROW
AAC	CORONADO HYSSOP
BGB	BLONDE AMBITION GRAMA GRASS
CIN	PRAIRIE WINECUPS POPPY
EPU	PURPLE CONEFLOWER
HA	AUTUMN RED DAYLILY
HSS	VARIEGATED CORAL BELLS
ISF	YELLOW FLAG
MSG	ELULIA GRASS
NWL	WALKERS LOW CATMINT
PVP	RED SWITCH GRASS
RFO	BLACK-EYED SUSAN
SRA	ANGELINA SEDUM
TYPE 1 SHRUB	COMMON NAME
ACP	PANCHITO MANZANITA
BTA	CRIMSON PYGMY BARBERRY
CAK	FEATHER REED GRASS
CCM	BLUE MIST SPIREA
CSA	ARCTIC FIRE RED TWIG DOGWOOD
JHH	HUGHES JUNIPER
JSB	BROADMOOR JUNIPER
JSU	BUFFALO JUNIPER
MC	COMPACT OREGON GRAPE
MRE	CREeping COLORADO HOLLY
MSS	SILVER FEATHER MAIDEN GRASS
PSV	DWARF SNOWFLAKE MOCKORANGE
PSL	DWARF NINEBARK
PFJ	JACKMAN POTENTILLA
PBP	DWARF WESTERN SAND CHERRY
RTA	LOW GROW SUMAC
RMS	MORDEN SUNRISE SHRUB ROSE
RNW	NEARLY WILD SHRUB ROSE
SBG	GOLD MOUND SPIREA
TYPE 2 SHRUB	COMMON NAME
BDN	COMPACT BUTTERFLY BUSH
CAI	IVORY HALO VARIEGATED DOGWOOD
CDI	SPREADING COTONEASTER
EEQ	BLUESTEM JOINTFIR
EAN	RUBBER RABBITRUSH
EAC	DWARF BURNING BUSH
HME	ENDLESS SUMMER HYDRANGEA
PMB	BIG TUNA MUGO PINE
RST	THREE-LEAF SUMAC
SPM	MISS KIM DWARF LILAC
TYPE 3 SHRUB	COMMON NAME
ARA	SERVICEBERRY
TOD	DEEGROOT'S SPIRE ARBORVITAE
VML	NANNYBERRY

*SEE SHEET 10 FOR FULL PLANT SCHEDULE

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

- = PROPERTY BOUNDARY
- - - = EXISTING WASEMENT
- - - = SETBACK
- - - = LANDSCAPE BUFFER BOUNDARY
- - - = LANDSCAPE ENHANCEMENT BOUNDARY
- - - = EXISTING CABLE UTILITY
- - - = EXISTING WATER UTILITY LINE
- - - = NON-POT UTILITY
- - - = EXISTING STORMWATER LINE UTILITY
- - - = EXISTING ELECTRIC UTILITY LINE
- - - = EXISTING FENCE
- - - = BIKE RACK (7-STATION)

DE = DRAINAGE EASEMENT
EWE = EXCLUSIVE WATER EASEMENT
ENPIE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT

- T = TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
- W = WATER SERVICE
- W = WOOD MULCH
- W = IRRIGATED TURF
- W = ROCK MULCH
- W = NATIVE SEED 1
- M = MITIGATION TREE
- AC = AC CONDENSER
- ELEC = ELECTRIC METER
- GAS = GAS METER
- RAIN GARDEN
- CRUSHER FINES

GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Coultis, PLA
400 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

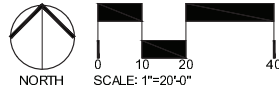
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

No.	DESCRIPTION	DATE

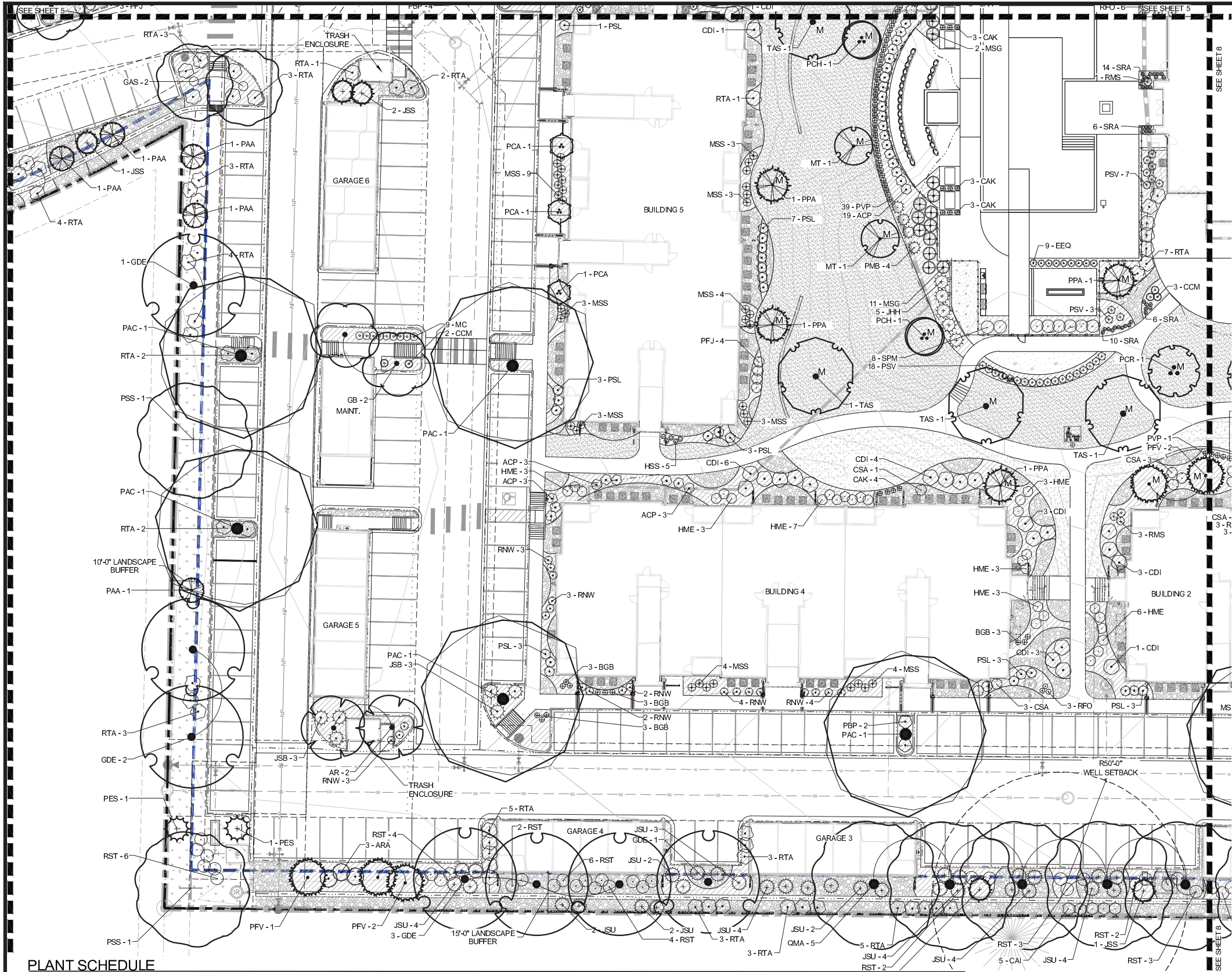
FINAL LANDSCAPE
PLAN ENLARGEMENT

SEAL:



PROJECT No:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Alex Layout: 8 Final Landscape Plan Enlargement Printed On: 8/3/2021 3:36 PM File Name: Final Landscape Plan.dwg

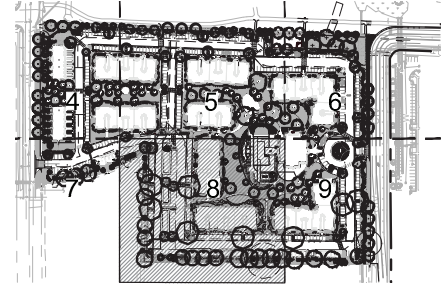


PLANT SCHEDULE

TREES	AR	COMMON NAME	ORNAMENTAL TREES	COMMON NAME	RFO	COMMON NAME	RNW	COMMON NAME
	CSP	ROYAL RED NORWAY MAPLE	ATH	HOT WINGS MAPLE	SRA	BLACK-EYED SUSAN	BDN	NEARLY WILD SHRUB ROSE
	COP	WESTERN CATALPA	AAO	STANDING OVATION SERVICEBERRY		ANGELINA SEDUM	SBG	GOLD MOUND SPIREA
	GB	PRAIRIE SENTINEL HACKBERRY	MSP	SPRING SNOW CRAB APPLE				
	GAT	MAIDENHAIR TREE	MRB	RED BARRON CRAB APPLE				
	GAS	SKYLINE HONEY LOCUST	MT	THUNDERCHILD CRABAPPLE	TYPE 1 SHRUB	COMMON NAME	CAI	COMMON NAME
	GDE	SHADEMASTER HONEY LOCUST	PAA	AMERICAN PLUM	ACP	PANCHITO MANZANITA	CDI	COMPACT BUTTERFLY BUSH
	PAC	SEEDLESS KENTUCKY COFFEETREE	PCA	*CRIMSON POINTE FLOWERING PLUM	CAK	CRIMSON PYGMY BARBERRY	EEQ	IVORY HALO VARIEGATED DOGWOOD
	PSS	BLOODGOOD LONDON PLANETREE	PCH	CHANTICLEER ORNAMENTAL PEAR	CCM	FEATHER REED GRASS	EAN	SPREADING COTONEASTER
	QMA	PLAINS COTTONWOOD	PCR	REDSPIRE CALLERY PEAR	CSA	BLUE MIST SPIREA	PSV	BLUESTEM JOINTFIR
	QRR	BURR OAK			JHH	ARCTIC FIRE RED TWIG DOGWOOD	EAC	RUBBER RABBITBRUSH
	QSS	REGAL PRINCE ENGLISH OAK	PERENNIALS		JSB	HUGHES JUNIPER	HME	DWARF BURNING BUSH
	TAS	SHUMARD RED OAK	AMO	MOONSHINE YARROW	JSU	BROADMOOR JUNIPER	PMB	ENDLESS SUMMER HYDRANGEA
EVERGREEN TREES	PES	AMERICAN LINDEN	AAC	CORONADO HYSSOP	MC	COMPACT OREGON GRAPE	RST	BIG TUNA MUGO PINE
	PFV	PATRIOT ELM	BGB	BLONDE AMBITION GRAMA GRASS	MRE	CREeping COLORADO HOLLY	SPM	THREE-LEAF SUMAC
			CIN	PRAIRIE WINECUPS POPPY	MSS	SILVER FEATHER MAIDEN GRASS		MISS KIM DWARF LILAC
			EPU	PURPLE CONEFLOWER	PSV	DWARF SNOWFLAKE MOCKORANGE		
			HA	AUTUMN RED DAYLILY	PSL	DWARF NINEBARK		
			HSS	VARIEGATED CORAL BELLS	PFJ	JACKMAN POTENTILLA		
			ISF	YELLOW FLAG	PBP	DWARF WESTERN SAND CHERRY		
			MSG	EULALIA GRASS	RTA	LOW GROW SUMAC		
			NWL	WALKERS LOW CATMINT	RMS	MORDEN SUNRISE SHRUB ROSE		
			PVP	RED SWITCH GRASS	RNW	NEARLY WILD SHRUB ROSE		

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

- PROPERTY BOUNDARY
- EXISTING WASEMENT
- SETBACK
- LANDSCAPE BUFFER BOUNDARY
- EXISTING CABLE UTILITY
- EXISTING WATER UTILITY LINE
- NON-POT UTILITY
- EXISTING STORMWATER LINE UTILITY
- EXISTING ELECTRIC UTILITY LINE
- EXISTING FENCE
- BIKE RACK (7-STATION)
- EASEMENT
- ACCESS EASEMENT
- UTILITY EASEMENT
- EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT

- TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
- WATER SERVICE
- WOOD MULCH
- IRRIGATED TURF
- ROCK MULCH
- NATIVE SEED 1
- MITIGATION TREE
- AC CONDENSER
- ELECTRIC METER
- GAS METER
- RAIN GARDEN
- CRUSHER FINES

GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Collins, P.L.A.
4181 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5826

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wiggins Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

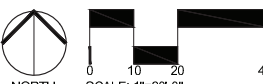
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.692.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

REVISIONS

No.	DESCRIPTION	DATE

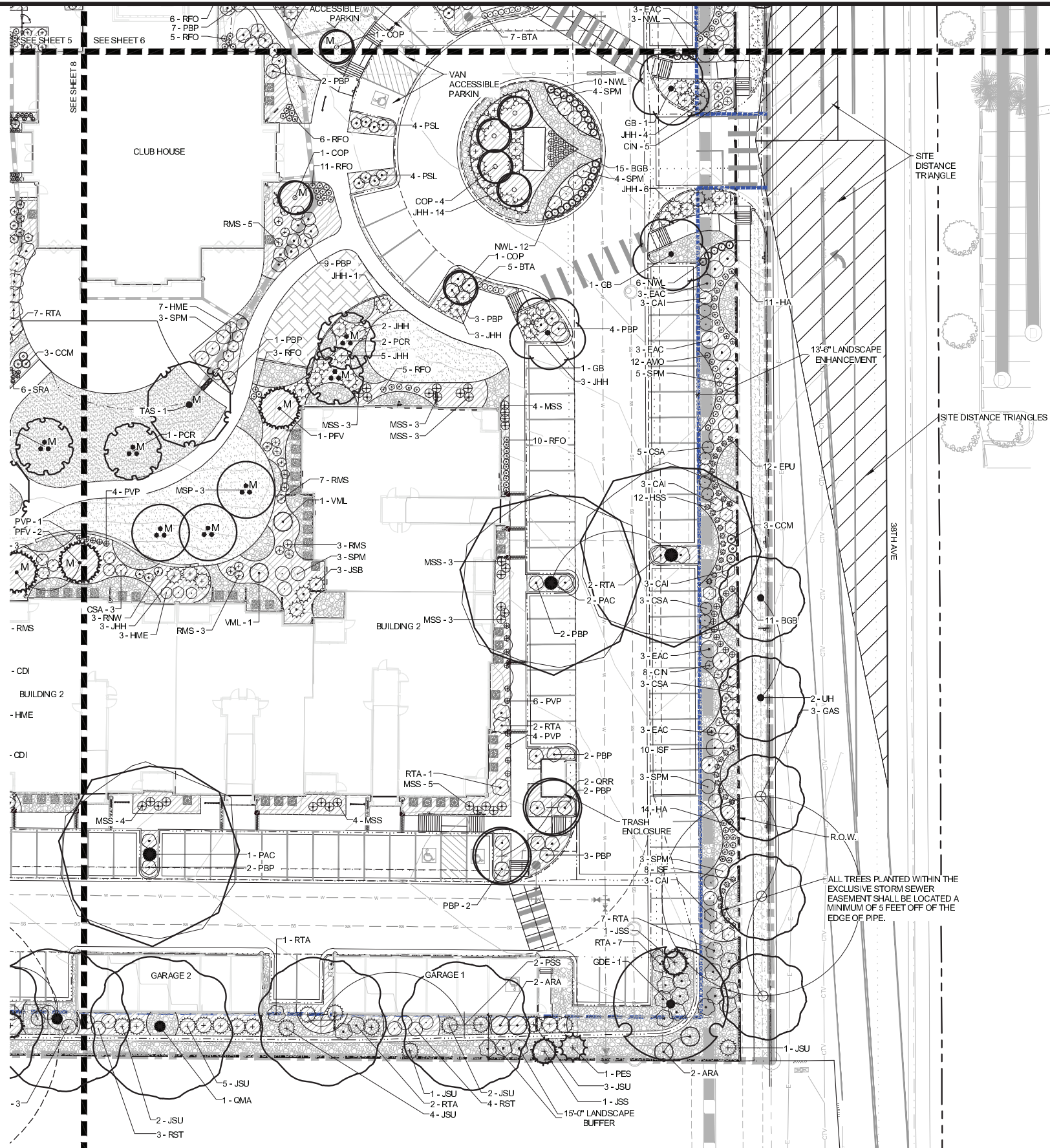
FINAL LANDSCAPE PLAN ENLARGEMENT

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Alex Layout: 9 Final Landscape Plan Enlargement Printed On: 8/2/2021 3:37 PM File Name: Final Landscape Plan.dwg



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

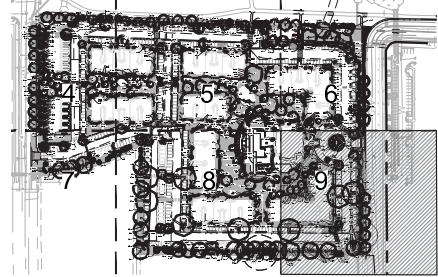
PLANT SCHEDULE

TREES	
AR	COMMON NAME
CSP	ROYAL RED NORWAY MAPLE
COP	WESTERN CATALPA
GB	PRAIRIE SENTINEL HACKBERRY
GAT	MAIDENHAIR TREE
GAS	SKYLINE HONEY LOCUST
GDE	SHADEMASTER HONEY LOCUST
PAC	SEEDLESS KENTUCKY COFFEETREE
PSS	BLOODGOOD LONDON PLANETREE
QMA	PLAINS COTTONWOOD
QRR	BURR OAK
QSS	REGAL PRINCE ENGLISH OAK
TAS	SHUMARD RED OAK
UH	AMERICAN LINDEN
	PATRIOT ELM
EVERGREEN TREES	
JSS	COMMON NAME
PPA	ROCKY MOUNTAIN JUNIPER
PES	BAKERI SPRUCE
PFV	PINON PINE
	VANDERWOLF'S PYRAMID PINE
ORNAMENTAL TREES	
ATH	COMMON NAME
AAO	HOT WINGS MAPLE
MSP	STANDING OVATION SERVICEBERRY
MRB	SPRING SNOW CRAB APPLE
MT	RED BARRON CRAB APPLE
PAA	THUNDERCHILD CRABAPPLE
PCA	AMERICAN PLUM
PCR	"CRIMSON POINT FLOWERING PLUM
	CHANTICLEER ORNAMENTAL PEAR
	REDSPIRE GALLERY PEAR
PERENNIALS	
AMO	COMMON NAME
AAC	MOONSHINE YARROW
BGB	CORONADO HYSSOP
CIN	BLONDE AMBITION GRAMA GRASS
EPU	PRAIRIE WINECUPERS POPPY
HA	PURPLE CONEFLOWER
HSS	AUTUMN RED DAYLILY
ISF	VAREGATED CORAL BELLS
MSG	YELLOW FLAG
NWL	ELULIA GRASS
PVP	WALKERS LOW CATMINT
RFO	RED SWITCH GRASS
SRA	BLACK-EYED SUSAN
	ANGELINA SEDUM
TYPE 1 SHRUB	
BDN	COMMON NAME
BTA	PANCHITO MANZANITA
CAK	CRIMSON PYGMY BARBERRY
CCM	FEATHER REED GRASS
CSA	BLUE MIST SPIREA
JHH	ARCTIC FIRE RED TWIG DOGWOOD
JSB	HUGHES JUNIPER
JSU	BROADMOOR JUNIPER
MC	BUFFALO JUNIPER
MRE	COMPACT OREGON GRAPE
MSS	CREeping COLORADO HOLLY
PSV	SILVER FEATHER MAIDEN GRASS
PSL	DWARF SNOWFLAKE MOCKORANGE
PFJ	DWARF NINEBARK
PBP	JACKMAN POTENTILLA
RTA	DWARF WESTERN SAND CHERRY
RMS	LOW GROW SUMAC
RNW	MORDEN SUNRISE SHRUB ROSE
SBG	NEARLY WILD SHRUB ROSE
	GOLD MOUND SPIREA
TYPE 2 SHRUB	
BDN	COMMON NAME
CAI	COMPACT BUTTERFLY BUSH
CDI	IVORY HALO VARIEGATED DOGWOOD
EEQ	SPREADING COTONEASTER
EAN	BLUESTEM JOINTFIR
EAC	RUBBER RABBITRUSH
HME	DWARF BURNING BUSH
PMB	ENDLESS SUMMER HYDRANGEA
RST	BIG TUNA MUGO PINE
SPM	THREE-LEAF SUMAC
	MISS KIM DWARF LILAC
TYPE 3 SHRUB	
ARA	COMMON NAME
TOD	SERVICEBERRY
VML	DEGROOT'S SPIRE ARBORVITAE
	NANNYBERRY

*SEE SHEET 10 FOR FULL PLANT SCHEDULE

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

KEY MAP



LEGEND

	= PROPERTY BOUNDARY
	= EXISTING WASEMENT
	= SETBACK
	= LANDSCAPE BUFFER BOUNDARY
	= LANDSCAPE ENHANCEMENT BOUNDARY
	= EXISTING CABLE UTILITY
	= EXISTING WATER UTILITY LINE
	= NON-POT UTILITY
	= EXISTING STORMWATER LINE UTILITY
	= EXISTING ELECTRIC UTILITY LINE
	= EXISTING FENCE
	= BIKE RACK (7-STATION)

DE = DRAINAGE EASEMENT
EWE = EXCLUSIVE WATER EASEMENT
ENPIE = EXCLUSIVE NON-POTABLE IRRIGATION EASEMENT

	= TRANSFORMER LOCATIONS. SEE CIVIL SHEETS
	= WATER SERVICE
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	M = MITIGATION TREE
	= AC CONDENSER
	ELEC = ELECTRIC METER
	GAS = GAS METER
	RAIN GARDEN
	CRUSHER FINES

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

IRPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wasse Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

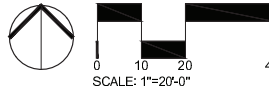
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36		
ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

REVISIONS	
No.	DESCRIPTION

FINAL LANDSCAPE
PLAN ENLARGEMENT

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

Plotted By: Alex Layout: 10 Landscape Notes and Details Printed On: 8/2/2021 3:38 PM File Name: Final Landscape Notes and Details.dwg

PLANTING SCHEDULE				PLANTING SCHEDULE CONTINUED											
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE					
	AR	10	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE MATURE HEIGHT: 20-40' MATURE SPREAD: 20-30'	B & B	2" CAL		AMO	22	AQUILLEA X 'MOONSHINE' / MOONSHINE YARROW MATURE HEIGHT: 2-3' MATURE SPREAD: 1-2'	1 GAL					
	CSP	10	CATALPA SPECIOSA / WESTERN CATALPA MATURE HEIGHT: 40-60' MATURE SPREAD: 30-50'	B & B	2" CAL		AAC	8	AGASTACHE AURANTIACA 'CORONADO' / CORONADO HYSSOP MATURE HEIGHT: 1-2' MATURE SPREAD: 1-2'	1 GAL					
	COP	14	CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY MATURE HEIGHT: 35'-45' MATURE SPREAD: 10'-12'	B & B	2" CAL		BGB	128	BOUTELLOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS MATURE HEIGHT: 1-2' MATURE SPREAD: 1-2'	1 GAL					
	GB	10	GINKGO BILOBA / MAIDENHAIR TREE MATURE HEIGHT: 40-60' MATURE SPREAD: 20-30'	B & B	2" CAL		CIN	23	CALLIRHOE INVOLUCRATA / PRAIRIE WINECUPS POPPY MATURE HEIGHT: 1' MATURE SPREAD: 2-3'	1 GAL					
	GAT	15	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST MATURE HEIGHT: 40'-50' MATURE SPREAD: 30-40'	B & B	2" CAL		EPU	25	ECHINACEA PURPUREA / PURPLE CONEFLOWER MATURE HEIGHT: 2-3' MATURE SPREAD: 1-2'	1 GAL					
	GAS	8	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST MATURE HEIGHT: 40-50' MATURE SPREAD: 30-40'	B & B	2" CAL		HA	38	HEMEROCALLIS X 'AUTUMN RED' / AUTUMN RED DAYLILY	5 GAL					
	GDE	8	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE MATURE HEIGHT: 50-60' MATURE SPREAD: 40-50'	B & B	2" CAL		HSS	46	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS MATURE HEIGHT: 1-2' MATURE SPREAD: 1'	1 GAL					
	PAC	8	PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE MATURE HEIGHT: 70-100' MATURE SPREAD: 65-80'	B & B	2" CAL		ISF	29	IRIS PSEUDACORUS 'FLORE PLENS' / YELLOW FLAG MATURE HEIGHT: 2-4' MATURE SPREAD: 1-2'	1 GAL					
	PSS	11	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD MATURE HEIGHT: 60-80' MATURE SPREAD: 50-60'	B & B	2" CAL		MSG	29	MISCANTHUS SINENSIS 'GRACILLIMUS' / EULALIA GRASS	1 GAL					
	QMA	9	QUERCUS MACROCARPA / BURR OAK MATURE HEIGHT: 50-80' MATURE SPREAD: 50-80'	B & B	2" CAL		NWL	31	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT MATURE HEIGHT: 1-2' MATURE SPREAD: 2-3'	1 GAL					
	QRR	12	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK MATURE HEIGHT: 40-60' MATURE SPREAD: 20-25'	B & B	2" CAL		PVP	138	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS MATURE HEIGHT: 4-5' MATURE SPREAD: 1-2'	5 GAL					
	QSS	8	QUERCUS SHUMARDII / SHUMARD RED OAK MATURE HEIGHT: 40-60' MATURE SPREAD: 30-40'	B & B	2" CAL		RFO	145	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN MATURE HEIGHT: 1-2' MATURE SPREAD: 1-2'	1 GAL					
	TAS	10	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN MATURE HEIGHT: 40-60' MATURE SPREAD: 30-40'	B & B	2" CAL		SRA	65	SEDUM RUPESTRE 'ANGELINA' / ANGELINA SEDUM MATURE HEIGHT: 6' MATURE SPREAD: 1-2'	1 GAL					
	UH	5	ULMUS X 'PATRIOT' / PATRIOT ELM MATURE HEIGHT: 40'-50' MATURE SPREAD: 30'-40'	B & B	2" CAL		ACP	49	ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA MATURE HEIGHT: 1-2' MATURE SPREAD: 3-5'	5 GAL					
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	TYPE 1 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	TYPE 3 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	JSS	15	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER MATURE HEIGHT: 20-30' MATURE SPREAD: 10-15'	B & B			BTA	105	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY MATURE HEIGHT: 1-2' MATURE SPREAD: 1-2'	5 GAL		ARA	7	AMELANCHIER ALNIFOLIA / SERVICEBERRY MATURE HEIGHT: 6-20' MATURE SPREAD: 6-12'	5 GAL
	PPA	12	PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE MATURE HEIGHT: 35-40' MATURE SPREAD: 15-20'	B & B			CAK	16	CALAMAGROSTIS X AQUIFLORA 'KARL FOERSTER' / FEATHER REED GRASS MATURE HEIGHT: 4-5' MATURE SPREAD: 1-2'	1 GAL		TOD	9	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE MATURE HEIGHT: 12-15' MATURE SPREAD: 4-5'	5 GAL
	PES	6	PINUS EDULIS / PINON PINE MATURE HEIGHT: 20-30' MATURE SPREAD: 10-20'	B & B			CCM	50	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA MATURE HEIGHT: 3-4' MATURE SPREAD: 2-3'	5 GAL		VML	3	VIBURNUM LENTAGO / NANNYBERRY MATURE HEIGHT: 8-15' MATURE SPREAD: 6-8'	5 GAL
	PFV	7	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE MATURE HEIGHT: 30-50' MATURE SPREAD: 15-30'	B & B			CSA	77	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD MATURE HEIGHT: 3-4' MATURE SPREAD: 3-4'	5 GAL					
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONT	CAL	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	PERENNIALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ATH	9	ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE MATURE HEIGHT: 15-20' MATURE SPREAD: 15-20'	B & B	1.5" CAL		JSB	18	JUNIPERUS SABINA 'BROADMOOR' / BROADMOOR JUNIPER MATURE HEIGHT: 1-2' MATURE SPREAD: 5-8'	5 GAL		JSU	60	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER MATURE HEIGHT: 1-2' MATURE SPREAD: 6-8'	5 GAL
	AAO	6	AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY MATURE HEIGHT: 12-15' MATURE SPREAD: 3-4'	B & B	1.5" CAL		MC	33	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE MATURE HEIGHT: 2-3' MATURE SPREAD: 2-3'	5 GAL		MRE	35	MAHONIA REPENS / CREEPING COLORADO HOLLY MATURE HEIGHT: 1-2' MATURE SPREAD: 1-2'	5 GAL
	MSP	10	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE MATURE HEIGHT: 20-25' MATURE SPREAD: 20-25'	B & B	1.5" CAL		MSS	180	MISCANTHUS SINENSIS 'SILBERFEDER' / SILVER FEATHER MAIDEN GRASS MATURE HEIGHT: 4-6' MATURE SPREAD: 3-4'	1 GAL		PSV	57	PHILADELPHUS X VIRGINIALIS 'DWARF SNOWFLAKE' / DWARF SNOWFLAKE MOCKORANGE MATURE HEIGHT: 3-4' MATURE SPREAD: 3-4'	5 GAL
	MRB	5	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE MATURE HEIGHT: 15-18' MATURE SPREAD: 7-8'	B & B	1.5" CAL		PSL	75	PHYSOCARPUS OPULIFOLIUS 'LITTLE DEVIL' TM / DWARF NINEBARK MATURE HEIGHT: 3-4' MATURE SPREAD: 3-4'	5 GAL		PFJ	34	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA MATURE HEIGHT: 2-3' MATURE SPREAD: 2-4'	5 GAL
	MT	4	MALUS X 'THUNDERCHILD' / THUNDERCHILD CRABAPPLE MATURE HEIGHT: 15-20' MATURE SPREAD: 12-15'	B & B	1.5" CAL		PBP	77	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY MATURE HEIGHT: 2-3' MATURE SPREAD: 4-6'	5 GAL		PBP	77	PRUNUS BESSEYI 'PAWNEE BUTTES' / DWARF WESTERN SAND CHERRY MATURE HEIGHT: 2-3' MATURE SPREAD: 4-6'	5 GAL
	PAA	10	PRUNUS AMERICANA / AMERICAN PLUM MATURE HEIGHT: 10-20' MATURE SPREAD: 8-12'	B & B	1.5" CAL		RTA	126	RHUS TRILOBATA 'GRO LOW' / LOW GROW SUMAC MATURE HEIGHT: 2-3' MATURE SPREAD: 6-8'	5 GAL		RMS	51	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE MATURE HEIGHT: 2-4' MATURE SPREAD: 2-3'	5 GAL
	PCA	11	PRUNUS CERASIFERA 'CRIMSON POINTE' / 'CRIMSON POINTE FLOWERING PLUM MATURE HEIGHT: 20-25' MATURE SPREAD: 8-10'	B & B	1.5" CAL		RNW	103	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE MATURE HEIGHT: 2-3' MATURE SPREAD: 2-3'	5 GAL		SBG	32	SPIRAEA X BUMALDA 'GOLDMOUND' / GOLD MOUND SPIREA MATURE HEIGHT: 2' MATURE SPREAD: 2-3'	5 GAL
	PCH	11	PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR MATURE HEIGHT: 20-30' MATURE SPREAD: 15-20'	B & B	1.5" CAL										
	PCR	16	PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR MATURE HEIGHT: 30-35' MATURE SPREAD: 20-25'	B & B	1.5" CAL										

PLANTING SCHEDULE CONTINUED

TYPE 2 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	BDN	18	BUDDLEIA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH MATURE HEIGHT: 4-6' MATURE SPREAD: 4-5'	5 GAL
	CAI	46	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD MATURE HEIGHT: 5-6' MATURE SPREAD: 5-6'	5 GAL
	CDI	27	COTONEASTER DIVARICATUS / SPREADING COTONEASTER MATURE HEIGHT: 4-6' MATURE SPREAD: 6-8'	5 GAL
	EEQ	39	EPHEDRA EQUSETINA / BLUESTEM JOINTFIR MATURE HEIGHT: 3-5' MATURE SPREAD: 2-3'	5 GAL
	EAN	5	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH MATURE HEIGHT: 2-6' MATURE SPREAD: 2-6'	5 GAL
	EAC	25	ELONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH MATURE HEIGHT: 6-8' MATURE SPREAD: 6-8'	5 GAL
	HME	92	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA MATURE HEIGHT: 3-5' MATURE SPREAD: 3-5'	5 GAL
	PMB	7	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE MATURE HEIGHT: 6-8' MATURE SPREAD: 5-6'	10 GAL
	RST	53	RHUS TRILOBATA / THREE-LEAF SUMAC MATURE HEIGHT: 3-8' MATURE SPREAD: 3-6'	5 GAL
	SPM	126	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC MATURE HEIGHT: 3-5' MATURE SPREAD: 3-5'	5 GAL
TYPE 3 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME	SIZE
	ARA	7	AMELANCHIER ALNIFOLIA / SERVICEBERRY MATURE HEIGHT: 6-20' MATURE SPREAD: 6-12'	5 GAL
	TOD	9	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE MATURE HEIGHT: 12-15' MATURE SPREAD: 4-5'	5 GAL
	VML	3	VIBURNUM LENTAGO / NANNYBERRY MATURE HEIGHT: 8-15' MATURE SPREAD: 6-8'	5 GAL

WATER DEMAND ANALYSIS

LANDSCAPE TYPE	SQUARE FOOT (SF)	ANNUAL GALS/SF	GALS/SEASON
HIGH WATER USE (HIGH WEAR TURF)	59,582	18	1,072,476
MODERATE WATER USE (SHRUB BEDS)	62,868	10	628,680
LOW WATER USE (NATIVE SEED & DETENTION)	20,534	3	61,602
		TOTAL ANNUAL GALLONS	1,760,758
		TOTAL SF	142,784
		AVERAGE GALLONS/SF PER SEASON	12.33

WATER DEMAND REFERENCE NOTES

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION	QTY
	WOOD MULCH	59,582 SF
	IRRIGATED TURF	65,596 SF
	ROCK MULCH	30,862 SF
	NATIVE SEED 1	11,610 SF
	RAIN GARDEN	8,924 SF
	CRUSHER FINES	618 SF

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

*NOTE: IF THERE IS A DISCREPANCY BETWEEN PLANT SCHEDULE AND PLANS, DEFER TO QUANTITIES SHOWN ON PLANS.

*NOTE: IF THERE IS A DISCREPANCY BETWEEN PLANT SCHEDULE AND PLANS, DEFER TO QUANTITIES SHOWN ON PLANS.

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

PLANTING SCHEDULE CONTINUED

TYPE 2 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME		SIZE
	BDN	18	BUDDLEIA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH		5 GAL
	CAI	46	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD		5 GAL
	CDI	27	COTONEASTER DIVARICATUS / SPREADING COTONEASTER		5 GAL
	EEQ	39	EPHEDRA EQUISETINA / BLUESTEM JOINTFIR		5 GAL
	EAN	5	ERICAMERIA NAUSEOSA / RUBBER RABBITBRUSH		5 GAL
	EAC	25	EJONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH		5 GAL
	HME	92	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA		5 GAL
	PMB	7	PINUS MUGO 'BIG TUNA' / BIG TUNA MUGO PINE		10 GAL
	RST	53	RHUS TRILOBATA / THREE-LEAF SUMAC		5 GAL
	SPM	126	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC		5 GAL
TYPE 3 SHRUB	CODE	QTY	BOTANICAL / COMMON NAME		SIZE
	ARA	7	AMELANCHIER ALNIFOLIA / SERVICEBERRY		5 GAL
	TOD	9	THUJA OCCIDENTALIS 'DEGROOT'S SPIRE' / DEGROOT'S SPIRE ARBORVITAE		5 GAL
	VML	3	VIBURNUM LENTAGO / NANNYBERRY		5 GAL

WATER DEMAND ANALYSIS

LANDSCAPE TYPE	SQUARE FOOT (SF)	ANNUAL GALS/SF	GALS/SEASON
HIGH WATER USE (HIGH WEAR TURF)	59,582	18	1,072,476
MODERATE WATER USE (SHRUB BEDS)	62,868	10	626,680
LOW WATER USE (NATIVE SEED & DETENTION)	20,534	3	61,602
		TOTAL ANNUAL GALLONS	1,760,758
		TOTAL SF	142,784
AVERAGE GALLON/SF PER SEASON			12.33

WATER DEMAND REFERENCE NOTES

SYMBOL	02 LANDSCAPE MATERIAL DESCRIPTION	QTY
	WOOD MULCH	59,582 SF
	IRRIGATED TURF	65,596 SF
	ROCK MULCH	30,862 SF
	NATIVE SEED 1	11,610 SF
	RAIN GARDEN	8,924 SF
	CRUSHER FINES	618 SF

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Collins, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.692.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND L.L.P.
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021
REVISIONS		
No.	DESCRIPTION	DATE

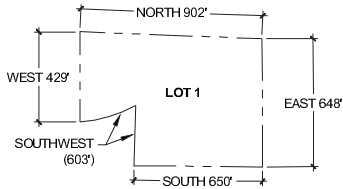
LANDSCAPE NOTES
AND DETAILS

SEAL:

ENTITLEMENT DRAWINGS NOT FOR CONSTRUCTION	
PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

REQUIRED PLANT CALCULATIONS

REQUIRED LANDSCAPE TYPE	
BOUNDARY	REQUIRED YARD TYPE
NORTH	11'-15' WIDE BUFFER
SOUTH	15' WIDE BUFFER
WEST	16'-20' WIDE ENHANCEMENT
SOUTHWEST	≤10' WIDE BUFFER
EAST	11'-15' WIDE ENHANCEMENT



PERIMETER LANDSCAPE REQUIREMENTS

BOUNDARY	PROVIDED WIDTH (LF)	PROVIDED LENGTH (LF)	REQUIREMENT (PER 100 L.F.)	PLANTINGS REQUIRED	PLANTINGS PROVIDED	DIFFERENCE
NORTH	15	902	2 SHADE TREES	18	18	0
			1 ORNAMENTAL TREES OR TYPE 3 SHRUB	9	9	0
			1 EVERGREEN TREES	9	9	0
			6 TYPE 2 SHRUBS	54	54	0
			9 TYPE 1 SHRUBS	81	81	0
EAST	13.5	648	1.5 ORNAMENTAL TREES	10	0*	0
			.5 EVERGREEN TREE	3	0*	0
			8 TYPE 1 SHRUBS	52	34*	-18
			PERENNIALS (INCLUDING ORNAMENTAL GRASSES)	97	188	91
			2 SHADE TREES	13	13	0
SOUTH	15	650	1 ORNAMENTAL TREES OR TYPE 3 SHRUB	7	7	0
			1 EVERGREEN TREES	7	7	0
			6 TYPE 2 SHRUBS	39	39	0
			9 TYPE 1 SHRUBS	59	59	0
			1 SHADE TREES	7	7	0
SOUTHWEST	10	603	1 ORNAMENTAL TREES OR TYPE 3 SHRUB	7	7	0
			5 TYPE 1 SHRUBS	31	31	0
			2.5 ORNAMENTAL TREES	11	12	1
WEST	20	429	1 EVERGREEN TREE	4	4	0
			5 TYPE 2 SHRUBS	21	22	1
			PERENNIALS (INCLUDING ORNAMENTAL GRASSES)	86	89	3
			20			

NOTE:
* - PLANTING PROVIDED IS DEFICIENT FROM THE REQUIRED PLANTING COUNT IN EAST BUFFER YARD DUE TO AN EXISTING STORM PIPE REQUIRING 10' CLEARANCE FROM ALL TREES. TYPE 2 SHRUBS ARE BEING SUBSTITUTED TO PROVIDE SCREENING AND ATTRACTIVE FRONTAGE TO 38TH AVENUE. WE REMOVED 9 ORNAMENTAL TREES, 9 EVERGREEN TREES AND 35 TYPE 1 SHRUBS. THEY HAVE BEEN REPLACED WITH 69 TYPE 2 SHRUB AND AN ADDITIONAL 91 PERENNIALS.

PARKING LOT LANDSCAPE AREA

TREE EQUIVALENT		PLANTINGS PROVIDED	PARKING LOT LANDSCAPE AREA EQUIVALENT	TOTAL PARKING LOT LANDSCAPE AREA PROVIDED	PARKING LOT LANDSCAPE AREA REQUIRED
2" CALIPER SHADE TREE	1,600	77	123,200	180,200	174,291
2.5" CALIPER SHADE TREE	2,500	0	0		
3" SHADE TREE	4,000	0	0		
1.5" CALIPER ORNAMENTAL TREE	1,400	31	43,400		
6H EVERGREEN	800	17	13,600		

- ADDITIONAL PARKING LOT AND DRIVE REQUIREMENTS NOTES:
- PARKING LOT SCREENINGS SHALL BE AT LEAST THREE (3) FEET HIGH AND PROVIDE AT LEAST SIXTY PERCENT (60%) OPACITY YEAR-ROUND FOR AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE.
 - LANDSCAPED ISLANDS AND MEDIANS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE OR ORNAMENTAL TREE PER PARKING ROW. SHRUBS AND LIVING GROUND COVER WITH A MATURE HEIGHT OF THREE (3) FEET OR LESS. ROCK AND MULCH MAY BE PLACED AROUND THE LIVE PLANTINGS BUT SHALL NOT EXCEED FIFTY PERCENT (50%) OF THE LANDSCAPE ISLAND.

NORTH BUFFER PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
AR	4	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE
CSP	3	CATALPA SPECIOSA / WESTERN CATALPA
GB	3	GINKGO BLOBA / MAIDENHAIR TREE
GAT	4	GLEDITSIA TRIACANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST
PSS	1	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD
TAS	3	TILIA AMERICANA 'SENTRY' / AMERICAN LINDEN

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
JSS	5	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PPA	3	PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE
PES	1	PNUS EDULIS / PINON PINE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
ATH	9	ACER TATARIUM 'HOT WINGS' / HOT WINGS MAPLE

PERENNIALS	QTY	BOTANICAL / COMMON NAME
PVP	5	PANICUM VIRGATUM 'PRAIRE FIRE' / RED SWITCH GRASS

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
CCM	39	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA
JHH	7	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER
MC	24	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE
PFJ	11	POTENTILLA FRUTICOSA 'JACKMANII' / JACKMAN POTENTILLA

TYPE 2 SHRUB	QTY	BOTANICAL / COMMON NAME
BDN	12	BUDDLEJA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH
CAI	5	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD
EAN	5	ERICAMERIA NAUSEOSA / RUBBER RABBITBUSH
SPM	32	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC

EAST BUFFER PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
GAS	3	GLEDITSIA TRIACANTHOS INERMIS 'SHADEMASTER' / SHADEMASTER HONEY LOCUST
QSS	3	QUERCUS SHUMARDII / SHUMARD OAK
UH	3	ULMUS X 'PATRIOT' / PATRIOT ELM

PERENNIALS	QTY	BOTANICAL / COMMON NAME
AMO	19	ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW
AAC	8	AGASTACHE AURANTIACA 'CORONADO' / CORONADO HYSSOP
BGB	11	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS
CIN	19	CALLIRHOE INVOLUCRATA / PRAIRIE WINECUPS POPPY
EPU	25	ECHINACEA PURPUREA / PURPLE CONFLOWER
HA	38	HEMEROCALLIS X 'AUTUMN RED' / AUTUMN RED DAYLILY
HSS	12	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS
ISF	29	IRIS PSEUDACORUS 'FLORE PLENS' / YELLOW FLAG
NWL	7	NEPETA X FAASSENII 'WALKERS LOW' / WALKERS LOW CATMINT
RFO	20	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
CCM	3	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST SPIREA
CSA	19	CORNUS SERICEA 'ARCTIC FIRE' / ARCTIC FIRE RED TWIG DOGWOOD
JHH	5	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES JUNIPER
RTA	7	RHUS TRILOBATA 'GRO LOW' / LOW GROW SUMAC

TYPE 2 SHRUB	QTY	BOTANICAL / COMMON NAME
CAI	24	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD
EAC	23	EUONYMUS ALATUS 'COMPACTUS' / DWARF BURNING BUSH
SPM	22	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC

SOUTH BUFFER PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
GDE	4	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE
PSS	3	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD
QMA	6	QUERCUS MACROCARPA / BURR OAK

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
JSS	3	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PES	1	PINUS EDULIS / PINON PINE
PFV	3	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
JSU	40	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
RTA	19	RHUS TRILOBATA 'GRO LOW' / LOW GROW SUMAC

TYPE 2 SHRUB	QTY	BOTANICAL / COMMON NAME
CAI	5	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD
RST	34	RHUS TRILOBATA / THREE-LEAF SUMAC

TYPE 3 SHRUB	QTY	BOTANICAL / COMMON NAME
ARA	7	AMELANCHIER ALNIFOLIA / SERVICEBERRY

SOUTHWEST BUFFER PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
GDE	3	GYMNOCLADUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEETREE
PSS	4	POPULUS DELTOIDES MONILIFERA / PLAINS COTTONWOOD

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
JSS	4	JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER
PES	1	PINUS EDULIS / PINON PINE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
PAA	7	PRUNUS AMERICANA / AMERICAN PLUM

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
RTA	31	RHUS TRILOBATA 'GRO LOW' / LOW GROW SUMAC

CONT	CAL	SIZE
B & B	2" CAL	
B & B	2" CAL	
B & B	2" CAL	
B & B	2" CAL	
B & B	2" CAL	
B & B	2" CAL	

CONT	CAL	SIZE
B & B	6" HT	
B & B	6" HT	
B & B	6" HT	

CONT	CAL	SIZE
B & B	1.5" CAL	

WEST BUFFER PLANTING SCHEDULE

TREES	QTY	BOTANICAL / COMMON NAME
AR	1	ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE
QRR	2	QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK

EVERGREEN TREES	QTY	BOTANICAL / COMMON NAME
PPA	3	PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE
PFV	1	PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE

ORNAMENTAL TREES	QTY	BOTANICAL / COMMON NAME
MSP	5	MALUS 'SPRING SNOW' / SPRING SNOW CRAB APPLE
MRB	1	MALUS X 'RED BARRON' / RED BARRON CRAB APPLE
PAA	1	PRUNUS AMERICANA / AMERICAN PLUM
PCA	5	PRUNUS CERASIFERA 'CRIMSON POINTE' / 'CRIMSON POINTE' FLOWERING PLUM

PERENNIALS	QTY	BOTANICAL / COMMON NAME
BGB	30	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS
HSS	23	HEUCHERA SANGUINEA 'SNOW ANGEL' / VARIEGATED CORAL BELLS
RFO	36	RUDBECKIA FULGIDA 'GOLDSTURM' / BLACK-EYED SUSAN

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
BTA	62	BERBERIS THUNBERGII 'CRIMSON PYGMY' / CRIMSON PYGMY BARBERRY
JSU	5	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
PSV	23	PHILADELPHUS X VIRGINALS 'DWARF SNOWFLAKE' / DWARF SNOWFLAKE MOCKORANGE
RTA	2	RHUS TRILOBATA 'GRO LOW' / LOW GROW SUMAC
RMS	3	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE
RNW	6	ROSA X 'NEARLY WILD' / NEARLY WILD SHRUB ROSE

TYPE 2 SHRUB	QTY	BOTANICAL / COMMON NAME
BDN	6	BUDDLEJA DAVIDII NANOENSIS 'PETITE SNOW' / COMPACT BUTTERFLY BUSH
CAI	6	CORNUS ALBA 'IVORY HALO' / IVORY HALO VARIEGATED DOGWOOD
HME	6	HYDRANGEA MACROPHYLLA 'ENDLESS SUMMER' / ENDLESS SUMMER HYDRANGEA
SPM	4	SYRINGA PATULA 'MISS KIM' / MISS KIM DWARF LILAC

WEST PLANTING OUTSIDE OF PROPERTY LINE SCHEDULE

PERENNIALS	QTY	BOTANICAL / COMMON NAME
BGB	38	BOUTELOUA GRACILIS 'BLONDE AMBITION' / BLONDE AMBITION GRAMA GRASS

TYPE 1 SHRUB	QTY	BOTANICAL / COMMON NAME
JSU	2	JUNIPERUS SABINA 'BUFFALO' / BUFFALO JUNIPER
RMS	4	ROSA SHRUB 'MORDEN SUNRISE' / MORDEN SUNRISE SHRUB ROSE

GREELEY WEST MULTIFAMILY

FINAL PUD

LOT 1 OTG AT CENTERPLACE

12.44 Acres

PROJECT NUMBER: PUD2021-0007

GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Collins, PLA
419 Caryon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wagon Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Gopin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

No.	DESCRIPTION	DATE

LANDSCAPE NOTES AND DETAILS

SEAL:



PROJECT No:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	

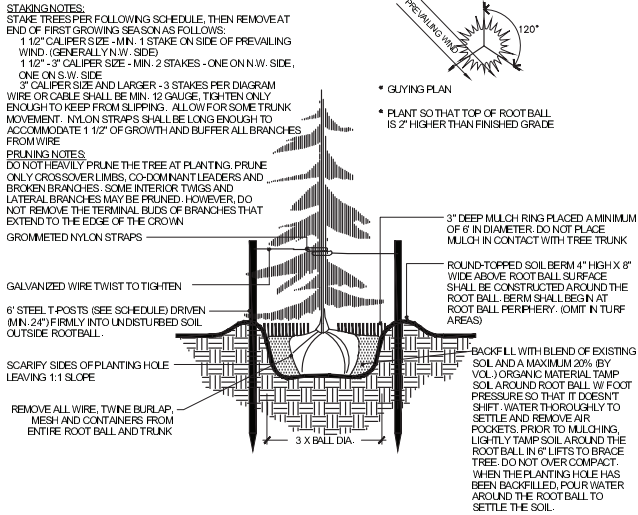
APPROVAL CERTIFICATE

ENGINEERING: _____

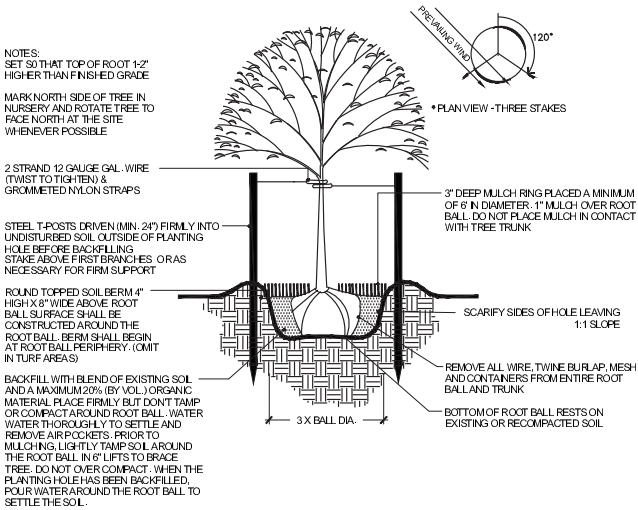
PLANNING: _____

OWNER: _____

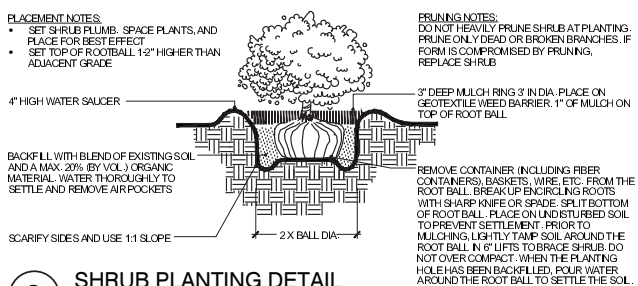
Plotted By: Alex Layout: 12 Landscape Notes and Details Printed On: 9/3/2021 3:39 PM File Name: Final Landscape Notes and Details.dwg



1 CONIFER TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS L-PL2-PLA-01

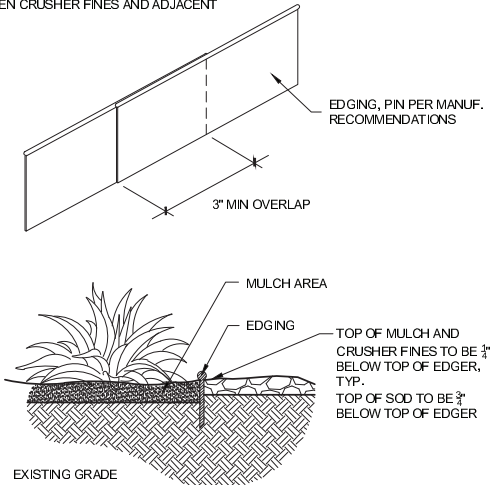


2 TREE PLANTING DETAIL - STEEL POSTS
SCALE: NTS L-PL2-PLA-12

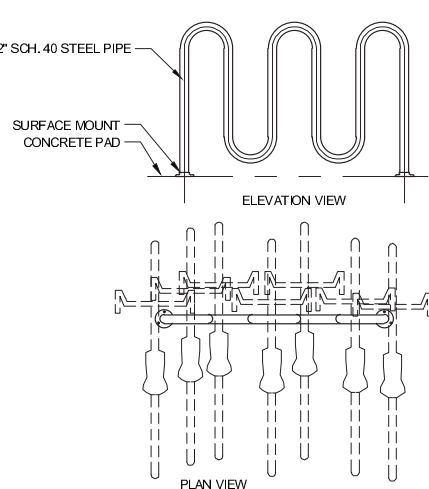


3 SHRUB PLANTING DETAIL
SCALE: NTS L-PL2-PLA-14

NOTE: INSTALL EDGER BETWEEN CHANGES IN MULCH TYPE, BETWEEN SHRUB BEDS AND TURF OR NATIVE SEED AND BETWEEN CRUSHER FINES AND ADJACENT MATERIAL.

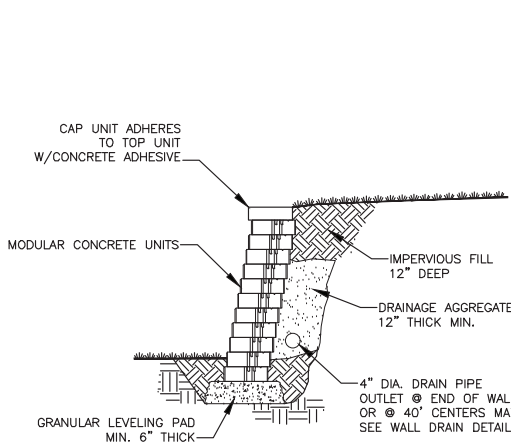


4 4" ROLL TOP METAL EDGING (TYPICAL)
NTS OP-GR-1-01



- NOTES:**
1. INSTALL BIKE RACKS ACCORDING TO MANUFACTURER'S RECOMMENDATIONS
 2. OWNER OR OWNER'S REP TO SELECT COLOR AND FINISH
 3. SEE SITE AND LANDSCAPE PLANS FOR BIKE RACK LOCATIONS

5 LOOP BIKE RACK (7-STATION)
NOT TO SCALE OP-GWM-01



NOTE: NO WALL SHALL EXCEED 48" IN HEIGHT

6 LANDSCAPE BLOCK WALL
SCALE: NTS OP-GWM-27

PLANTING NOTES

1. ALL PLANT MATERIAL SHALL MEET SPECIFICATIONS OF THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) FOR NUMBER ONE GRADE. ALL TREES SHALL BE BALLED AND BURLAPPED OR EQUIVALENT.
2. LANDSCAPING SHALL BE INSTALLED OR SECURED WITH A LETTER OF CREDIT, ESCROW, OR PERFORMANCE BOND FOR 125% OF THE VALUE OF THE LANDSCAPING PRIOR TO THE ISSUANCE OF A CERTIFICATE OF OCCUPANCY.
3. LANDSCAPING WITHIN PUBLIC RIGHT-OF-WAYS AND COMMON OPEN SPACE AREAS SHALL BE INSTALLED BY THE DEVELOPER AND MAINTAINED BY A HOME OWNERS' ASSOCIATION.
4. DEVELOPER SHALL ENSURE THAT THE LANDSCAPE PLAN IS COORDINATED WITH THE PLANS DONE BY OTHER CONSULTANTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, OR OTHER CONSTRUCTION DOES NOT CONFLICT NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
5. AVOID CUTTING SURFACE ROOTS OF EXISTING TREES WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH CUTTINGS.
6. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTH FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE THE ROOTS HAVE A CHANCE TO DRY OUT AND WATER THE TREE IMMEDIATELY.
7. PRIOR TO CONSTRUCTION, ALL TREES DESIGNATED AS PROTECTING (IF ANY) SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED, WHICH AS A MINIMUM ARE SUPPORTED BY 1" X 1" OR SIMILAR STURDY STOCK. FOR SHIELDING OF PROTECTED TREES, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE AND ONE HALF (1-1/2) OF THE DRIP LINE, WHICH EVER IS GREATER. WITHIN THIS PROTECTION ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT MATERIALS, DEBRIS, FILL OR CUT UNLESS APPROVED BY THE CITY FORESTER.
8. ALL SHRUB BEDS TO BE MULCHED WITH ROCK MULCH, NO MORE THAN 25% WILL BE EXPOSED AT MATURITY.
9. EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 1/8" X 4" STEEL SET LEVEL WITH TOP OF SOO.
10. IRRIGATED TURF TO BE SODDED OR SEEDED WITH VORTEX BY KORBYS SODS.
11. TOPSOIL TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
12. SOIL AMENDMENTS. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED. ORGANIC AMENDMENTS SUCH AS COMPOST, PEAT, OR AGED MANURE SHALL BE THOROUGHLY INCORPORATED AT A RATE OF AT LEAST FOUR (4) CUBIC YARDS OF AMENDMENT PER 1,000 SQUARE FEET OF LANDSCAPE AREA.
13. TREE AND SHRUB PLANTING PITS SHALL BE BACKFILLED WITH THE FOLLOWING MIX:
 - 13.1. 80% ON-SITE TOPSOIL BY VOLUME.
 - 13.2. 20% PEAT MOSS BY VOLUME.
 - 13.3. FIVE (5) POUNDS BONE MEAL PER CUBIC YARD OF BACKFILL.
14. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MAINHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES.
15. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS. [VOLUME II, SECTION 2.05(A)]
16. A PERMIT IS REQUIRED PRIOR TO PLANTING ANY TREES, SHRUBS OR PERENNIALS WITHIN THE PUBLIC RIGHTS-OF-WAY.
17. AUTOMATIC IRRIGATION SYSTEM SHALL BE EQUIPPED WITH AN AUTOMATIC RAIN DETECTION DEVICE. [CHAPTER 11- SECTION 24-1144]
18. NON-POTABLE WATER SHALL BE THE PREFERRED IRRIGATION SOURCE TO THE EXTENT REASONABLY FEASIBLE.
19. PARKING LOT SCREENING SHALL BE AT LEAST THREE (3) FEET HIGH AND PROVIDE AT LEAST SIXTY PERCENT (60%) OPACITY YEAR-ROUND FOR AT LEAST SEVENTY-FIVE PERCENT (75%) OF THE FRONTAGE.
20. LANDSCAPED ISLANDS AND MEDIANS SHALL CONTAIN A MINIMUM OF ONE (1) SHADE OR ORNAMENTAL TREE PER PARKING ROW, SHRUBS AND LIVING GROUND COVER WITH A MATURE HEIGHT OF THREE (3) FEET OR LESS. ROCK AND MULCH MAY BE PLACED AROUND THE LIVE PLANTINGS BUT SHALL NOT EXCEED FIFTY PERCENT (50%) OF THE LANDSCAPE ISLAND.
21. ALL SEEDING PERFORMED IN GREELEY WEST PARK SHALL BE DONE IN CONFORMANCE WITH CITY OF GREELEY PARKS DEPT. LANDSCAPE SPECIFICATIONS.
22. IF QUANTITIES SHOWN ON PLANS DO NOT MATCH THOSE FOUND ON THE PROVIDED SCHEDULE, DEFER TO PLAN.

TREE SPECIES DIVERSITY TABLE

PROPOSED PLAN MUST HAVE A SPECIES DIVERSITY OF (10-19 TREES > 50%, 20-39 TREES > 33%, 40-59 TREES > 25%, 60+ TREES > 15%). OF THE 295 TOTAL TREES SURVEYED AND PROPOSED ON SITE, NO SPECIES MAY HAVE MORE THAN 44 QUANTITY.

TYPE (PROPOSED & EXISTING TO REMAIN)	COUNT	60+ TREES > 15%
SHADE TREES		
ACER PLATANOIDES 'ROYAL RED' / ROYAL RED NORWAY MAPLE	10	4%
CATALPA SPECIOSA / WESTERN CATALPA	10	4%
CELTIS OCCIDENTALIS 'PRAIRIE SENTINEL' / PRAIRIE SENTINEL HACKBERRY	14	5%
GINKGO BILOBA / MADDENHAIR TREE	10	4%
GLEDITSIA TRIANCANTHOS 'SKYLINE' / SKYLINE HONEY LOCUST	15	6%
GLEDITSIA TRIANCANTHOS INERMIS SHADEMASTER / SHADEMASTER HONEY LOCUST	9	3%
GYNOCALAUDUS DIOICA 'ESPRESSO' / SEEDLESS KENTUCKY COFFEE TREE	8	3%
PLATANUS X ACERIFOLIA 'BLOODGOOD' / BLOODGOOD LONDON PLANETREE	8	3%
POPULUS DELTOIDES MONIUFERA / PLAINS COTTONWOOD	11	4%
QUERCUS MACROCARPA / BURR OAK	9	3%
QUERCUS ROBUR 'REGAL PRINCE' / REGAL PRINCE ENGLISH OAK	12	5%
QUERCUS SHUMARDII / SHUMARD RED OAK	8	3%
TILIA AMERICAN 'SENTRY' / AMERICAN LINDEN	10	4%
ULMUS X 'PATRIOT' / PATRIOT ELM	5	2%
EVERGREEN TREES		
JUNIPERUS SCOPULORUM / ROCKY MOUNTAIN JUNIPER	15	6%
PICEA PUNGENS 'BAKERI' / BAKERI SPRUCE	12	5%
PINUS EDULIS / PINON PINE	6	2%
PINUS FLEXILIS 'VANDERWOLF'S PYRAMID' / VANDERWOLF'S PYRAMID PINE	7	3%
ORNAMENTAL TREES		
ACER TATARICUM 'HOT WINGS' / HOT WINGS MAPLE	9	3%
AMELANCHIER ALNIFOLIA 'OBELISK' / STANDING OVATION SERVICEBERRY	6	2%
MALLUS SPRINGS SNOW' / SPRING SNOW CRAB APPLE	10	4%
MALLUS X 'RED BARRON' / RED BARRON CRAB APPLE	5	2%
MALLUS X 'THUNDERCHILD' / THUNDERCHILD CRABAPPLE	4	2%
PRUNUS AMERICANA / AMERICAN PLUM	10	4%
PRUNUS CERASIFERA 'CRIMSON POINTE' / CRIMSON POINTE FLOWERING PLUM	11	4%
PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER ORNAMENTAL PEAR	11	4%
PYRUS CALLERYANA 'REDSPIRE' / REDSPIRE CALLERY PEAR	16	6%
TOTAL	261	100%

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

NATIVE SEED MIXES

NATIVE SEED MIX 1	
SPECIES	SEEDED RATE LBS./ACRE (DRILLED)
WILDFLOWERS	
PLAINS COREOSIS / COREOPSIS TINCTORIA	0.17
PURPLE PRAIRIE CLOVER / DALEA PURPUREA	0.81
INDIAN BLANKET FLOWER / GAILLARDIA ARISTATA	1.85
ROCKY MTN. PENSTEMON / PENSTEMON STRICTUS	0.35
MEXICAN HAT / RATIBIDA COLUMNIFERA	0.20
GRASSES	
INDIAN RICEGRASS / ACHNATHERUM HYMENOIDES	1.13
SIDEOTS GRAMA / BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS / BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA / BOUTELOUA GRACILIS	0.25
BOTTLEBRUSH SQUIRRELTAIL / ELYMUS ELYMOIDES	0.95
PRAIRIE JUNEGRASS / KOELERIA MACRANTHA	0.08
GREEN NEEDLEGRASS / NASSELLA VIRIDULA	1.01
SWITCHGRASS / PANICUM VIRGATUM	0.71
WESTERN WHEAT / PASCOPYRUM SMITHII	1.61
SAND DROPSEED / SPOROBOLUS CRYPTANDRUS	0.04
TOTAL FOR UPLAND MIX (LBS/PLS/ACRE)	13.58
ACCEPTABLE SUBSTITUTIONS FOR WILDFLOWERS	
FRINGED SAGE / ARTEMISIA FRIGIDA	0.03
BLUE FLAX / LINUM LEWISII	0.41
PRAIRIE ASTER / MACHAERANTHERA TANACETIFOLIA	0.25
ACCEPTABLE SUBSTITUTIONS FOR GRASSES	
CANADA WILDRYE / ELYMUS CANADENSIS	1.59
INLAND SALTGRASS / DISTICHIS STRICTA	0.35
MOUNTAIN MUHLY / MUHLBERGIA MONTANA	0.11

REQUIREMENTS:
CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CANT BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THE MIX IS BASED ON 70 SEEDS/SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAD BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE II, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

RAINGARDEN SEED MIX	
SPECIES	SEEDED RATE LBS./ACRE (DRILLED)
WILDFLOWERS	
PLAINS COREOSIS / COREOPSIS TINCTORIA	0.17
WHITE PRAIRIE CLOVER / DALEA CANDIDA	0.85
PURPLE PRAIRIE CLOVER / DALEA PURPUREA	0.81
INDIAN BLANKET FLOWER / GAILLARDIA ARISTAT	1.85
MEXICAN HAT / RATIBIDA COLUMNIFERA	0.20
GRASSES	
INDIAN RICEGRASS / ACHNATHERUM HYMENOIDES	1.13
SIDEOTS GRAMA / BOUTELOUA CURTIPENDULA	1.15
BUFFALOGRASS / BOUTELOUA DACTYLOIDES	3.27
BLUE GRAMA / BOUTELOUA GRACILIS	0.25
INLAND SALTGRASS	0.35
BOTTLEBRUSH SQUIRRELTAIL / ELYMUS ELMOIDES	0.95
STREAMBANK WHEATGRASS / ELYMUS LANCEOLATUS	1.36
SS. LANCEOLATUS	
PRAIRIE JUNEGRASS / KOELERIA MACRANTHA	0.08
WESTERN WHEAT / PASCOPYRUM SMITHII	1.61
LITTLE BLUESTEM / SCHIZACHYRIUM SCOPARIUM	0.70
TOTAL FOR UPLAND MIX (LBS/PLS/ACRE)	14.53
ACCEPTABLE SUBSTITUTIONS FOR WILDFLOWERS	
BLUE FLAX / LINUM LEWISII	0.83
BLACK-EYED SUSAN / RUDBECKIA HIRTA	0.14
PRAIRIE ASTER / MACHAERANTHERA TANACETIFOLIA	0.49
ACCEPTABLE SUBSTITUTIONS FOR GRASSES	
SALT AND PEPPER GRASS / DESHAMPSIA CAESPITOSA	0.07
SIX WEEKS WHEATSCUE / VULPIA OCTOFLORA	0.19
SLENDER WHEATGRASS / ELYMUS TRACHYCALLUS	1.36

REQUIREMENTS:
CONTRACTOR IS RESPONSIBLE FOR LOCATING AND PURCHASING ALL SPECIES LISTED IN MIX. IF A SPECIES CANT BE LOCATED, CONTRACTOR MUST REPLACE EACH MISSING SPECIES WITH THE ACCEPTABLE SUBSTITUTIONS (LISTED ABOVE). CONTRACTOR IS RESPONSIBLE FOR PROVIDING SEED TAGS TO APPROPRIATE CITY STAFF. THE MIX IS BASED ON 70 SEEDS/SQUARE FOOT AND IS ONLY CALCULATED FOR ONE ACRE. THIS MIX IS BASED ON THE CONTRACTOR USING A DRILL SEED APPLICATION. MIX SHOULD BE DOUBLED IF HAD BROADCASTED. CONTRACTOR IS RESPONSIBLE FOR CALCULATING THE APPROPRIATE SEED AMOUNTS TO PURCHASE. PLEASE NOTE THAT THE POUNDS PER ACRE ARE IN PLS (PURE LIVE SEED) AND MUST BE ORDERED THAT WAY. ALL MATERIALS FURNISHED SHALL BE FREE OF COLORADO STATE NOXIOUS WEEDS AS DEFINED IN ARTICLE II, SECTION 21-40 OF THE CODE OF THE CITY OF FORT COLLINS.

GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Collins, PLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5101

APPLICANT

MOW-HINNEY
Natalie Dushman
1800 W. 25th Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

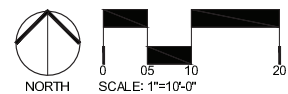
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHHERN ENGINEERING
Andy Reese
301 N. Howes St #100
Fort Collins, CO 80521
p. 970.585.5403

OWNER

GILBERT COMMERCIAL LAND LLP
68 Indigo Way
Castle Rock, CO 80108



ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

REVISIONS	
No.	DESCRIPTION

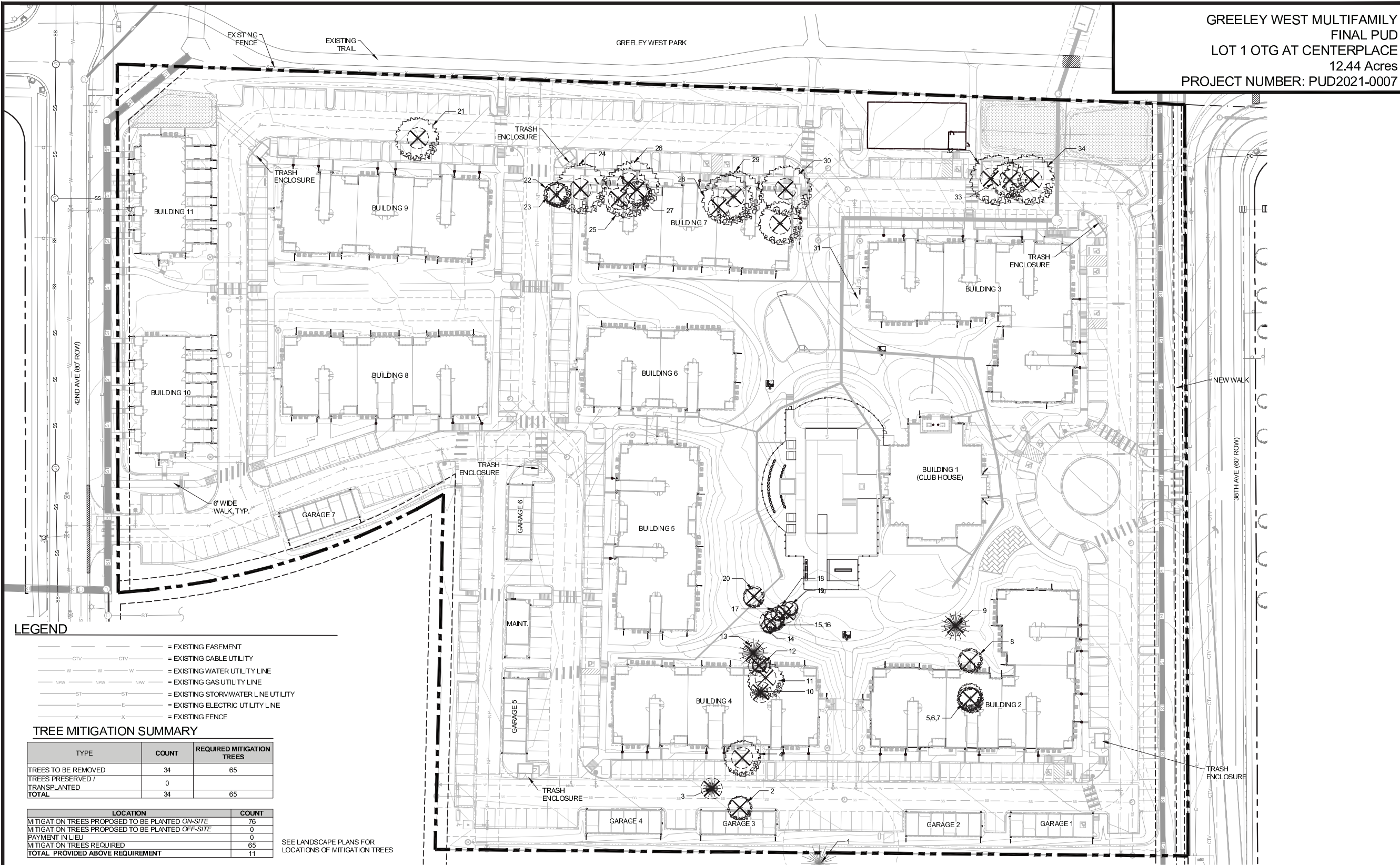
LANDSCAPE NOTES AND DETAILS

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: R19-054
DRAWN BY: AG
REVIEWED BY: SC
DRAWING NUMBER:

Plotted By: Alex Layout: 13 Tree Mitigation Printed On: 9/2/2021 3:39 PM File Name: Tree Mitigation Plan.dwg



GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coult, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

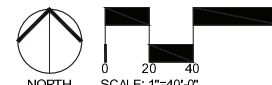
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLP
68 Indigo Way
Castle Rock, CO 80108



No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	DESIGN DEVELOPMENT	06/04/2021
04	FINAL PUD - 3RD SUBMITTAL	06/10/2021
05	FINAL PUD - 4TH SUBMITTAL	08/02/2021

No.	DESCRIPTION	DATE

TREE MITIGATION

SEAL:

ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

PROJECT No.: R19-054
DRAWN BY: AG
REVIEWED BY: SC

DRAWING NUMBER:

13 OF 39

38

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING A
PERSPECTIVES

SEAL:



PROJECT No.: MW19001
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____



1 BUILDING A - REAR PERSPECTIVE
14 SITE PLAN BUILDING: 2,3



2 BUILDING A - FRONT PERSPECTIVE
14 SITE PLAN BUILDING: 2,3

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS		
No.	DESCRIPTION	DATE

BUILDING A
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

15 OF 39

40

BUILDING A:	% OF BOARD AND BATTEN
RIGHT ELEVATION	30.3%
FRONT ELEVATION	32.1%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, FEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
20	WALL OPENING WITH CEMENTITIOUS TRIM BAND SMOOTH, PAINT: WHITE
21	PREFINISHED METAL CAP FLASHING BLACK
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL



1 BUILDING A - RIGHT ELEVATION

15 1/8" = 1'-0"

SITE PLAN BUILDING: 2,3



2 BUILDING A - FRONT ELEVATION

15 1/8" = 1'-0"

SITE PLAN BUILDING: 2,3

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dushman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glisan Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS		
No.	DESCRIPTION	DATE

BUILDING A
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING A:	% OF BOARD AND BATTEN
LEFT ELEVATION	32.5%
REAR ELEVATION	32.6%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, FEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL



1 BUILDING A - LEFT ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 2,3



2 BUILDING A - REAR ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 2,3

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS

No.	DESCRIPTION	DATE

BUILDING B
PERSPECTIVES

SEAL:



PROJECT No.: MW19001
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____



2 BUILDING B - FRONT PERSPECTIVE
17 SITE PLAN BUILDING: 4,7,8,9



1 BUILDING B - REAR PERSPECTIVE
17 SITE PLAN BUILDING: 4,7,8,9

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glen Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING B
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING B:	% OF BOARD AND BATTEN
RIGHT ELEVATION	39.3%
FRONT ELEVATION	32.0%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL, OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
20	WALL OPENING WITH CEMENTITIOUS TRIM BAND SMOOTH, PAINT: WHITE
21	PREFINISHED METAL CAP FLASHING BLACK
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER
47	ELECTRICAL METER, RE: ELECTRICAL
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL



2 BUILDING B - RIGHT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 4,7,8,9



1 BUILDING B - FRONT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 4,7,8,9

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

No.	DESCRIPTION	DATE

BUILDING B
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING B:	% OF BOARD AND BATTEN
LEFT ELEVATION	36.9%
REAR ELEVATION	38.2%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER



2 BUILDING B - LEFT ELEVATION

1/8" = 1'-0"

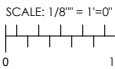
SITE PLAN BUILDING: 4,7,8,9



1 BUILDING B - REAR ELEVATION

1/8" = 1'-0"

SITE PLAN BUILDING: 4,7,8,9



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING C
PERSPECTIVES

SEAL:



PROJECT No.: MW19001
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____



2 BUILDING C - REAR PERSPECTIVE
20 SITE PLAN BUILDING: 5



1 BUILDING C - FRONT PERSPECTIVE
20 SITE PLAN BUILDING: 5

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS		
No.	DESCRIPTION	DATE

BUILDING C
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING C:	% OF BOARD AND BATTEN
RIGHT ELEVATION	51.7%
FRONT ELEVATION	34.8%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

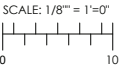
KEYNOTES	
#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
20	WALL OPENING WITH CEMENTITIOUS TRIM BAND SMOOTH, PAINT: WHITE
21	PREFINISHED METAL CAP FLASHING BLACK
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL



2 BUILDING C - RIGHT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 5



1 BUILDING C - FRONT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 5



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING C
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING C:	% OF BOARD AND BATTEN
LEFT ELEVATION	41.5%
REAR ELEVATION	38.7%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER
47	ELECTRICAL METER, RE: ELECTRICAL
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL



2 BUILDING C - LEFT ELEVATION

1/8" = 1'-0"

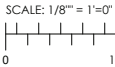
SITE PLAN BUILDING: 5



1 BUILDING C - REAR ELEVATION

1/8" = 1'-0"

SITE PLAN BUILDING: 5



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING D
PERSPECTIVES

SEAL:



PROJECT No.: MW19001
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____



2 BUILDING D - REAR PERSPECTIVE
23 SITE PLAN BUILDING: 6



1 BUILDING D - FRONT PERSPECTIVE
23 SITE PLAN BUILDING: 6

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



ripley design
LANDSCAPE ARCHITECTURE, LAND PLANNING

419 Canyon Ave. Suite 200 Fort Collins, CO 80521
phone 970.224.5528 | fax 970.225.8857 |
www.ripleydesign.com

LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glen Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS		
No.	DESCRIPTION	DATE

BUILDING D
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING D:	% OF BOARD AND BATTEN
RIGHT ELEVATION	37.9%
FRONT ELEVATION	35.7%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

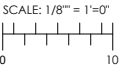
#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
20	WALL OPENING WITH CEMENTITIOUS TRIM BAND SMOOTH, PAINT: WHITE
21	PREFINISHED METAL CAP FLASHING BLACK
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
46	GAS METER



2 BUILDING D - RIGHT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 6



1 BUILDING D - FRONT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 6



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

No.	DESCRIPTION	DATE

BUILDING D
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING D:	% OF BOARD AND BATTEN
LEFT ELEVATION	39.5%
REAR ELEVATION	31.7%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

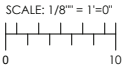
#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
12	METAL RAILING, 42" A.F.F. BLACK
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
40	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: CHARCOAL
45	ROOF VENT
47	ELECTRICAL METER, RE: ELECTRICAL
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL



2 BUILDING D - LEFT ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 6



3 BUILDING D - REAR ELEVATION
1/8" = 1'-0"
SITE PLAN BUILDING: 6



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER
RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT
MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT
STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER
NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER
GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING E
PERSPECTIVES

SEAL:

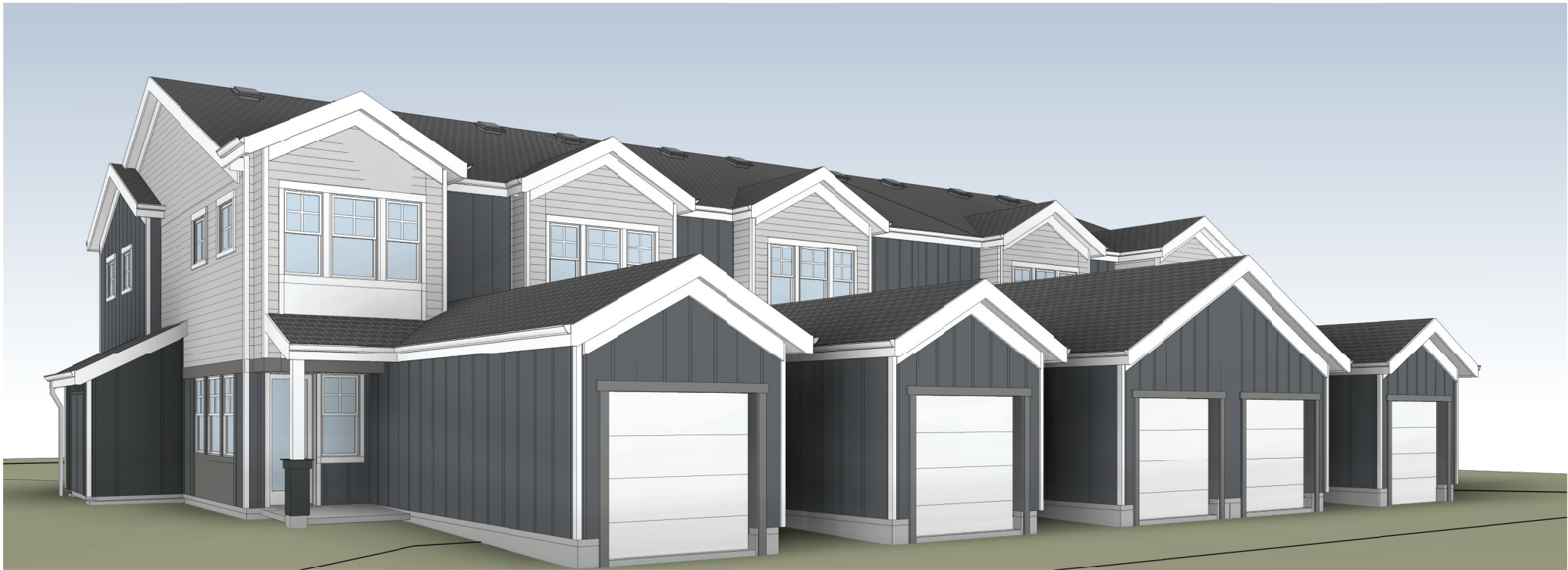
ENTITLEMENT
DRAWINGS
NOT FOR
CONSTRUCTION

PROJECT No.: MW19001

DRAWN BY: _____

REVIEWED BY: _____

DRAWING NUMBER: _____



2 BUILDING E - REAR PERSPECTIVE
26 SITE PLAN BUILDING: 11



1 BUILDING E - FRONT PERSPECTIVE
26 SITE PLAN BUILDING: 11

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

BUILDING E:	% OF BOARD AND BATTEN
LEFT ELEVATION	36.0%
REAR ELEVATION	36.0%
RIGHT ELEVATION	32.5%
FRONT ELEVATION	25.6%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
13	OVERHEAD SECTIONAL DOOR, WHITE
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
45	ROOF VENT
46	GAS METER
47	ELECTRICAL METER, RE: ELECTRICAL
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glen Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

No.	DESCRIPTION	DATE

BUILDING E
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



4 BUILDING E - LEFT ELEVATION

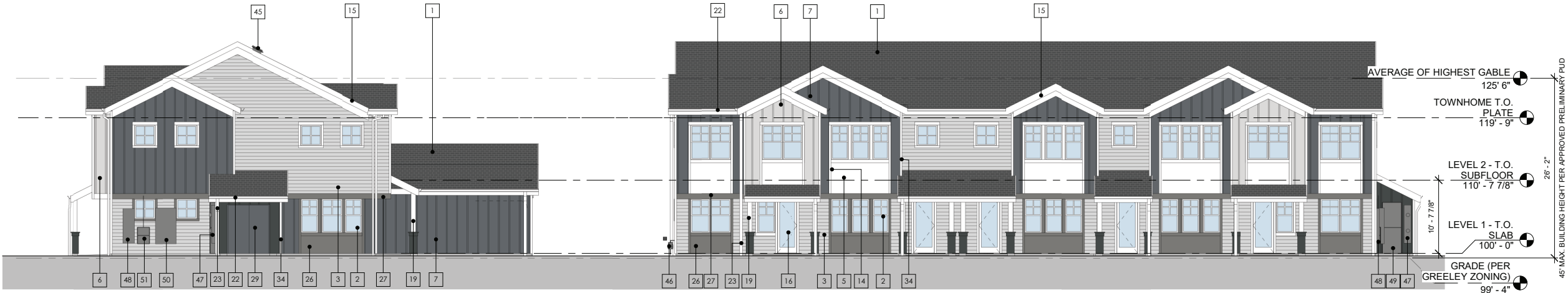
27 1/8" = 1'-0"

SITE PLAN BUILDING: 11

3 BUILDING E - REAR ELEVATION

27 1/8" = 1'-0"

SITE PLAN BUILDING: 11



2 BUILDING E - RIGHT ELEVATION

27 1/8" = 1'-0"

SITE PLAN BUILDING: 11

1 BUILDING E - FRONT ELEVATION

27 1/8" = 1'-0"

SITE PLAN BUILDING: 11

SCALE: 1/8" = 1'-0"



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING F
PERSPECTIVES

SEAL:



PROJECT No.: MW19001

DRAWN BY: _____

REVIEWED BY: _____

DRAWING NUMBER: _____



2 BUILDING F - REAR PERSPECTIVE
28 SITE PLAN BUILDING: 10



1 BUILDING F - FRONT PERSPECTIVE
28 SITE PLAN BUILDING: 10

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glen Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24x36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

BUILDING F
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

BUILDING F:	% OF BOARD AND BATTEN
LEFT ELEVATION	45.2%
REAR ELEVATION	28.5%
RIGHT ELEVATION	29.6%
FRONT ELEVATION	27.6%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
13	OVERHEAD SECTIONAL DOOR, WHITE
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
16	PATIO DOOR, WHITE
19	CEMENTITIOUS PANEL SIDING OVER P.T. POST
20	WALL OPENING WITH CEMENTITIOUS TRIM BAND SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
45	ROOF VENT
46	GAS METER
47	ELECTRICAL METER, RE: ELECTRICAL
48	ELECTRICAL PANELBOARD, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL
50	ELECTRICAL DISTRIBUTION PANELBOARD, RE: ELECTRICAL
51	ELECTRICAL CT CABINET, RE ELECTRICAL



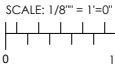
4 BUILDING F - LEFT ELEVATION
29 1/8" = 1'-0"
SITE PLAN BUILDING: 10

3 BUILDING F - REAR ELEVATION
29 1/8" = 1'-0"
SITE PLAN BUILDING: 10



2 BUILDING F - RIGHT ELEVATION
29 1/8" = 1'-0"
SITE PLAN BUILDING: 10

1 BUILDING F - FRONT ELEVATION
29 1/8" = 1'-0"
SITE PLAN BUILDING: 10



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

CLUBHOUSE
PERSPECTIVES

SEAL:



PROJECT No.: MW19001
DRAWN BY: _____
REVIEWED BY: _____
DRAWING NUMBER: _____



2 CLUBHOUSE - REAR PERSPECTIVE
30 SITE PLAN BUILDING: 1



1 CLUBHOUSE - FRONT PERSPECTIVE
30 SITE PLAN BUILDING: 1

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

CLUBHOUSE
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

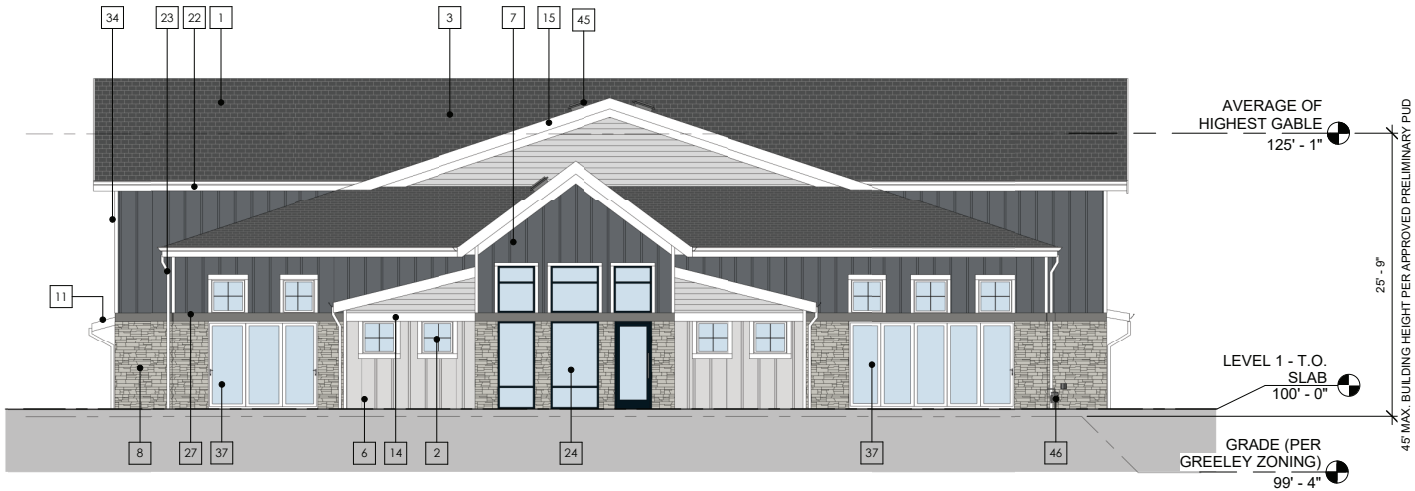
CLUBHOUSE:	% OF BOARD AND BATTEN
LEFT ELEVATION	41.2%
FRONT ELEVATION	40.5%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
8	MANUFACTURED STONE VENEER, MEDIUM BROWN AND GRAY COLOR
11	STANDING SEAM METAL ROOF, CHARCOAL GRAY
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
24	ALUMINUM STOREFRONT GLAZING SYSTEM
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
37	STACKING DOOR SYSTEM
45	ROOF VENT
46	GAS METER



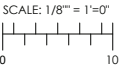
2 CLUBHOUSE - LEFT ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 1



1 CLUBHOUSE - FRONT ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 1



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

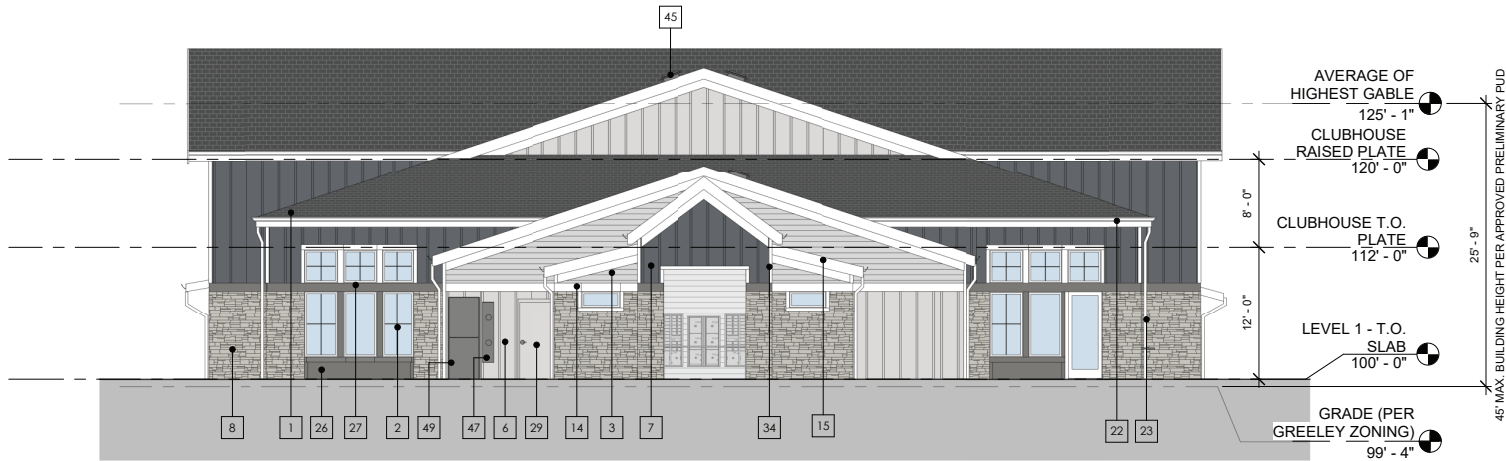
OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

CLUBHOUSE:	% OF BOARD AND BATTEN
RIGHT ELEVATION	45.0%
REAR ELEVATION	42.2%

- GENERAL NOTES**
- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES	
#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
3	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: LIGHT GRAY
5	CEMENTITIOUS PANEL SIDING, SMOOTH, PAINT: WHITE
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
7	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: BLUE
8	MANUFACTURED STONE VENEER, MEDIUM BROWN AND GRAY COLOR
11	STANDING SEAM METAL ROOF, CHARCOAL GRAY
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
24	ALUMINUM STOREFRONT GLAZING SYSTEM
26	CEMENTITIOUS PANEL SIDING SMOOTH, PAINT: DARK GRAY
27	CEMENTITIOUS TRIM, SMOOTH, PAINT: DARK GRAY
29	UTILITY DOOR, PAINTED TO MATCH ADJACENT BOARD AND BATTEN SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
45	ROOF VENT
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL



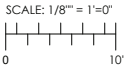
2 CLUBHOUSE - RIGHT ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 1



1 CLUBHOUSE - REAR ELEVATION
1/8" = 1'-0"

SITE PLAN BUILDING: 1



GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021
REVISIONS		
No.	DESCRIPTION	DATE

CLUBHOUSE
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glean Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

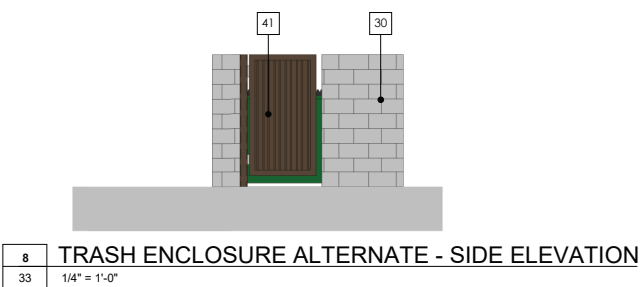
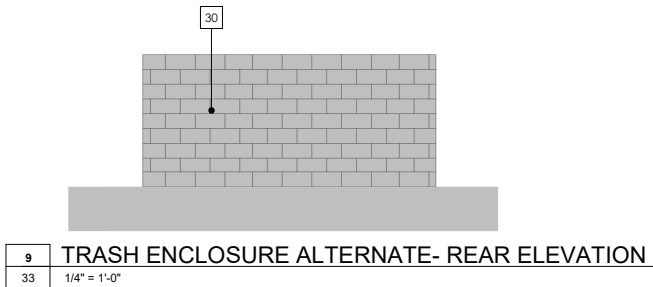
No.	DESCRIPTION	DATE

GARAGE AND
TRASH
ENCLOSURE

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

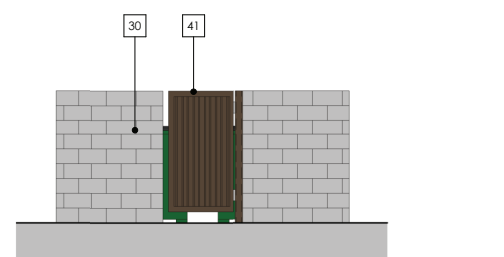
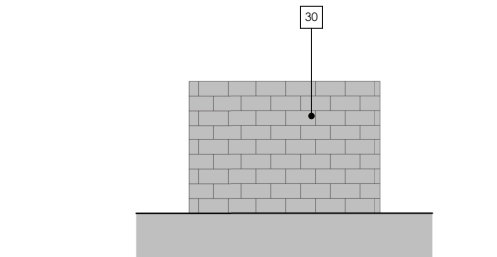
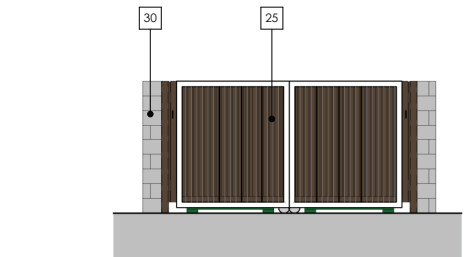


GENERAL NOTES

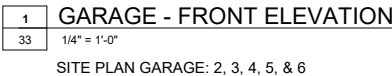
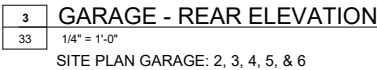
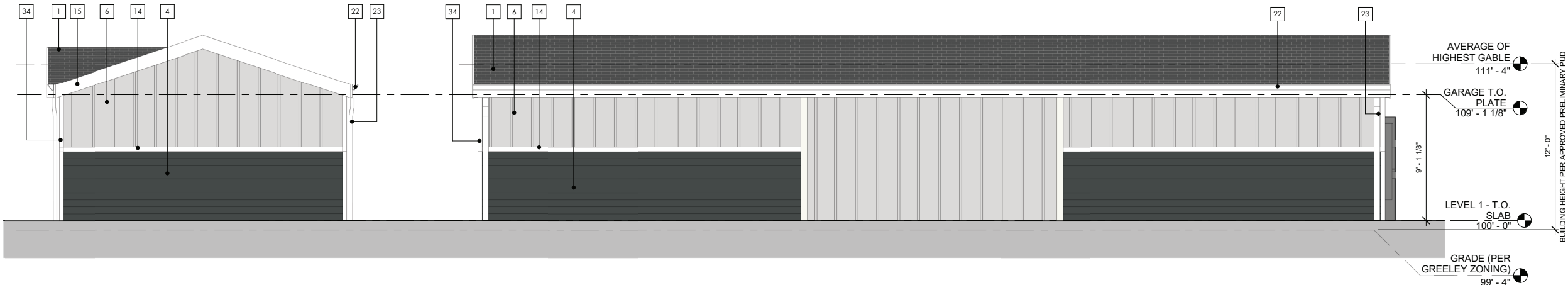
- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
4	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: CHARCOAL
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
13	OVERHEAD SECTIONAL DOOR, WHITE
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
25	STEEL TRASH ENCLOSURE GATE
30	CMU WALL
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
41	STEEL TRASH ENCLOSURE ACCESSIBLE PEDESTRIAN ACCESS GATE
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL



GARAGE:	% OF BOARD AND BATTEN
RIGHT ELEVATION	52.4%
REAR ELEVATION	59.2%
LEFT ELEVATION	52.4%
FRONT ELEVATION	63.5%



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

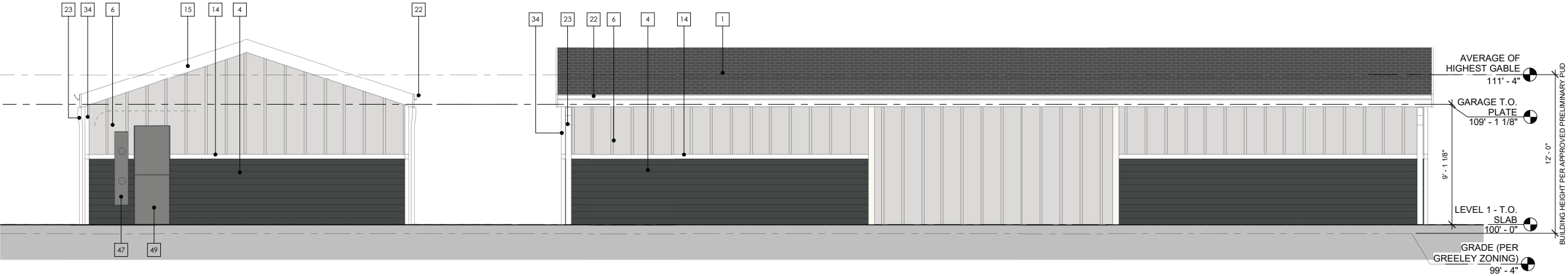
GARAGE XL:	% OF BOARD AND BATTEN
RIGHT ELEVATION	53.8%
REAR ELEVATION	59.2%
LEFT ELEVATION	53.9%
FRONT ELEVATION	72.0%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

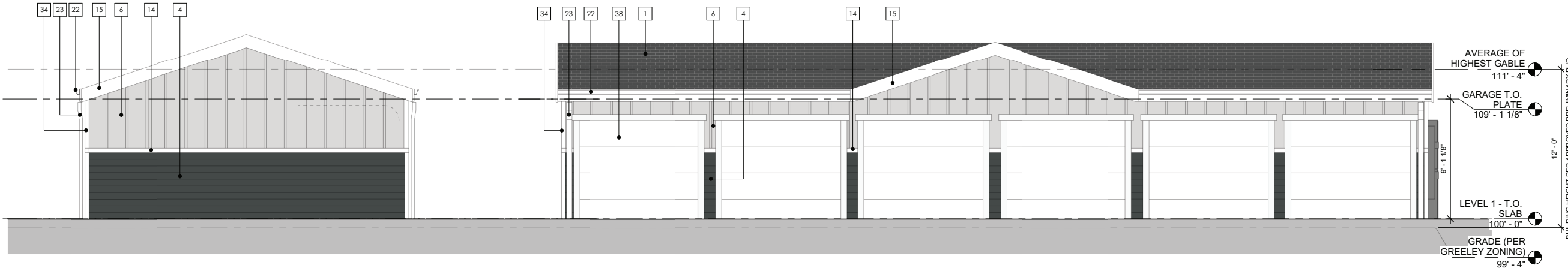
KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
4	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: CHARCOAL
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
38	108" x 108" OVERHEAD GARAGE DOOR, WHITE
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL



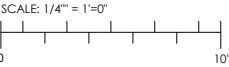
1 GARAGE XL - RIGHT ELEVATION
34 1/4" = 1'-0"
SITE PLAN GARAGE: 7

4 GARAGE XL - REAR ELEVATION
34 1/4" = 1'-0"
SITE PLAN GARAGE: 7



2 GARAGE XL - LEFT ELEVATION
34 1/4" = 1'-0"
SITE PLAN GARAGE: 7

3 GARAGE XL - FRONT ELEVATION
34 1/4" = 1'-0"
SITE PLAN GARAGE: 7



GREELEY WEST MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

No.	DESCRIPTION	DATE

GARAGE XL
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

ACCESSIBLE GARAGE:	% OF BOARD AND BATTEN
RIGHT ELEVATION	52.2%
REAR ELEVATION	57.7%
LEFT ELEVATION	49.0%
FRONT ELEVATION	60.1%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
4	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE. PAINT: CHARCOAL
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
13	OVERHEAD SECTIONAL DOOR, WHITE
14	CEMENTITIOUS TRIM, SMOOTH. PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH. PAINT: WHITE
22	PREFINISHED METAL GUTTERS. COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS. COLOR TO MATCH FASCIA
33	UTILITY DOOR. PAINT TO MATCH ADJACENT SIDING
34	CEMENTITIOUS CORNER TRIM. PAINT: WHITE
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glean Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS

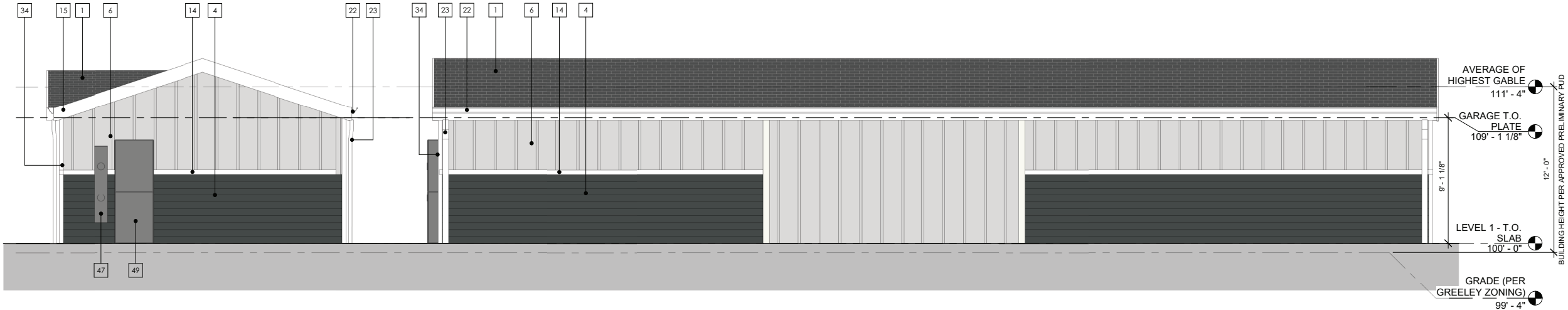
No.	DESCRIPTION	DATE

ACCESS. GARAGE
ELEVATIONS

SEAL:



PROJECT No.: MW19001
DRAWN BY:
REVIEWED BY:
DRAWING NUMBER:



4 ACCESSIBLE GARAGE - RIGHT ELEVATION
35 1/4" = 1'-0"

SITE PLAN GARAGE: 1

3 ACCESSIBLE GARAGE - REAR ELEVATION
35 1/4" = 1'-0"

SITE PLAN GARAGE: 1

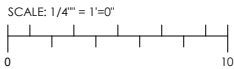


2 ACCESSIBLE GARAGE - LEFT ELEVATION
35 1/4" = 1'-0"

SITE PLAN GARAGE: 1

1 ACCESSIBLE GARAGE - FRONT ELEVATION
35 1/4" = 1'-0"

SITE PLAN GARAGE: 1



APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 OTG AT CENTERPLACE
12.44 ACRES
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
Sam Coutts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

STUDIO PBA
John Payne
1575 Glavin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108

ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021
04	FINAL PUD - 4TH SUBMITTAL	07/30/2021

REVISIONS		
No.	DESCRIPTION	DATE

MAINTENANCE
BUILDING

SEAL:



PROJECT No.:	MW19001
DRAWN BY:	
REVIEWED BY:	
DRAWING NUMBER:	

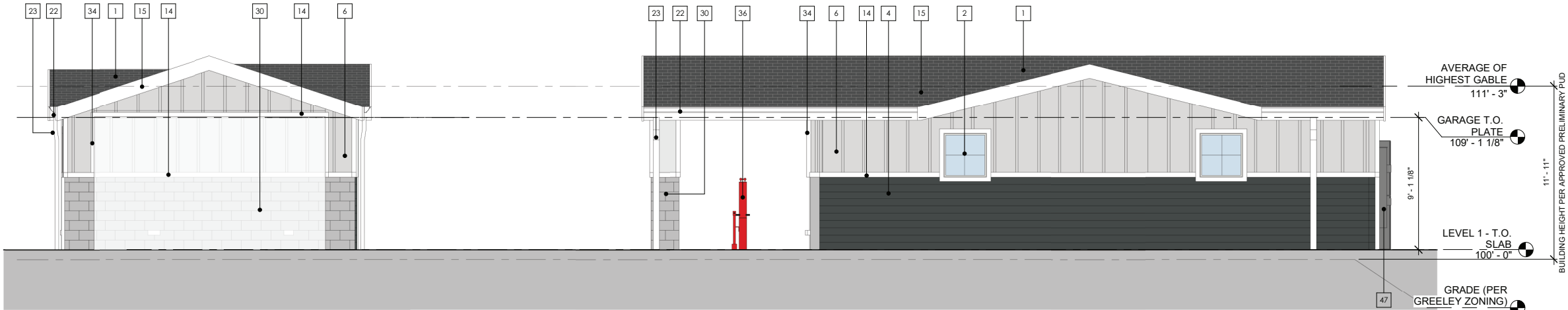
MAINTENANCE BUILDING: % OF BOARD AND BATTEN	
RIGHT ELEVATION	52.1%
FRONT ELEVATION	52.8%
LEFT ELEVATION	44.5%
REAR ELEVATION	42.7%

GENERAL NOTES

- APPURTENANCES TO UTILITY SYSTEMS WHICH REQUIRE ABOVE-GROUND INSTALLATION INCLUDING UTILITY PEDESTAL BOXES AND UTILITY METERS, OR GROUND-MOUNTED MECHANICAL EQUIPMENT, SUCH AS HVAC EQUIPMENT, SHALL BE LOCATED AWAY FROM THE VIEW OF ADJACENT PUBLIC RIGHTS-OF-WAY WHERE PRACTICAL AND, WHERE VISIBLE FROM THE PUBLIC RIGHT-OF-WAY OR ADJACENT PROPERTY, SHALL BE BUFFERED BY A FENCE, WALL OR LANDSCAPING, OR A COMBINATION OF SUCH METHODS, AND BE READILY ACCESSIBLE FOR SERVICE AND MAINTENANCE PURPOSES

KEYNOTES

#	KEYNOTE DESCRIPTION
1	DIMENSIONAL SHINGLE ROOF, PEWTER GRAY
2	VINYL WINDOWS, WHITE
4	CEMENTITIOUS LAP SIDING WITH 6" EXPOSURE, PAINT: CHARCOAL
6	CEMENTITIOUS BOARD AND BATTEN AT 16" O.C. PAINT: LIGHT GRAY
13	OVERHEAD SECTIONAL DOOR, WHITE
14	CEMENTITIOUS TRIM, SMOOTH, PAINT: WHITE
15	CEMENTITIOUS FASCIA, SMOOTH, PAINT: WHITE
22	PREFINISHED METAL GUTTERS, COLOR TO MATCH FASCIA
23	PREFINISHED METAL DOWNSPOUTS, COLOR TO MATCH FASCIA
30	CMU WALL
33	UTILITY DOOR, PAINT TO MATCH ADJACENT SIDING
34	CEMENTITIOUS CORNER TRIM, PAINT: WHITE
36	BIKE FIX-IT STATION
47	ELECTRICAL METER, RE: ELECTRICAL
49	ELECTRICAL SWITCHBOARD, RE: ELECTRICAL

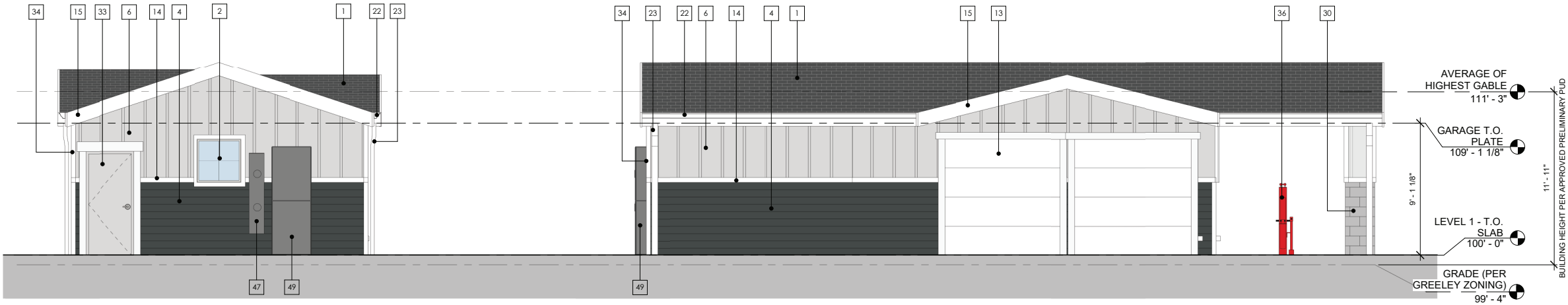


4 MAINTENANCE BUILDING - RIGHT ELEVATION

36 1/4" = 1'-0"
SITE PLAN BUILDING: MAINT. & BIKE CARE

3 MAINTENANCE BUILDING - REAR ELEVATION

36 1/4" = 1'-0"
SITE PLAN BUILDING: MAINT. & BIKE CARE

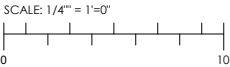


2 MAINTENANCE BUILDING - LEFT ELEVATION

36 1/4" = 1'-0"
SITE PLAN BUILDING: MAINT. & BIKE CARE

1 MAINTENANCE BUILDING - FRONT ELEVATION

36 1/4" = 1'-0"
SITE PLAN BUILDING: MAINT. & BIKE CARE



GREELEY, CO
PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
San Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

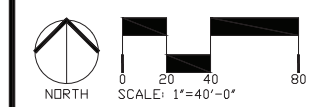
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ISSUED		
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021

REVISIONS	
No.	DESCRIPTION

SITE PHOTOMETRICS

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC
DRAWING NUMBER:	



STATISTICS						
DESCRIPTION	SYMBOL	AVG	MAX	MIN	MAX/MIN	AVG/MIN
BUILDING #10 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #11 EXTERIOR	+	0 f	0.3 f	0 f	N/A	N/A
BUILDING #9 EXTERIOR	+	0.2 f	0.5 f	0 f	N/A	N/A
BUILDING #7 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #3 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #1, #6 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #2 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #4 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #5 EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
BUILDING #8 EXTERIOR	+	0.1 f	0.4 f	0 f	N/A	N/A
NORTHEAST EXTERIOR	+	0.1 f	0.5 f	0 f	N/A	N/A
CENTRAL PARKING	+	0.3 f	1 f	0 f	N/A	N/A
EAST PARKING	+	0.3 f	0.9 f	0 f	N/A	N/A
NORTH PARKING	+	0.2 f	0.9 f	0 f	N/A	N/A
SOUTH PARKING	+	0.2 f	1 f	0 f	N/A	N/A
WEST PARKING	+	0.4 f	1 f	0 f	N/A	N/A
CENTRAL PATHWAY	+	0.1 f	0.5 f	0 f	N/A	N/A
NORTH CENTRAL PATHWAY	+	0.2 f	0.5 f	0 f	N/A	N/A
NORTHEAST PATHWAY	+	0.1 f	0.5 f	0 f	N/A	N/A
WEST PATHWAY	+	0.2 f	0.4 f	0 f	N/A	N/A
WEST CENTRAL PATHWAY	+	0.2 f	0.5 f	0 f	N/A	N/A
SOUTH CENTRAL PATHWAY	+	0.1 f	0.5 f	0 f	N/A	N/A
SOUTHEAST PATHWAY	+	0.2 f	0.5 f	0 f	N/A	N/A
EAST PROPERTY BOUNDARY	+	0 f	0 f	0 f	N/A	N/A
NORTH PROPERTY BOUNDARY	+	0 f	0 f	0 f	N/A	N/A
SOUTH PROPERTY BOUNDARY	+	0 f	0 f	0 f	N/A	N/A
WEST PROPERTY BOUNDARY	+	0 f	0 f	0 f	N/A	N/A

1 SITE PHOTOMETRICS
SCALE: 1" = 40'-0"

APPROVAL CERTIFICATE
ENGINEERING: _____
PLANNING: _____
OWNER: _____

Plotted By: Alexander Marshall Layout: Details Printed On: 6/9/2021 5:07 PM File Name: SITE PLAN.dwg

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 DTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
San Courts, PLA
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

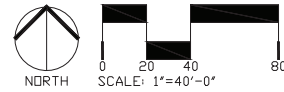
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021

REVISIONS

No.	DESCRIPTION	DATE

LIGHTING DETAILS

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC

DRAWING NUMBER:

38 OF 39

63

LIGHT FIXTURE SCHEDULE - SITE PHOTOMETRICS								
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	COLOR TEMPERATURE	QUANTITY	LUMENS PER FIXTURE	LIGHT LOSS FACTOR	WATTAGE
SP	US ARCHITECTURAL	RZR-M-PLED-III-W-24LED-350MA-WW-HS	SITE POLE LIGHT - 20"	3000K	28	2597	0.9	28.2
SW1	WE-EF	620-4319	WALL SCONCE	3000K	71	221	0.9	8.5
SPT	ARCLUCE	S-QR0414US-12S-0868002D-840-12US	PEDESTRIAN POLE - 135 1/4"	3000K	15	1650	0.9	27.0

TYPE SP

SOLID STATE AREA LIGHTING RAZAR SERIES-LED

SPECIFICATIONS

OPTICAL HOUSING
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling fins. The Optical Panel mounting surface is milled flat (surface variance <±.002") to facilitate thermal transfer of heat to housing and cooling fins. Solid barrier wall separates optical and electrical compartments. The optical and electrical compartments are integrated to create one assembly. Minimum wall thickness is .188".

ELECTRICAL HOUSING w/ INTEGRATED ARM
Heavy cast low copper aluminum (A356 alloy; <0.2% copper) assembly with integral cooling ribs surrounding the electrical compartment and a flat surface on the top of the arm to accommodate a photocell receptacle. Solid barrier wall separates optical and electrical compartments. The optical compartment and electrical compartment with the integrated support arm combine to create one assembly. Minimum wall thickness is .188". Cast and hinged driver assembly cover is integrated with wiring compartment cover.

PLED® OPTICS
Emitters (LED's) are arrayed on a metal core PCB panel with each emitter located on a copper thermal transfer pad and enclosed by an LED refractor. In asymmetric distributions, a micro-reflector inside the refractor re-directs the house side emitter output towards the street side and functions as a house side shielding element. Refractors are injection molded H12 acrylic. Each LED refractor is sealed to the PCB over an emitter and all refractors are retained by an aluminum frame. Any one Panel, or group of Panels in a luminaire, have the same optical pattern. LED refractors produce standard site/area distributions. Panels are field replaceable and field rotatable in 90° increments.

LED DRIVER(S)
Constant current electronic with a power factor of >.90 and a minimum operating temperature of -40°F. Driver(s) is/are UL and cUL recognized and mounted directly against the Electrical Housing to facilitate thermal transfer, held down by universal clamps to facilitate easy removal. In-line terminal blocks facilitate wiring between the driver and optical arrays. Drivers accept an input of 100-277V, 50/60Hz or 347V-480V, 50/60Hz. (0 - 10V dimmable driver is standard. Driver has a minimum of 3KV internal surge protection. Luminaire supplied with 20KV surge protector for field accessible installation.)

LED EMITTERS
High output LED's are utilized with drive currents ranging from 350mA to 1050mA. 70CRI Minimum. LED's are available in standard Neutral White (4000K), or optional Cool White (5000K) or Warm White (3000K). Consult Factory for other LED options.

FINISH
Electrostatically applied TGIC Polyester Powder Coat on substrate prepared with 20 PSI power wash at 140°F. Four step media blast and iron phosphate pretreatment for protection and paint adhesion. 400°F bake for maximum hardness and durability.

MAST ARM FITTER/ELECTRICAL HOUSING
Replaces standard Electrical Housing. Fits standard 2 3/8" O.D. horizontal tenon. Two (2) straps with two (2) bolts each encircle the lower half of the tenon. Upper half of the tenon rests on self-centering steps that position the angle of the luminaire at 0°, +1.5°, +1.5 or +3° up from the horizontal. All hardware is stainless steel.

U.S. Architectural Lighting

800 West Avenue O, Pomona, CA 92059
Phone (951) 233-5500 Fax (951) 233-0801
www.usalighting.com



2017193



U.S. ARCHITECTURAL
LIGHTING

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____



Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 2180059 Drawn By: AM Checked By: SL

1 LIGHTING DETAILS

SCALE: N.T.S.

TYPE SW1

VLS410 LED

131-9502 (previous product code: 620-4318 for reference only!)

1/3

we-ef



Description

IP66, Class I, IK07. Surface mounted LED wall luminaire. Marine-grade, die-cast aluminum alloy. 50°C superior corrosion protection including PCS hardware. Silicone rubber gasket. Safety glass lens. Suitable for installation over 4" recessed junction box. Optional 2200 K version up to max. 1050mA available. To be specified at time of ordering.

Beam Type asymmetric, 'forward throw' [A60]

Light Source LED 3-/6W / 700 mA - 3000 K

CRI 80

Gear Type electronic gear

Nominal Luminous Flux (lm)

LED Lumens 246 lm

LEDs 3

Total Lumens 738 lm

Tj 85 °C

Delivered Lumens Flux (lm)

LED Lumens 73.7 lm

Total Lumens 221 lm

Ta 25 °C

Rated Input Power 8.5 W

WE-EF LIGHTING USA LLC

410-D Keystone Drive | Warrendale PA 15086 | U.S.A. | Tel: +1 724 742 0030 | Fax: +1 724 742 0035 | info.usa@we-eef.com | www.we-eef.com | 29-04-2021 03:46

Plotted By: Alexander Marshall Layout: Details II Printed On: 6/9/2021 5:07 PM File Name: SITE PLAN.dwg

GREELEY WEST MULTIFAMILY
FINAL PUD
LOT 1 DTG AT CENTERPLACE
12.44 Acres
PROJECT NUMBER: PUD2021-0007

GREELEY WEST
MULTIFAMILY

FINAL PUD

GREELEY, CO

PREPARED BY:



LAND PLANNER

RIPLEY DESIGN INC.
San Courts, PLA
419 Canyon Ave. Suite 200
Fort Collins, CO 80521
p. 970.224.5828

APPLICANT

MCWHINNEY
Natalie Dustman
1800 Wazee Street, Suite 200
Denver, CO 80202
p. 303.309.4837

ARCHITECT

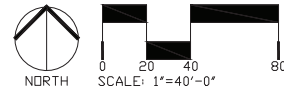
STUDIO PBA
John Payne
1575 Gilpin Street
Denver, CO 80218
p. 303.592.2904

ENGINEER

NORTHERN ENGINEERING
Andy Reese
301 N Howes St #100
Fort Collins, CO 80521
p. 970.568.5403

OWNER

GILBERT COMMERCIAL LAND LLLP
68 Indigo Way
Castle Rock, CO 80108



ORIGINAL SIZE 24X36

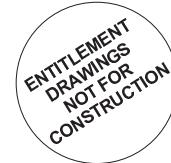
No.	DESCRIPTION	DATE
01	FINAL PUD - 1ST SUBMITTAL	02/11/2021
02	FINAL PUD - 2ND SUBMITTAL	04/29/2021
03	FINAL PUD - 3RD SUBMITTAL	06/10/2021

REVISIONS

No.	DESCRIPTION	DATE

LIGHTING DETAILS

SEAL:



PROJECT No.:	R19-054
DRAWN BY:	AG
REVIEWED BY:	SC

DRAWING NUMBER:

39 OF 39

64

LIGHT FIXTURE SCHEDULE - SITE PHOTOMETRICS								
LABEL	MANUFACTURER	CATALOG NUMBER	DESCRIPTION	COLOR TEMPERATURE	QUANTITY	LUMENS PER FIXTURE	LIGHT LOSS FACTOR	WATTAGE
SP	US ARCHITECTURAL	RZR-M-PLED-III-W-24LED-350MA-WW-HS	SITE POLE LIGHT - 20'	3000K	28	2597	0.9	28.2
SW1	WE-EF	620-4319	WALL SCONCE	3000K	71	221	0.9	8.5
SPT	ARCLUCE	S-QR0414US-12S-0868002D-840-12US	PEDESTRIAN POLE - 135 1/4"	3000K	15	1650	0.9	27.0

TYPE SPT

Post-top lights

Generated on: 02-11-2021 12:42 am



Project	
TYPE	
Catalog#	
NOTES	

QUADRIO180

comfort

Arcluce Code
Code Ref.

S-QR0414US-12S
0868002D-840-12US

IES photometry



TECHNICAL INFORMATION

Light source:	LED, 3000K, CRI>80
Light efficiency:	61lm/W
Power luminaire:	27W, 1650lm
LED life time:	> 60000h - L80 - B20 (Ta 25°C)
High colour consistency:	< 3 SDCM
Wiring:	120-277V 60Hz DIMM
Optics:	type VS
Color:	Black - 12
Weight:	73.85 lb
Size:	A: 7" 3/32 B: 135" 1/4 C: 44" 1/8

IP66



Construction

- Die-cast aluminium body (EN 47100).
- Extruded aluminium pole.
- Double layer polyester powder paint resistant to corrosion and salt spray fog.
- Silicone rubber gaskets.
- AISI 316 stainless steel external screws.

Electrical & Optics

- Universal input voltage: 120-277V 50/60Hz.
- 0-10V dimming available.
- Driver protected against voltage surges up to 6kV.
- Wiring on removable galvanized steel tray.
- High-efficacy LEDs with standard 3000K, 4000K (2700K or other CCTs available on request).
- PMMA lenses for LEDs.
- Screen in opal PMMA stabilized against UV rays on 3/16" thick tempered glass resistant to thermal shocks.

Listings

- UL certified to U.S. and Canadian standards, suitable for wet locations (cULus mark).
- Rated IP66 per EN60598.
- Luminaire rated for -40°C minimum ambient temperature.
- High quality LED sources characterized according to IES TM-30, with high color consistency <3SDCM and long useful life >60000 hours at L80.

Installation

- Surface installation.
- Double cable gland M20 for through wiring.
- Supplied with steel base plate and J-shaped anchor bolts.
- Available on request zinc-plated steel pillar for reinforced anchoring.
- Supplied with power cord (18AWG conductors).

See accessories in the next page

Arcluce North America Inc. 333 Bush Street - San Francisco, CA 94104 - Ph. +1 (408) 655-6275 - export4@arcluce.it

arcluce-us.com

1 LIGHTING DETAILS
SCALE: N.T.S.

APPROVAL CERTIFICATE

ENGINEERING: _____

PLANNING: _____

OWNER: _____



Jordan & Skala Engineers
555 17th Street, Suite 700 • Denver, CO 80202
p. 303.586.2375 • f. 303.586.2376

Project Number: 2180059 Drawn By: AM Checked By: SL

GREELEY WEST MULTIFAMILY SUBDIVISION

BEING A REPLAT OF LOT 1, OTG AT CENTERPLACE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO

DEDICATION STATEMENT:

GILBERT COMMERCIAL LAND, LLLP., being the sole owner(s) in fee of,

Lot 1, OTG at Centerplace recorded September 15, 2014 as Reception No. 4045666 of the Records of Weld County and being situate within the Southeast Quarter (SE1/4) of Section Fourteen (14), Township Five North (T.5N.), Range Sixty-six West (R.66W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado.

Said described parcel of land contains 541,823 square feet or 12.44 acres, more or less (s)

shown on the attached map as embraced within the heavy exterior lines thereon, has subdivided the same into lots and blocks as shown on the attached map; and does hereby set aside said portion or tract of land and designate the same GREELEY WEST MULTIFAMILY SUBDIVISION to the City of Greeley, Weld County, Colorado; and does dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and does further certify that the width of said streets, dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

GILBERT COMMERCIAL LAND, LLLP

Witness my hand and seal this ____ day of _____, A.D. ____.

STATE OF COLORADO)
CITY OF GREELEY) ss
WELD COUNTY)

The foregoing instrument was acknowledged before me this ____ day of _____, 20 ____.

My commission expires: _____.

WITNESS my Hand and Official Seal.

Notary Public

CERTIFICATE OF APPROVAL BY THE ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER

Approved this ____ day of _____, A.D., 20 ____, by the Engineering Development Review and Civil Inspections Manager of the City of Greeley, Colorado.

Engineering Development Review and Civil Inspections Manager

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this ____ day of _____, A.D., 20 ____, by the Community Development Director of the City of Greeley, Colorado.

Community Development Director

STANDARD NOTES:

a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.

b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.)

c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the development agreement. Requirements include, but are not limited to, maintaining the specified storm water detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The City shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the City shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten (10) working days of receipt of notification by the City, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the City. If the owner fails to take corrective action within ten (10) working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.

d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.

e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.

f. Sight distance. The clear vision zone of a corner lot, as determined by Section 24-1265(c)(4) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.

g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.

h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
1) Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
2) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including off-site flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
3) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.

i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.

j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.

k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.

l. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

NOTES:

- This survey does not constitute a title search by Northern Engineering to determine ownership or easements of record. Northern Engineering relied upon LAND TITLE GUARANTEE COMPANY Title Commitment Order No: ABD25168565-5 dated June 12, 2020 at 5:00 pm to aid in Easement and Ownership research.
- Basis of Bearings is the North line of the Southeast Quarter of Section 14, Township 5 North, Range 66 West as bearing South 87° 49' 59" East (assumed bearing) and monumented as shown on drawing.
- Lot 1, OTG at Centerplace contains 541,823 square feet, or 12.44 acres, more or less.
- The lineal unit of measure for this survey is U.S. Survey Feet.
- Horizontal Datum: Coordinate system is a Northern Engineering local coordinate system based on NGS "RULLI" (400000,800000) known internally as "Greeley Local". Lineal measure is based on the U.S. Survey Foot.
- The intent of this plat is to Dedicate Additional Easements to the City of Greeley and to showcase intended Easement Vacations within the bounds of Lot 1, OTG at Centerplace as shown within this mapping as well as to dedicate an additional 11.0' of Public Right of Way along 38th Avenue.
- All "UTILITY EASEMENTS" are "EXCLUSIVE WATER AND SANITARY EASEMENTS" except where otherwise denoted and/or hatched as "EXCLUSIVE WATER EASEMENT". Furthermore it is the intent of this plat that all "Utility Easements" as described and depicted hereon be dedicated by this plat.
- See Sheet 2 of 3 for Drainage, Non-Potable Irrigation and Access Easement Dimensions for those said Easements being newly dedicated by this plat.
- See Sheet 3 of 3 for Utility Easement Dimensions of those Utility Easements being newly dedicated by this plat.



VICINITY MAP
1" = 2000'

DEVELOPER/APPLICANT

McWhinney
Natalie Dustman
Multifamily Development Manager
1800 Wazee St.
Suite 200
Denver, CO 80202
(303) 309-4837

OWNER

Gilbert Commercial Land, LLLP
68 Indigo Way
Castle Rock, CO 80108

SURVEYOR

Northern Engineering Services, Inc.
Aaron M. Lund, PLS
820 8th Street
Greeley, Colorado 80631
(970) 488-1115

ENGINEER

Northern Engineering Services, Inc.
Adam Boese, PE
820 8th Street
Greeley, Colorado 80631
(970) 395-9880

SYMBOL LEGEND

●	FOUND PROPERTY MONUMENT
⊕	SECTION CORNER
○	CALCULATED POSITION
⊗	OIL/GAS WELL

LINE LEGEND

---	SECTION LINE
- - -	RIGHT OF WAY LINE
---	BOUNDARY LINE
---	PROPERTY LINE
---	ROAD CENTERLINE
---	EXISTING EASEMENT LINE
---	DEDICATED EASEMENT LINE
---	VACATED EASEMENT LINE
---	DEDICATED ACCESS EASEMENT
---	DEDICATED DRAINAGE & MAINTENANCE EASEMENT
---	DEDICATED EXCLUSIVE WATER EASEMENT
---	DEDICATED EXCLUSIVE SANITARY EASEMENT

SURVEYING CERTIFICATE

I, Aaron M. Lund, a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that I prepared this plat from an actual and accurate survey of the land, including all existing rights-of-way easements and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

DRAFT
7-29-2021
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

For and on behalf of Northern Engineering Services, Inc.
Aaron M. Lund
Registered Professional Land Surveyor LS 38670

CALL UTILITY NOTIFICATION CENTER OF
COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE
YOU DIG, GRADE, OR EXCAVATE FOR THE
MARKING OF UNDERGROUND MEMBER UTILITIES.

UTILITY NOTE:
THE LOCATION OF UNDERGROUND UTILITIES AS SHOWN ARE BASED
ON OBSERVED EVIDENCE AND UTILITY MARKINGS AT TIME OF SURVEY.
ADDITIONAL UTILITY LINES MAY EXIST. THE EXACT LOCATION OF ANY
UNDERGROUND UTILITIES SHOWN AND THE LOCATION OF ANY
ADDITIONAL UNDERGROUND UTILITIES SHOULD BE DETERMINED BY
CONTACTING "ONE CALL" FOR A UTILITY LOCATE.

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION:

14

TOWNSHIP:

5 N

RANGE:

66 W

NORTHERN
ENGINEERING

Street: Suite 100, 820 8th Street, Greeley, CO 80631
NorthernEngineering.com

DATE:

07/29/2021

PROJECT:

1719-001

CLIENT:

A. Lund

REVIEWED BY:

A. Lund

DRAWN BY:

A. Lund

GREELEY WEST MULTIFAMILY SUBDIVISION

REPLAT OF LOT 1, OTG AT CENTERPLACE

GREELEY, COLORADO

Sheet

1

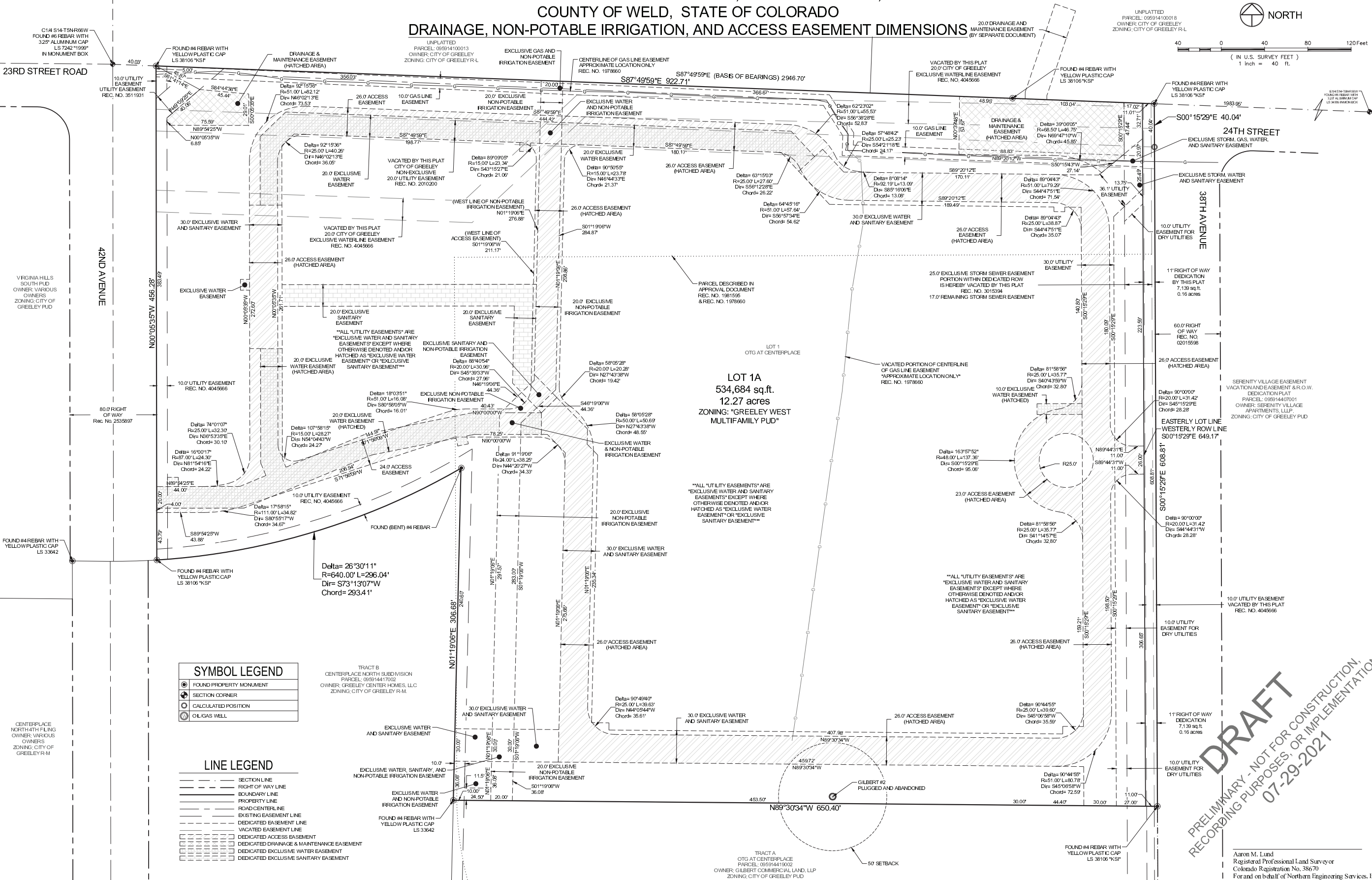
Of 3 Sheets

65

GREELEY WEST MULTIFAMILY SUBDIVISION

BEING A REPLAT OF LOT 1, OTG AT CENTERPLACE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO

DRAINAGE, NON-POTABLE IRRIGATION, AND ACCESS EASEMENT DIMENSIONS



NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 14
TOWNSHIP: 5 N
RANGE: 66 W of the 6th PM

NORTHERN ENGINEERING

Street, Suite 100, 800 S. 10th Street, Greeley, CO 80639
Tel: 970.221.4188
Fax: 970.221.4189
www.northernengineering.com

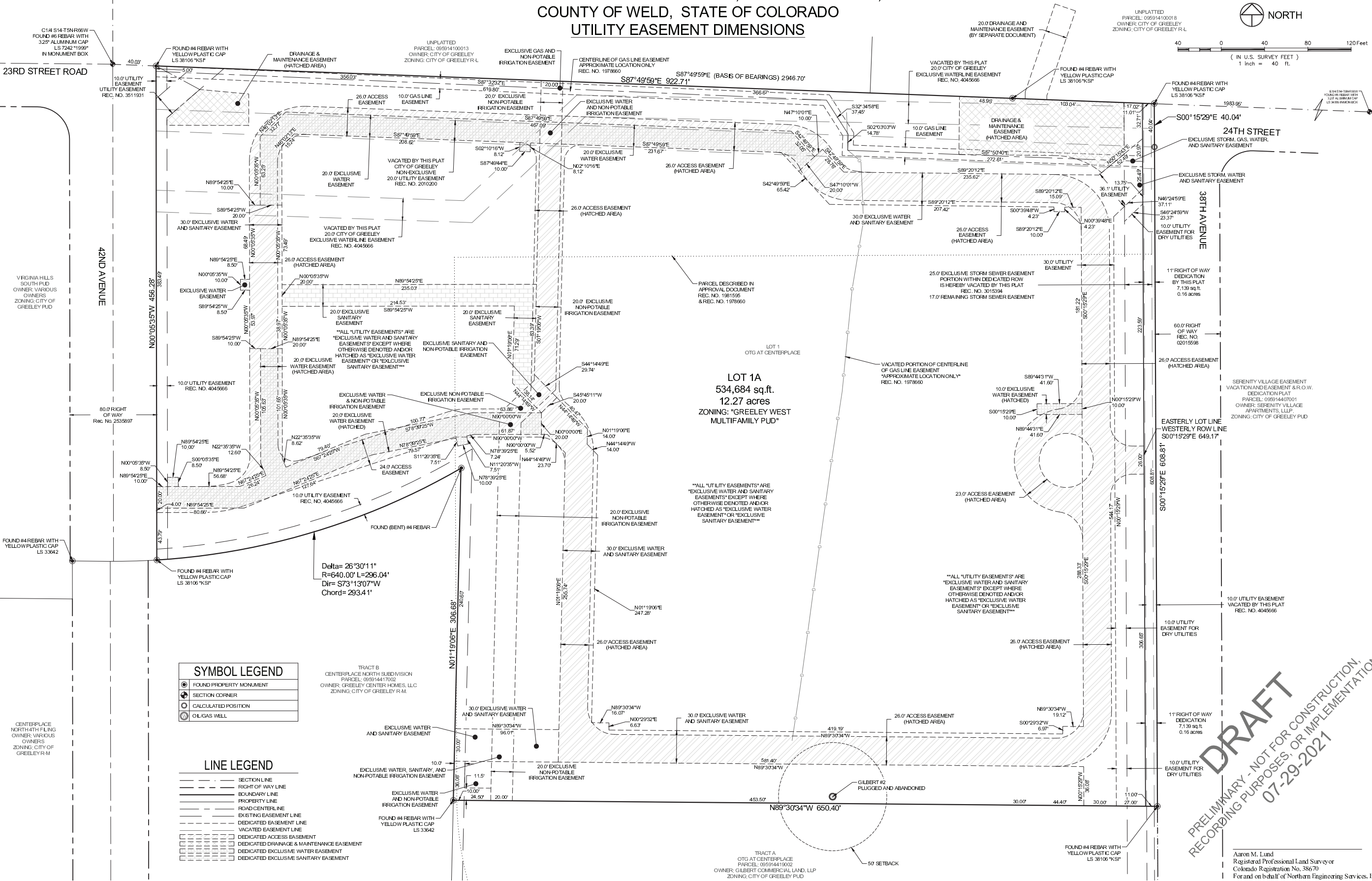
DATE: 07/29/2021
PROJECT: 1719-001
CLIENT: GREELEY WEST MULTIFAMILY SUBDIVISION
SCALE: 1" = 40'
REVIEWED BY: A. Lund
DRAWN BY: A. Lund

GREELEY WEST MULTIFAMILY SUBDIVISION
REPLAT OF LOT 1, OTG AT CENTERPLACE
GREELEY, COLORADO

Sheet
2
Of 3 Sheets

Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

GREELEY WEST MULTIFAMILY SUBDIVISION
BEING A REPLAT OF LOT 1, OTG AT CENTERPLACE
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 5 NORTH,
RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO
UTILITY EASEMENT DIMENSIONS



NOTICE:
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. If no event may any action based upon any defect in this survey is commenced more than ten years after the date of the certificate shown hereon.

SECTION: 14
TOWNSHIP: 5 N
RANGE: 66 W of the 6th PM

NORTHERN ENGINEERING
N
Street, Suite 100, 800 8th Street, Greeley, CO 80639
Phone: 970.221.4188
Fax: 970.221.4189
www.northernengineering.com

DATE: 07/29/2021
PROJECT: 1719-001
CLIENT: A. Lund
DRAWN BY: A. Lund
REVIEWED BY: A. Lund
SCALE: 1" = 40'

GREELEY WEST MULTIFAMILY SUBDIVISION
REPLAT OF LOT 1, OTG AT CENTERPLACE
GREELEY, COLORADO

Sheet
3
Of 3 Sheets

Aaron M. Lund
Registered Professional Land Surveyor
Colorado Registration No. 38670
For and on behalf of Northern Engineering Services, Inc.

V. SUMMARY AND RECOMMENDATIONS

McWhinney is planning to develop 12.4 acres of property in Greeley, Colorado, to include 298 multifamily residential units. At buildout, the development is projected to generate approximately 1,600 trips per day. Current zoning of the Property allows the potential of a greater amount of development, which would generate approximately 4 percent more trips.

The multifamily development will primarily be served by 38th Avenue, and an access onto 42nd Avenue will also be provided. The greatest traffic increase will occur onto 38th Avenue, but an estimated 160 VPD will be added onto 42nd Avenue to the north, which currently serves 800 VPD. By 2040 given buildout of the area, additional traffic along 42nd Avenue to the north is possible, perhaps up to 1,670 VPD as result of other future development in the area. As a minor collector, this roadway's appropriate level of traffic should be limited to less than 3,500 VPD per the City's design standards. The 2040 traffic projection of 1,670 VPD is less than one-half the upper minor collector daily traffic limit. Past area planning efforts have resulted in the southern end of 42nd Avenue being terminated at 24th Street Road rather than Centerplace Drive as a means of limiting its use, and projections shown in this study indicate that usage would be within the realm of its collector classification.

Other key findings and recommendations include:

- The completion of 24th Street Road to 38th Avenue as a two-lane road.
- Widening 38th Avenue to include a north-south center left turn lane at site access and at the 24th Street Road intersection, per the City design standards.
- Eventually signaling the 38th/Centerplace intersection by 2040 and extending the southbound turn lane lengths.
- Adjusting the signal timing at the 35th Avenue/Centerplace intersection and the 47th Avenue/Centerplace intersection to accommodate peak hour traffic patterns shifts as the area builds out.