



**Planning Commission  
Remote Meeting Instructions for September 28, 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/83765359559?pwd=UlkyWnFVdVFkcjJGYVA3YTVlOlsdz09>

**Passcode: 744961**

**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](mailto: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 10<sup>th</sup> 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.

**September 28, 2021 at 1:15 PM**  
**Virtual via Zoom**

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## Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
4. Approval of September 14, 2021 Minutes

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### EXPEDITED AGENDA

**The following items are routine in nature, fully described in the accompanying reports,  
And therefore staff summary presentations will be suspended unless requested by the  
Commission or member of the public in attendance at the meeting.**

5. Public hearing to consider a request to rezone 25.759 acres of land located at 300 E. 8<sup>th</sup> Street from I-H (Industrial High Intensity), I-M (Industrial Medium Intensity) and C-D (Conservation District) to I-M (Industrial Medium Intensity) (Project No. ZON2021-0001)

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### END OF EXPEDITED AGENDA

6. Public hearing to consider a request for a Combined Preliminary and Final Planned Unit Development Plan for a 194-lot residential and commercial subdivision located north of US 34, west of 71<sup>st</sup> Avenue, and east of 83<sup>rd</sup> Avenue, known as the Westgate First Filing, Westgate Preliminary PUD 2nd Amendment and Final PUD (Project No. PUD2020-0002 & PUD2020-0003)
7. Public hearing to consider a request for a Final Planned Unit Development Plan for the development of a 288-unit multi-family apartment use on approximately 15.74 acres located north of US 34, west of 71<sup>st</sup> Avenue, and east of 83<sup>rd</sup> Avenue, known as the Westgate Filing No. 1, Block 9, Lot 1 - Final PUD (Project No. PUD2021-0002)
8. Staff Report – Discuss 1) meeting format 2) workshop topics 3) return to in-person meetings
9. Adjournment



City of Greeley, Colorado  
**PLANNING COMMISSION PROCEEDINGS**

September 14, 2021

**1. Call to Order**

Chair Yeater called the virtual meeting to order at 2:18 p.m. following adjournment of the Zoning Board of Appeals meeting.

**2. Roll Call**

The hearing clerk called the roll.

PRESENT

Commissioner Erik Briscoe  
Commissioner Jeff Carlson  
Commissioner Brian Franzen  
Commissioner Larry Modlin  
Commissioner Chelsie Romulo  
Commissioner Christian Schulte  
Chair Justin Yeater

**3. Approval of Agenda**

Ms. Safarik proposed that item 7, Worksession for Transportation Master Plan Update, be moved to follow adjournment of the meeting. Chair Year indicated that item 7 would be moved and the agenda was approved as amended.

**4. Approval of August 24, 2021 Minutes**

Commissioner Romulo moved to approve the minutes dated August 24, 2021. Commissioner Franzen seconded the motion. Motion carried 7-0.

**5. Citizen Input**

None

**6. Public hearing to consider approval of the City of Greeley Non-Potable Water Master Plan**

Sean Chambers, Director of Water and Sewer, addressed the Commission and described the work over the past two years to update the Non-Potable Master Plan and the critical components that will allow the City will to meet water demands in the future. Mr. Chambers briefly described the benefits to providing non-potable resources and introduced Adam Prior who was instrumental in guiding the master plan update over the past two years.

Mr. Prior provided an abbreviated presentation and highlighted the points discussed in more detail during the Planning Commission worksession on August 24, 2021.

Commissioner Briscoe noted times when the ponds at Boomerang golf course emit an odor and asked whether that was consistent with non-potable irrigation or whether additional ponds would be added. Mr. Prior advised that the ponds at Boomerang are not non-potable or maintained by the Water and Sewer department, adding that part of the upgrade would include two non-potable ponds that are aerated. Mr. Prior stated that each of the non-potable service areas would require additional micro storage on site and gravel pit storage along the river.

Commissioner Schulte asked whether non-potable water used in parks and common areas was comparable to sewage and was safe in the event a wayward sprinkler head sprayed an individual. Mr. Prior stated that it is safe and explained that all wastewater is treated and released and the City exchanges for non-potable water, which is basically river water. Referring to a question asked during the worksession, Commissioner Schulte asked how the residential reimbursement program might work. Mr. Chambers responded that this deliberation does not require that level of detail as it is not tied to approval of the non-potable policy, but it will be topic for discussion during finalization of the policy specifics.

Chair Yeater opened the public hearing at 2:40 p.m. There being no public comment, the public hearing was closed at 2:40 p.m.

Commissioner Schulte moved that, based on public comment, the project summary and accompanying analysis, the Planning Commission recommends to City Council adoption of the 2021 Non-Potable Water Master Plan and incorporation of the same by reference as an amendment to the 2018 Comprehensive Plan. Commissioner Romulo seconded the motion. Motion carried 7-0.

## **7. Staff Report**

Becky Safarik, Interim Community Development Director, referenced a memo sent to the commissioners describing several meeting management tools for Planning Commission meetings. She proposed developing a section on the agenda for expedited items and described the types of cases that might fall under that section as being non-controversial, straightforward and routine in nature. Ms. Safarik proposed that the staff presentation for items on the expedited agenda would be suspended unless requested by a commissioner or member of the public. She also proposed removing the citizen input item on the agenda. Another tool was changing worksessions to workshops for training and educational purposes. Workshops would be optional, would not require a quorum, and would be conducted following adjournment of the regular meeting. They would remain open to any member of the public who wished to attend. Ms. Safarik indicated that a number of topics have been identified for future workshops and stated that staff and the commissioners could discuss further at an upcoming meeting.

Ms. Safarik asked if the commissioners were receptive to minor changes to the agenda that would commence at the next regular meeting. Upon question by Chair Yeater, Ms. Safarik described the process for conducting hearings on the expedited agenda. Commissioner Schulte asked whether the City Attorney's office was comfortable with the concept of an expedited agenda and whether the appropriate items would become part of the record. Ms. Safarik responded that the two items important to the process are met since the staff report is already part of the record and a public hearing would be opened for each item. Michael Axelrad, Assistant City Attorney, addressed the Commission and agreed that the proposal seemed to cover the requirements of a public hearing.

Ms. Safarik also reported that she wanted to have a discussion with the commissioners about a return to in-person meetings. She added that meetings could continue as they have or return to in-person, noting that the department does not have the technical staff and equipment to offer a hybrid meeting format. In the event the Commission returns to in-person meetings, Commissioner Schulte asked if there might be a way to include a notation on the agenda that the meeting could shift to virtual, with no additional notice, if that becomes necessary to address health and safety guidelines. Ms. Safarik offered to research the question and provide a response at the next meeting.

## **8. Adjournment**

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

## **9. Worksession – Transportation Master Plan Update**

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Justin Yeater, Chair

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Becky Safarik, Secretary

## PLANNING COMMISSION SUMMARY

**ITEMS:** Rezone from C-D (Conservation District), I-M (Industrial Medium Intensity), and I-H (Industrial High Intensity) Zone District to I-M (Industrial Medium Intensity) Zone District

**FILE NUMBER:** ZON2021-0001

**PROJECT:** City of Greeley Wastewater Treatment Facility Rezone

**LOCATION:** 300 and 306 E. 8<sup>th</sup> Street, 1001, 1131, 1060, and 1040 1<sup>st</sup> Avenue, and Parcel Number 0961054118001 and 096104302038; South of E. 8<sup>th</sup> Street, East of Highway 85 Bypass, and West of Ash Avenue

**APPLICANT:** Cadee Oakleaf, on behalf of the City of Greeley Water and Sewer Department

**CASE PLANNER:** Darrell Gesick, Planner III

**PLANNING COMMISSION HEARING DATE:** September 28, 2021

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria in Section 24-625(c)(3) of the Development Code.

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### EXECUTIVE SUMMARY

The City of Greeley is considering a request by the City of Greeley Water and Sewer Department to rezone approximately 25.759 acres from the C-D (Conservation District), I-M (Industrial Medium Intensity) and I-H (Industrial High Intensity) Zone District to the I-M (Industrial Medium Intensity) Zone District (see Attachments A, B, C & D).

#### A. REQUEST

The applicant is requesting approval of a rezone (see Attachment C).

#### B. STAFF RECOMMENDATION

Approval

#### C. LOCATION

The subject property is located at 300 and 306 E. 8<sup>th</sup> Street, 1001, 1131, 1060, and 1040 1<sup>st</sup> Avenue, and Parcel Number 0961054118001 and 096104302038; South of E. 8<sup>th</sup> Street, East of Highway 85 Bypass, and West of Ash Avenue.

**Abutting Zoning:**

North: I-M  
South: I-M  
East: I-M and C-D  
West: I-M and C-D

**Surrounding Land Uses:**

North: 8th Street/Farm Equipment Implement Sales  
South: Leprino Foods  
East: Wastewater Treatment Facility for Leprino Foods  
West: Highway 85 Bypass

**Site Characteristics:**

The site is currently developed and is used as the City of Greeley Wastewater Treatment Facility. There are several buildings on the subject site for the purpose of treating wastewater. The Cache la Poudre River runs through the middle of the property (see Attachments E and F).

**D. BACKGROUND**

The majority of the subject parcels were annexed as part of the Greeley Annexation and zoned I-2 (Medium Industrial) in 1967, (Reception No. 1502070). A smaller portion of the subject parcels were annexed and zoned I-2 in 1988 as part of The Great Western Sugar Company Annexation (Reception No. 2130514). The zoning classifications were changed in 1998, when the Development Code was revised. The existing zoning of I-M is the modern equivalent to I-2.

In 1979, the City Council adopted Ordinance No. 29, 1979, which was intended to regulate development activities in the floodway areas; and within the ordinance, the C-D (Conservation District) was created. On June 17, 1982, the City Council directed the Planning Commission to initiate a zone change on all floodway properties. Over the years, staff has rezoned several sites, including the subject parcels which a portion of was rezoned from I-M to C-D in 2000 (Z 9:00).

In 2015, the Federal Emergency Management Agency (FEMA) adopted new floodplain and floodway regulations for the Cache la Poudre Floodway. The City Council approved a Digital Flood Insurance Rate Map (DFIRM) on January 5, 2016, which modified the City's official floodplain overlay. In accordance with the revised floodplain map, a majority of the area requested for the rezone was removed from the floodway boundaries; however, a portion of the subject site, where the Cache la Poudre River flows, is still in the floodway. A majority of the site remains within the FEMA floodplain, which can still be developed (Resolution No. 3, 2016).

According to Section 24-625(c)(6) of the City of Greeley's Development Code "Property zoned as C-D (Conservation District) which is determined to no longer be in a floodway (flood study accepted and approved by the City and the federal government), and no longer meets the criteria, the Planning Commission or City Council shall initiate a rezoning based on the

following criteria: consult with the property owner and consider current legal uses, adjacent zoning and legal land uses, the history of the City's zoning ordinances and amendments and other relevant factors. Based on the requirements outlined above, staff has consulted with the property owner, considered area land uses and adjacent zoning, and reviewed the City's zoning ordinances and amendments. After review, staff recommends that the subject site be rezoned to I-M (Industrial Medium Intensity).

The site was developed in the early 1930's, with a treatment facility for the City of Greeley Wastewater. Over the years, improvements have been made, and it is anticipated that additional improvements would need to be made to keep the facility up to state and federal standards. Now that the majority of the property is out of the floodway, the applicant would like to have the site rezoned to facilitate future permits more efficiently. The current zoning district could prohibit or delay any further development on the subject site.

The property is also located in an area identified as "high ecological significance" due to its proximity to the Cache la Poudre River. Typically, as part of an administrative site plan process, the applicant would be required to submit a biologist report, which would evaluate any possible impacts to the wildlife in the area. In accordance with Section 24-1217(b)(9) of the City of Greeley's Development Code, a biologist report, unless waived by the City, must develop recommendations to mitigate the negative impacts of development proposals. Such recommendations shall consider the intentions of the applicant for the development of the property in determining the type of mitigation measures, including the following: avoidance, minimizing potential impacts, repairing, rehabilitating, restoring areas, and replacing or providing substitute resources and/or environment, among others. Because the site is already developed, and no impacts to wildlife would occur, a biologist report would be waived for any site plan process.

## **APPROVAL CRITERIA**

### **Development Code Section 24-625(c)(3) Rezoning Procedures**

*For the purpose of establishing and maintaining sound, stable and desirable development within the City, the rezoning of land is to be discouraged and allowed only under circumstances provided for in this Section [of the Code]. This policy is based on the opinion of the City Council that the City's zoning map is a result of a detailed and comprehensive appraisal of the City's present and future needs regarding land use allocation and other zoning considerations, and, as such, should not be amended unless to correct manifest errors or because of changed or changing conditions in a particular area of the City in general.*

The review criteria found in Section 24-625(c)(3)a-h of the Development Code shall be used to evaluate the zoning amendment application.

- a) Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?**

Staff Comment: As mentioned in the Section D above, a portion of the site has recently been removed from the floodway boundaries, which would allow the property to be rezoned and potentially developed or redeveloped in accordance with the City and Federal floodplain regulations.

This request complies with this criterion.

**b) Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?**

Staff Comment: The industrial zone district has been in place for over 50 years. As stated above, a portion of the subject site was zoned C-D in 2000, which limits development activity on the property. Since the floodway boundaries have recently changed, the site would be eligible to be rezoned.

Since a majority of the property is no longer within the Cache la Poudre River Floodway, the C-D zoning would be considered obsolete. To simplify, it is recommend to have entire property under one zone district versus multiple districts.

This request complies with this criterion.

**c) Are there clerical or technical errors to correct?**

Staff Comment: There are no clerical or technical errors to correct. This criterion is not applicable to this request.

**d) Are there detrimental environmental impacts, such as flood plains, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?**

Staff Comment: The majority of the property is located entirely within the 100-year floodplain and the portion where the Cache la Poudre River flows is located in the floodway. Any development proposed within the designated floodplain would be required to comply with all local, state and federal regulations. The area within the property that is designated floodway would not allow further development.

Because the site is already developed, there does not appear to be any issues that would impact future development or redevelopment of the site.

This request complies with this criterion.

- e) **Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City’s Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?**

Staff Comment: The proposed rezoning is not necessary in order to provide land for a community-related use, the land is already being used as community use. The need for the rezone is to remove an obsolete zoned area, which would avoid any future impacts to development or redevelopment of the site.

The request complies with this criterion.

- f) **What is the potential impact of the proposed rezoning upon the immediate neighborhood and the city as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, and pedestrian systems and parks and recreational facilities)?**

Staff Comment: It is not anticipated that the proposed rezoning would create significant impacts on the property or adjacent land uses. The site is already developed and the surrounding area is primarily industrial in character.

Any potential noise created by future development will be regulated by the Municipal Code. During any site plan process, the appropriate buffering would be required to be provided, which lessens any potential visual impacts. City services should not be impacted, since the surrounding area is already served by municipal services such as water and sewer. Police and Fire are already serving this area, since it is within the City of Greeley.

The proposal complies with this criterion.

- g) **Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City’s Comprehensive Plan and comply with the applicable zoning overlay requirements?**

There is one zoning overlay requirement for the subject property (see Section E). The following City of Greeley Imagine Greeley Comprehensive Plan policies apply to this request.

Comprehensive Plan Policy Objective GC-3.3, Design of Public Facilities

*Lead by example in meeting or exceeding the Development Code design standards in the construction of all public facilities, including parking lots, public buildings, landscape areas and parks, buffer yards, and related projects:*



Comprehensive Plan Policy Objective IN-1.12, Infrastructure Operations  
*Ensure that City infrastructure is safe, well-managed, and efficiently operated:*

Staff Comment: Approving the rezone would allow the Water and Sewer Department the ability to enhance the site with new buildings or update existing buildings. The only reason the C-D Zoning exists is due to the floodway overlay that covered the subject site, until recently. Since the floodway boundary no longer impacts the site, the site is eligible to be rezoned. If the rezone is not approved, the current zoning district could prohibit or delay any further development or redevelopment of the property.

This request complies with these Comprehensive Plan policies.

**h) What is the potential impact of the proposed rezoning upon an approved Zoning Suitability Plan for the property?**

Staff Comment: Currently, there is not an approved Zoning Suitability Plan for the subject property. The proposed Zoning Suitability Plan submitted with this application demonstrates, on a conceptual level, that the site should be able to develop or redeveloped in accordance with the Development Code (see Attachment F).

This request complies with this criterion.

**E. OVERLAY DISTRICTS**

**1. FLOODPLAIN OVERLAY DISTRICT**

A majority of the property is located within the Cache la Poudre River 100-year floodplain and a small portion is within the floodway. The property would be subject to the regulations found in Section 24-717 of the City of Greeley's Development Code for floodplains, along with all other local, state and federal regulations.

**F. PHYSICAL SITE CHARACTERISTICS**

**1. SUBDIVISION HISTORY**

The property is part of the Union Colony Lands plat. A subdivision is not required as part of the rezoning process, but it is recommended that the City consolidate the multiple parcels into one lot in the future.

**2. HAZARDS**

Since the site is within the FEMA designed floodplain, flooding hazards may exist from time to time.

### **3. WILDLIFE**

The site is located in an area identified as “high ecological significance” due to its proximity to the Cache la Poudre River. Typically, as part of the administrative site plan process, the applicant would be required to submit a biologist report, which would evaluate any possible impacts to the wildlife in the area. Because the site has already been developed, this requirement has been waived for any future development.

### **4. FLOODPLAIN**

The property is located within the 100-year floodplain and a small area within the floodway, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### **5. DRAINAGE AND EROSION**

This rezone application did not require a drainage report to be submitted. The current drainage patterns would not change as a result of the rezone. Any future development or redevelopment would require a drainage report to be completed and submitted to the City of Greeley for review and approval, as part of the administrative Site Plan Review process.

### **6. TRANSPORTATION**

At this time, staff does not anticipate any significant changes that would negatively impact the roadway system as part of the rezone request.

A conceptual traffic report was not required to be submitted with the rezone. If the rezone is approved, a traffic memo or study will be required to be submitted with the administrative Site Plan Review process. The Public Works Department would review the traffic memo to determine if any modifications to the existing roadways would be warranted.

## **G. SERVICES**

### **1. WATER**

Water services are available and can adequately serve the subject property. There is a water line located in E. 8<sup>th</sup> Street.

### **2. SANITATION**

Sanitation services are available and can adequately serve the subject property. There are sewer lines that enter the site at various locations around the property.

### **3. EMERGENCY SERVICES**

The subject site is currently, and will continue to be, served by the City of Greeley Police Department and the City of Greeley Fire Department. Fire Stations #1 and #4 are located approximately one and three-quarter miles to the south and west of the subject site.

### **4. PARKS / OPEN SPACES**

No public parks or additional public open space areas are proposed with this request and the request would not be creating any private parks or open space. The proposed rezone should have little to no impact on parks or open space in the community.

## **5. SCHOOLS**

No schools are proposed or located within the site.

## **H. NEIGHBORHOOD IMPACTS**

### **1. VISUAL**

No visual impacts are anticipated with the rezone request. Any development plan application for the property would be reviewed for compliance with the City's Development Code requirements regarding visual impacts.

### **2. NOISE**

No noise impacts are anticipated with the rezone request. Any potential noise created by future development will be regulated by the Municipal Code.

## **I. PUBLIC NOTICE AND COMMENT**

Neighborhood notices were mailed to a total of 83 surrounding property owners on September 9, 2021, per Development Code requirements (see Attachment G). A sign was posted on the site on September 10, 2021. To date, no comments have been received.

## **J. MINERAL ESTATE OWNER NOTIFICATION**

Mineral notice is not required for a rezone request.

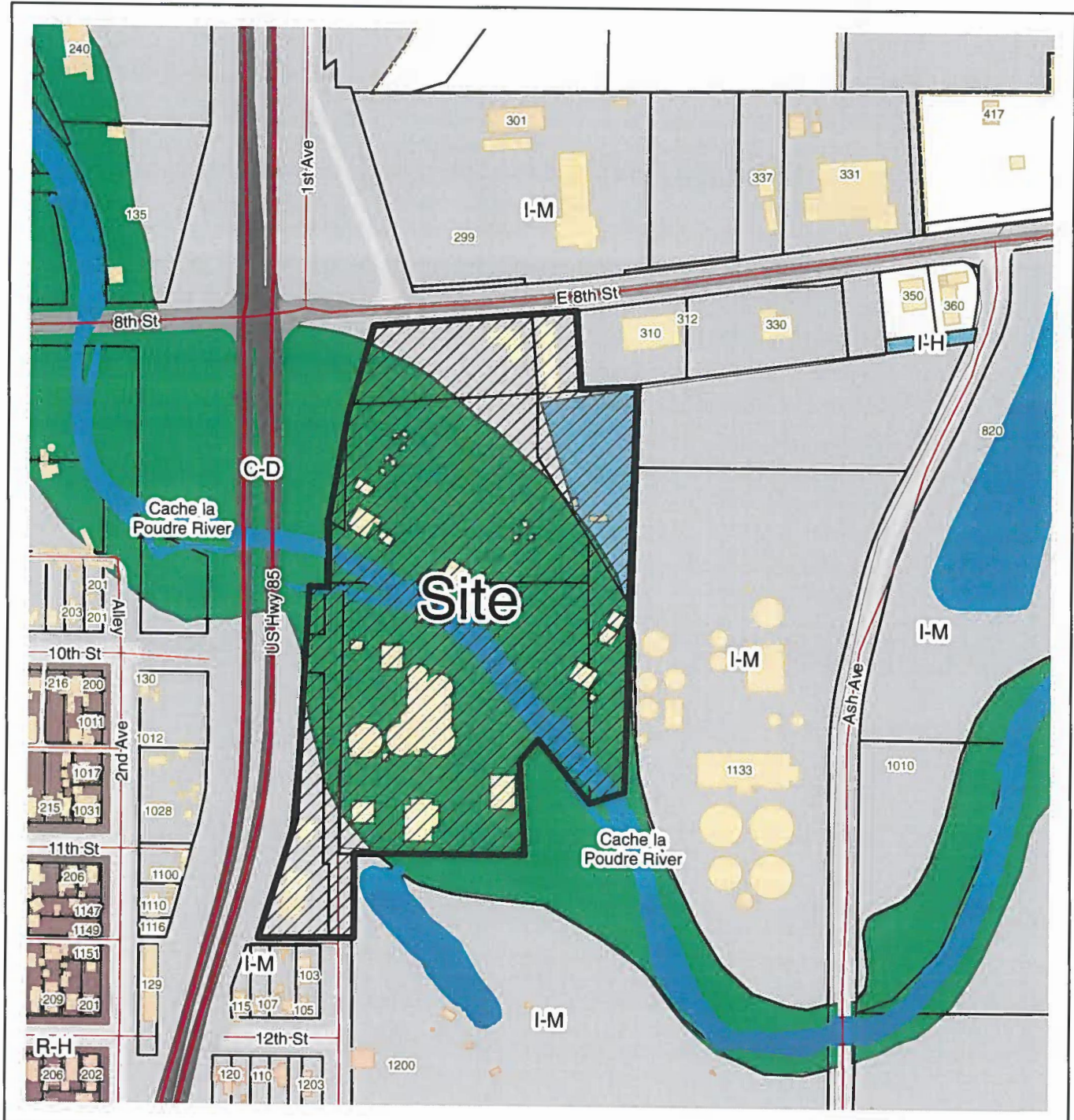
## **K. PLANNING COMMISSION RECOMMENDED MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from C-D (Conservation District) Zone District, I-M (Industrial Medium Intensity), and I-H (Industrial High Intensity) to I-M (Industrial Medium Intensity) Zone District meets Development Code Section 24-625(c)(3) a, b, d, e, f, g, and h; and therefore, recommend approval of the rezone to the City Council.

## **ATTACHMENTS**

- Attachment A - Zoning/Vicinity Map
- Attachment B - Photo Aerial Map
- Attachment C - Project Narrative
- Attachment D - Rezone Boundary Map
- Attachment E - Site Analysis Map
- Attachment F - Zoning Suitability Map
- Attachment G - Neighborhood Notification Boundary Map

# Zoning/Vicinity Map Wastewater Treatment Facility



ZON2021-0001

## Legend

- Structure
- FEATURE\_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads

0 250 500  
Feet





# Photo Aerial Map Wastewater Treatment Facility



ZON2021-0001

## Legend

-  Weld Parcels
-  Road Centerline
-  Origin Cache Mask

0 250 500  
Feet



## Wastewater Reclamation and Treatment Facility Rezone Application

### Introduction and Purpose

The purpose of this rezone application is to bring zoning of the City of Greeley's Water Reclamation and Treatment Facility (WRTF) consistent with the current land use. As currently zoned, the WRTF property spans Conservation District (C-D), Industrial Medium Intensity (I-M) and Industrial High Intensity (I-H). The intent of this rezone application is to apply a I-M zone district over the entire WRTF property which spans multiple parcels over approximately 27 acres.

A separate minor subdivision application will combine the multiple parcels into a single WRTF property.

### Location and Property

|                 |                                                    |
|-----------------|----------------------------------------------------|
| Property Owner: | City of Greeley – Water and Sewer Department       |
| Address:        | 300 E. 8 <sup>th</sup> Street<br>Greeley, CO 80631 |

### Legal Description and Survey of Land

The subject property is south of E. 8<sup>th</sup> Street, east of SH 85 and north of 12<sup>th</sup> Street. 1<sup>st</sup> Avenue terminates into the WRTF property immediately south of the Poudre River. The Poudre River bisects the WRTF parcels creating two distinct areas of the WRTF operations.

### Legal Description

Part of Lots 1, 2, 3 and 4 of the SW1/4 SW1/4 of Section 4, Part of Lot 3 of the NW1/4 SW1/4 of Section 4, Part of Lot 1 of the SE1/4 of Section 5, Part of Lot 4 of the NW1/4 NW1/4 of Section 9, all of the Union Colony of Colorado and Part of Blocks 126, 133, 134, 1st Avenue, 10th Street and 11th Street, all of the City of Greeley, and All of Lot 1, Minor Subdivision No. 0961-4-3-MS-8 Situate in the Sections 4, 5, 8 and 9, Township 5 North, Range 65 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado

### Action Requested

- a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?
  - *Ans. No. The area is being rezoned to bring the land use consistent with the City's zoning criteria.*
- b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?
  - *Ans. The existing zoning has been in place for over 15 years but is inconsistent with the use. The resulting zoning of I-M will be consistent with the use.*
- c. Are there clerical or technical errors to correct?
  - *Ans. The technical error to correct is the application of C-D zoning to the WRTF property. This zoning appears to have been applied during a remapping effort of the floodplain and a concurrent rezoning effort.*
- d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?
  - *Ans. No. Future development of the property will not be affected by environmental conditions. Floodplain, drainage and other issues are, and will be, addressed by individual projects pursued at the WRTF.*
- e. Is the proposed rezoning necessary in order to provide land for a community-related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?
  - *Ans. Yes. Zoning the WRTF to a consistent I-M zone district will allow for current and future expansions and redevelopment of the WRTF property.*



- f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?
- Ans. *There will be no adverse effect of the proposed rezoning on the City or adjacent neighborhoods as the rezoning is over property which currently functions at the proposed I-M use.*
- g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?
- Ans. *Yes. The proposed rezoning is entirely consistent with the City's Comprehensive Plan. This rezoning request simply corrects prior zoning errors across the property and applies a consistent zoning designation across the entire property. Primarily, this rezoning application would align with Comprehensive Plan Goal IN-1 – Ensure developed areas in Greeley are served by adequate public facilities and services. The proposed rezone is also entirely consistent with the Land Use Guidance Map. Below is a comparison of the Land Use Guidance Map to the existing Zoning Map. The existing Zoning shows the majority of the WRTF designated as C-D.*



Land Use Guidance Map (magenta = industrial use)



Existing Zoning Map

- h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?
- Ans. *There is no impact of the proposed rezoning. The rezoning designation (I-M) is entirely suitable for the project.*
- i. Signatures of all owners of record.
- Ans. *See attached application materials. This is a City initiated rezone application.*
- j. Zoning suitability plan.
- Ans. *The zoning suitability plan is attached to the application as [Exhibit A](#).*
- k. List of property owners within area of influence.
- Ans. *The applicant has provided a list of property owners within a 1,000-ft radius of the exterior boundary of the property. This list is attached to this application as [Exhibit B](#).*



# REZONE PROPERTY BOUNDARY MAP WASTEWATER RECLAMATION AND TREATMENT FACILITY

A Rezone of Multiple Parcels of Land, Situate in the Sections 4, 5, 8 and 9, Township 5 North, Range 65 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado

## PROPERTY DESCRIPTION

A parcel of land, being part of Lots 1, 2, 3 and 4 of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of Section Four (4), part of Lot 3 of the Northwest Quarter of the Southwest Quarter (NW1/4 SW1/4) of said Section 4, part of Lot 1 of the Southwest Quarter (SE1/4) of Section Five (5) and part of Lot 4 of the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Nine (9), all in Township Five North (T.5N.), Range Sixty-five West (R.65W.) and in accordance with the subdivision of lands by the Union Colony of Colorado as shown on the map recorded April 17, 1891 in Book 2 at Page 41, as Recession No. 38743 of the records of the Weld County Clerk and Recorder, part of Block 126, 133 and 134, 1st Avenue, 10th Street and 11th Street, all of the City of Greeley; and all of Lot 1, Minor Subdivision No. 0961-4-3-M-8, recorded October 18, 1972 as Recession No. 1589948 of the records of the Weld County Clerk and Recorder, said parcel of land located in the West Half of the Southwest Quarter (W1/2 SW1/4) of said Section 4, the Southwest Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 5, the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section Eight (8) and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of said Section 9, all in Township Five North (T.5N.), Range Sixty-five West (R.65W.) of the Sixth Principal Meridian (6th P.M.), City of Greeley, County of Weld, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 4 and commencing the West line of the Southwest Quarter (SW1/4) of said Section 4, being monumented by a 6" rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" in a monument box at the South end and by a 6" rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" at the North end, as bearing North 00°22'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2893.79 feet, with all other bearings contained herein relative thereto;

THENCE South 89°18'01" East along the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 4, being monumented by a 6" rebar with a 2" diameter aluminum cap stamped "1528372, 1991" in a monument box at the East end and a distance of 30.07 feet to the West line of Lot 1, said Minor Subdivision, recorded July 30, 2012 as Recession No. 3882189 of the records of the Weld County Clerk and Recorder, said point being the POINT OF BEGINNING;

THENCE South 00°22'43" East along the West line of said Lot 1 a distance of 199.89 feet to the Easterly extension of the South line of the North Half (N1/2) of said Block 134; THENCE South 89°58'24" West along said Easterly extension and along the South line of the North Half (N1/2) of said Block 134 a distance of 229.83 feet to an Easterly Right-of-way line of US Highway 85; The following Seven (7) courses and distances are along Easterly Right-of-way lines of said US Highway 85:  
THENCE North 13°48'48" East a distance of 324.32 feet;  
THENCE North 08°10'05" East a distance of 35.00 feet;  
THENCE North 02°28'52" East a distance of 451.37 feet;  
THENCE North 00°15'44" West a distance of 128.70 feet;  
THENCE South 86°13'29" East a distance of 24.85 feet;  
THENCE North 00°15'44" West a distance of 212.20 feet;  
THENCE North 17°11'31" East a distance of 499.47 feet to a Southerly Right-of-way line of State Highway 263, also known as East 8th Street, established by that Special Warranty Deed recorded May 9, 1986 in Book 1450 at Page 128, as Recession No. 1230147, of the records of the Weld County Clerk and Recorder;

The following Two (2) courses and distances are along Southerly Right-of-way lines of said State Highway 263, also known as East 8th Street:  
THENCE North 86°30'06" East a distance of 171.61 feet to a Point of Curvature (PC); THENCE along the arc of a curve, which is concave to the North, a distance of 379.53 feet to the Northwest corner of Lot 1, said Minor Subdivision No. 0961-4-3-M-8, also being the Southwest corner of Lot 2, said Minor Subdivision No. 0961-4-3-M-8, said point being the beginning point of a curve, said curve being non-tangent to aforesaid line;  
THENCE along the Southerly line of Lot 2, said Minor Subdivision No. 0961-4-3-M-8, also being along the arc of said curve, a distance of 126.62 feet to the Northwest corner of Lot 3, said Ash Minor Subdivision, said curve having a radius of 8461.08 feet, a central angle of 00°51'27" and a long chord bearing North 83°14'02" East a distance of 126.62 feet;

THENCE South 01°23'46" West, non-tangent to aforesaid curve and along the West line of Lot 3, Lot 2 and Outlet A, said Ash Minor Subdivision a distance of 1063.68 feet;  
The following Four (4) courses and distances are along Northerly lines of said Outlet A:  
THENCE South 89°08'53" West a distance of 93.34 feet;  
THENCE North 41°25'56" West a distance of 211.65 feet;  
THENCE South 45°30'34" West a distance of 58.30 feet;  
THENCE South 00°25'08" East a distance of 289.13 feet;  
THENCE North 89°18'12" West continuing along a Northerly line of said Outlet A and along a Northerly line of Lot 1, said Ash Minor Subdivision, a distance of 448.24 feet to the Northwest corner of Lot 1, said Ash Minor Subdivision;

The following Two (2) courses and distances are along the West line of Lot 1, said Ash Minor Subdivision:  
THENCE South 00°22'27" East a distance of 24.47 feet;  
THENCE South 00°23'43" East a distance of 0.58 feet to the POINT OF BEGINNING.

Said described parcel of land contains 25.759 Acres, more or less (±).

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southwest Quarter of said Section 4, T.5N., R.65W., being monumented by a 6" rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" in a monument box at the South end and by a 6" rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" at the North end, as bearing North 00°22'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2893.79 feet, with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Feet."

## TITLE COMMITMENT NOTE

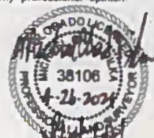
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 5558-3265396, dated June 17, 2018 as prepared by First American Title Insurance Company to delineate the aforesaid information.

## NOTICE

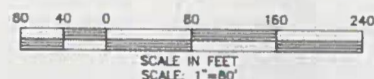
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-BD-100 C.R.S. 2012)

## SURVEYOR'S STATEMENT

I, Michael Chad Dille, a Colorado Licensed Professional Land Surveyor, do hereby state that this Rezoning Plat was prepared under my personal supervision, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information, belief, and in my professional opinion.



Michael Chad Dille - On Behalf Of King Surveyors  
Colorado Licensed Professional Land Surveyor #38106



## LEGEND

- SECTION LINE
- RIGHT OF WAY LINE
- BOUNDARY LINE
- FOUND ALIQUOT MONUMENT AS DESCRIBED
- CALCULATED POSITION

## LINE TABLE

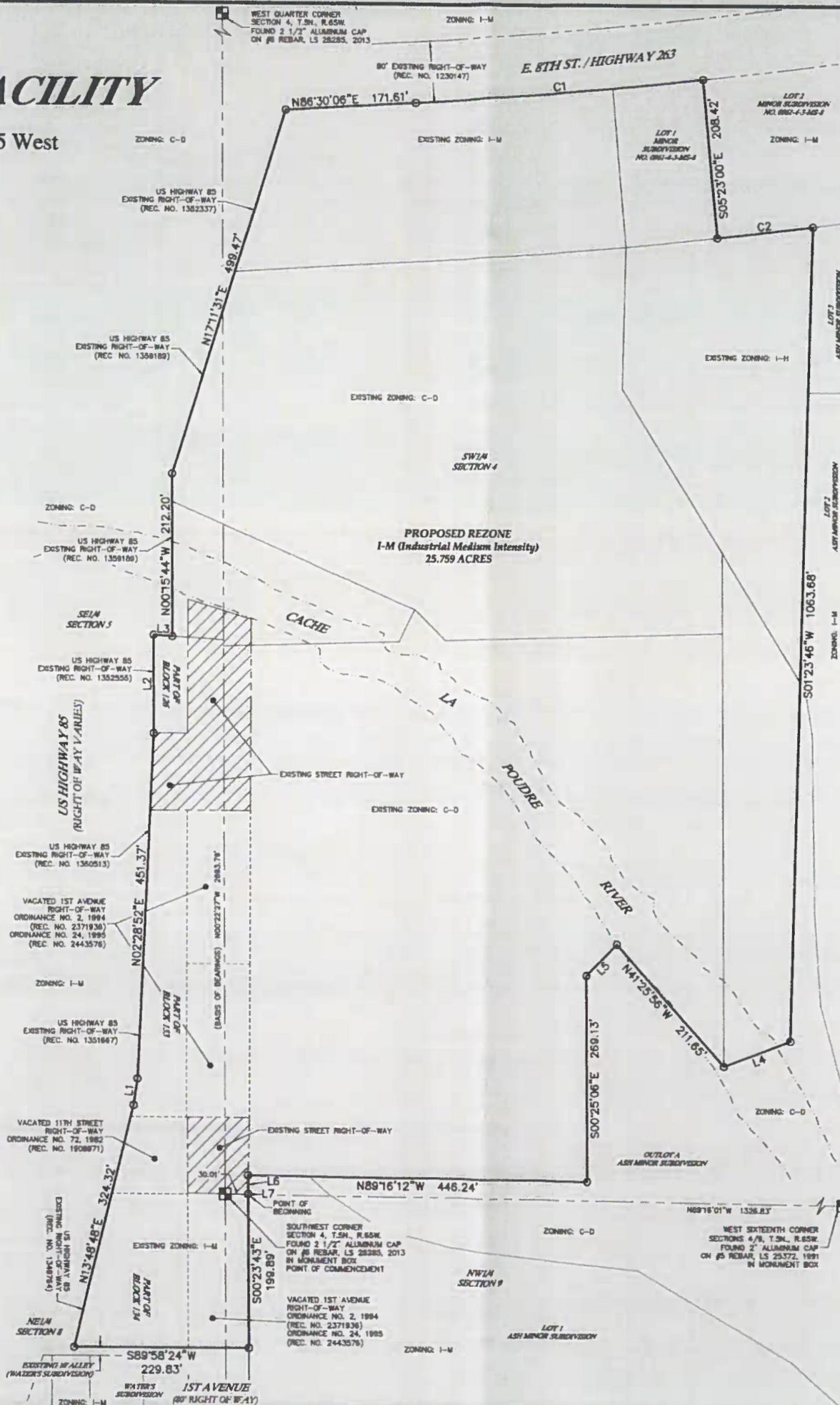
| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N08°10'05"E | 35.00'  |
| L2   | N00°15'44"W | 128.70' |
| L3   | S86°13'29"E | 24.85'  |
| L4   | S89°08'53"W | 93.34'  |
| L5   | S45°30'34"W | 58.30'  |
| L6   | S00°22'27"E | 24.47'  |
| L7   | S00°23'43"E | 0.58'   |

## CURVE TABLE

| CURVE | LENGTH  | RADIUS   | DELTA    | CHORD   | CH BEARING  |
|-------|---------|----------|----------|---------|-------------|
| C1    | 379.53' | 7686.00' | 2°48'53" | 379.44' | N89°05'08"E |
| C2    | 126.62' | 8461.08' | 0°51'27" | 126.62' | N83°14'02"E |



VICINITY & ZONING MAP  
SCALE: 1"=500'



|             |                |
|-------------|----------------|
| DATE:       | 4/8/2021       |
| FILE NAME:  | 20190027-A-RZN |
| SCALE:      | 1"=80'         |
| DRAWN BY:   | CSK            |
| CHECKED BY: | MCD            |

**KING SURVEYORS**  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: [contact@KingSurveyors.com](mailto:contact@KingSurveyors.com)



|                       |        |
|-----------------------|--------|
| DATE:                 | 4-8-21 |
| REVISIONS:            | SMF    |
| ADDRESS CITY COMMENTS |        |

REZONE PROPERTY BOUNDARY MAP  
WASTEWATER RECLAMATION AND TREATMENT FACILITY  
FOR  
CITY OF GREELEY  
1001 11TH AVENUE, 2ND FLOOR, GREELEY, CO 80631

PROJECT #  
20190027-A

**1**  
SHEET 1 OF 1



# REZONE SITE ANALYSIS MAP WASTEWATER RECLAMATION AND TREATMENT FACILITY

A Rezone of Multiple Parcels of Land, Situate in the Sections 4, 5, 8 and 9, Township 5 North, Range 65 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado

## BASE OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southeast Quarter of said Section 4, T.5N., R.65W., being monumented by a 60 rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" in a monument box at the South end and by a 60 rebar with a 2 1/2" diameter aluminum cap stamped "1528285, 2013" at the North end, as bearing North 00°22'27" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2693.75 feet, with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

## TITLE COMMITMENT NOTE

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number 5609-3285399, dated June 17, 2019 as prepared by First American Title Insurance Company to delineate the aforesaid information.

## NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown herein. (13-60-103 C.R.S. 2013)

## FLOOD PLAIN NOTE

The subject property is in flood zones as follows per FEMA flood map 08123C1541E revised January 20, 2016. Floodplain lines indicated herein are approximate only.

- flood zone "X", "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"
- flood zone "AE", "areas of 1% chance flood (100-year flood), base flood elevations determined."
- The floodway in the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height."

## VERTICAL DATUM

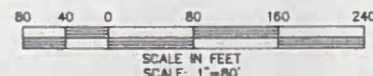
NORTH AMERICAN VERTICAL DATUM OF 1988. VERTICAL CONTROL BASED UPON CITY OF GREELEY WATER POLLUTION CONTROL FACILITY BENCHMARK "BENCHMARK 92" (ELEVATION=4640.41).

## HORIZONTAL DATUM

COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011 SCALED TO GROUND USING A COMBINED FACTOR OF 0.99973183 (1.00026817) ABOUT 0.0.

## LEGEND

|   |                     |    |                      |    |                    |     |                                     |
|---|---------------------|----|----------------------|----|--------------------|-----|-------------------------------------|
| — | EDGE OF ASPHALT     | cc | CURB CUT             | 04 | SANITARY MANHOLE   | --- | SECTION LINE                        |
| — | EDGE OF CONCRETE    | 00 | MONITORING WELL      | 00 | CLEAN OUT          | --- | RIGHT OF WAY LINE                   |
| — | BUILDING            | 00 | UNKNOWN MANHOLE      | 00 | SANITARY VALVE     | --- | BOUNDARY LINE                       |
| — | BUILDING OVERHANG   | 00 | AIR CONDITIONER UNIT | 00 | MAILBOX            | --- | FOUND ALIQUOT MONUMENT AS DESCRIBED |
| — | METAL HANDRAIL      | 00 | DRAINAGE MANHOLE     | 00 | SIGN               | --- | CALCULATED POSITION                 |
| — | EDGE OF LANDSCAPING | 00 | ELECTRIC BOX         | 00 | REFLECTOR POST     | --- |                                     |
| — | EDGE OF GRAVEL ROAD | 00 | ELECTRIC MANHOLE     | 00 | TELEPHONE PEDESTAL | --- |                                     |
| — | FLOWLINE            | 00 | POWER POLE           | 00 | TELEPHONE MANHOLE  | --- |                                     |
| — | CHAIN LINK FENCE    | 00 | LIGHT POLE           | 00 | TELEPHONE MARKER   | --- |                                     |
| — | FENCE LINE          | 00 | GAS VALVE            | 00 | SPIGOT             | --- |                                     |
| — | FENCE GATE          | 00 | GAS MARKER           | 00 | FIRE HYDRANT       | --- |                                     |
| — | PIPE                | 00 | IRRIGATION VALVE BOX | 00 | GATE VALVE         | --- |                                     |
| — | GAS LINE            | 00 | PINE TREE            | 00 | DECIDUOUS TREE     | --- |                                     |
| — | OVERHEAD POWER LINE | 00 | STEEL POST           | 00 | AIR VALVE          | --- |                                     |
| — | DRAINAGE LINE       | 00 |                      | 00 | WATER SHUTOFF      | --- |                                     |
| — |                     | 00 |                      | 00 | WATER METER        | --- |                                     |

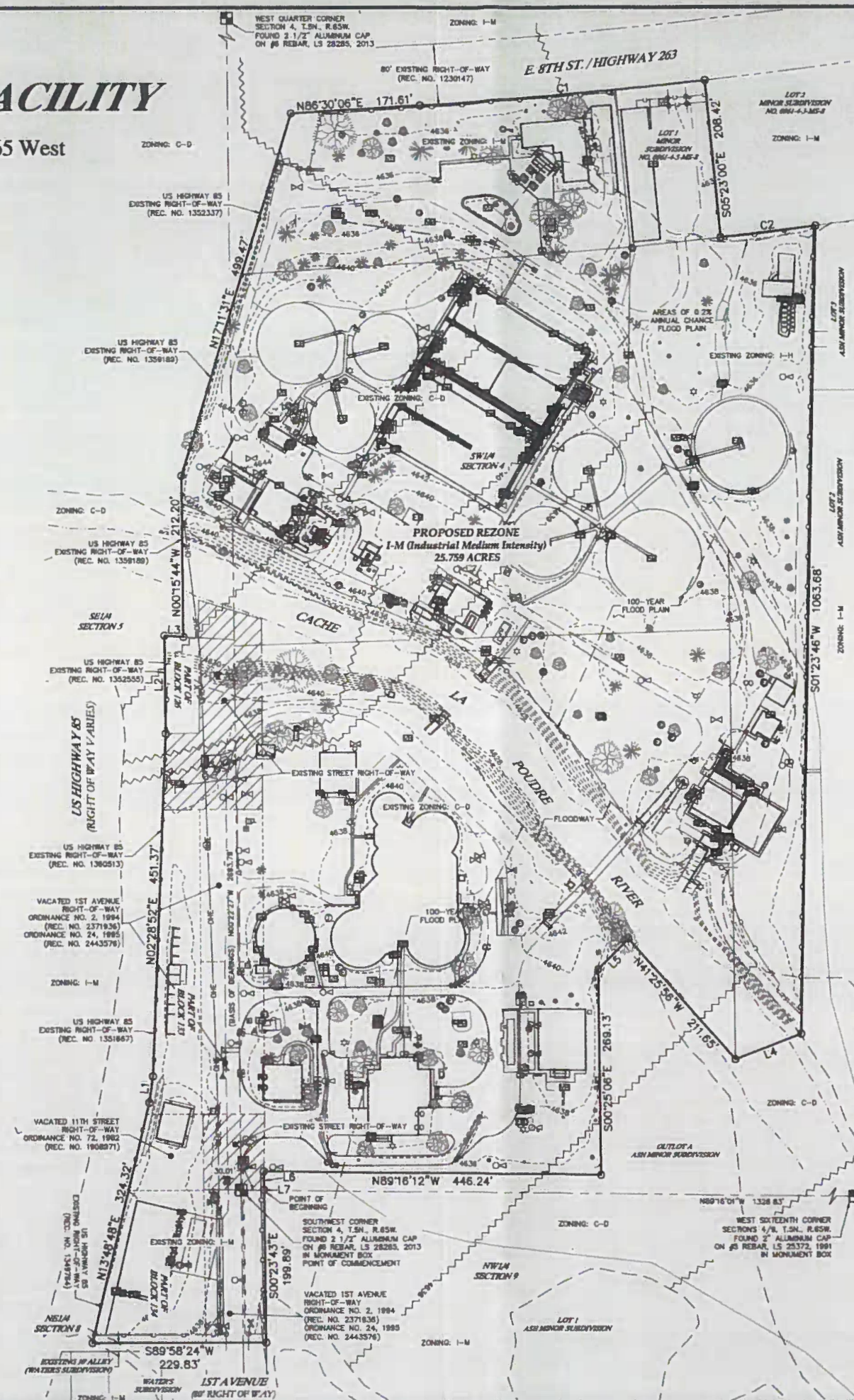


## LINE TABLE

| LINE | BEARING     | LENGTH  |
|------|-------------|---------|
| L1   | N08°10'05"E | 33.00'  |
| L2   | N00°15'44"W | 128.70' |
| L3   | S86°03'29"E | 24.85'  |
| L4   | S89°08'55"W | 83.34'  |
| L5   | S45°30'34"W | 58.30'  |
| L6   | S00°22'27"E | 24.47'  |
| L7   | S00°23'43"E | 0.96'   |

## CURVE TABLE

| CURVE | LENGTH  | RADIUS   | DELTA    | CHORD   | CH BEARING  |
|-------|---------|----------|----------|---------|-------------|
| C1    | 379.53' | 7680.00' | 2°48'53" | 379.49' | N83°05'09"E |
| C2    | 128.62' | 8461.00' | 0°51'27" | 128.62' | N83°14'02"E |



DATE: 4/8/2021

FILE NAME: 20190027-A-RZN

SCALE: 1"=80'

DRAWN BY: CSK

CHECKED BY: MCD

**KING SURVEYORS**

650 E. Garden Drive | Windsor, Colorado 80550

phone: (970) 686-5011 | email: [contact@Kingsurveyors.com](mailto:contact@Kingsurveyors.com)

DATE:

REVISIONS:

REZONE SITE ANALYSIS MAP  
WASTEWATER RECLAMATION AND TREATMENT FACILITY  
FOR  
CITY OF GREELEY  
1001 11TH AVENUE, 2ND FLOOR, GREELEY, CO 80631

PROJECT #: 20190027-A

**1**

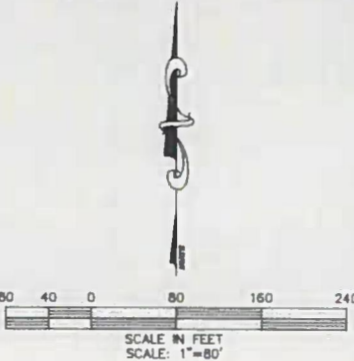
SHEET 1 OF 1



# ZONING SUITABILITY MAP

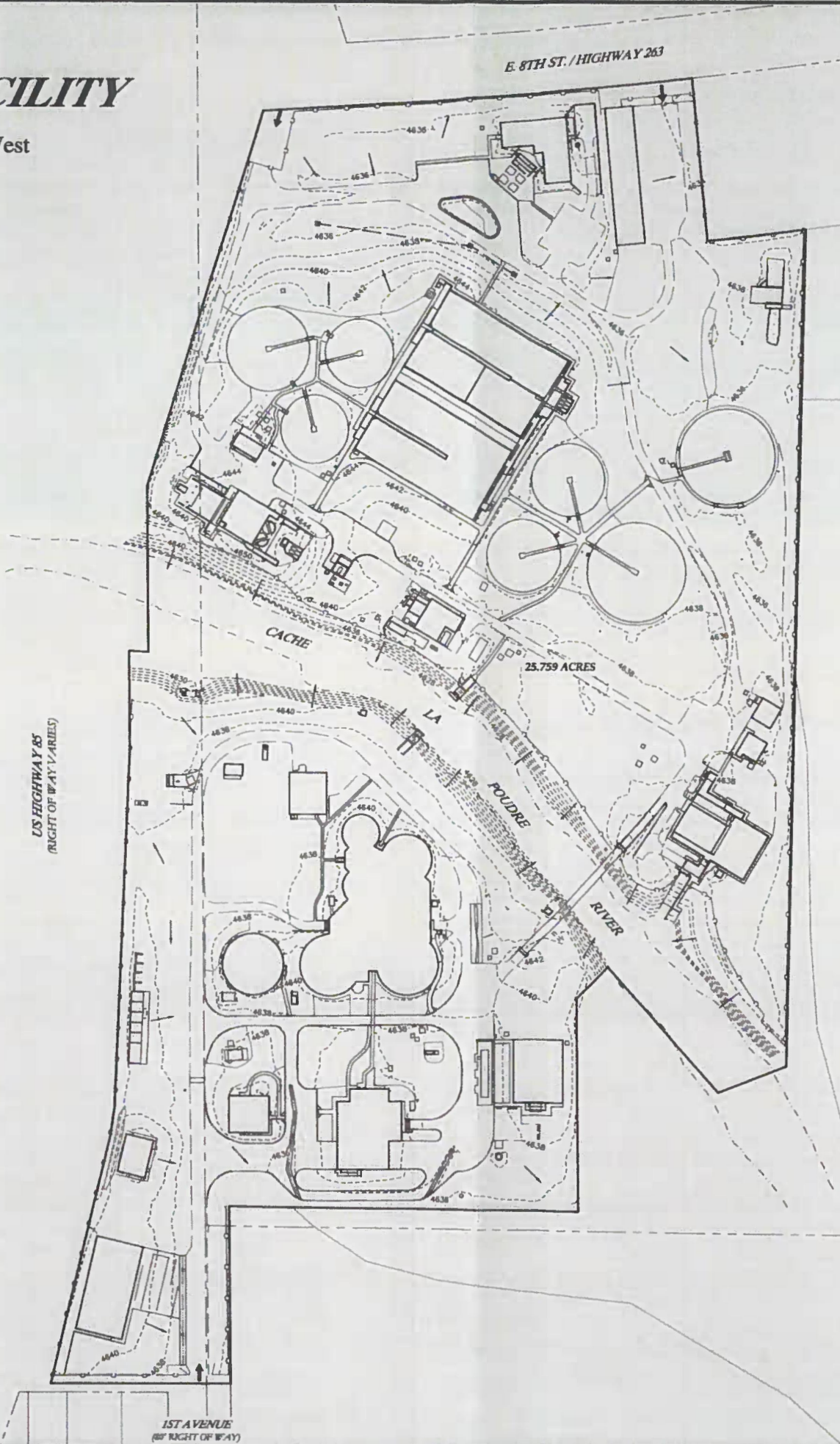
## WASTEWATER RECLAMATION AND TREATMENT FACILITY

A Rezone of Multiple Parcels of Land, Situate in the Sections 4, 5, 8 and 9, Township 5 North, Range 65 West of the 6th P.M., City of Greeley, County of Weld, State of Colorado



| LEGEND |                       |
|--------|-----------------------|
| ---    | EDGE OF ASPHALT       |
| ---    | EDGE OF CONCRETE      |
| ---    | BUILDING              |
| ---    | BUILDING OVERHANG     |
| ---    | METAL HANDRAIL        |
| ---    | EDGE OF LANDSCAPING   |
| ---    | EDGE OF GRAVEL ROAD   |
| ---    | FLOWLINE              |
| ---    | CHAIN LINK FENCE      |
| ---    | FENCE LINE            |
| ---    | PIPE                  |
| ---    | SECTION LINE          |
| ---    | QUARTER SECTION LINE  |
| ---    | RIGHT OF WAY LINE     |
| ---    | BOUNDARY LINE         |
| →      | EXISTING ACCESS POINT |

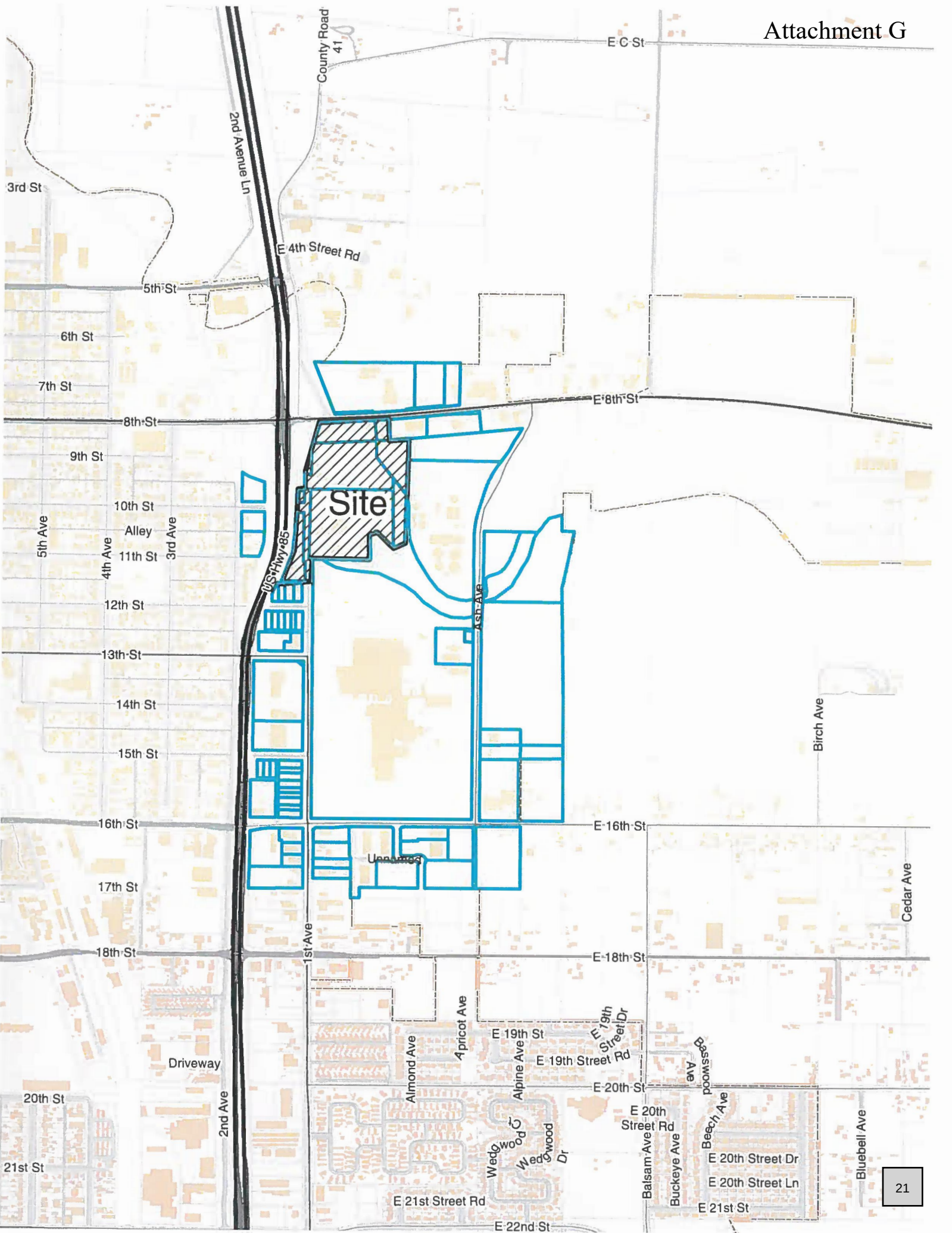
**NOTICE**  
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-60-105 C.R.S. 2012)



|                                                                                                                                                     |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------|
| DATE: 4/8/2021                                                                                                                                      | FILE NAME: 20190027-A-RZN |
| SCALE: 1"=80'                                                                                                                                       | DRAWN BY: CSK             |
| CHECKED BY: MCD                                                                                                                                     |                           |
| <b>KING SURVEYORS</b><br>650 E. Garden Drive   Windsor, Colorado 80550<br>phone: (970) 686-5011   email: contact@Kingsurveyors.com                  |                           |
| DATE: 4-8-21                                                                                                                                        | DATE: 4-8-21              |
| REVISIONS:                                                                                                                                          | REVISIONS:                |
| ADDRESS: CITY COMMENTS                                                                                                                              | ADDRESS: CITY COMMENTS    |
| ZONING SUITABILITY MAP<br>WASTEWATER RECLAMATION AND TREATMENT FACILITY<br>FOR<br>CITY OF GREELEY<br>1001 11TH AVENUE, 2ND FLOOR, GREELEY, CO 80631 |                           |
| PROJECT # 20190027-A                                                                                                                                |                           |
| <b>1</b>                                                                                                                                            |                           |
| SHEET 1 OF 1                                                                                                                                        |                           |

2:30 PM 4/8/2021 1:13:17 AM 1:1





## PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary/Final PUD (Planned Unit Development)

**FILE NUMBER:** PUD2020-0002 & PUD2020-0003

**PROJECT:** Westgate First Filing, Westgate Preliminary PUD 2<sup>nd</sup> Amendment and Final PUD

**LOCATION:** Northwest corner of the intersection of US 34 Bypass and 71st Avenue

**APPLICANT:** Marc Savela on behalf of WRD4 Greeley Property, LLC

**CASE PLANNER:** Brittany Hathaway, Planner III

**PLANNING COMMISSION HEARING DATE:** September 28, 2021

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the application in the form of a finding based on the review criteria Section 24-669 and Section 24-673 of the Development Code.

### EXECUTIVE SUMMARY

The City of Greeley is considering a request by Marc Savela on behalf of WRD4 Greeley Property, LLC for a Preliminary PUD Amendment and Final PUD on approximately 84.436 acres located north of US 34, west of 71<sup>st</sup> Avenue, and east of 83<sup>rd</sup> Avenue for a mixed-use community.

### A. REQUEST

The applicant is requesting approval of a Preliminary PUD Amendment and Final PUD to plat 191 single family lots, one multi-family lot, two commercial lots, and 12 tracts for parkland dedication, open space, trails, drainage, utilities, landscape buffering, and future development. This request includes a Preliminary Plat and Final Plat, of which are processed as a combined Preliminary and Final PUD.

Per Section 24-671, combined Preliminary and Final PUD Plans shall be processed and reviewed as a Preliminary Plan under the provisions of Section 24-699, and upon approval, shall be deemed



a Final Plan for the purposes of the provisions of Section 24-673. Combined submittals may be reviewed as separate decisions on both the Preliminary and Final Plans by the City Council.

For the purposes of this staff report, Staff has combined the two projects, which will require two separate motions for a recommendation to City Council.

On November 17, 2020, the City Council approved the Westgate Preliminary PUD First Amendment (see Attachment E). This request for a subdivision is in substantial conformance with the approved Preliminary PUD Plan. All proposed land uses and densities are permitted in the prescribed planning areas. General road layouts are also in conformance with the approved Master Plan.

Minor deviations from the approved Preliminary PUD conceptual plan layout include expansion of the neighborhood park to include a programmed park area, a dog park, ball courts, picnic areas, and a trail. Additionally, one lot located northeast of Tract D was absorbed into the tract to allow for greater spacing between the 34 Bypass, this was in response to concerns expressed from City Council at the time of the Preliminary PUD Amendment. Lastly, Lot 2, a commercial lot, was enlarged to be parallel with Lots 40-46. Buffering would be required at time of development per the approved Preliminary PUD Plan.

Approximately 10.58 acres of parkland would be dedicated to the City of Greeley with the final plat. The remaining required parkland dedication of approximately 2.03 acres would be provided by cash-in-lieu at time of final plat filing.

## **B. STAFF RECOMMENDATION**

Approval

### **C. LOCATION      Abutting Zoning/Land Use:**

**North:** H-A (Holding Agricultural)

**South:** H-A (Holding Agricultural)

R-E (Residential Estate)

C-L (Commercial Low)

**East:** H-A (Holding Agricultural)

R-E (Residential Estate)

**West:** H-A (Holding Agricultural)

#### **Site Characteristics:**

The site is largely vacant farm land. The Boomerang Ditch bisects the land running from the northwest toward the southeast, and many trees are present

along its banks. In general, the highest part of the land starts along the US 34 Bypass and then slopes downward toward the northeast. The site is relatively flat on the south and is hilly, with small bluffs on the north.

**Surrounding Land Uses:**

North: Vacant/Agriculture/Residential

South: Agriculture/Highway

East: Church/Residential

West: Vacant

**D. BACKGROUND**

The site was originally annexed as part of the West Ridge Area Annexation in 2004. It has historically been used for Agricultural purposes. A small, but active oil and gas facility was previously operating, but has since ceased operations and is now completely abandoned. In 2016, the property was rezoned from Holding Agriculture (H-A) to PUD (Planned Unit Development). The 2016 approved PUD was approved with approximately 80 acres of mixed residential uses and 4 acres of commercial, along with open space and a portion of the regional trail system.

In November 2020, Council approved an amendment to the PUD of which reconfigured the planning area boundaries and allowed for residential uses in PA-4. It also set a maximum number of residential units to 494 where the previous iteration did not specify. Other modifications included the abandonment of oil and gas storage, increased open space requirements, increased parking requirements, and clarified uses and procedures.

The Westgate Metropolitan District was approved in September 2018 (MD2018-0006). The metro district was needed in order to undertake the planning, design, acquisition, construction and financing of public improvements, including external infrastructure.

**E. APPROVAL CRITERIA**

In reaching recommendations and decisions on Preliminary PUD Plans, the Planning Commission and the City Council shall determine if the rezoning criteria and procedures of Section 24-625 applicable to the rezoning of land have been met.

*As this proposal for a Preliminary PUD Amendment is to allow for a subdivision of which is in substantial compliance with the approved Preliminary PUD Plan (Westgate Preliminary PUD 1<sup>st</sup> Amendment) and not to rezone, this criteria is not applicable.*

In reaching recommendations and decisions on Final PUD Plans, the Planning Commission and the City Council shall determine if the Final PUD Plan is in substantial conformance with the approved Preliminary Plan.

*This proposal meets this criterion as the Final PUD Plan is in substantial conformance with the approved Preliminary PUD Plan and the proposed Preliminary PUD Plan Amendment (Preliminary Plat).*

## **F. PHYSICAL SITE CHARACTERISTICS**

### **HAZARDS**

Staff is unaware of any hazards on the property.

### **WILDLIFE**

The subject site is identified on the Areas of Ecological Significance Map, as an area that could be moderately impacted by development. A biologist report was provided and identified potential development impacts that could be mitigated through a designated open space and park corridor which has been centrally located within the development. This park would contain the Boomerang Ditch and associated riparian areas, along with a large portion of the ecologically significant area.

No threatened or endangered species were found on the site. Overall the site was determined to provide low functioning wetlands and native vegetation.

Although no prairie dog burrows were identified, any found prairie dog colony cannot be removed during the burrowing owl nesting season of May 15 to September 15, without professional confirmation concluding no burrowing owl activity is occurring. Additionally any raptor nests found during construction would result in a halt of said activities until fall or winter, or appropriate protections are enforced.

Development would occur largely outside of the wildlife corridor. Wildlife and areas of ecological significance should not be greatly impacted by the development as currently proposed.

### **FLOODPLAIN**

The property is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

### **DRAINAGE AND EROSION**

A final drainage report was provided and reviewed by the City.



Increases in stormwater flows from development would be addressed with an on-site detention pond, which would be designed to limit runoff to historical flows. Erosion control measures would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices as utilized as the site is developed.

## **TRANSPORTATION**

The subject property has frontage along the US Highway 34 Bypass and 71<sup>st</sup> Avenue. No direct access to US Highway 34 Bypass would be allowed; ingress and egress to this site will occur via 71<sup>st</sup> Avenue. The proposed 27<sup>th</sup> Street alignment would be designed to eventually connect to the north via 74<sup>th</sup> Avenue. It is anticipated that connectivity would ultimately extend to the Homestead Heights subdivision (to the north), at which time a potential connection westward could be contemplated.

The applicant has proposed an additional east/west connection (25<sup>th</sup> Street), on the northern property boundary and has proposed an alternative, interim road cross section. This modified roadway section would function in the interim condition until the property to the north is developed. The applicant has also included the ultimate roadway design for 25<sup>th</sup> Street in the PUD.

71<sup>st</sup> Avenue would be widened and a turn lane, along with curb, gutter, and sidewalk improvements would be provided to serve development.

The City of Greeley's Transportation Planner and Traffic Engineer along with CDOT have reviewed the Traffic Study and have no remaining comments.

## **G. SERVICES**

### **WATER**

The City of Greeley provides water services to the area. The applicant proposes to connect to an existing 10" water main located in 71st Avenue to the east and an existing 12" water main located in 74th Avenue to the north.

### **SANITATION**

The City of Greeley provides sanitary sewer services to the area. The applicant proposes to connect to an existing 18" sewer main located in 71st Avenue to the east and an existing 8" sewer main located in 74th Avenue to the north.

### **EMERGENCY SERVICES**

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #5 is located along 47<sup>th</sup> Avenue approximately 2.7 miles west of Westgate.

## **PARKS AND OPEN SPACES**

A portion of Boomerang Trail would be constructed by the applicant as part of the Westgate Development. The applicant would also provide an easement for future trail construction along Highway 34 Bypass.

## **SCHOOLS**

This proposed development is expected to impact nearby schools in the Weld County School District #6. These include Montfort Elementary (~2.25 miles east), Prairie Heights Middle School (~1.25 miles south), and Greeley Central High School (~5.5 miles east). The applicant would be required to provide cash-in-lieu of land dedication for schools directly to the School District at time of final platting.

## **METROPOLITAN DISTRICT**

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. This district was approved in 2018.

## **H. NEIGHBORHOOD IMPACTS**

### **VISUAL**

Visual impacts would be mitigated by the use of perimeter landscape treatments and setbacks from the US Highway 34 Bypass. Because the site is adjacent to the Bypass, a major corridor into the City, the applicant would provide an open space tract along Highway 34 Bypass which would also help mitigate the visual impacts.

Buffer yards would be required on the commercial area at the time it is developed. The applicant has proposed tracts to be dedicated for buffer yards with this proposal.

### **NOISE**

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

## **I. PUBLIC NOTICE AND COMMENT**

Neighborhood courtesy notices for this meeting were mailed to surrounding property owners within 500 feet on September 17, 2021 and a notice was published in the newspaper per Development Code requirements. A sign was posted on the site on September 16, 2021. As of the finalization of this report no written comments have been received.

## **J. PLANNING COMMISSION RECOMMENDED MOTIONS**

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Westgate Preliminary PUD, Second Amendment meets the requirements in Development Code Section 24-669 and therefore recommends approval to City Council.
2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Westgate First Filing Final PUD meets the requirements in Development Code Section 24-673 and therefore recommends approval to City Council.

## **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – Westgate Preliminary PUD – 2<sup>nd</sup> Amendment (Preliminary Plat)

Attachment D – Westgate Final PUD – First Filing (Final Plat)

Attachment E – Westgate Preliminary PUD – 1<sup>st</sup> Amendment (PUD Document)



# Vicinity Map

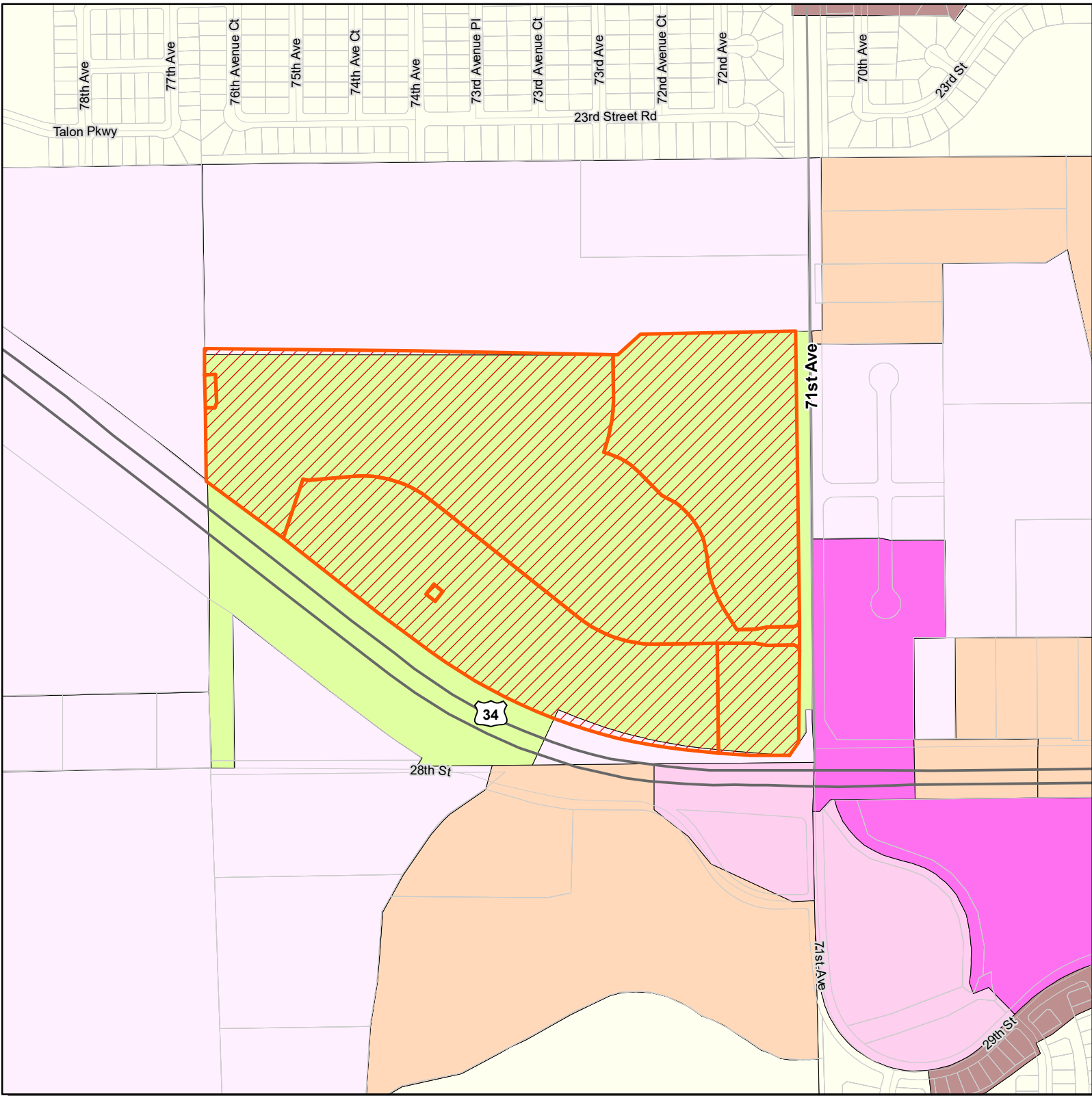
## Westgate Preliminary and Final PUD (Subdivision)



PUD2020-0002/PUD2020-0003

# Zoning Map

## Westgate Preliminary and Final PUD (Subdivision)



PUD2020-0002/PUD2020-0003

**WESTGATE First Filing, Westgate Preliminary PUD 2<sup>nd</sup> Amendment and Final PUD****File Number: PUD2020-002 & PUD2020-0003**

9.17.21

**Project Narrative****Existing Conditions**

The Westgate PUD is located northwest of the intersection of US Highway 34 and 71st Avenue in the City of Greeley, Colorado. It is in the southeast corner of Section 17, Township 5 North, Range 66 West of the Sixth Principal Meridian, City of Greeley, Weld County, Colorado. The project is bounded to the north by undeveloped farmland (Ells property). North of this farmland (Ells Property) is Homestead Heights, a single-family residential development. The west and south are bounded by US Highway 34 with 71st Avenue to the east of the project. The property generally slopes from the south to the north and east with the greatest relief of approximately 70 feet in the northeast corner. The Boomerang Irrigation Ditch flows from southeast corner of the property to the northwest corner.

**Zoning/Platting**

The site is currently zoned as PUD, pursuant to the Westgate Preliminary PUD 1<sup>st</sup> Amendment Prelim.

This Preliminary PUD 2<sup>nd</sup> Amendment (Preliminary Plat) and Final PUD (Final Plat) establish detailed locations with PA's 1-4 of lots, tracts, and public rights of way. The plats request the approval of 191 single family lots (located within PA 1 and PA 3), 1 lot for multi-family (located within PA 2) and two lots for commercial development (Located with PA 3 and PA 4). The lot sizes and uses are consistent with the approved uses and criteria established by the 1<sup>st</sup> Amendment. Additionally, the plats request approval of 12 tracts for parkland dedications, open space, trail, drainage, utilizes, landscape buffering, and future development.

Minor deviations from the approved Preliminary PUD conceptual plan layout include expansion of the neighborhood park, which is located in the center of the project and would be programmed with a dog park, ball courts, picnic areas, and a trail. Additionally, one lot located north of Tract D was absorbed into the tract to allow for greater spacing between the 34 Bypass, this was in response to concerns expressed from City Council. Lastly, Lot 2, a commercial lot, was enlarged to be parallel with Lots 30-40. Buffering would be required at time of development per the approved Preliminary PUD Plan.



Approximately 10.58 acres of parkland would be dedicated to the City of Greeley with the final plat. The remaining required parkland dedication of approximately 2.03 acres would be provided by cash-in-lieu at time of final plat filing

WESTGATE FIRST FILING  
PRELIMINARY PLAT AND 2ND PUD AMENDMENT  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0002

Attachment C

LEGAL DESCRIPTION:

WRD4 GREELEY PROPERTY LLC, BEING THE SOLE OWNER(S) IN FEE OF THE FOLLOWING DESCRIBED PARCEL,  
**COMMENCING** AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO  
BEAR NORTH 00°31'27" WEST, BETWEEN MONUMENTATION AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE  
THERETO:

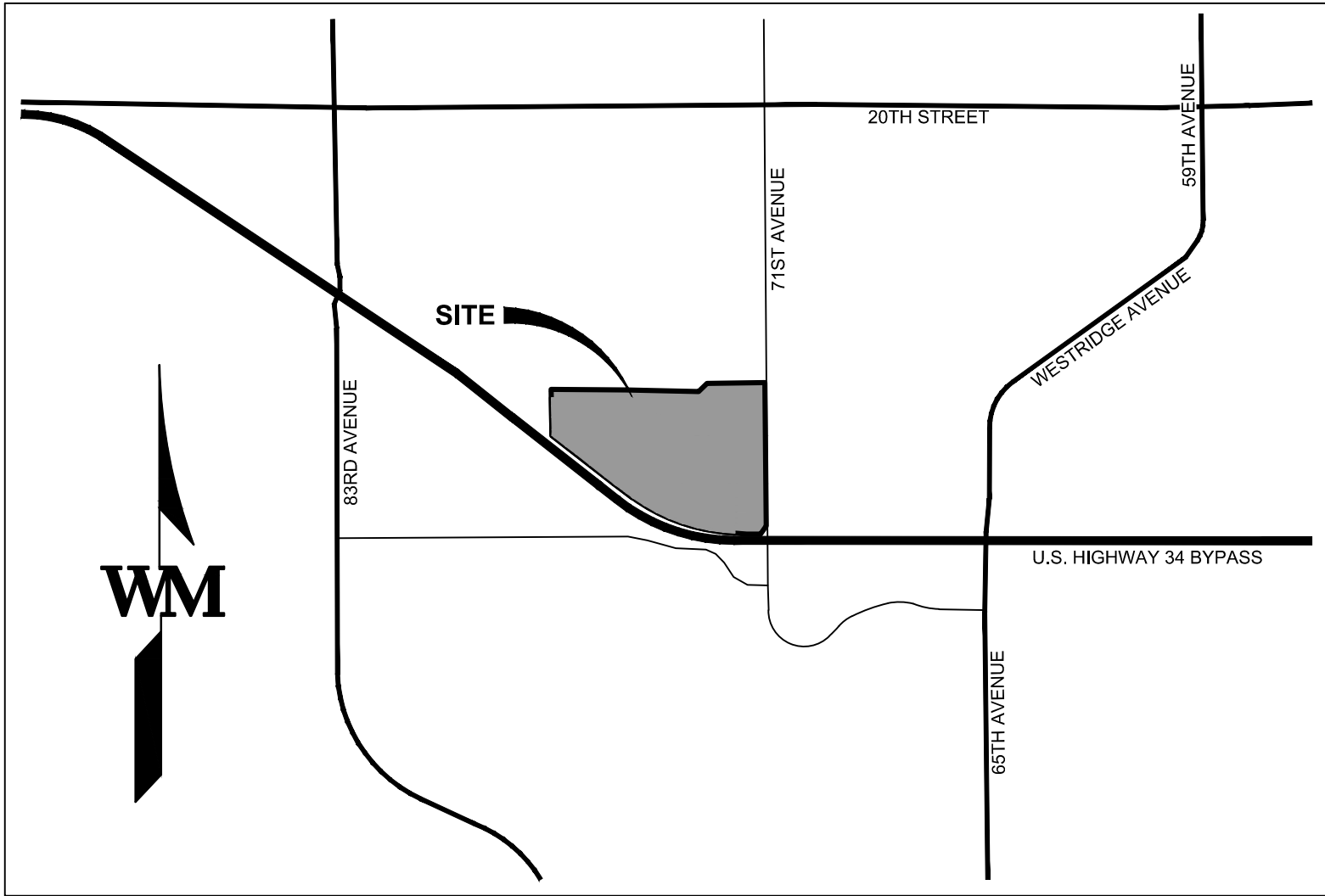
THENCE NORTH 13°32'21" WEST, A DISTANCE OF 133.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 RECORDED AT  
RECEPTION NUMBER 1514421 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE; NORTHERLY **POINT OF  
BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES:

- 1) SOUTH 34°32'08" WEST, A DISTANCE OF 122.00 FEET;
- 2) SOUTH 89°25'42" WEST, A DISTANCE OF 169.15 FEET;
- 3) NORTH 85°28'06" WEST, A DISTANCE OF 297.41 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 29°57'28", A RADIUS OF 2,292.00 FEET, AN ARC LENGTH OF 1,198.40  
FEET AND A CHORD THAT BEARS NORTH 68°57'58" WEST, A DISTANCE OF 1,184.79 FEET TO A POINT OF NON-TANGENCY;
- 5) NORTH 53°28'54" WEST, A DISTANCE OF 293.39 FEET;
- 6) NORTH 51°54'28" WEST, A DISTANCE OF 955.00 FEET TO SAID WESTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°53'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 566.68 FEET  
THENCE SOUTH 89°20'07" EAST DEPARTING SAID WESTERLY LINE, A DISTANCE OF 908.84 FEET;  
THENCE SOUTH 88°41'32" EAST, A DISTANCE OF 898.95 FEET;  
THENCE NORTH 45°45'24" EAST, A DISTANCE OF 144.90 FEET;  
THENCE NORTH 89°04'34" EAST, A DISTANCE OF 709.53 FEET TO A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID  
SOUTHEAST QUARTER;  
THENCE SOUTH 00°31'27" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,760.06 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 3,678.033 SQUARE FEET, OR 84.436 ACRES, MORE OR LESS.



VICINITY MAP  
1" = 2000'

STANDARD NOTES:

**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.

**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.)

**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.

**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.

**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.

**SIGHT DISTANCE:** THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) 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.

**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.

**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 OFFSITE 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 DESIGNATION IN THE FINAL DRAINAGE REPORT AND THE  
STORM WATER MANAGEMENT PLAN.

**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.

**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.

**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.

**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.

**MINIMUM WATER PRESSURE:** PART OF THIS PROPERTY SITS IN CITY OF GREELEY WATER PRESSURE ZONE 4. AS SUCH, ADDITIONAL REQUIREMENTS  
MAY BE NECESSARY TO ENSURE THAT MINIMUM WATER PRESSURE, MINIMUM FIRE FLOWS, AND ALL OTHER PERTINENT CITY OF GREELEY CRITERIA  
ARE MET.

**VEGETATED MEDIAN:** MAINTENANCE OF VEGETATED MEDIAN IS THE RESPONSIBILITY OF THE METRO DISTRICT.

**RAW WATER DEDICATION:** THE RAW WATER DEDICATION FOR THE RESIDENTIAL PORTION OF THIS PLAT HAS BEEN SATISFIED. TRACTS J, K AND L ARE  
ALLOCATED 3 AC-FT/PER ACRE TOTALLING 1.56 AC-FT. BLOCK 8, LOT 1 AND LOT 2 ARE ALLOCATED 3.86 AC-FT/PER ACRE TOTALLING 25.6 AC-FT

PRELIMINARY PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND  
IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINARY PLANNED  
UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY  
COUNCIL.

WRD4 GREELY PROPERTY, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_  
(SIGNATURE)

TITLE: \_\_\_\_\_

DATE: \_\_\_\_\_

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER CERTIFICATE:

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 \_\_\_\_\_

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED / NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS \_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT DATE \_\_\_\_\_

TRACT SUMMARY

| TRACT     | PURPOSE                                        | AREA (SF) | AREA (AC) | MAINTENANCE     | OWNER           |
|-----------|------------------------------------------------|-----------|-----------|-----------------|-----------------|
| A         | DRAINAGE, PARK & OPEN SPACE                    | 121,637   | 2.79      | CITY OF GREELEY | CITY OF GREELEY |
| B         | PARK AND OPEN SPACE                            | 399,148   | 7.79      | CITY OF GREELEY | CITY OF GREELEY |
| C         | OPEN SPACE                                     | 13,108    | 0.30      | METRO DISTRICT  | METRO DISTRICT  |
| D         | DRAINAGE, OPEN SPACE                           | 231,643   | 5.32      | METRO DISTRICT  | METRO DISTRICT  |
| E         | FUTURE DEVELOPMENT                             | 3,424     | 0.08      | METRO DISTRICT  | METRO DISTRICT  |
| F         | FUTURE DEVELOPMENT                             | 1,715     | 0.04      | METRO DISTRICT  | METRO DISTRICT  |
| G         | DRAINAGE, TRAIL & NON-POTABLE<br>WATER STORAGE | 206,525   | 4.74      | CITY OF GREELEY | CITY OF GREELEY |
| H         | LANDSCAPE BUFFER                               | 15,313    | 0.35      | DEVELOPER       | DEVELOPER       |
| J         | LANDSCAPE BUFFER                               | 15,858    | 0.36      | DEVELOPER       | DEVELOPER       |
| K         | LANDSCAPE BUFFER                               | 2,310     | 0.05      | DEVELOPER       | DEVELOPER       |
| L         | LANDSCAPE BUFFER                               | 4,486     | 0.10      | DEVELOPER       | DEVELOPER       |
| M         | LANDSCAPE BUFFER                               | 2,202     | 0.05      | METRO DISTRICT  | METRO DISTRICT  |
| 12 TRACTS |                                                | 1,017,369 | 21.97     |                 |                 |

NOTE: TRACT "I" INTENTIONALLY OMITTED

OWNER/SUBDIVIDER:  
WRD4 GREELEY PROPERTY LLC  
252 CLAYTON STREET  
DENVER, COLORADO 80206

ENGINEER:  
WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, COLORADO 80209

SURVEYOR:  
WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, COLORADO 80209

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

| NO. | DATE       | REMARKS            | NO. | DATE       | REMARKS       |
|-----|------------|--------------------|-----|------------|---------------|
| 1   | 04/23/2021 | CITY COMMENTS      | 5   | 09/20/2021 | CITY COMMENTS |
| 2   | 07/02/2021 | CITY COMMENTS      |     |            |               |
| 3   | 07/20/2021 | UPDATED BENCHMARKS |     |            |               |
| 4   | 08/04/2021 | CITY COMMENTS      |     |            |               |

|                    |
|--------------------|
| JOB NO. DCS19-4021 |
| PA/PM: JCS         |
| DRAWN: AJ          |
| DATE: 02/23/2021   |
| SCALE:             |

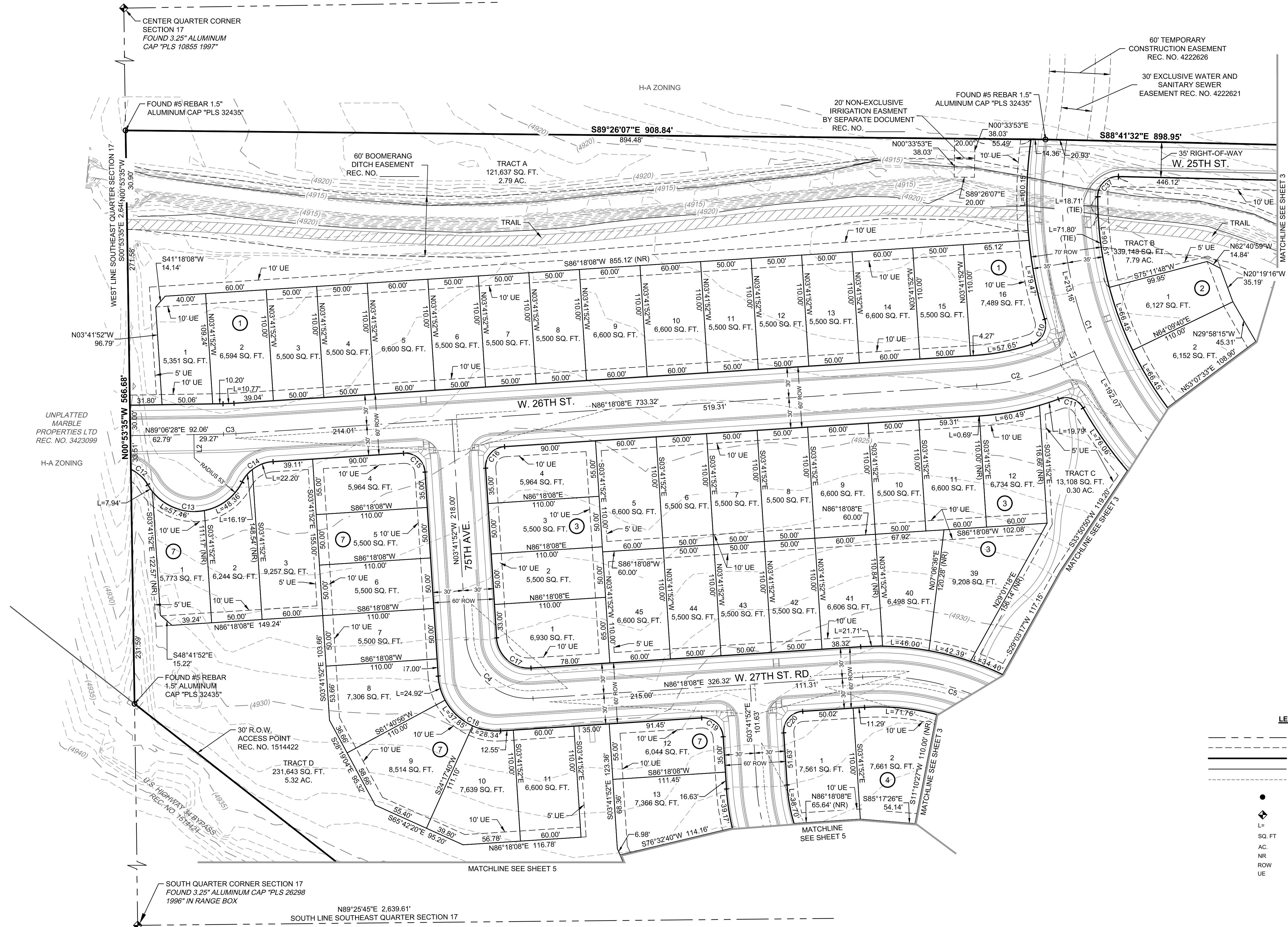
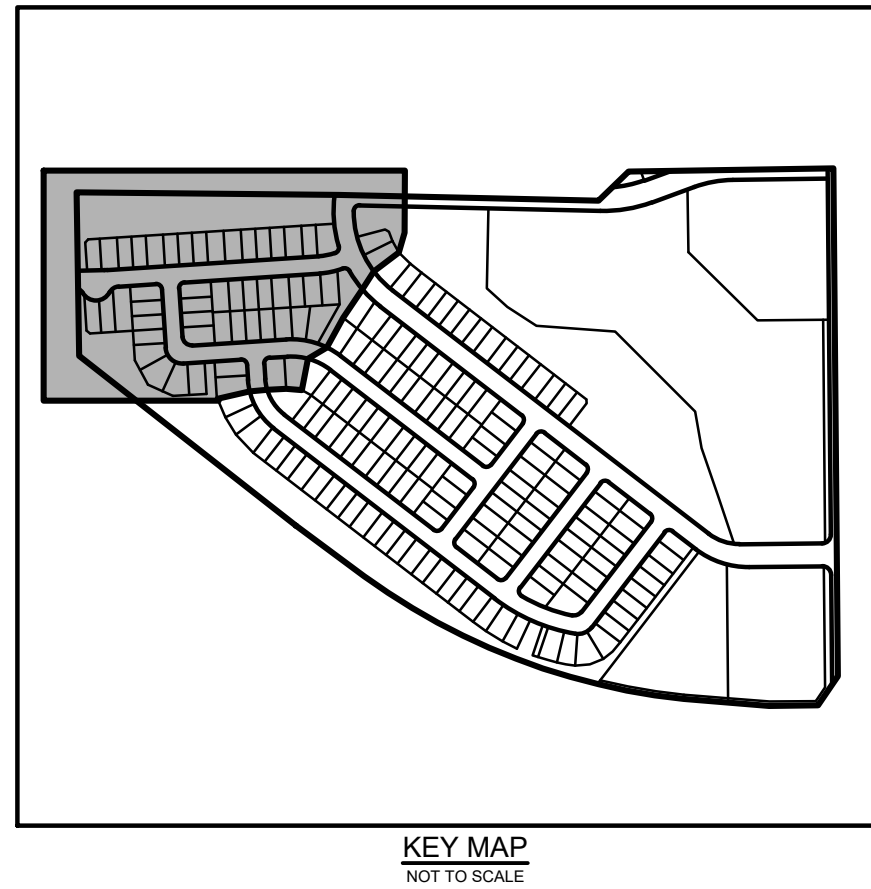
WESTGATE FIRST FILING PRELIMINARY PLAT  
AND 2ND PUD AMENDMENT

|              |
|--------------|
| SHEET        |
| 1            |
| Sheet 1 of 8 |

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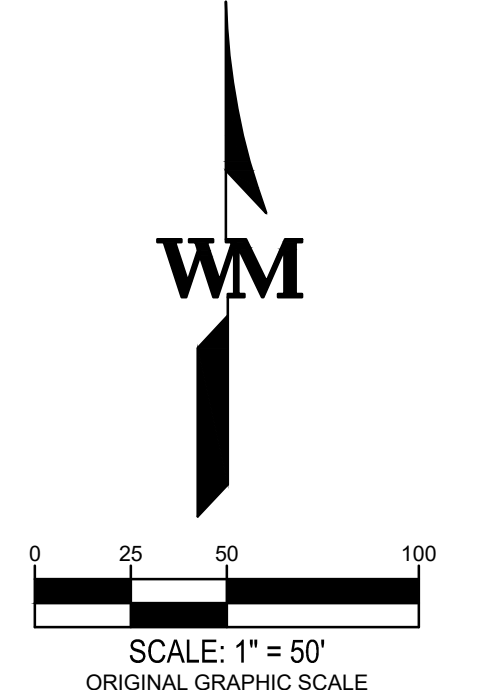


WESTGATE FIRST FILING  
PRELIMINARY PLAT AND 2ND PUD AMENDMENT  
A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0002



**LEGEND**

- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- PROPOSED LOT LINE
- PROPOSED SITE TRIANGLE
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "PLS 32435" UNLESS OTHERWISE NOTED
- SECTION CORNER AS DESCRIBED
- DISTANCE OF CURVE
- SQ. FT. SQUARE FEET
- AC. ACRES
- NR. NON-RADIAL
- ROW. RIGHT-OF-WAY
- UE. UTILITY EASEMENT

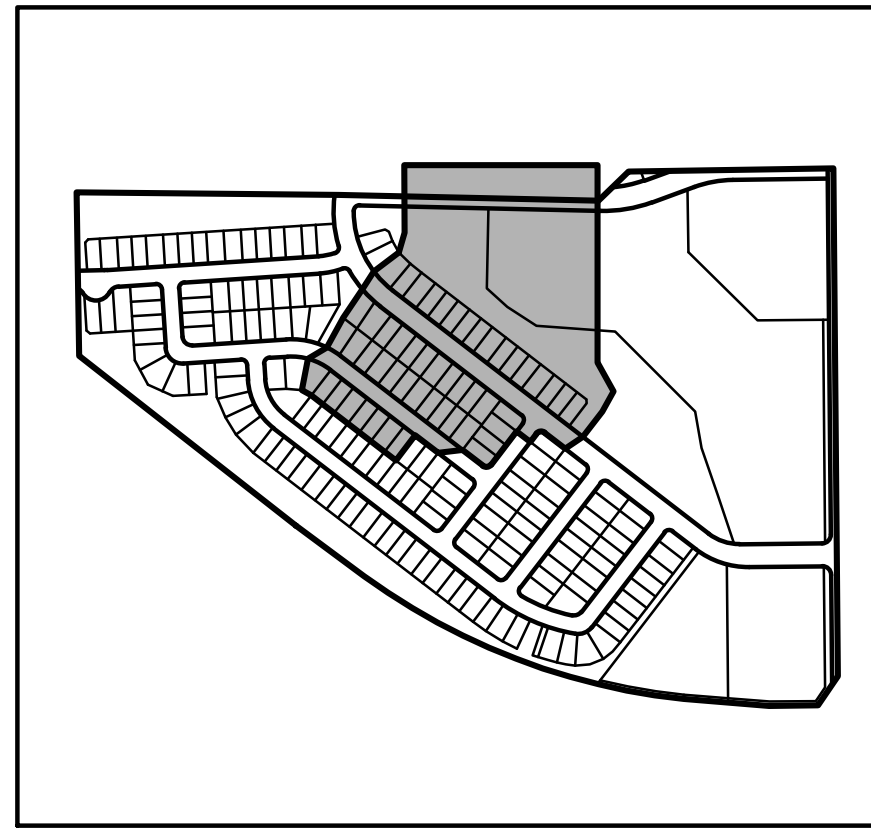




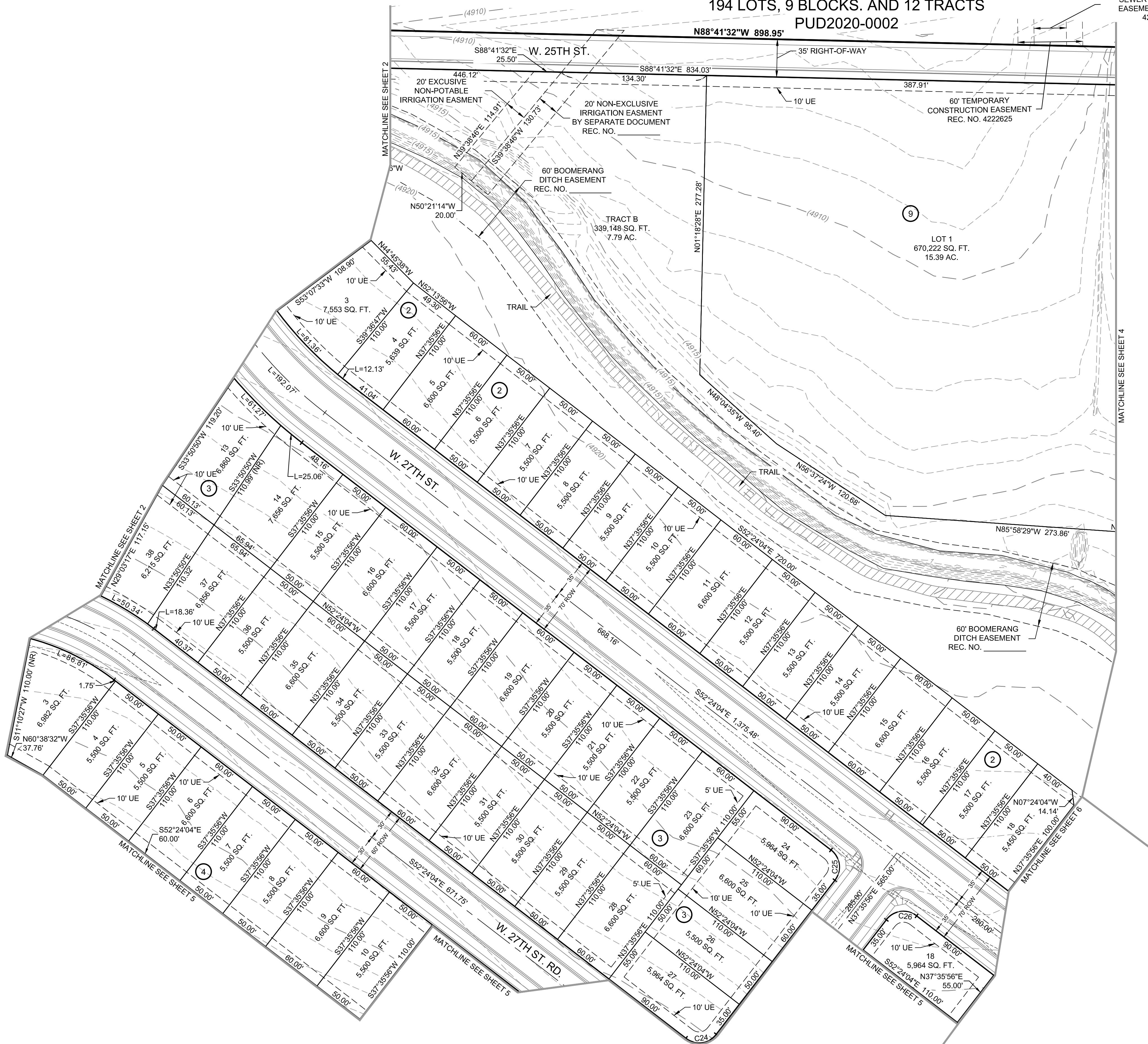
WESTGATE FIRST FILING  
PRELIMINARY PLAT AND 2ND PUD AMENDMENT

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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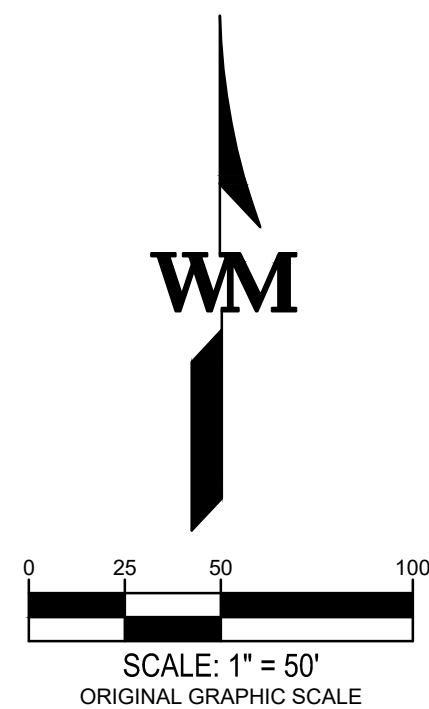
30' EXCLUSIVE SANITARY  
SEWER AND WATER  
EASEMENT REC. NO.  
4222622



KEY MAP  
NOT TO SCALE



- LEGEND**
- SECTION LINE
  - EASEMENT LINE
  - SITE BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED SITE TRIANGLE
  - FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "PLS 32435" UNLESS OTHERWISE NOTED
  - SECTION CORNER AS DESCRIBED
  - L= DISTANCE OF CURVE
  - SQ. FT. SQUARE FEET
  - AC. ACRES
  - NR. NON-RADIAL
  - ROW. RIGHT-OF-WAY
  - UE. UTILITY EASEMENT



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| NO. | DATE       | REMARKS            | NO. | DATE       | REMARKS       |
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| 1   | 04/23/2021 | CITY COMMENTS      | 5   | 09/20/2021 | CITY COMMENTS |
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| 3   | 07/20/2021 | UPDATED BENCHMARKS |     |            |               |
| 4   | 08/04/2021 | CITY COMMENTS      |     |            |               |

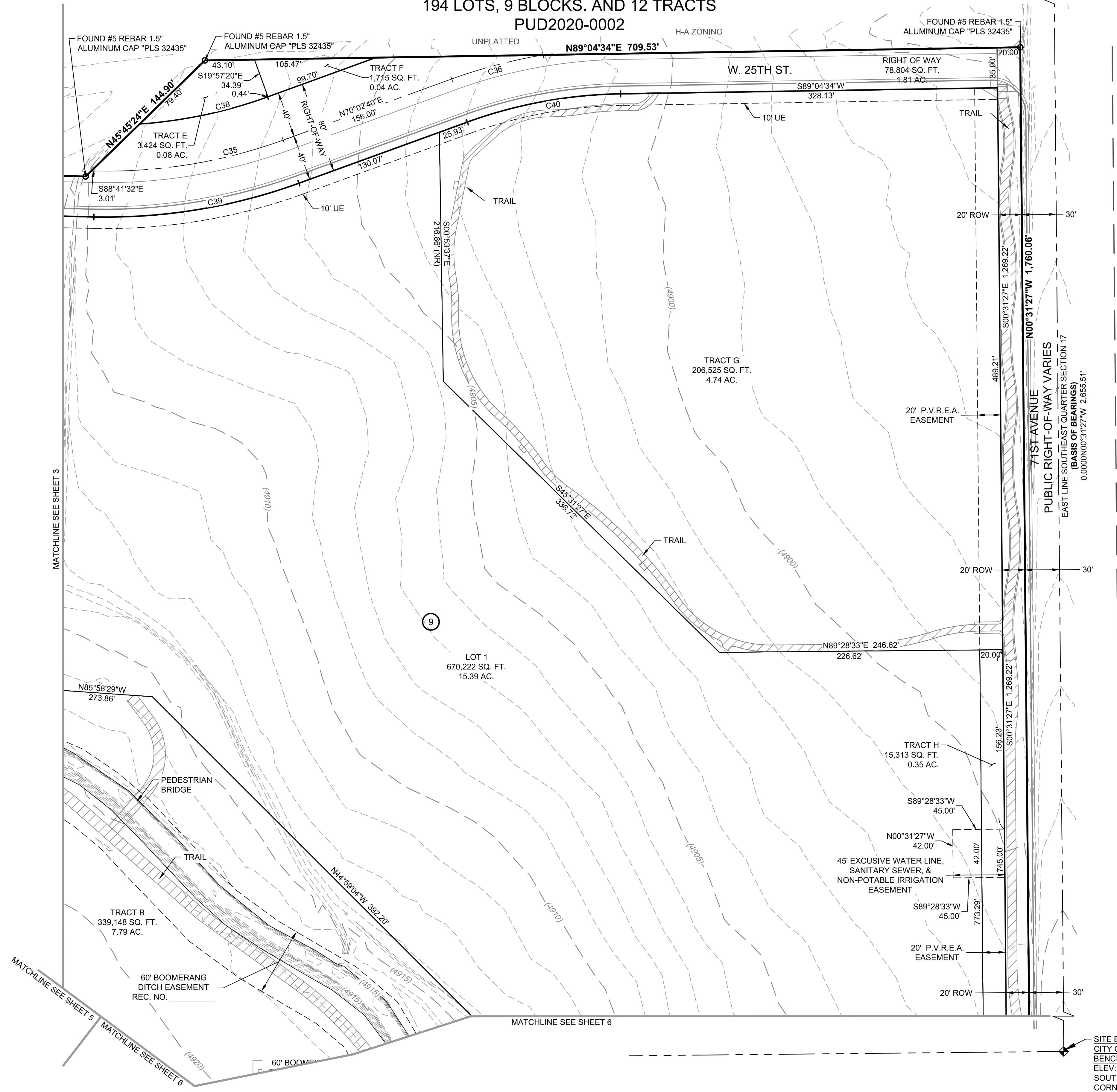
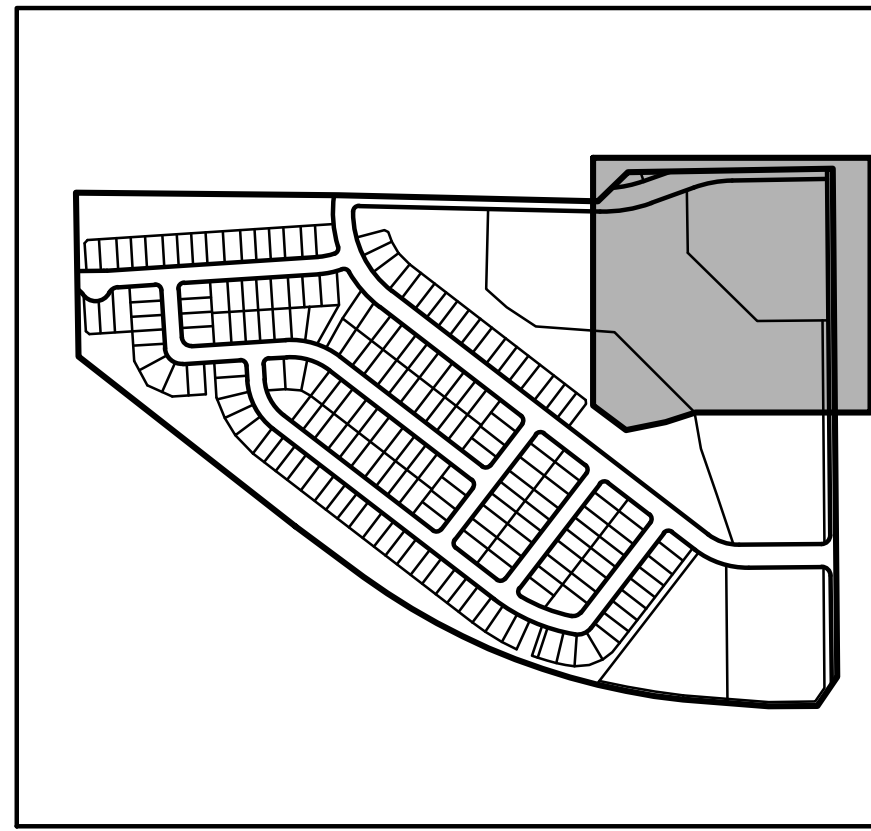
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PA/PM: JCS  
DRAWN: AJ  
DATE: 02/23/2021  
SCALE:

WESTGATE FIRST FILING PRELIMINARY PLAT  
AND 2ND PUD AMENDMENT

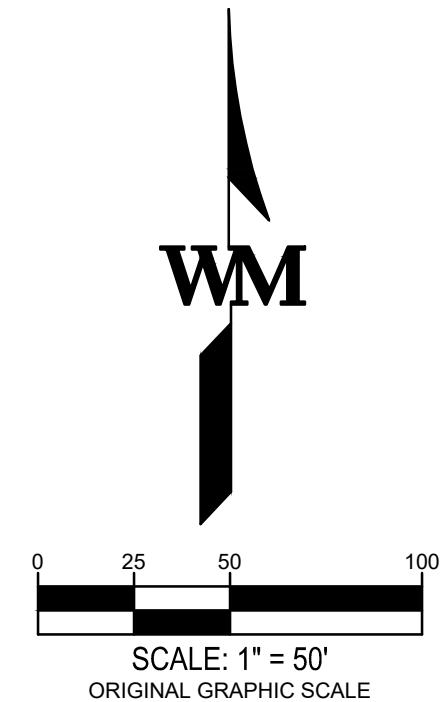
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Sheet 3 of 8



WESTGATE FIRST FILING  
PRELIMINARY PLAT AND 2ND PUD AMENDMENT  
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0002



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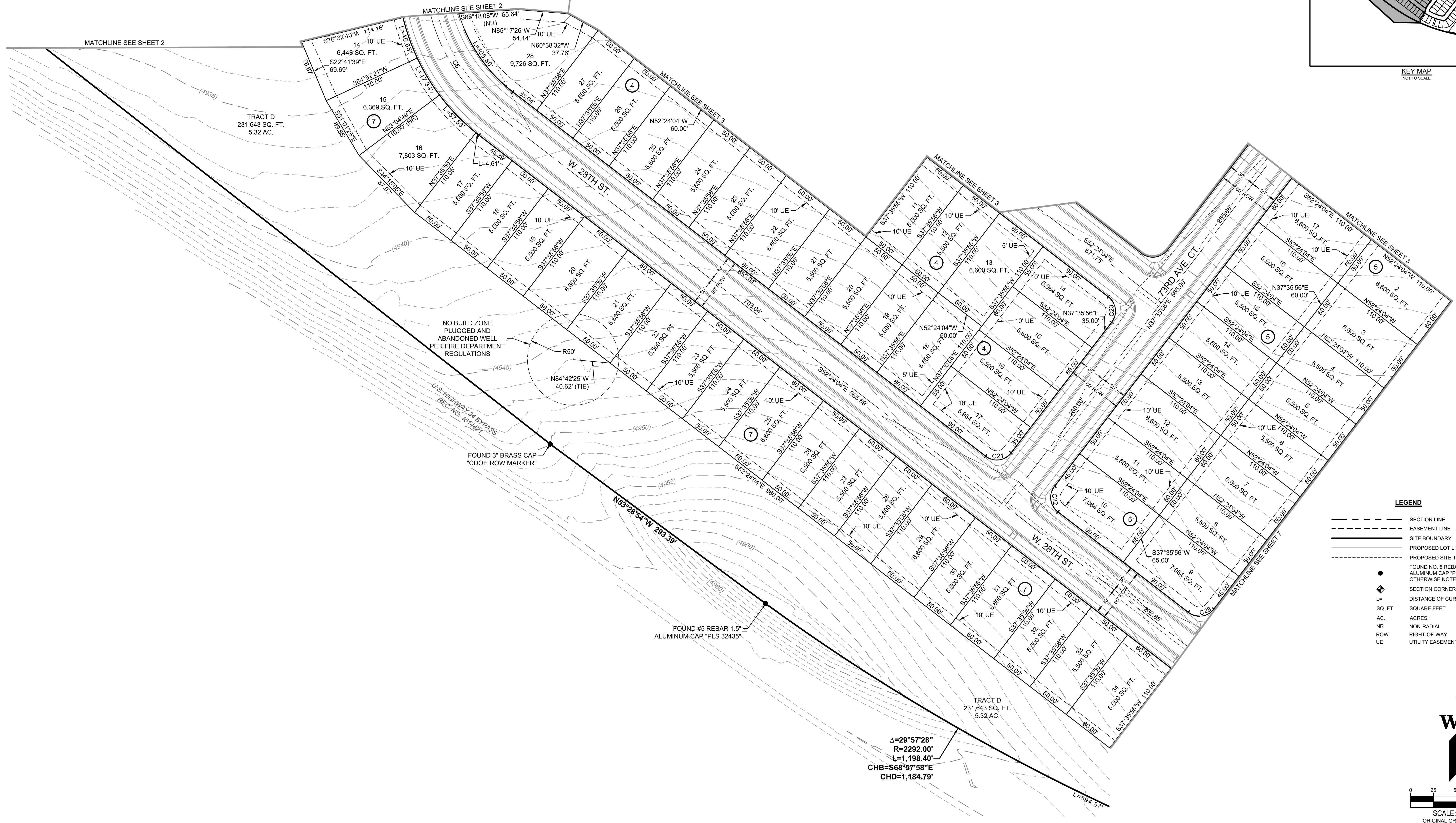
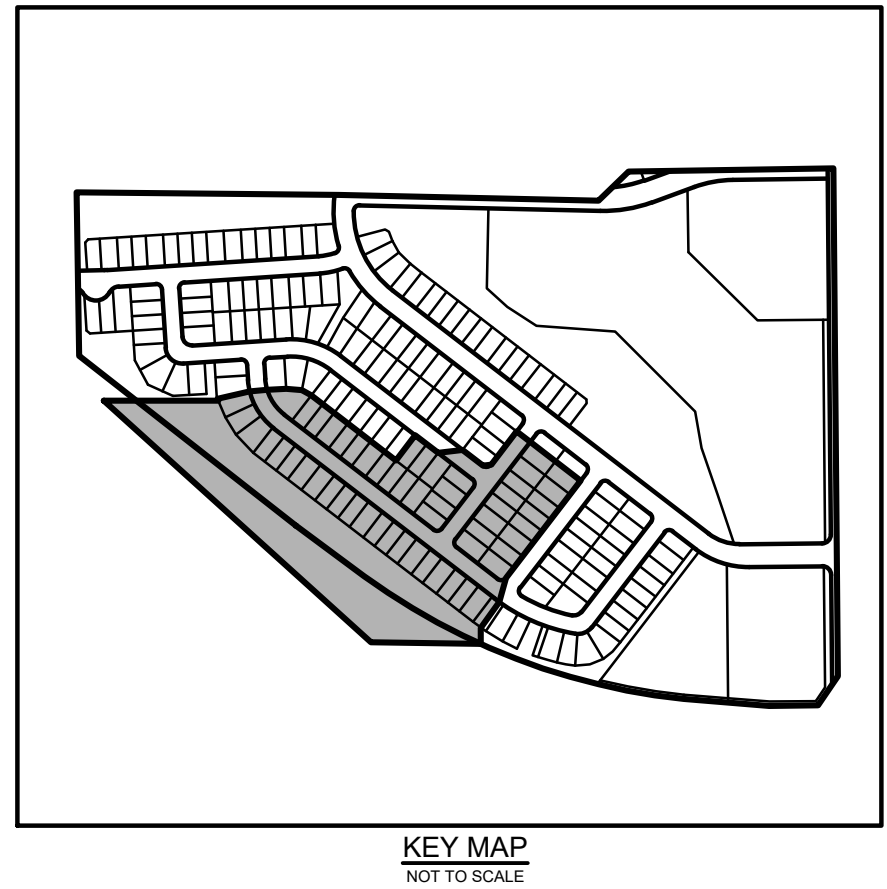
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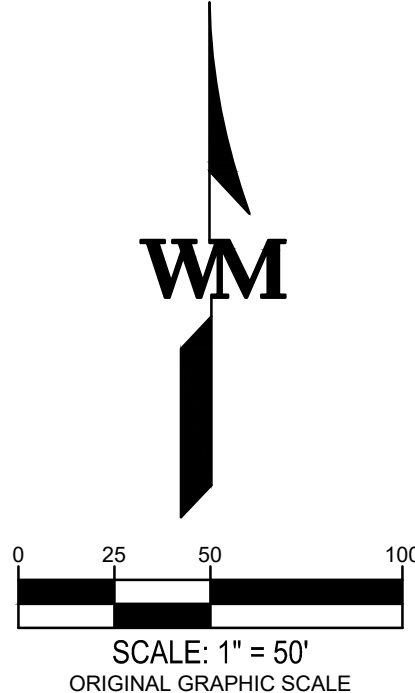
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Sheet 4 of 8



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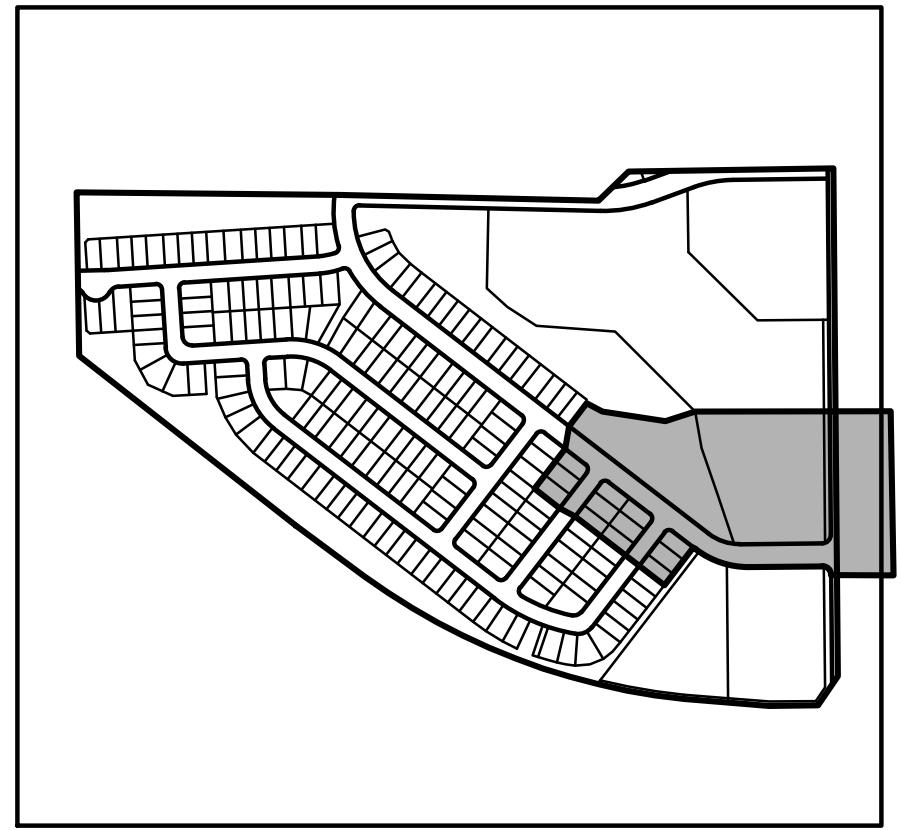
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WESTGATE FIRST FILING PRELIMINARY PLAT  
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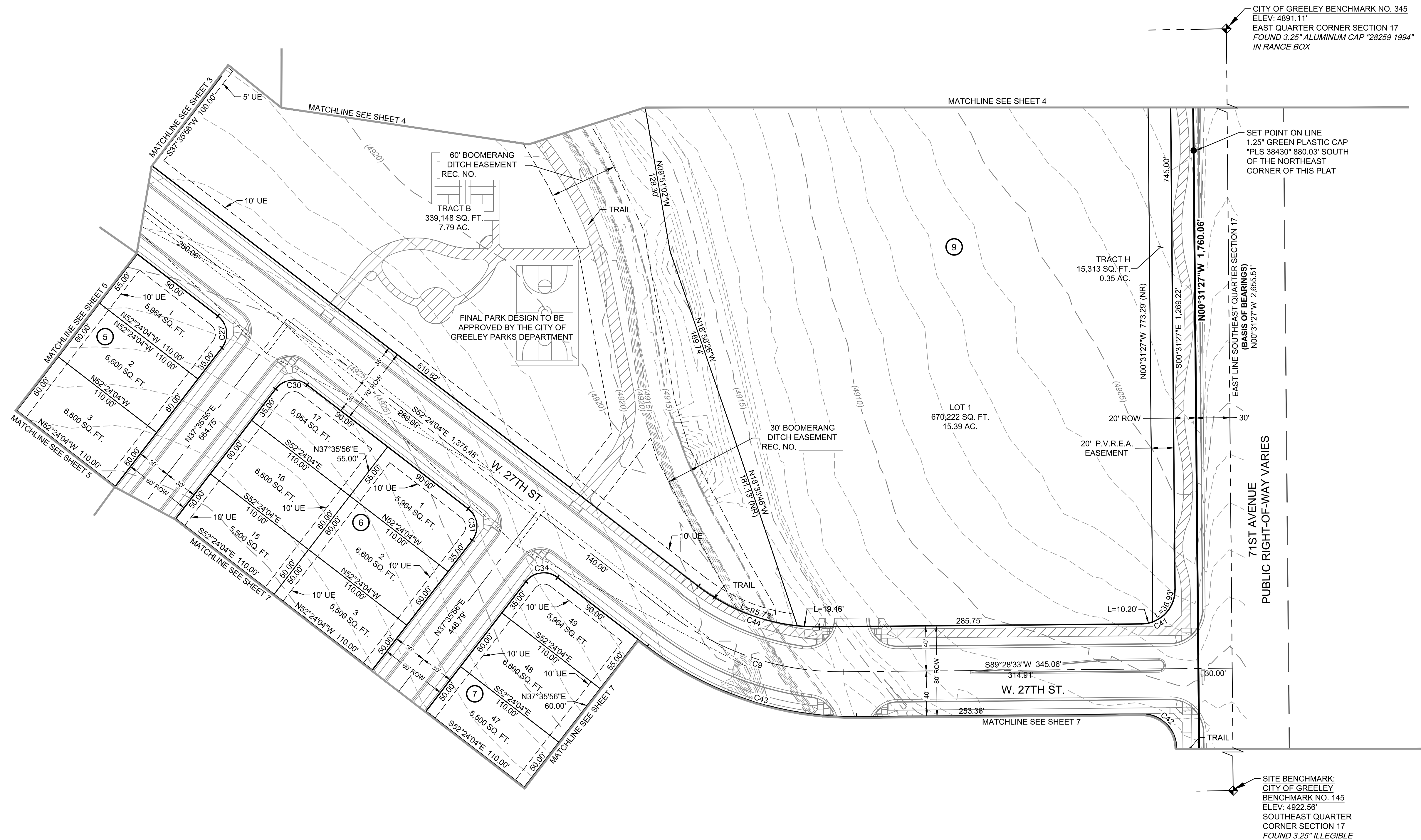
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Sheet 5 of 8



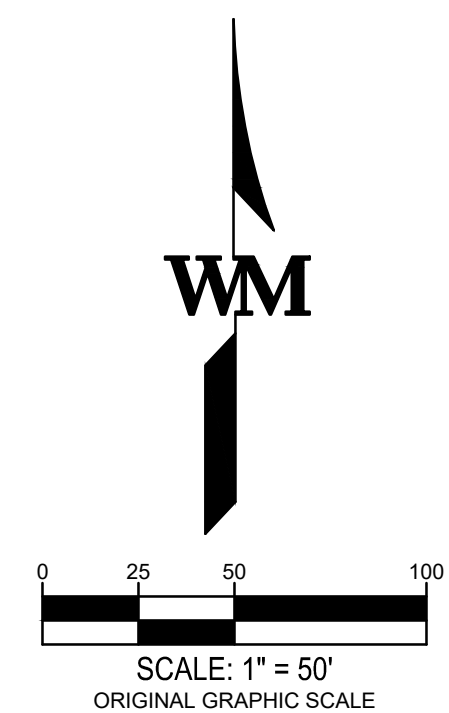
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KEY MAP  
NOT TO SCALE



- LEGEND**
- SECTION LINE
  - EASEMENT LINE
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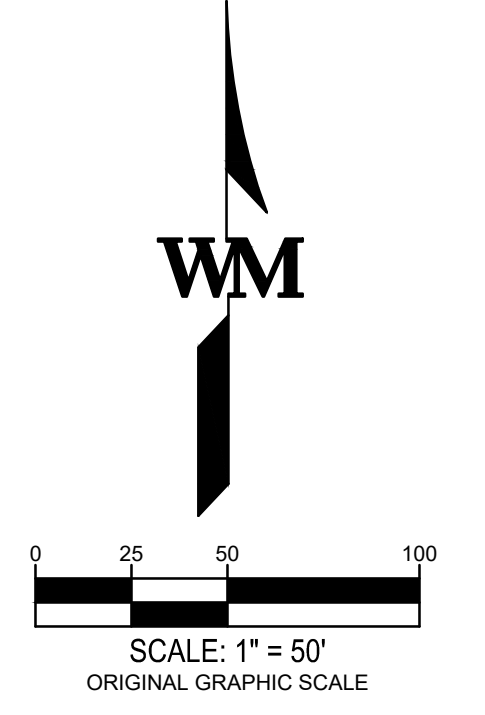
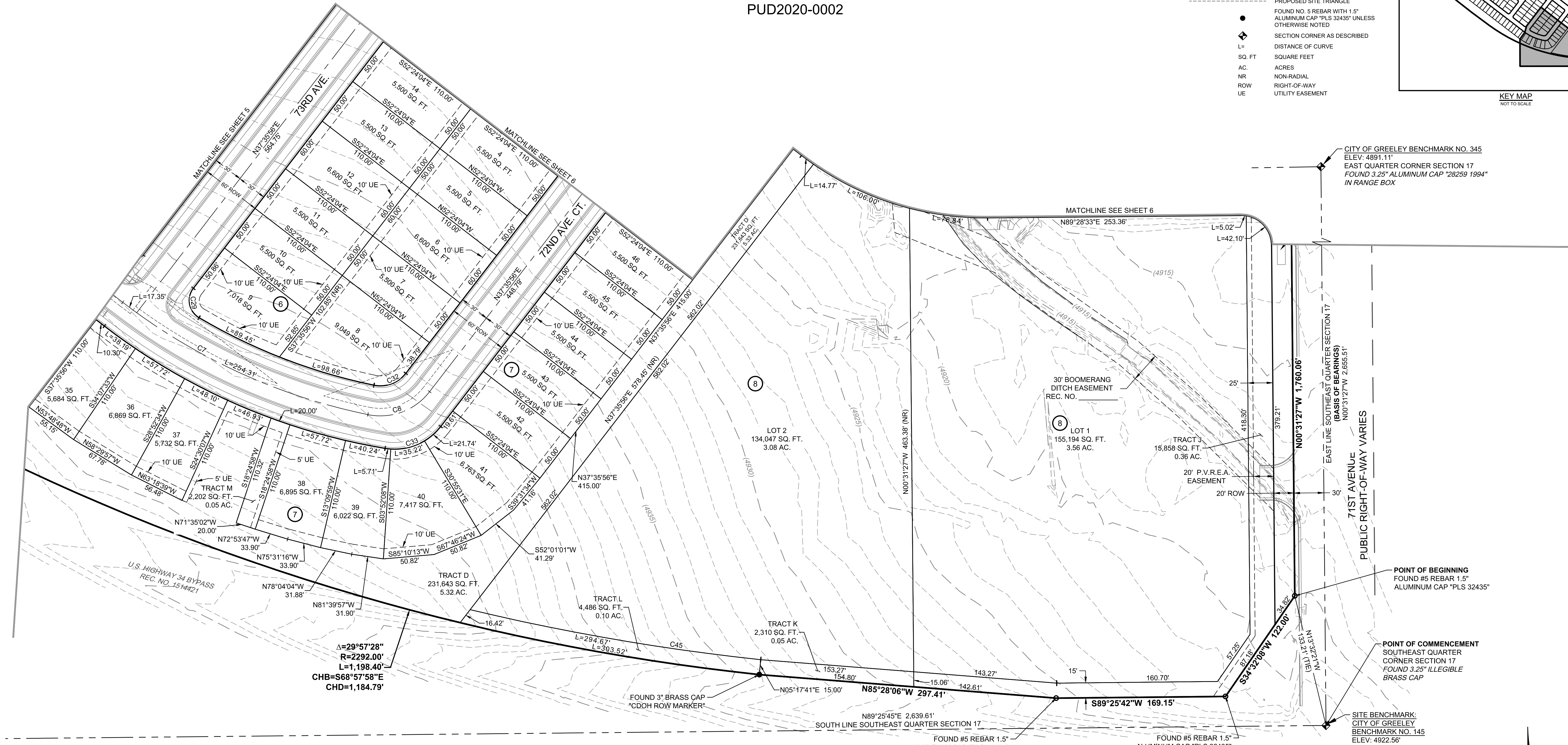
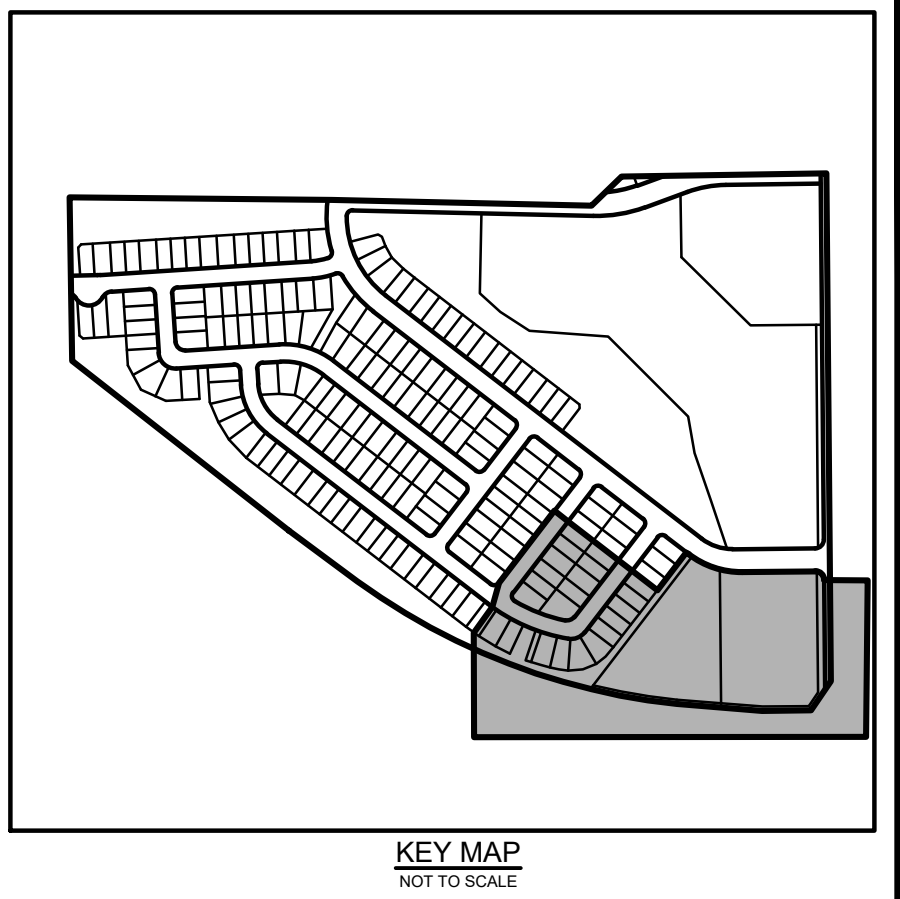
WESTGATE FIRST FILING PRELIMINARY PLAT  
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**LEGEND**

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WESTGATE FIRST FILING PRELIMINARY PLAT  
AND 2ND PUD AMENDMENT



WESTGATE FIRST FILING  
PRELIMINARY PLAT AND 2ND PUD AMENDMENT  
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RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
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194 LOTS, 9 BLOCKS. AND 12 TRACTS  
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| CURVE TABLE |            |         |            |                 |              |
|-------------|------------|---------|------------|-----------------|--------------|
| CURVE #     | DELTA      | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 61°05'58"  | 380.00' | 405.23'    | S21°51'05"E     | 386.30'      |
| C2          | 19°44'35"  | 250.00' | 86.15'     | N76°25'50"E     | 85.72'       |
| C3          | 2°48'20"   | 250.00' | 12.24'     | N87°42'18"E     | 12.24'       |
| C4          | 90°00'00"  | 62.00'  | 97.39'     | S48°41'52"E     | 87.68'       |
| C5          | 41°17'48"  | 250.00' | 180.19'    | N73°02'58"W     | 176.32'      |
| C6          | 48°42'12"  | 200.00' | 170.01'    | S28°02'58"E     | 164.93'      |
| C7          | 25°56'30"  | 600.00' | 271.66'    | S65°22'19"E     | 269.35'      |
| C8          | 64°03'30"  | 62.00'  | 69.32'     | N69°37'41"E     | 65.76'       |
| C9          | 38°07'24"  | 250.00' | 166.34'    | N71°27'45"W     | 163.29'      |
| C10         | 88°02'19"  | 20.00'  | 30.73'     | N27°16'08"E     | 27.80'       |
| C11         | 80°17'05"  | 20.00'  | 28.02'     | N70°07'21"W     | 25.79'       |
| C12         | 35°34'57"  | 37.00'  | 22.98'     | S47°57'04"E     | 22.61'       |
| C13         | 122°58'40" | 53.00'  | 113.76'    | N88°21'05"E     | 93.14'       |
| C14         | 59°28'23"  | 37.00'  | 38.38'     | N56°34'56"E     | 36.69'       |
| C15         | 90°00'00"  | 20.00'  | 31.42'     | S48°41'52"E     | 28.28'       |
| C16         | 90°00'00"  | 20.00'  | 31.42'     | S41°18'08"W     | 28.28'       |
| C17         | 90°00'00"  | 32.00'  | 50.27'     | S48°41'52"E     | 45.25'       |
| C18         | 90°00'00"  | 58.00'  | 91.11'     | S48°41'52"E     | 82.02'       |
| C19         | 90°00'00"  | 20.00'  | 31.42'     | S48°41'52"E     | 28.28'       |
| C20         | 90°00'00"  | 20.00'  | 31.42'     | S41°18'08"W     | 28.28'       |

| CURVE TABLE |           |         |            |                 |              |
|-------------|-----------|---------|------------|-----------------|--------------|
| CURVE #     | DELTA     | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C21         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C22         | 90°00'00" | 20.00'  | 31.42'     | S07°24'04"E     | 28.28'       |
| C23         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C24         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C25         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C26         | 90°00'00" | 20.00'  | 31.42'     | S82°35'56"W     | 28.28'       |
| C27         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C28         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C29         | 97°02'02" | 20.00'  | 33.87'     | S10°55'05"E     | 29.97'       |
| C30         | 90°00'00" | 20.00'  | 31.42'     | S82°35'56"W     | 28.28'       |
| C31         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C32         | 64°03'30" | 32.00'  | 35.78'     | N69°37'41"E     | 33.94'       |
| C33         | 61°54'28" | 58.00'  | 62.67'     | N68°33'10"E     | 59.66'       |
| C34         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C35         | 21°15'48" | 450.00' | 167.00'    | N80°40'34"E     | 166.05'      |
| C36         | 10°28'58" | 450.00' | 82.33'     | N75°17'09"E     | 82.22'       |
| C37         | 91°04'44" | 20.00'  | 31.79'     | S45°46'06"W     | 28.55'       |
| C38         | 15°57'06" | 410.00' | 114.15'    | N78°01'13"E     | 113.78'      |
| C39         | 21°15'48" | 490.00' | 181.85'    | N80°40'34"E     | 180.81'      |
| C40         | 19°01'55" | 410.00' | 136.19'    | S79°33'37"W     | 135.56'      |

| CURVE TABLE |           |          |            |                 |              |
|-------------|-----------|----------|------------|-----------------|--------------|
| CURVE #     | DELTA     | RADIUS   | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C41         | 90°00'00" | 30.00'   | 47.12'     | S44°28'33"W     | 42.43'       |
| C42         | 89°59'59" | 30.00'   | 47.12'     | N45°31'27"W     | 42.43'       |
| C43         | 38°07'24" | 300.00'  | 199.61'    | S71°27'45"E     | 195.95'      |
| C44         | 38°07'24" | 173.12'  | 115.19'    | S71°27'45"E     | 113.08'      |
| C45         | 7°24'53"  | 2277.00' | 294.67'    | N80°13'57"W     | 294.46'      |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N66°33'32"E | 35.55'   |
| L2         | S00°53'32"E | 23.00'   |

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| SCALE:  |            |

WESTGATE FIRST FILING PRELIMINARY PLAT



WESTGATE FIRST FILING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0003

Attachment D

DEDICATION STATEMENT:

WRD4 GREELEY PROPERTY LLC, BEING THE SOLE OWNER(S) IN FEE OF THE FOLLOWING DESCRIBED PARCEL,  
COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 17 AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER TO  
BEAR NORTH 00°31'27" WEST, BETWEEN MONUMENTATION AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE  
THERETO:

THENCE NORTH 13°32'21" WEST, A DISTANCE OF 133.21 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 RECORDED AT  
RECEPTION NUMBER 1514421 IN THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER'S OFFICE; NORTHERLY **POINT OF  
BEGINNING**;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES:

- 1) SOUTH 34°32'08" WEST, A DISTANCE OF 122.00 FEET;
- 2) SOUTH 89°25'42" WEST, A DISTANCE OF 169.15 FEET;
- 3) NORTH 85°28'06" WEST, A DISTANCE OF 297.41 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
- 4) ALONG SAID NON-TANGENT CURVE HAVING A CENTRAL ANGLE OF 29°57'28", A RADIUS OF 2,292.00 FEET, AN ARC LENGTH OF 1,198.40  
FEET AND A CHORD THAT BEARS NORTH 68°57'58" WEST, A DISTANCE OF 1,184.79 FEET TO A POINT OF NON-TANGENCY;
- 5) NORTH 53°28'54" WEST, A DISTANCE OF 293.39 FEET;
- 6) NORTH 51°54'28" WEST, A DISTANCE OF 955.00 FEET TO SAID WESTERLY LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 00°53'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 566.68 FEET  
THENCE SOUTH 89°20'07" EAST DEPARTING SAID WESTERLY LINE, A DISTANCE OF 908.84 FEET;  
THENCE SOUTH 88°41'32" EAST, A DISTANCE OF 898.95 FEET;  
THENCE NORTH 45°45'24" EAST, A DISTANCE OF 144.90 FEET;  
THENCE NORTH 89°04'34" EAST, A DISTANCE OF 709.53 FEET TO A LINE 30 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID  
SOUTHEAST QUARTER;  
THENCE SOUTH 00°31'27" EAST ALONG SAID PARALLEL LINE, A DISTANCE OF 1,760.06 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 3,678.033 SQUARE FEET, OR 84.436 ACRES, MORE OR LESS.

WELD COUNTY, COLORADO, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS (HAVE)  
SUBDIVIDED THE SAME INTO LOTS AND TRACTS AS SHOWN ON THE ATTACHED MAP, AND DOES (DO) HEREBY SET ASIDE SAID PORTION OR  
TRACT OF LAND AND DESIGNATE THE SAME **WESTGATE FIRST FILING**, CITY OF GREELEY, WELD COUNTY, COLORADO; AND DOES (DO)  
DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP; AND  
DOES (DO) FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, THE DIMENSIONS OF THE LOTS AND TRACTS AND THE NAMES AND  
NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNATURE

BY: \_\_\_\_\_ AS: \_\_\_\_\_ OF WRD4 GREELEY PROPERTY, LLC.

WITNESS MY HAND AND SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. \_\_\_\_\_.

STATE OF COLORADO )  
                                          ) SS  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_.

BY: \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

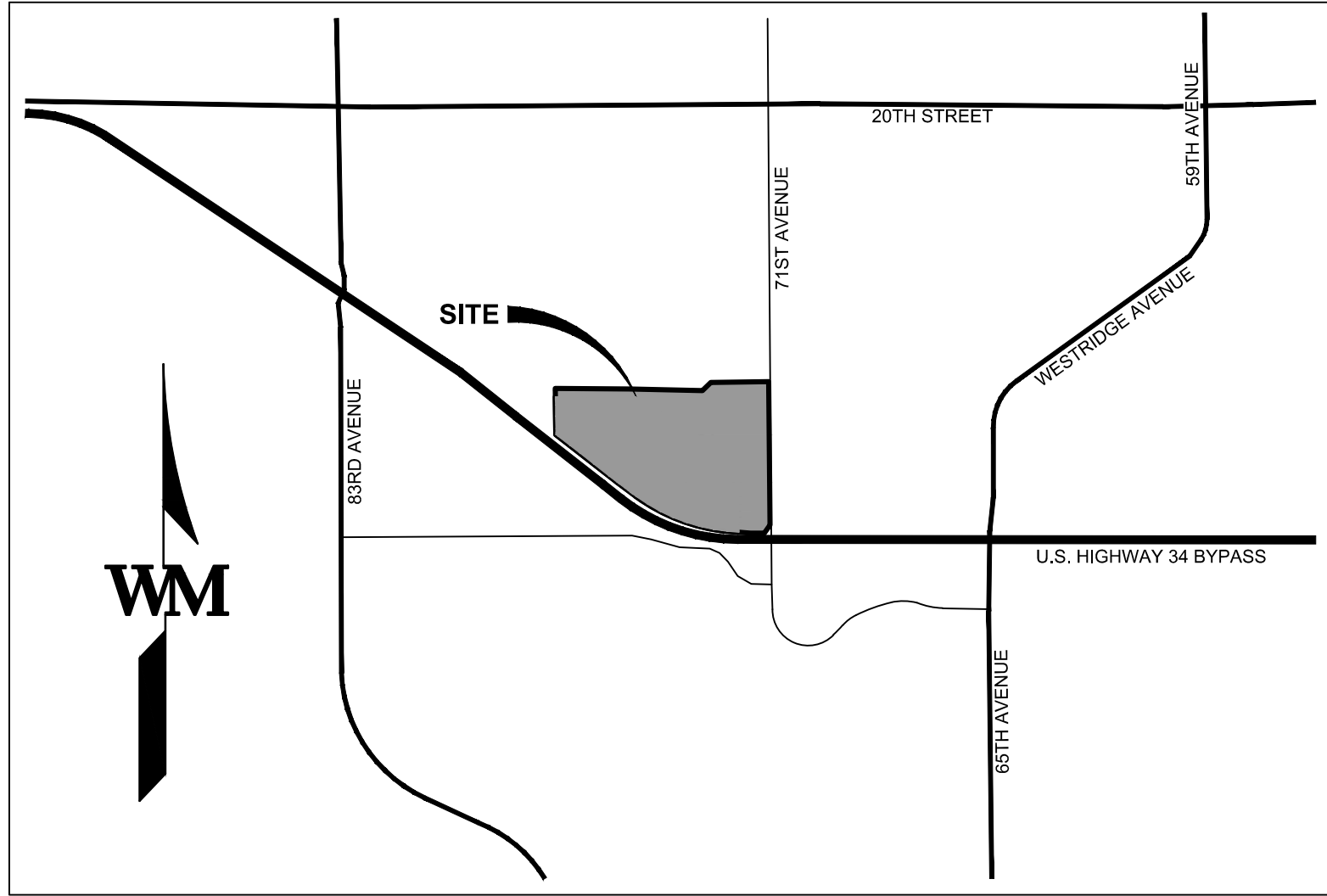
GENERAL NOTES:

1. **NOTICE:** ACCORDING TO COLORADO LAW YOU **MUST** COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS  
SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON  
ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN  
HEREON.
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND  
BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE  
16-4-508, C.R.S.
3. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY WARE MALCOMB TO DETERMINE OWNERSHIP OR EASEMENTS  
OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, AND TITLE OF RECORD, WARE MALCOMB,  
RELIED UPON THE FOLLOWING COMMONWEALTH LAND TITLE INSURANCE COMPANY FILE NUMBER 450-H0589001-023-CN4 /  
ESCROW NO N0026043, AMENDMENT NO. 1, COMMITMENT DATE MARCH 11, 2020.
4. **BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, WITH AN  
ASSUMED BEARING OF NORTH 00°31'27" WEST WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO, AND IS  
MONUMENTED AS SHOWN HEREON.
5. THE PREPARATION OF THIS PLAT UTILIZED THE UNITED STATES SURVEY FOOT AS THE LINEAL DISTANCE UNIT. THE  
UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY, DEFINES THE  
UNITED STATES SURVEY FOOT AS 1200/3937 METERS.
6. BASED ON A REVIEW OF FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 08123C1518E DATED JANUARY 20,  
2016, THE SUBJECT PROPERTY FALLS ENTIRELY WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL  
CHANCE FLOODPLAIN.
7. SUBJECT PARCEL CONTAINS 3,678,033 SQUARE FEET OR 84.437 ACRES, MORE OR LESS.
8. A BLANKET REGIONAL TRAIL EASEMENT IS HEREBY DEDICATED OVER TRACT D TO THE CITY OF GREELEY FOR THE  
OWNERSHIP, INSTALLATION AND MAINTENANCE OF A REGIONAL TRAIL.
9. MAINTENANCE OF VEGETATED MEDIAN IS THE RESPONSIBILITY OF THE METRO DISTRICT.
10. A 20' EASEMENT IS HEREBY DEDICATED BY PLAT TO THE POUDRE VALLEY REA, INC (P.V.R.E.A.) FOR THE PURPOSE OF  
UNDERGROUND ELECTRIC UTILITIES.

OWNER/SUBDIVIDER:  
WRD4 GREELEY PROPERTY LLC  
252 CLAYTON STREET  
DENVER, COLORADO 80206

ENGINEER:  
WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, COLORADO 80209

SURVEYOR:  
WARE MALCOMB  
990 SOUTH BROADWAY, SUITE 230  
DENVER, COLORADO 80209



VICINITY MAP  
1" = 2000'

STANDARD NOTES:

**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.

**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.)  
**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.

**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.

**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.

**SIGHT DISTANCE:** THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 18.44.090(B)(1) 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.

**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.

**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 PLAT.
- 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 OFFSITE 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.

**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.

**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 RULES, 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.

**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.

**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.

**MINIMUM WATER PRESSURE:** PART OF THIS PROPERTY SITS IN CITY OF GREELEY WATER PRESSURE ZONE 4. AS SUCH, ADDITIONAL REQUIREMENTS  
MAY BE NECESSARY TO ENSURE THAT MINIMUM WATER PRESSURE, MINIMUM FIRE FLOWS, AND ALL OTHER PERTINENT CITY OF GREELEY CRITERIA  
ARE MET.

**VEGETATED MEDIAN:** MAINTENANCE OF VEGETATED MEDIAN IS THE RESPONSIBILITY OF THE METRO DISTRICT.

**RAW WATER DEDICATION:** THE RAW WATER DEDICATION FOR THE RESIDENTIAL PORTION OF THIS PLAT HAS BEEN SATISFIED. TRACTS J, K AND L ARE  
ALLOCATED 3 AC-FT/PER ACRE TOTTALLING 1.56 AC-FT. BLOCK 8, LOT 1 AND LOT 2 ARE ALLOCATED 3.86 AC-FT/PER ACRE TOTTALLING 25.6 ACRE-FT.

PVREA EASEMENT ACCEPTANCE:

POUDRE VALLEY REA, INC (PVREA) ACCEPTS THE 20' UTILITY EASEMENT AS SHOWN ON THE PLAT.

ACCEPTED BY: \_\_\_\_\_ DATE \_\_\_\_\_

ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTIONS MANAGER CERTIFICATE:

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 \_\_\_\_\_

CERTIFICATE OF APPROVAL BY THE COMMUNITY DEVELOPMENT DIRECTOR:

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_ BY THE COMMUNITY DEVELOPMENT DIRECTOR THE CITY OF  
GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR

SURVEYOR'S CERTIFICATE:

THAT I, JUSTIN C. SCHEITLER, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY OF THIS  
LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS, AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE  
PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

REGISTERED LAND SURVEYOR

REGISTRATION

TRACT SUMMARY

| TRACT     | PURPOSE                                        | AREA (SF) | AREA (AC) | MAINTENANCE     | OWNER           |
|-----------|------------------------------------------------|-----------|-----------|-----------------|-----------------|
| A         | DRAINAGE, PARK & OPEN SPACE                    | 121,637   | 2.79      | CITY OF GREELEY | CITY OF GREELEY |
| B         | PARK AND OPEN SPACE                            | 399,148   | 7.79      | CITY OF GREELEY | CITY OF GREELEY |
| C         | OPEN SPACE                                     | 13,108    | 0.30      | METRO DISTRICT  | METRO DISTRICT  |
| D         | DRAINAGE, OPEN SPACE                           | 231,643   | 5.32      | METRO DISTRICT  | METRO DISTRICT  |
| E         | FUTURE DEVELOPMENT                             | 3,424     | 0.08      | METRO DISTRICT  | METRO DISTRICT  |
| F         | FUTURE DEVELOPMENT                             | 1,715     | 0.04      | METRO DISTRICT  | METRO DISTRICT  |
| G         | DRAINAGE, TRAIL & NON-POTABLE<br>WATER STORAGE | 206,525   | 4.74      | CITY OF GREELEY | CITY OF GREELEY |
| H         | LANDSCAPE BUFFER                               | 15,313    | 0.35      | DEVELOPER       | DEVELOPER       |
| J         | LANDSCAPE BUFFER                               | 15,858    | 0.36      | DEVELOPER       | DEVELOPER       |
| K         | LANDSCAPE BUFFER                               | 2,310     | 0.05      | DEVELOPER       | DEVELOPER       |
| L         | LANDSCAPE BUFFER                               | 4,486     | 0.10      | DEVELOPER       | DEVELOPER       |
| M         | LANDSCAPE BUFFER                               | 2,202     | 0.05      | METRO DISTRICT  | METRO DISTRICT  |
| 12 TRACTS |                                                | 1,017,369 | 21.97     |                 |                 |

NOTE: TRACT "I" INTENTIONALLY OMITTED

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CIVIL ENGINEERING & SURVEYING

| NO. | DATE       | REMARKS       | NO. | DATE | REMARKS |
|-----|------------|---------------|-----|------|---------|
| 1   | 04/23/2021 | CITY COMMENTS |     |      |         |
| 2   | 07/02/2021 | CITY COMMENTS |     |      |         |
| 3   | 09/20/2021 | CITY COMMENTS |     |      |         |

|         |            |
|---------|------------|
| JOB NO. | DCS19-4021 |
| P/PM:   | JCS        |
| DRAWN:  | AJ         |
| DATE:   | 02/23/2021 |
| SCALE:  |            |

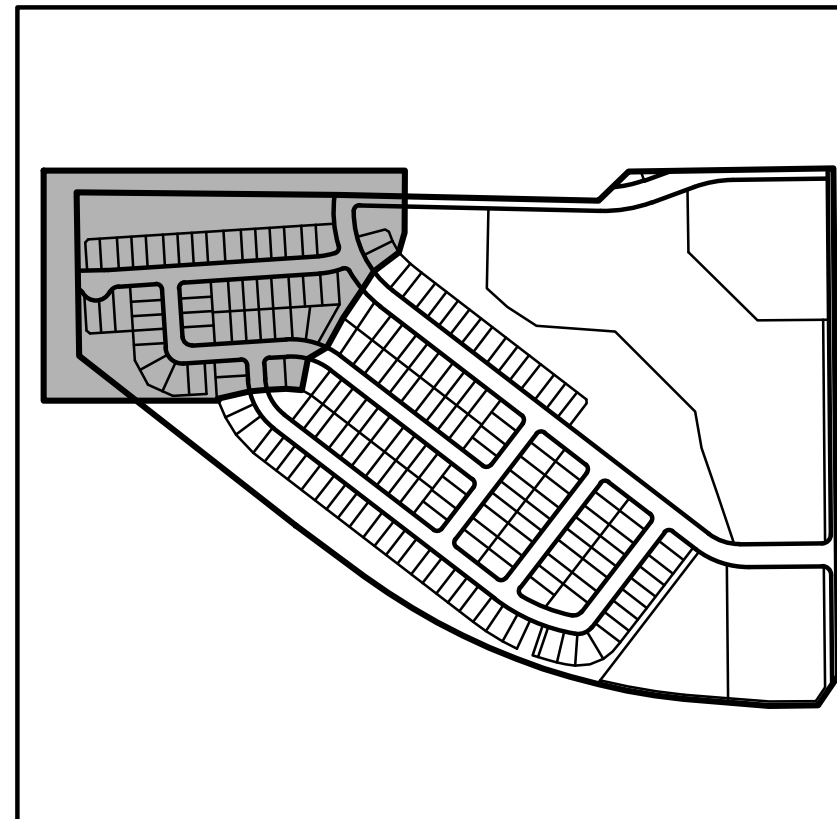
WESTGATE FIRST FILING

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| Sheet | 1 of 8 |



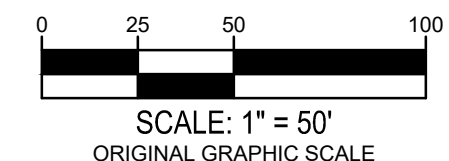
# WESTGATE FIRST FILING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0003



## LEGEND

- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- PROPOSED LOT LINE
- PROPOSED SITE TRIANGLE
- FOUND NO. 5 REBAR WITH 1.5\"/>
- SECTION CORNER AS DESCRIBED
- DISTANCE OF CURVE
- SQ. FT. SQUARE FEET
- AC. ACRES
- NR. NON-RADIAL
- ROW. RIGHT-OF-WAY
- UE. UTILITY EASEMENT



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SCALE:

WESTGATE FIRST FILING

SHEET

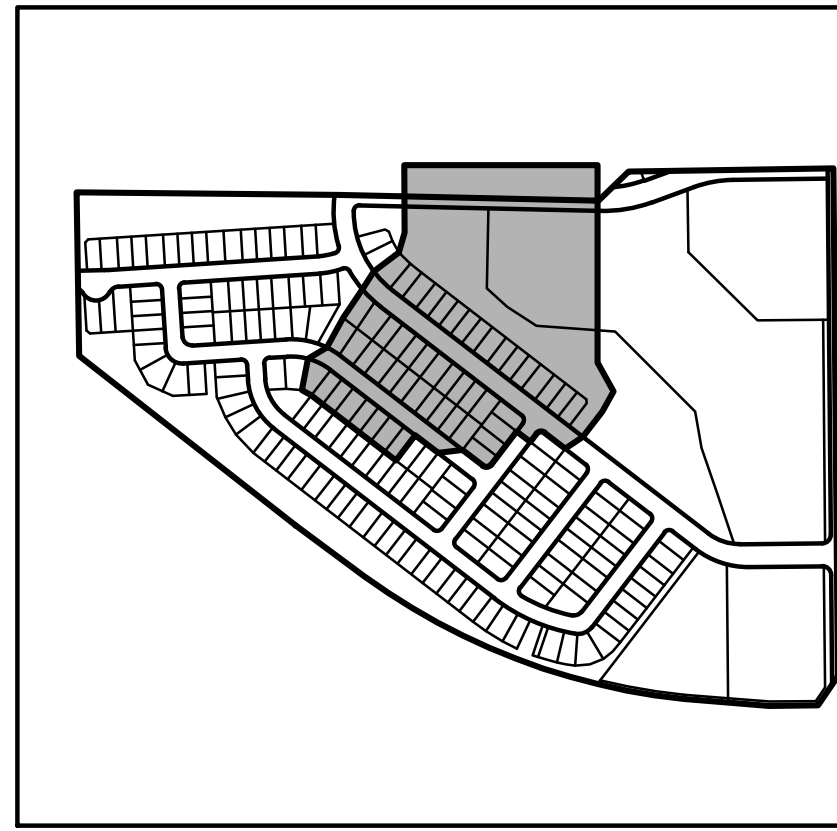
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Sheet 2 of 8

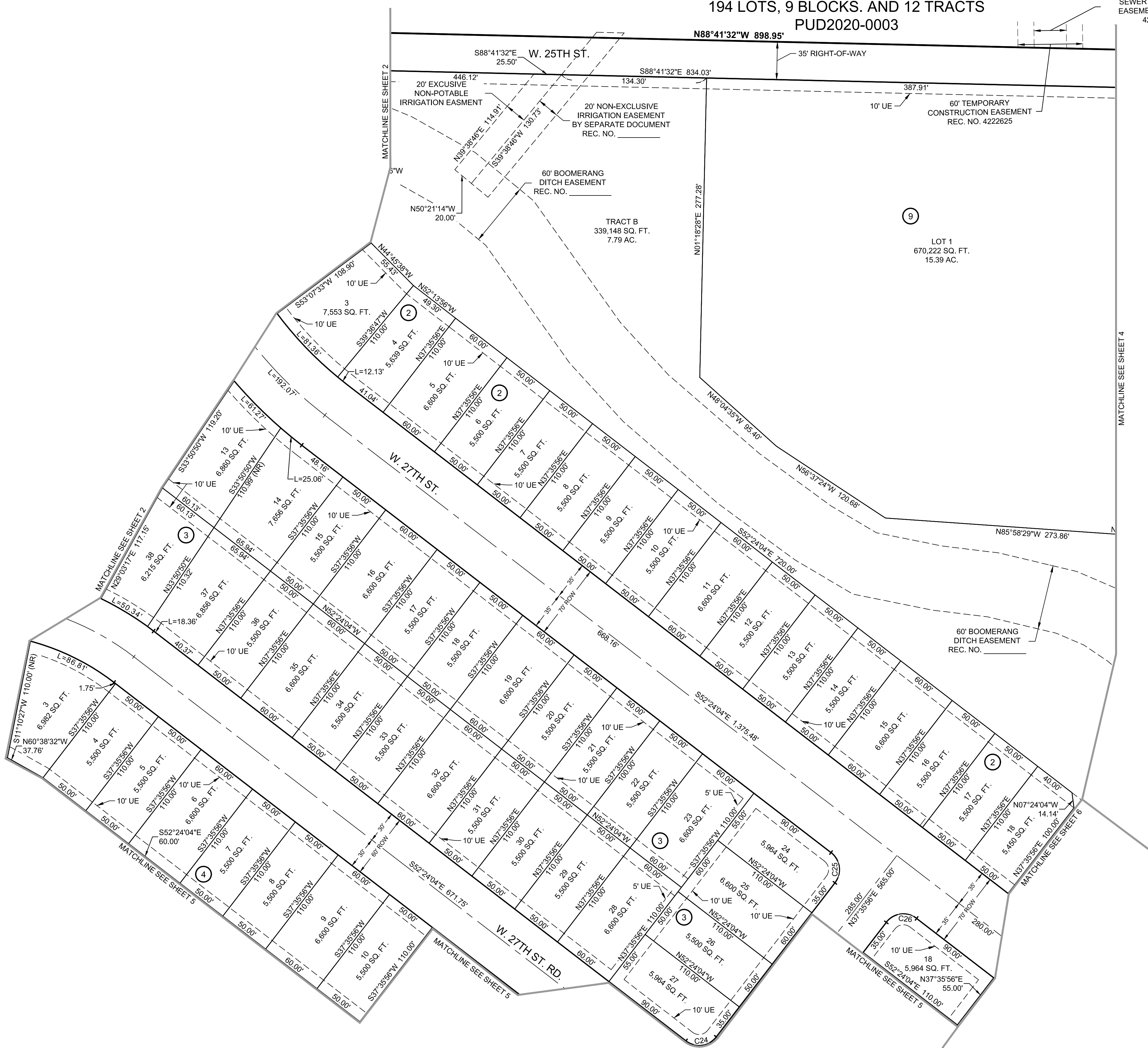


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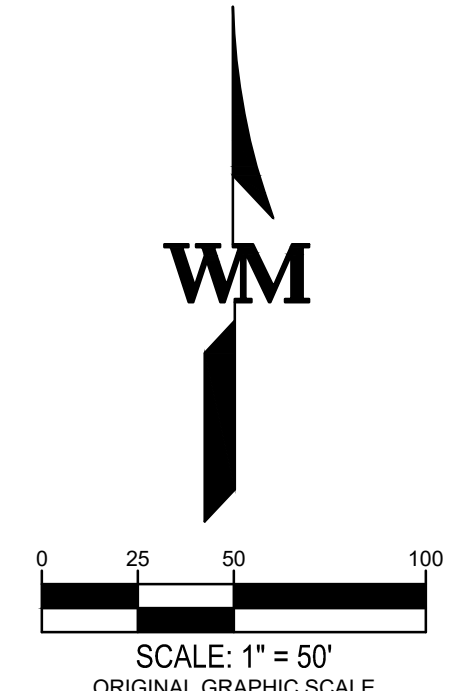
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PUD2020-0003



KEY MAP  
NOT TO SCALE



- LEGEND**
- SECTION LINE
  - EASEMENT LINE
  - SITE BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED SITE TRIANGLE
  - FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "PLS 32435" UNLESS OTHERWISE NOTED
  - SECTION CORNER AS DESCRIBED
  - L= DISTANCE OF CURVE
  - SQ. FT SQUARE FEET
  - AC. ACRES
  - NR NON-RADIAL
  - ROW RIGHT-OF-WAY
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DATE: 02/23/2021  
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WESTGATE FIRST FILING

SHEET

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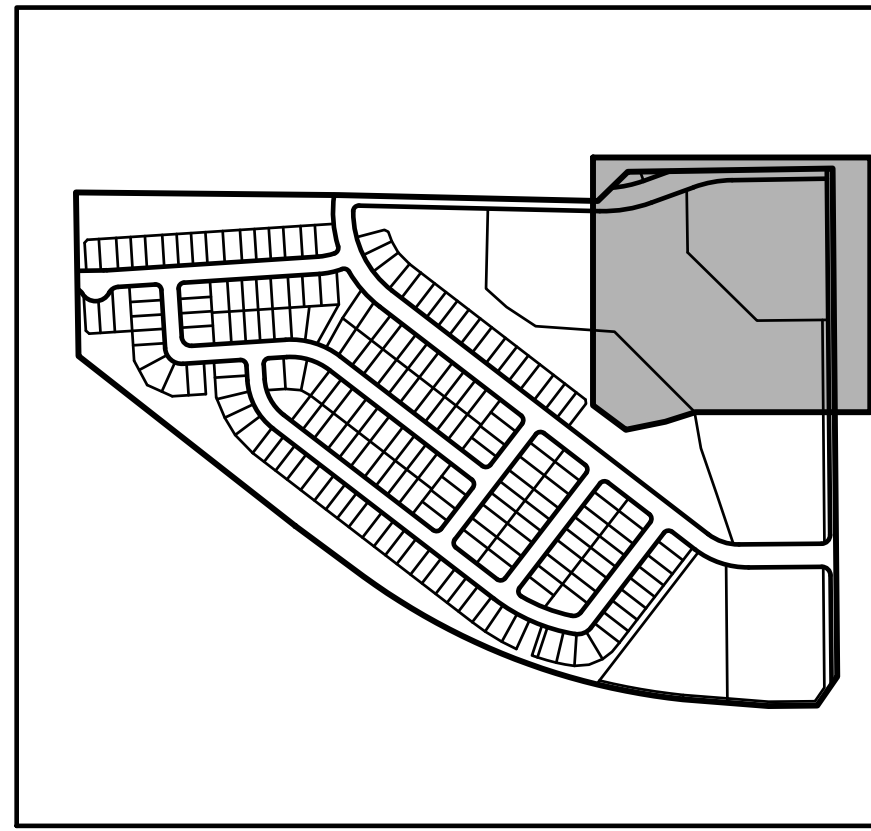
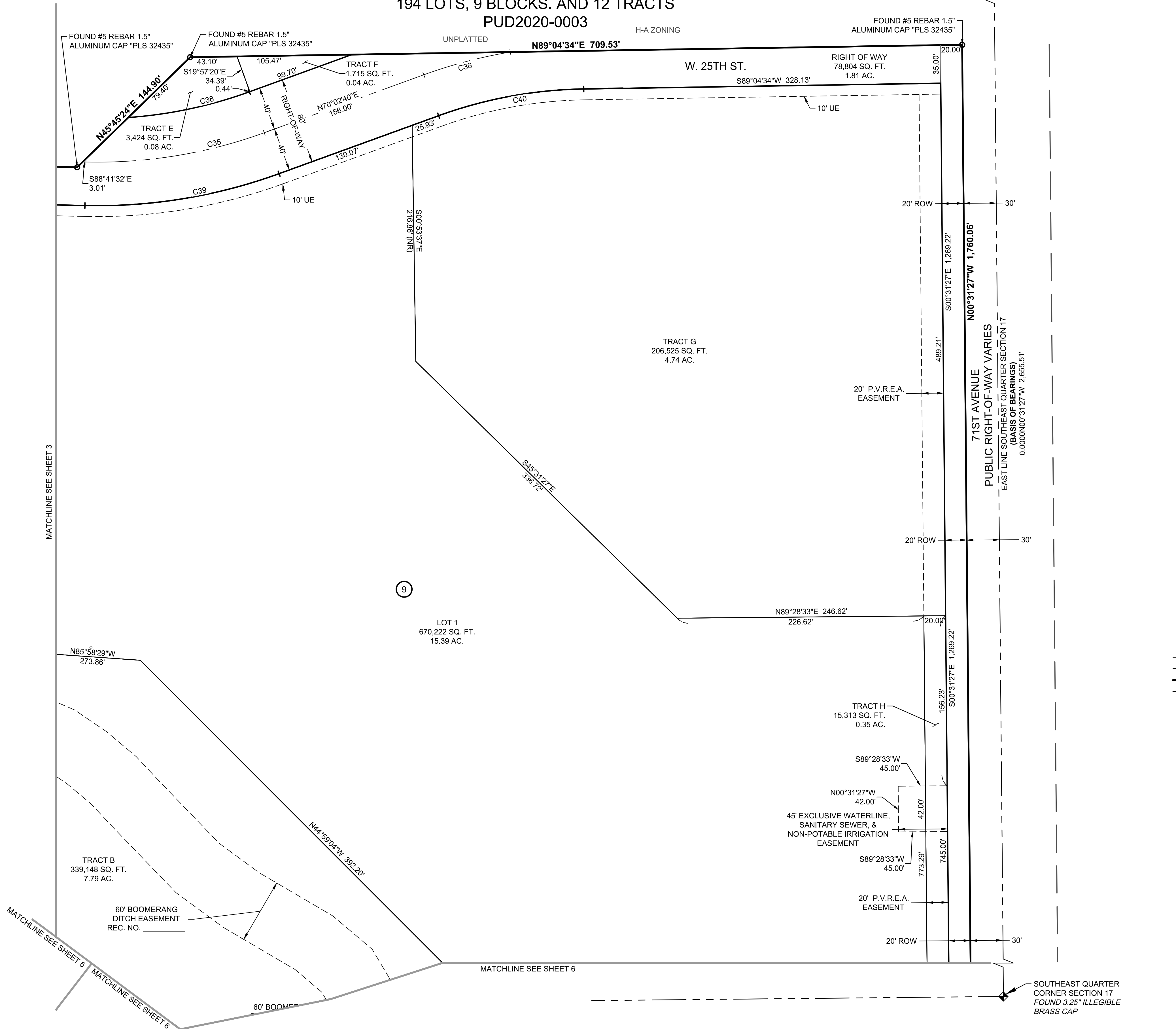
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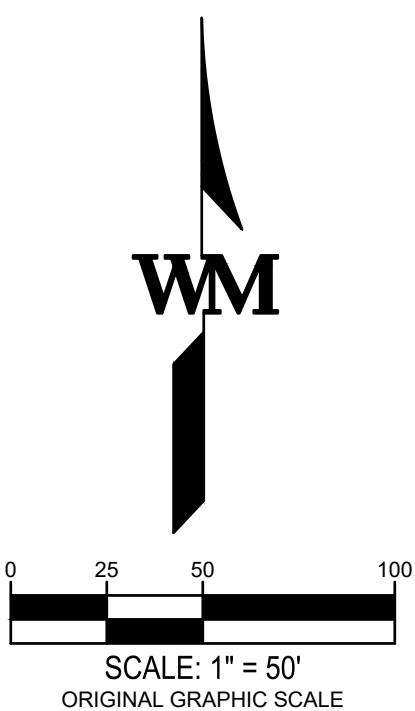
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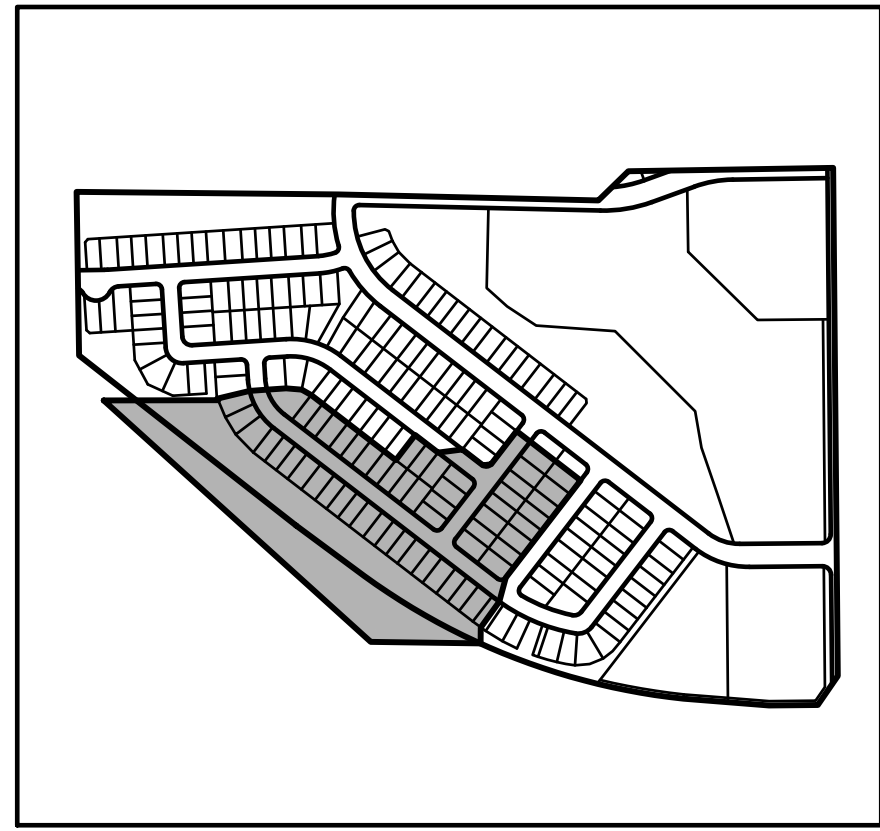
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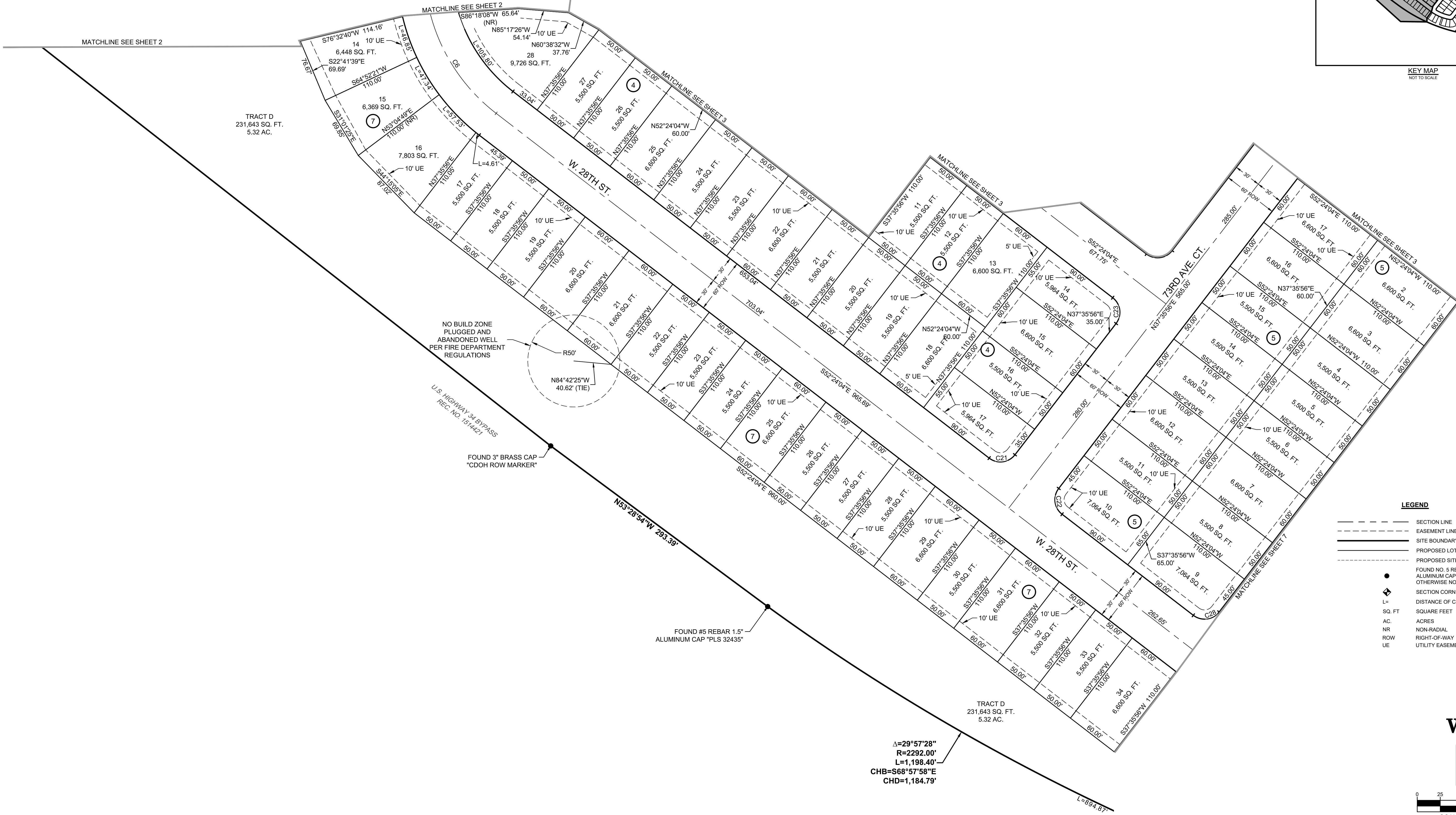


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KEY MAP  
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0 25 50 100  
SCALE: 1" = 50'  
ORIGINAL GRAPHIC SCALE

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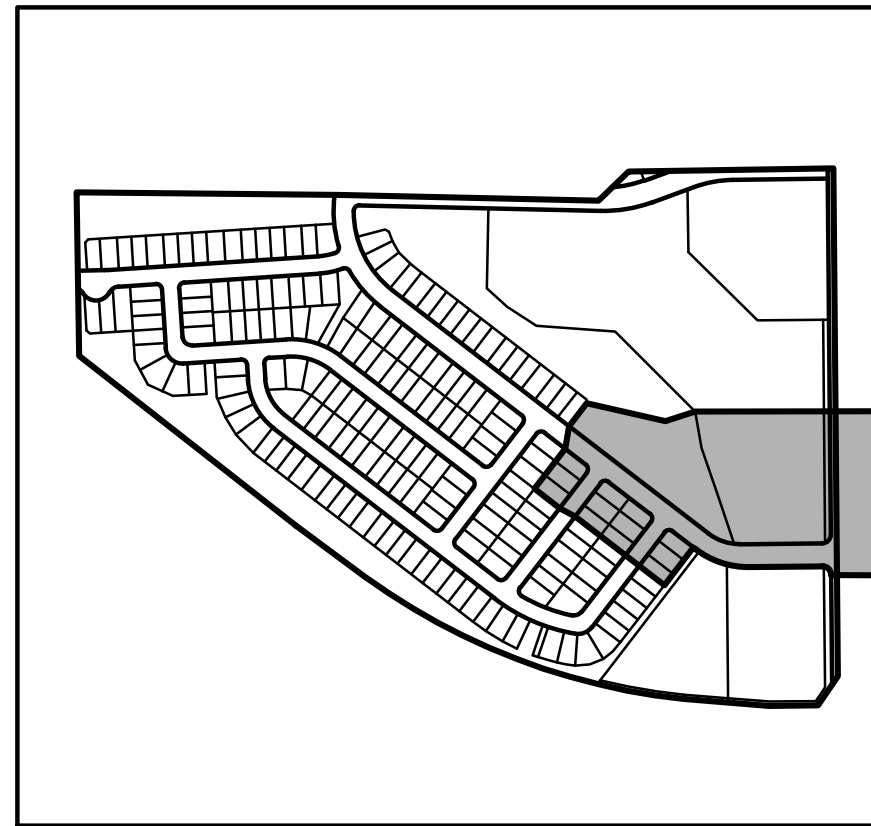
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Sheet 5 of 8

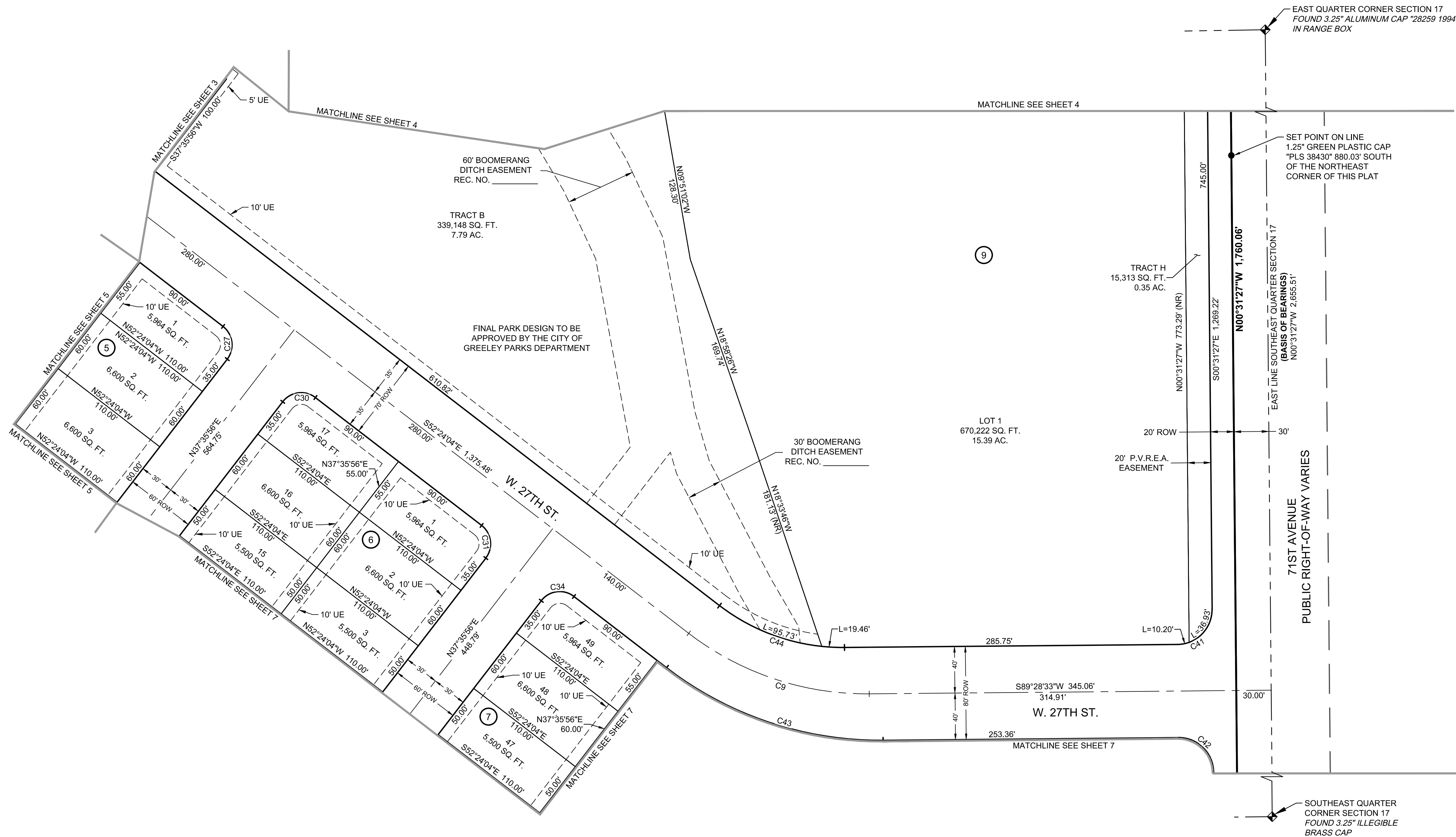


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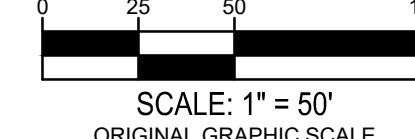


KEY MAP  
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## LEGEND

- SECTION LINE
- EASEMENT LINE
- SITE BOUNDARY
- PROPOSED LOT LINE
- PROPOSED SITE TRIANGLE
- FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "PLS 32435" UNLESS OTHERWISE NOTED
- SECTION CORNER AS DESCRIBED
- DISTANCE OF CURVE
- SQ. FT. SQUARE FEET
- AC. ACRES
- NR. NON-RADIAL
- ROW. RIGHT-OF-WAY
- UE. UTILITY EASEMENT



SCALE: 1" = 50'  
ORIGINAL GRAPHIC SCALE

990 south broadway  
suite 230  
denver, co 80209  
p 303.561.3333  
waremalcomb.com

**WARE MALCOMB**  
CIVIL ENGINEERING & SURVEYING

| NO. | DATE       | REMARKS       | NO. | DATE | REMARKS |
|-----|------------|---------------|-----|------|---------|
| 1   | 04/23/2021 | CITY COMMENTS |     |      |         |
| 2   | 07/02/2021 | CITY COMMENTS |     |      |         |
| 3   | 09/20/2021 | CITY COMMENTS |     |      |         |

|         |            |
|---------|------------|
| JOB NO. | DCS19-4021 |
| PA/PM:  | JCS        |
| DRAWN:  | AJ         |
| DATE:   | 02/23/2021 |
| SCALE:  |            |

WESTGATE FIRST FILING

SHEET

6

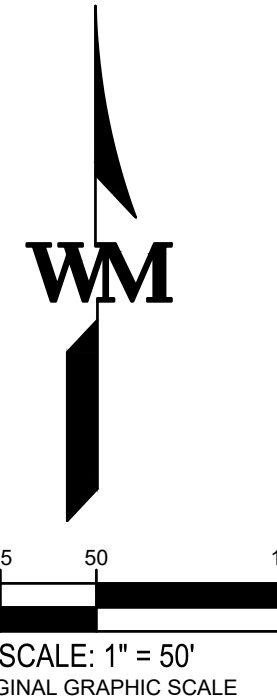
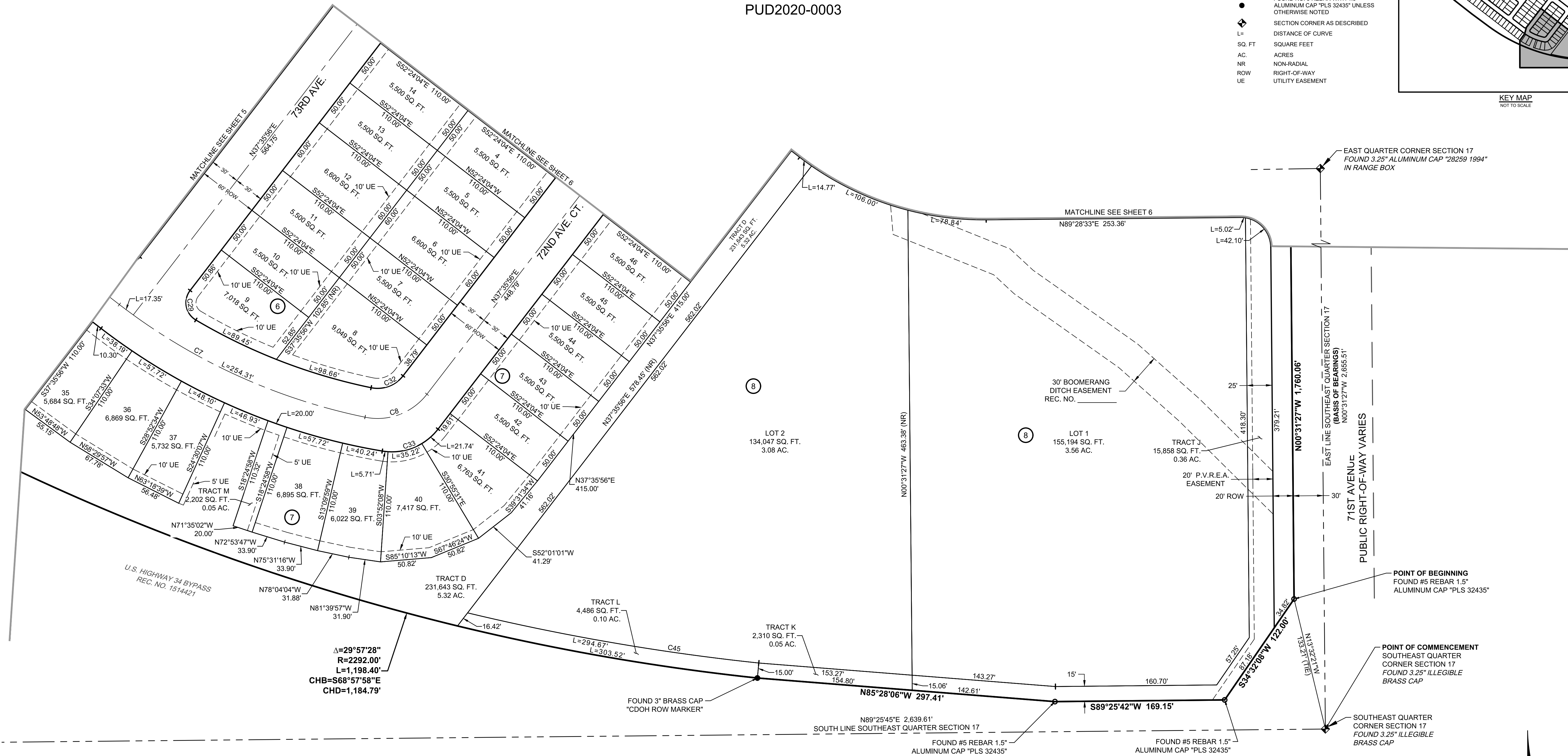
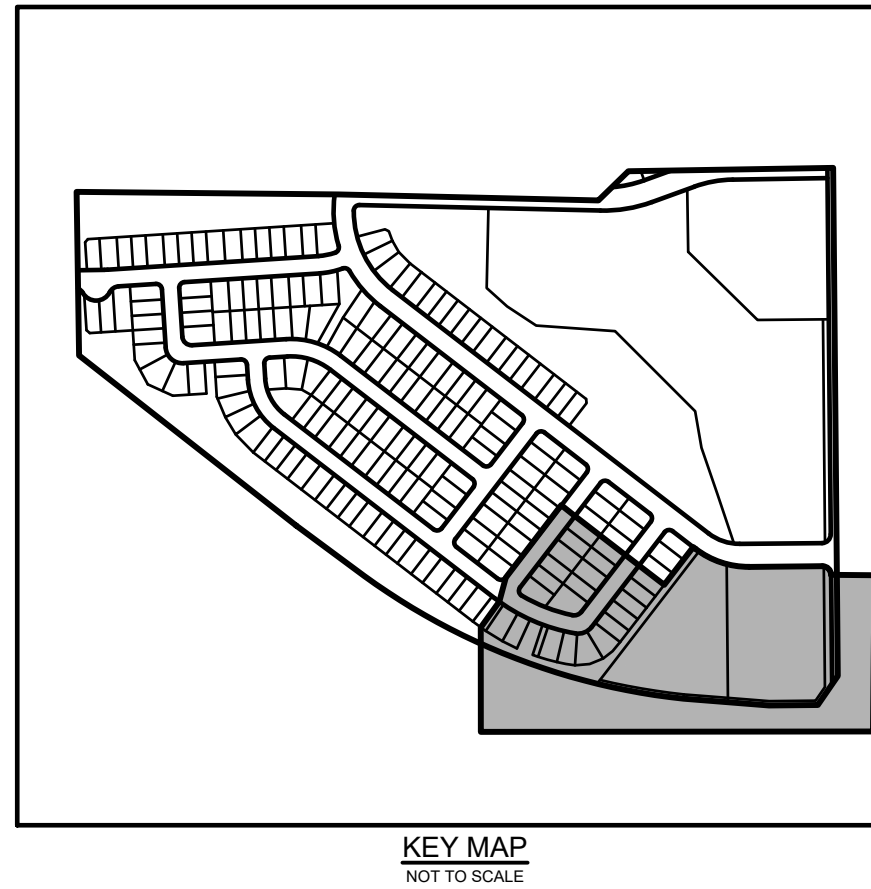
Sheet 6 of 8



# WESTGATE FIRST FILING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0003

- LEGEND**
- SECTION LINE
  - EASEMENT LINE
  - SITE BOUNDARY
  - PROPOSED LOT LINE
  - PROPOSED SITE TRIANGLE
  - FOUND NO. 5 REBAR WITH 1.5" ALUMINUM CAP "PLS 32435" UNLESS OTHERWISE NOTED
  - SECTION CORNER AS DESCRIBED
  - L= DISTANCE OF CURVE
  - SQ. FT. SQUARE FEET
  - AC. ACRES
  - NR. NON-RADIAL
  - ROW. RIGHT-OF-WAY
  - UE. UTILITY EASEMENT



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suite 230  
denver, co 80209  
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CIVIL ENGINEERING & SURVEYING

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| DRAWN:  | AJ         |
| DATE:   | 02/23/2021 |
| SCALE:  |            |

WESTGATE FIRST FILING

SHEET

7

Sheet 7 of 8



WESTGATE FIRST FILING

A PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
194 LOTS, 9 BLOCKS. AND 12 TRACTS  
PUD2020-0003

| CURVE TABLE |            |         |            |                 |              |
|-------------|------------|---------|------------|-----------------|--------------|
| CURVE #     | DELTA      | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C1          | 61°05'58"  | 380.00' | 405.23'    | S21°51'05"E     | 386.30'      |
| C2          | 19°44'35"  | 250.00' | 86.15'     | N76°25'50"E     | 85.72'       |
| C3          | 2°48'20"   | 250.00' | 12.24'     | N87°42'18"E     | 12.24'       |
| C4          | 90°00'00"  | 62.00'  | 97.39'     | S48°41'52"E     | 87.68'       |
| C5          | 41°17'48"  | 250.00' | 180.19'    | N73°02'58"W     | 176.32'      |
| C6          | 48°42'12"  | 200.00' | 170.01'    | S28°02'58"E     | 164.93'      |
| C7          | 25°56'30"  | 600.00' | 271.66'    | S65°22'19"E     | 269.35'      |
| C8          | 64°03'30"  | 62.00'  | 69.32'     | N69°37'41"E     | 65.76'       |
| C9          | 38°07'24"  | 250.00' | 166.34'    | N71°27'45"W     | 163.29'      |
| C10         | 88°02'19"  | 20.00'  | 30.73'     | N27°16'08"E     | 27.80'       |
| C11         | 80°17'05"  | 20.00'  | 28.02'     | N70°07'21"W     | 25.79'       |
| C12         | 35°34'57"  | 37.00'  | 22.98'     | S47°57'04"E     | 22.61'       |
| C13         | 122°58'40" | 53.00'  | 113.76'    | N88°21'05"E     | 93.14'       |
| C14         | 59°28'23"  | 37.00'  | 38.38'     | N56°34'56"E     | 36.69'       |
| C15         | 90°00'00"  | 20.00'  | 31.42'     | S48°41'52"E     | 28.28'       |
| C16         | 90°00'00"  | 20.00'  | 31.42'     | S41°18'08"W     | 28.28'       |
| C17         | 90°00'00"  | 32.00'  | 50.27'     | S48°41'52"E     | 45.25'       |
| C18         | 90°00'00"  | 58.00'  | 91.11'     | S48°41'52"E     | 82.02'       |
| C19         | 90°00'00"  | 20.00'  | 31.42'     | S48°41'52"E     | 28.28'       |
| C20         | 90°00'00"  | 20.00'  | 31.42'     | S41°18'08"W     | 28.28'       |

| CURVE TABLE |           |         |            |                 |              |
|-------------|-----------|---------|------------|-----------------|--------------|
| CURVE #     | DELTA     | RADIUS  | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C21         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C22         | 90°00'00" | 20.00'  | 31.42'     | S07°24'04"E     | 28.28'       |
| C23         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C24         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C25         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C26         | 90°00'00" | 20.00'  | 31.42'     | S82°35'56"W     | 28.28'       |
| C27         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C28         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C29         | 97°02'02" | 20.00'  | 33.87'     | S10°55'05"E     | 29.97'       |
| C30         | 90°00'00" | 20.00'  | 31.42'     | S82°35'56"W     | 28.28'       |
| C31         | 90°00'00" | 20.00'  | 31.42'     | N07°24'04"W     | 28.28'       |
| C32         | 64°03'30" | 32.00'  | 35.78'     | N69°37'41"E     | 33.94'       |
| C33         | 61°54'28" | 58.00'  | 62.67'     | N68°33'10"E     | 59.66'       |
| C34         | 90°00'00" | 20.00'  | 31.42'     | N82°35'56"E     | 28.28'       |
| C35         | 21°15'48" | 450.00' | 167.00'    | N80°40'34"E     | 166.05'      |
| C36         | 10°28'58" | 450.00' | 82.33'     | N75°17'09"E     | 82.22'       |
| C37         | 91°04'44" | 20.00'  | 31.79'     | S45°46'06"W     | 28.55'       |
| C38         | 15°57'06" | 410.00' | 114.15'    | N78°01'13"E     | 113.78'      |
| C39         | 21°15'48" | 490.00' | 181.85'    | N80°40'34"E     | 180.81'      |
| C40         | 19°01'55" | 410.00' | 136.19'    | S79°33'37"W     | 135.56'      |

| CURVE TABLE |           |          |            |                 |              |
|-------------|-----------|----------|------------|-----------------|--------------|
| CURVE #     | DELTA     | RADIUS   | ARC LENGTH | CHORD DIRECTION | CHORD LENGTH |
| C41         | 90°00'00" | 30.00'   | 47.12'     | S44°28'33"W     | 42.43'       |
| C41         | 90°00'00" | 30.00'   | 47.12'     | S44°28'33"W     | 42.43'       |
| C42         | 89°59'59" | 30.00'   | 47.12'     | N45°31'27"W     | 42.43'       |
| C43         | 38°07'24" | 300.00'  | 199.61'    | S71°27'45"E     | 195.95'      |
| C43         | 38°07'24" | 300.00'  | 199.61'    | S71°27'45"E     | 195.95'      |
| C44         | 38°07'24" | 173.12'  | 115.19'    | S71°27'45"E     | 113.08'      |
| C45         | 7°24'53"  | 2277.00' | 294.67'    | N80°13'57"W     | 294.46'      |

| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE #     | BEARING     | DISTANCE |
| L1         | N66°33'32"E | 35.55'   |
| L2         | S00°53'32"E | 23.00'   |

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waremalcomb.com

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|     |            |               |     |      |         |

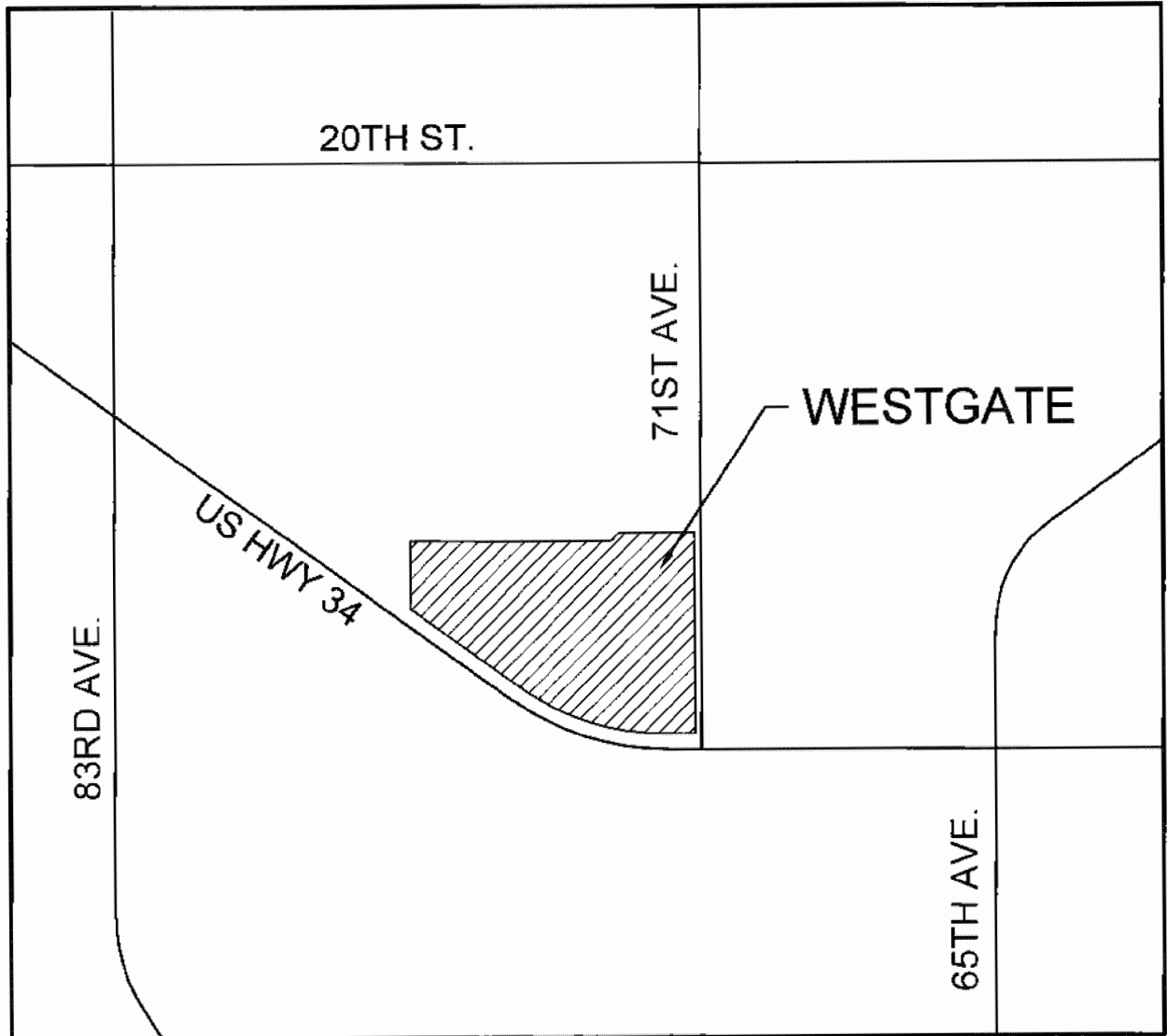
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| DRAWN:  | AJ         |
| DATE:   | 02/23/2021 |
| SCALE:  |            |

WESTGATE FIRST FILING

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|-------|---|------|
| SHEET |   |      |
| 8     |   |      |
| Sheet | 8 | of 8 |



VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 17 TO BEAR SOUTH 00°53'32" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00°53'32" EAST ALONG SAID WEST LINE A DISTANCE OF 807.69 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°28'24" EAST A DISTANCE OF 908.92 FEET;  
THENCE SOUTH 88°41'13" EAST A DISTANCE OF 898.87 FEET;  
THENCE NORTH 45°43'18" EAST A DISTANCE OF 145.25 FEET;  
THENCE NORTH 89°06'23" EAST A DISTANCE OF 709.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE;  
THENCE SOUTH 00°31'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,759.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 BYPASS;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:  
1. SOUTH 34°22'22" WEST A DISTANCE OF 122.10 FEET;  
2. SOUTH 89°25'51" WEST A DISTANCE OF 169.30 FEET;  
3. NORTH 85°27'50" WEST A DISTANCE OF 297.34 FEET TO A POINT OF CURVATURE, THE RADIUS POINT OF WHICH BEARS NORTH 06°03'18" EAST;  
4. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°57'28", A RADIUS OF 2,292.00 FEET, AN ARC LENGTH OF 1,198.40 FEET AND A CHORD THAT BEARS NORTH 68°57'58" WEST A DISTANCE OF 1,184.80 FEET;  
5. NORTH 53°28'36" WEST ALONG A NON-TANGENT LINE A DISTANCE OF 293.40 FEET;  
6. NORTH 51°54'13" WEST A DISTANCE OF 955.01 FEET TO THE WEST LINE OF SAID SOUTHERLY QUARTER OF SECTION 17;  
THENCE NORTH 00°53'32" WEST ALONG SAID WEST LINE A DISTANCE OF 566.55 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 3,677,992 SQUARE FEET, OR 84.435 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965  
FOR AND ON BEHALF OF  
WARE MALCOMB  
990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333

PROJECT TEAM

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DENVER, CO 80208  
CONTACT: BOB ECK  
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PHONE: (303) 398-0401

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BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
CONTACT: MARC SAVELA  
EMAIL: msavela@broe.com  
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LAND PLANNER

PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
CONTACT: MARK NEMGER  
EMAIL: marknemger@gmail.com  
PHONE: (720) 232-5081

ENGINEERS

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990 S. BROADWAY SUITE 230  
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# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

## A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

### TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

#### CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

##### PUD2019-0014

P.U.D. JUSTIFICATION

THE WESTGATE P.U.D. IS DESIGNED TO PROMOTE A MIXED USE PLANNED DEVELOPMENT WHICH DRAWS FROM THE CITY'S CURRENT UNDERLYING ZONING DISTRICTS AND ENHANCES THEM TO CREATE A HARMONIOUS SITE WITH THE OPPORTUNITY FOR A MIX OF SINGLE FAMILY, MULTI-FAMILY AND COMMERCIAL USES. THE FLEXIBILITY OF THIS PUD ALLOWS FOR CREATIVE DESIGN SOLUTIONS TO ENHANCE THE OVERALL APPEARANCE OF THIS SITE, WHICH IS A PROMINENT GATEWAY TO THE CITY.

THE P.U.D. INCLUDES FOUR PLANNING AREAS. PLANNING AREA 1 IS PROPOSED SINGLE FAMILY RESIDENTIAL WITH LOT SIZE MINIMUMS AND SETBACKS TO PROMOTE A NEIGHBORHOOD OF SINGLE FAMILY UNITS, OFFER VARIETY AND ADDRESS MARKET DEMANDS. PLANNING AREAS 2 AND 3 HAVE A RANGE OF ALLOWABLE RESIDENTIAL USES THAT INCLUDE: SINGLE FAMILY; TWO-FAMILY; TOWNHOUSES; AND MULTI-FAMILY. THE FLEXIBILITY OF RESIDENTIAL USES FOR PLANNING AREAS 2 AND 3 IN COMBINATION WITH VARIABLE LOT SIZES AND SETBACKS PROVIDES GREATER OPPORTUNITY TO DELIVER PRODUCTS THAT MEET THE NEEDS OF A VARIETY OF HOMEOWNERS. PLANNING AREA 3 WILL ALSO ALLOW FOR COMMERCIAL USES SHOULD THE DEMAND EXCEED WHAT CAN BE PROVIDED IN PLANNING AREA 4. THE P.U.D. ALSO ENCOURAGES DIVERSITY BY REQUIRING ONE ADDITIONAL HOUSE MODEL BEYOND THE CODE (AS AMENDED) REQUIREMENT. PLANNING AREA 4 IS PROPOSED RESIDENTIAL / COMMERCIAL WHICH WILL OFFER THE FLEXIBILITY FOR A VARIETY OF RESIDENTIAL AND COMMERCIAL USES TO BENEFIT THE NEIGHBORING RESIDENTS.

PLANNING AREAS WILL HAVE SIDEWALK AND TRAIL NETWORKS THAT ALLOW FOR PEDESTRIAN CONNECTIONS BETWEEN PLANNING AREAS AND DEVELOPED FEATURES. FOR PEDESTRIANS, A REGIONAL TRAIL SYSTEM RUNNING EAST TO WEST THROUGH THE SITE IS PROPOSED TO COORDINATE WITH OPEN SPACE AND AMENITY FEATURES. FOR VEHICULAR ACCESS, THERE IS AN ENHANCED MAIN ENTRANCE DRIVE TO THE COMMUNITY WITH A MEDIAN, PRIMARY MONUMENT FEATURE, AND INCREASED LANDSCAPING. IN ADDITION, ALTERNATIVE STREET 'KNUCKLE' DESIGNS ARE PROPOSED TO CREATE A DESIRABLE FEEL FOR THE COMMUNITY AND PROMOTE SLOWER TRAFFIC SPEEDS. THERE WILL BE CONTINUITY OF SITE ELEMENTS SUCH AS FENCING, MONUMENTS, AND BENCHES. THIS CONTINUITY IS IMPORTANT IN CREATING THE NEIGHBORHOOD IDENTITY AND MAKING IT FEEL LIKE A UNIQUE PLACE. PHYSICAL SITE FEATURES SUCH AS THE EXISTING BOOMERANG DITCH CREATE OPPORTUNITY FOR OPEN SPACE AND A SITE AMENITIES CORRIDOR WHICH LINKS THE WESTGATE COMMUNITY TO ADJACENT FUTURE NEIGHBORHOODS.

THE P.U.D. INCORPORATES ENHANCED LANDSCAPE BUFFER STANDARDS. THESE BUFFERS ARE BETWEEN DIFFERING USES AND ADJACENT TO SOME PUBLIC RIGHT-OF-WAYS. ADDITIONALLY, THE P.U.D. INCLUDES SUGGESTED FENCING TYPES FOR SINGLE FAMILY LOTS AND FOR BUFFERING BETWEEN CERTAIN USES. THE PROPOSED OPEN FENCING TYPES FOR SINGLE FAMILY ADJACENT TO THE OPEN SPACE CORRIDOR CREATES A MORE OPEN FEEL IN THE COMMUNITY AND PROVIDES BETTER VIEWS FOR THE RESIDENTS ADJACENT TO THE OPEN SPACE. THE PROPOSED OPAQUE FENCING WITH ENHANCED COLUMN DETAILS PROVIDES AN ATTRACTIVE SCREEN FOR SEPARATION BETWEEN CERTAIN USES AND PRIVACY ADJACENT TO RIGHT-OF-WAYS. THESE ENHANCED LANDSCAPE BUFFERS (WITH REQUIRED MINIMUMS GREATER THAN THE DEVELOPMENT CODE, AS AMENDED) IN COMBINATION WITH COORDINATED FENCING STANDARDS THROUGHOUT THE P.U.D. WILL PROVIDE A COORDINATED, CONSISTENT, COHESIVE AND ATTRACTIVE LOOK THROUGHOUT THE COMMUNITY.

OVERALL, THIS PROPOSED PUD IS DESIGNED TO BE AN ASSET TO THE CITY'S WESTERN GATEWAY BY PROVIDING DESIRED COMMERCIAL SPACE AND THE DEVELOPMENT OPPORTUNITY FOR DIVERSIFIED RESIDENTIAL HOUSING PRODUCTS TO MEET A VARIETY OF MARKET DEMANDS.

DEVELOPMENT SUMMARY

ZONING

CURRENT ZONING \_\_\_\_\_ PLANNED UNIT DEVELOPMENT (PUD)  
PROPOSED ZONING \_\_\_\_\_ PLANNED UNIT DEVELOPMENT (PUD)

EXISTING SITE ACREAGE \_\_\_\_\_ 84.44 AC 3,677,992 SF

PUD SITE DEVELOPMENT

| AREA     | USE                       | ACRES    | MAX. DU / AC | MAX. COMM |
|----------|---------------------------|----------|--------------|-----------|
| PA-1     | RESIDENTIAL               | 36.32 AC | 6.0          |           |
| PA-2     | RESIDENTIAL               | 24.66 AC | 19.0         |           |
| PA-3     | RESIDENTIAL / COMMERCIAL  | 18.07 AC | 8.0          |           |
| PA-4     | COMMERCIAL / RESIDENTIAL  | 4.16 AC  | 8.0          |           |
| 71ST AVE | REQUIRED DEDICATED R.O.W. | 1.23 AC  |              |           |

TOTAL 84.44 AC 494 UNITS 150,000 SF

PUD OPEN SPACE REQUIREMENTS

MIN. 30% OF PA-1, PA-2 AND PA-3 AREAS (79.05 AC) 23.72 AC  
REQUIRED (SEE NOTES 1 AND 2)

MIN. 50% OF REQUIRED OPEN SPACE SHALL BE USABLE OPEN SPACE (SEE NOTES 1 AND 2) 11.88 AC

NOTES:

- ALL REQUIRED OPEN SPACE IS CALCULATED BASED ON RESIDENTIAL PORTIONS OF PUD ONLY. A MINIMUM OF 30% OPEN SPACE IS REQUIRED, AND A MINIMUM OF 50% OF THE REQUIRED 30% OPEN SPACE SHALL BE USABLE OPEN SPACE (CODE SECTION 18.32.060)
- QUALIFYING OPEN SPACE THROUGHOUT ALL AREAS OF THE PUD CAN BE USED TO COUNT TOWARDS REQUIRED OPEN SPACE CALCULATIONS. SEE PUD OPEN SPACE SCENARIO CONCEPT IN NARRATIVE.
- PLANNING AREA BOUNDARIES MAY VARY UP TO 20% OF THEIR AREA AT THE TIME OF FINAL PUD AND PLATTING BASED ON ADJUSTMENT TO ROAD NETWORK AND LOT CONFIGURATIONS.
- MAXIMUM DWELLING UNITS PER PLANNING AREA IS DEFINED BY THE MAXIMUM DENSITY SET PER PLANNING AREA; HOWEVER, THE OVERALL PUD AREA CANNOT EXCEED 494 DWELLING UNITS WITHOUT AMENDING THE PLAN. TRANSFERRING UNITS BETWEEN PLANNING AREAS IS PERMITTED AT FINAL PUD AND FINAL PLAT AS LONG AS TOTAL MAXIMUM DENSITY OF PLANNING AREA IS NOT EXCEEDED AND THE TOTAL PERMITTED UNITS FOR THE OVERALL PUD IS NOT EXCEEDED. AN OVERALL DENSITY AND UNIT COUNT TABLE SHALL BE SUBMITTED WITH EACH PHASE OF THE PROJECT.
- TOTAL FLOOR AREA OF COMMERCIAL USES WITHIN THE PUD AREA IS LIMITED TO 150,000 SQUARE FEET.

AMENDMENT HISTORY

WESTGATE PRELIMINARY PUD - APPROVED SEPTEMBER 13, 2016 (PROJECT PUD 11-15)  
WESTGATE PRELIMINARY PUD - EXTENSION APPROVED THROUGH SEPTEMBER 13, 2020  
WESTGATE PRELIMINARY PUD - FIRST AMENDMENT (PROJECT PUD2019-0014)

- RECONFIGURES PLANNING AREAS
- SETS A MAXIMUM NUMBER OF UNITS AND COMMERCIAL AREA (SQUARE FEET)
- REMOVE OIL / GAS FACILITIES AND OUTLOTS
- SHIFTS DETAILED ENGINEERING PLANS TO PLAT PROCESS
- INCREASES BUILDING HEIGHT FOR COMMERCIAL USES
- INCREASE AMOUNT OF PREVIOUSLY APPROVED PARKING FOR MULTI-FAMILY

GENERAL NOTES

- ALL REFERENCES TO CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE ENACTED DECEMBER 18, 2018 AND AMENDED THROUGH APRIL 2019 AND ANY FUTURE AMENDMENTS.
- PHASING WILL BE ALLOWED WITHIN THIS P.U.D. THE SPECIFICS FOR BOUNDARY AND TECHNICAL CRITERIA TO BE DEFINED WITHIN FINAL P.U.D.
- CITY OF GREELEY REGIONAL TRAIL
  - A CITY OF GREELEY REGIONAL TRAIL SHALL BE PROVIDED THROUGH THIS P.U.D. SITE, IN ACCORDANCE WITH THE CITY MASTER TRAILS PLAN. A PUBLIC ACCESS EASEMENT SHALL BE GRANTED FOR THE TRAIL CORRIDOR. THE EASEMENT SHALL GENERALLY BE LOCATED ADJACENT TO AND ON ONE SIDE OF THE BOOMERANG LATERAL DITCH. THE EASEMENT SHALL BE OF A TYPICAL MINIMUM WIDTH OF 50', PROVIDED HOWEVER THAT THE WIDTH MAY BE LESS WHERE THERE IS NOT A 50' DISTANCE BETWEEN THE BOOMERANG LATERAL DITCH AND THE SITE PROPERTY LINE. A PORTION OF THE EASEMENT MAY BE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY IN CERTAIN AREAS AS MAY BE APPROVED BY THE CITY.
  - SEE PUBLIC IMPROVEMENTS COMMITMENTS MATRIX BELOW FOR SPECIFIC BOOMERANG TRAIL TIMING, CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES.
- RAW WATER DEDICATION. THE RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT FOR THE WESTGATE P.U.D IS THREE (3) ACRE-FEET PER GROSS ACRE OF RESIDENTIAL LAND, PLUS 50% OF THE ACREAGE OF THE ADJACENT RIGHT OF WAYS. FOR THE COMMERCIAL COMPONENT OF THE WESTGATE P.U.D THE RAW WATER DEDICATION REQUIREMENT WILL BE BASED ON THE WATER TAP SIZES SELECTED DURING DEVELOPMENT DESIGN AND SHALL BE DUE WITH THE COMMERCIAL BUILDING PERMITS. RAW WATER FOR THE WESTGATE P.U.D. FROM A SOURCE AND IN A FORM ACCEPTABLE TO THE CITY OF GREELEY, HAS BEEN DEDICATED TO THE CITY OF GREELEY PURSUANT TO THE AMENDED AND RESTATED RESTRICTIVE COVENANTS (NO IRRIGATION) AT RECEPTION NUMBER 4441912, WELD COUNTY, AS AMENDED AND REVISED. AS A RESULT, GREELEY HAS CREDITED THE WESTGATE P.U.D. WITH 258 ACRE-FEET OF WATER DEDICATION, WHICH FULLY SATISFIES THE RESIDENTIAL DOMESTIC WATER DEDICATION REQUIREMENT FOR THE ENTIRE WESTGATE P.U.D. THE PORTION OF SUCH 258 ACRE-FEET THAT IS IN EXCESS OF THE WESTGATE P.U.D. RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT SHALL BE CREDITED TO THE WESTGATE P.U.D. COMMERCIAL WATER DEDICATION REQUIREMENT.
- BOOMERANG DITCH
  - ANY RELOCATION OR PIPING OF THE BOOMERANG LATERAL DITCH WITHIN OR ADJACENT TO ALL PLANNING AREAS SHALL BE CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BOOMERANG IRRIGATION DITCH RELOCATION AGREEMENT THAT HAS BEEN EXECUTED BETWEEN OWNER AND BOOMERANG LATERAL DITCH COMPANY, PER THE CONDITIONS OF THAT AGREEMENT. A DEFINED IRRIGATION DITCH EASEMENT SHALL BE GRANTED IN CONJUNCTION WITH THE DEVELOPMENT OF PA-3 AND/OR PA-4.
  - ANY OTHER PROPOSED CROSSINGS OF OR IMPACTS TO THE EXISTING DITCH BY STREET, UTILITY, OR OTHER IMPROVEMENTS (AND ANY ASSOCIATED MINOR PLACEMENT OF THE DITCH IN PIPE OR CULVERTS) SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DITCH CROSSING POLICY AND PROCEDURES OF THE BOOMERANG LATERAL DITCH COMPANY.
- MAJOR AMENDMENTS TO AN APPROVED PRELIMINARY OR FINAL PUD SHALL REQUIRE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN THE PUD.
- A NON-POTABLE WATER SYSTEM WILL BE USED FOR IRRIGATION OF ALL COMMON AREAS. SERVICE TO INDIVIDUAL HOME FOR IRRIGATION WILL BE PROVIDED UNLESS NOT FEASIBLE.
- DRAINAGE & DETENTION FOR THIS DEVELOPMENT ARE PER THE ACCEPTED PRELIMINARY DRAINAGE REPORT DATED JULY 21, 2020.

| Public Improvements Commitments Matrix |                                                                                                                          |                                                                                                                                       |                                                                                   |                                                |                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Area / Improvement                     | Plan Preparation and Approval                                                                                            | Construction Timing*                                                                                                                  | Construction Responsibility                                                       | Maintenance Responsibility                     | Ownership                                      |
| Boomerang Regional Trail Corridor      | Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area. | Prior to 25% of building permits issued in Phase continuing the trail                                                                 | Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley | City of Greeley                                | City of Greeley                                |
| Neighborhood Park                      | Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area. | The Neighborhood Park in PA-1 shall be constructed prior to issuance of 25% of the building permits in the Phase containing the park. | Developer and/or Westgate Metropolitan District                                   | City of Greeley or Metropolitan District / HOA | City of Greeley or Metropolitan District / HOA |
| 71st Avenue Improvements               | Area to be dedicated and extent of improvements will be determined in with the final plan / final plat.                  | Prior to the first CO in PA-1 and/or 25% of COs issued in first phase of PA-2.                                                        | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Water & Sewer Improvements             | Determined at Final Plan/Final Plat                                                                                      | Prior to issuance of first building permit                                                                                            | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Public Streets & Sidewalks             | R.O.W dedicated at Subdivision Plat                                                                                      | Prior to construction of first lot in filing.                                                                                         | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Non-potable Pond                       | Pond will be portion of detention pond in Filing No.1 plat.                                                              | Prior to construction of first lot in filing.                                                                                         | Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley | City of Greeley                                | City of Greeley/Metropolitan District          |
| Hwy. 34 Trail                          | Public access to open space tract along highway to be granted should trail be needed.                                    | Construction Timing based on City need.                                                                                               | City of Greeley                                                                   | City of Greeley                                | City of Greeley                                |

\* A development agreement will be drafted at the time of the final plat, which may supercede these commitments.

PRELIMINARY PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

WRD4 GREELEY PROPERTY

BY: [Signature]  
(OWNER)

TITLE: Manager

DATE: 12/21/2020

CLERK & RECORDER

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE WELD

COUNTY CLERK AND RECORDER THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED PER

RECEPTION NUMBER \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER BY \_\_\_\_\_

CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS 17<sup>th</sup> DAY OF

November, 2020.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED NOT RECOMMENDED BY THE CITY OF GREELEY

PLANNING COMMISSION, THIS 13<sup>th</sup> DAY OF

October, 2020.

COMMUNITY DEVELOPMENT DIRECTOR

[Signature] 12/14/20  
DIRECTOR OF COMMUNITY DEVELOPMENT DATE

SHEET INDEX

|                       |       |
|-----------------------|-------|
| COVER SHEET / SUMMARY | 1     |
| MASTER PLAN           | 2     |
| DEVELOPMENT STANDARDS | 3 - 5 |
| CONCEPT PLANS         | 6     |
| OVERALL GRADING PLAN  | 7     |
| OVERALL UTILITY PLAN  | 8     |

OWNER

WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

DEVELOPER

BROE REAL ESTATE GROUP  
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CIVIL ENGINEER

WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

PLANNER

**PLANMARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL

REVIEWED BY: MN

PROJECT NO:

ISSUE DATE: 9/12/2019

REVISIONS:

| # | DATE       | DESC          |
|---|------------|---------------|
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| 2 | 03/10/2020 | CITY COMMENTS |
| 3 | 05/12/2020 | CITY COMMENTS |
| 4 | 08/07/2020 | CITY COMMENTS |
| 5 | 09/22/2020 | CITY COMMENTS |
| 6 | 11/24/2020 | CITY COMMENTS |

COVER SHEET/ SUMMARY



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD2019-0014

|                      |                 |
|----------------------|-----------------|
| APPROVAL CERTIFICATE |                 |
| ENGINEERING          | INITIALS / DATE |
| PLANNING             | INITIALS / DATE |
| OWNER                | INITIALS / DATE |

OWNER  
WRD4 GREELEY PROPERTY  
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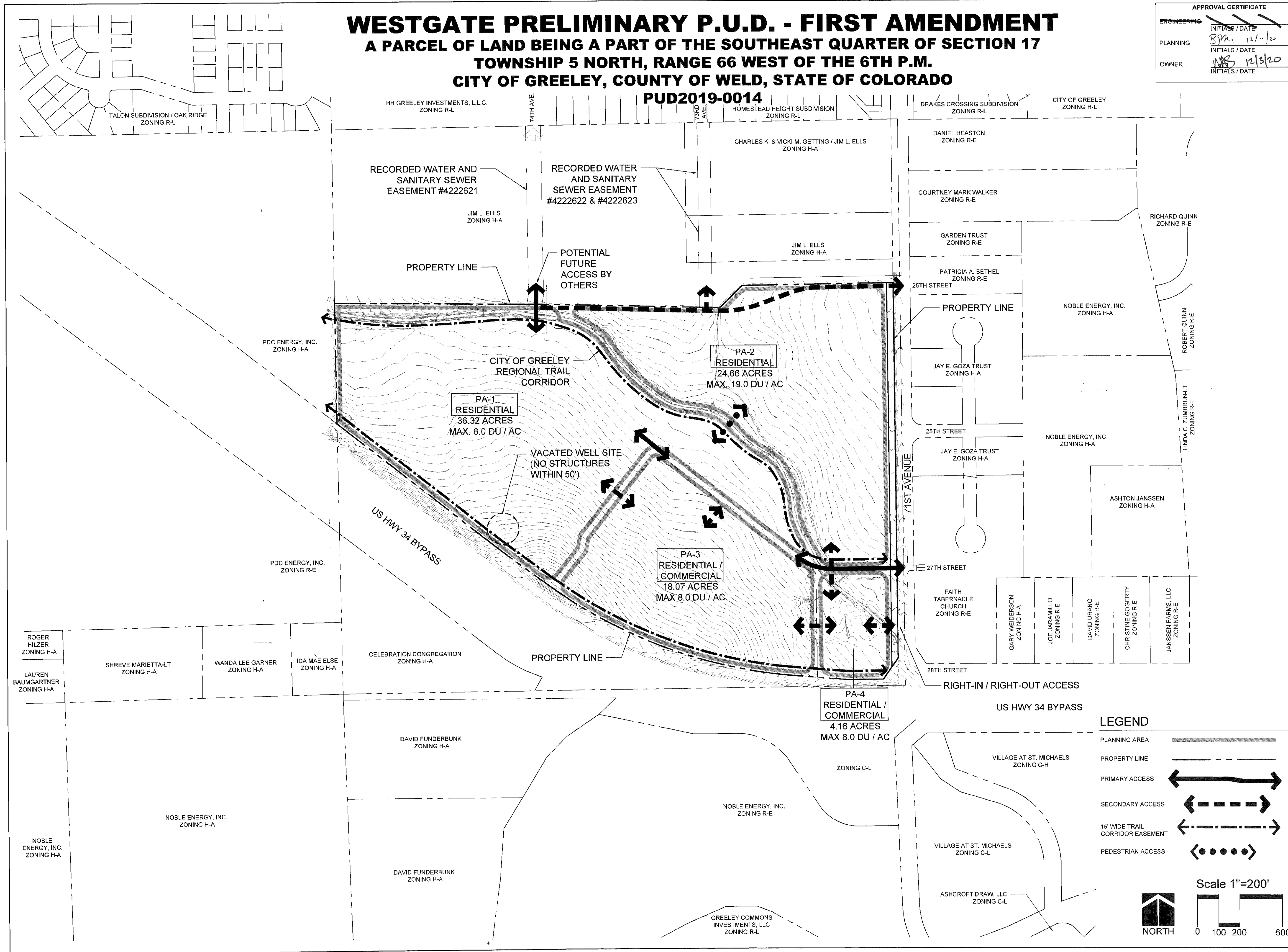
P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

| # | DATE       | DESC          |
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| 3 | 06/12/2020 | CITY COMMENTS |
| 4 | 08/07/2020 | CITY COMMENTS |
| 5 | 08/22/2020 | CITY COMMENTS |

MASTER  
PLAN

2 OF 8





**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**  
**PUD2019-0014**

**PUD DEVELOPMENT STANDARDS**

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

**1.0 DEVELOPMENT STANDARDS CHART**

| AREA                                 | LOT MINIMUMS | MINIMUM BUILDING SETBACKS |           |               |                 |                   |                   | ADDITIONAL REQUIREMENTS |                   |                            |
|--------------------------------------|--------------|---------------------------|-----------|---------------|-----------------|-------------------|-------------------|-------------------------|-------------------|----------------------------|
|                                      |              | FRONT                     | TO GARAGE | REAR / GARAGE | SIDE            | SIDE ADJ. TO ROW* | INTERNAL LOT LINE | MAX. BLDG. HT.          | MAX. LOT COVERAGE | MIN. PARKING SPACES / UNIT |
| PLANNING AREA 1<br>SINGLE FAMILY     | 5,000 SF     | 15 FT                     | 20 FT     | 15 FT / 5 FT  | 5 FT            | 10 FT             | N/A               | 30 FT                   | 70% (NOTE 2)      | 2 SPACES                   |
| PLANNING AREA 2<br>SINGLE FAMILY     | 3,200 SF     | 15 FT                     | 20 FT     | 15 FT / 5 FT  | 5 FT            | 10 FT             | N/A               | 30 FT                   | 80%               | 2 SPACES                   |
| FRONT-LOADED TWO-FAMILY TOWNHOUSE ** | 2,500 SF     | 15 FT                     | 20 FT     | 10 FT         | 5 FT            | 10 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | 20 FT     | 10 FT         | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| REAR-LOADED TWO-FAMILY TOWNHOUSE **  | 2,500 SF     | 15 FT                     | N/A       | 5 FT          | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | N/A       | 5 FT          | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| MULTI-FAMILY                         | N/A          | 15 FT. R.O.W.             | 20 FT     | N/A           | N/A             | 25 FT             | 0 FT.             | 40 FT                   | 80%               | SEE SEC. 3.0               |
|                                      |              |                           |           |               |                 |                   |                   |                         |                   |                            |
| PLANNING AREA 3 & 4<br>SINGLE FAMILY | 3,200 SF     | 15 FT                     | 20 FT     | 15 FT         | 5 FT            | 10 FT             | N/A               | 30 FT                   | 80%               | 2 SPACES                   |
| FRONT-LOADED TWO-FAMILY TOWNHOUSE ** | 2,500 SF     | 15 FT                     | 15 FT     | 10 FT         | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | 20 FT     | 10 FT         | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| REAR-LOADED TWO-FAMILY TOWNHOUSE **  | 2,500 SF     | 15 FT                     | N/A       | 5 FT          | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | N/A       | 5 FT          | 7.5 FT (NOTE 2) | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| COMMERCIAL                           | N/A          | 25 FT                     | N/A       | N/A           | PER CODE        | 25 FT*            | 0 FT              | 50 FT (NOTE 5)          | 80%               | SEE SEC. 3.0               |

\*AND EXTERNAL P.U.D. BOUNDARY

**\*\* TOWNHOUSE NOTES**

- SEE PRIVATE ALLEY REQUIREMENTS IN SECTION 2.0 OF THIS P.U.D.
- PARKING SETBACK FOR ATTACHED RESIDENTIAL OR TOWNHOUSE PRODUCT IS 3 FEET FROM PROPERTY LINES.
- SHOULD TOWNHOUSES BE DESIGNED WITH BOTH PUBLIC R.O.W. AND PRIVATE ALLEY, THEN MINIMUM SETBACKS FOR REAR-LOADED TOWNHOUSES IN DEVELOPMENT STANDARDS CHART APPLY.
- SIDE YARD SETBACKS ONLY APPLY TO END UNITS OF TOWNHOUSE BUILDINGS. INTERNAL LOTS HAVE 0' LOT LINE SETBACKS OR MINIMUM SEPARATION PER BUILDING CODE.

**1.0 DEVELOPMENT STANDARDS CHART NOTES**

THE FOLLOWING NOTES REFERENCE THE DEVELOPMENT STANDARDS CHART.

- THE PLANNING AREAS FOLLOW THE NOTED ZONING DISTRICTS IN THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED). WHERE THIS CHART OR OTHER NOTES IN THIS P.U.D. DO NOT ADDRESS AN ITEM, REFER TO ZONING CODE. CHART LISTS BASE STANDARDS FOR P.U.D. PERFORMANCE OPTIONS MAY STILL APPLY WHERE NECESSARY. SHOULD FUTURE ALTERATIONS BE MADE TO THIS P.U.D. AFFECTING THE LOCATION OF THE PLANNING AREA TYPES AND THEIR BOUNDARIES, THIS CHART MAY NEED TO BE ALTERED TO ACCOMPLISH THE INTENT OF THIS P.U.D. WITH THE PROPOSED CHANGES.
- MAXIMUM COVERAGE FOR A CUL-DE-SAC BULB LOT IS 75% PER CODE SECTION 18.40.100, AS AMENDED. LOT COVERAGE IS THE RATIO OF THE TOTAL FOOTPRINT AREA OF ALL STRUCTURES ON A LOT TO THE NET LOT AREA, TYPICALLY EXPRESSED AS A PERCENTAGE. THE FOOTPRINTS OF ALL PRINCIPAL AND ACCESSORY STRUCTURES, INCLUDING GARAGES, CARPORTS, COVERED PATIOS, AND ROOFED PORCHES, SHALL BE SUMMED IN ORDER TO CALCULATE LOT COVERAGE.
- IF A DRIVEWAY IS TO BE USED TO SATISFY GUEST PARKING REQUIREMENTS FOR ANY RESIDENTIAL UNIT, THEN MINIMUM SETBACK TO THE GARAGE FACE ON THE DRIVEWAY SIDE OF THE UNIT (FRONT OR REAR) IS 20 FEET. SEE SECTION 3.0 PARKING STANDARDS IN THIS P.U.D.  
3.1. DRIVEWAYS CAN COUNT TOWARDS GUEST PARKING REQUIREMENTS SO LONG AS TWO-CAR GARAGE IS PROVIDED AND MINIMUM DEPTH OF DRIVEWAY IS MET.
- FOR INTERIOR REAR AND SIDE SETBACKS ON MULTI-FAMILY AND COMMERCIAL BUILDINGS, REFER TO THE INTERNATIONAL BUILDING CODE AND/OR CITY CODE REQUIREMENTS, AS AMENDED.
- COMMERCIAL BUILDING HEIGHT MEANS THE VERTICAL DISTANCE AT ANY POINT FROM NATURAL GROUND LEVEL TO THE UPPERMOST PART OF THE BUILDING STRUCTURE INCLUDING PARAPET. FOR COMMERCIAL USES, IT DOES NOT INCLUDE ELEVATOR PENTHOUSES, MECHANICAL EQUIPMENT, MECHANICAL SCREENS, CONDENSERS, EXHAUST FANS AND OTHER MINOR PROJECTIONS ABOVE 50'. ONE FOOT OF ADDITIONAL BUILDING HEIGHT PERMITTED FOR EACH ADDITIONAL 3 FOOT INCREMENT OF SETBACK FROM ALL PARCEL BOUNDARIES.

**1.1 PLANNING AREA 1 - RESIDENTIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 1 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-L ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

**1.2 PLANNING AREA 2 - RESIDENTIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 2 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

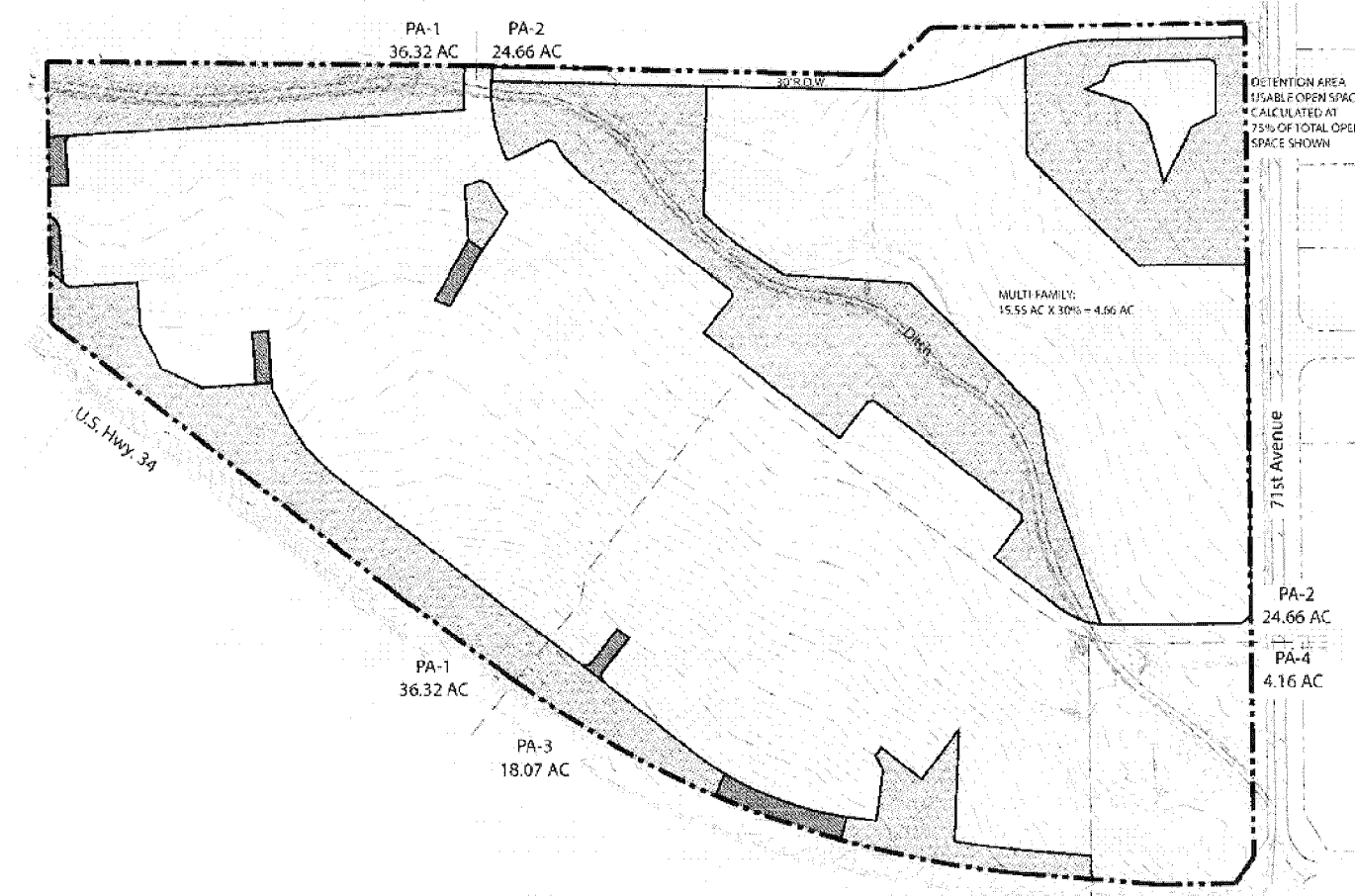
**1.3 PLANNING AREAS 3 & 4 - RESIDENTIAL / COMMERCIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREAS 3 & 4 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING AND C-H ZONING INCLUDING USES SUCH AS ASSISTED LIVING, MEMORY CARE AND MEDICAL OFFICE / CLINIC. EXCEPTIONS ARE LISTED IN THE DEVELOPMENT STANDARDS CHART AND PROHIBITED USES ARE LISTED BELOW.

- A. PROHIBITED USES:
- AUTO RENTAL
  - AUTO REPAIR / SALES
  - COMMERCIAL TRUCK WASH
  - TOWING SERVICES
  - BINGO HALLS & PARLORS
  - BUILDERS, CONTRACTORS SUPPLY, OFFICES & YARDS
  - EMISSION TESTING CENTERS
  - MORTUARIES, FUNERAL HOMES
  - PARKING STRUCTURES (MULTI-LEVEL PARKING DECKS) AND PAY PARKING LOTS
  - PAVN SHOPS
  - SELF SERVE STORAGE UNITS
  - LAUNDROMATS
- B. THE FOLLOWING USES ARE NOT SPECIFICALLY DEFINED IN SECTION 18.30.070 OF THE CITY ZONING CODE; HOWEVER, THEY ARE PROHIBITED IN THIS P.U.D.:
- THRIFT / SECOND HAND STORES
    - DEFINITIONS
      - THRIFT STORE - A PLACE WHERE GOODS CAN BE DONATED OR SOLD TO BE REFURBISHED AND RESOLD AT REDUCED PRICES.
      - SECOND HAND STORE - A SHOP WHICH SELLS GOODS THAT ARE NOT NEW
    - TATTOO AND/OR BODY PIERCING ESTABLISHMENT
      - DEFINITION: A PLACE WHERE PERMANENT TATTOOS AND/OR BODY PIERCING ARE GIVEN.
    - MARIJUANA ESTABLISHMENTS

**PUD OPEN SPACE**

CONCEPTUAL SCENARIO - DOES NOT REPRESENT FINAL PLAN



| APPROVAL CERTIFICATE |                                 |
|----------------------|---------------------------------|
| ENGINEERING          | INITIALS / DATE<br>BPM 12/14/20 |
| PLANNING             | INITIALS / DATE<br>WMS 12/13/20 |
| OWNER                | INITIALS / DATE<br>WMS 12/13/20 |

**OWNER**  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
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**CIVIL ENGINEER**  
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**PLANNER**  
**PLAN MARK**  
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PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

**P.U.D. MASTER PLAN**

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

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| 3 | 06/12/2020 | CITY COMMENTS |
| 4 | 08/07/2020 | CITY COMMENTS |
| 5 | 09/22/2020 | CITY COMMENTS |

**DEVELOPMENT STANDARDS**

3 OF 8



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

## A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

### TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

#### CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

#### PUD2019-0014

| APPROVAL CERTIFICATE |                                        |
|----------------------|----------------------------------------|
| ENGINEERING          | INITIALS / DATE<br><i>SPH</i> 12/11/20 |
| PLANNING             | INITIALS / DATE<br><i>WKS</i> 12/15/20 |
| OWNER                | INITIALS / DATE                        |

OWNER  
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P.U.D. MASTER PLAN

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|            | 4 | 08/07/2020 | CITY COMMENTS |
|            | 5 | 09/22/2020 | CITY COMMENTS |

DEVELOPMENT  
STANDARDS

4 OF 8

### PUD DEVELOPMENT STANDARDS

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

#### 2.0 DESIGN STANDARDS

P.U.D. SITE PLAN MUST MEET THE FOLLOWING SITE DESIGN STANDARDS.

- A. ARCHITECTURAL VARIETY - SINGLE FAMILY DETACHED RESIDENTIAL AREAS OF THE P.U.D. SHALL PROVIDE A MIX OF RESIDENTIAL HOUSE MODELS IN ORDER TO AVOID MONOTONOUS STREETSCAPES.
- A.1. THE NUMBER OF HOUSE MODELS REQUIRED IN A PLANNING AREA SHALL BE THE NUMBER REQUIRED BASED ON THE NUMBER OF LOTS THAT THE ACCOMPANYING PLAT INDICATES AND AS DEFINED IN SECTION 18.40.100 OF THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED) PLUS ONE ADDITIONAL HOUSE MODEL. THE DEFINITION OF HOUSE MODEL SHALL BE THAT GIVEN WITHIN CITY CODE, PROVIDED THAT IT IS EXPLICITLY UNDERSTOOD THAT A SPECIFIC HOUSE MODEL DOES NOT NECESSARILY MEAN A COMPLETELY UNIQUE FLOOR PLAN. A DIFFERING HOUSE MODEL MAY BE A UNIQUELY DESIGNED AND FINISHED FRONT ELEVATION ON THE SAME FLOOR PLAN. DEVELOPER TO PROVIDE ROSTER OF HOUSE MODELS.
- A.2. THE FRONT FACADE OF THE DWELLING HAS AT LEAST ONE (1) CHANGE OF BUILDING PLANE, EXCLUSIVE OF THE GARAGE, PORCHES, ADDITIONAL SHED ROOF LINES, OVERSIZED TWO (2) CAR GARAGES, AND THIRD (3RD) CAR GARAGES SHALL BE APPROVED AS CHANGE OF BUILDING PLANES. NO MORE THAN 60% OF THE GROUND FLOOR FRONT FACADE SHALL BE OCCUPIED BY A GARAGE FRONT.
- A.3. WINDOW AND DOORWAY OPENINGS COVERING AT LEAST TWENTY PERCENT (20%) OF ANY FACADE FACING A PUBLIC STREET (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA), ON THE SIDE STREET FACADES OF CORNER LOTS, WINDOW AND DOORWAY OPENINGS MAY BE REDUCED TO FIVE PERCENT (5%) OF THE SIDE STREET FACADE (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA). REAR FACADES SHALL BE EXCLUDED FROM REQUIRED WINDOW AND DOORWAY OPENINGS.
- A.4. A PARTICULAR HOUSE MODEL SHALL BE USED FOR NO MORE THAN TWO-THIRD (2/3) OF THE LOTS IN A DEVELOPMENT. IN SOME CASES, SIMILARITY OF DESIGN MAY BE DESIRABLE IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS DUE TO THE SIZE OR SCALE OF THE DEVELOPMENT, OR THE PROPOSED HOUSING UNIT TYPE. IN THIS CASE, ALTERNATIVE COMPLIANCE, AS PROVIDED FOR IN SECTION 18.38.140, MAY BE USED TO ADDRESS SUCH DEVELOPMENT PROPOSALS.
- A.5. THE FRONT ENTRANCE TO THE DWELLING SHALL HAVE EITHER:
- A.5.1. A COVERED PORCH AT LEAST SIX (6) FEET BY SIX (6) FEET IN SIZE; OR
- A.5.2. THE FRONT ENTRANCE IS WELL-DEFINED WITH A COVERED OR GABLED ENTRY, DISTINCT CHANGE IN ROOF LINE OR COLUMNS.
- B. CONTINUITY OF SITE ELEMENTS / PRODUCTS - SITE ELEMENTS / PRODUCTS SUCH AS BENCHES, RAILINGS, FENCING, ENCLOSURES, BIKE RACKS, TRASH RECEPTACLES, RETAINING WALLS, MONUMENTS, SIGNAGE, ETC. SHALL BE COORDINATED THROUGHOUT THE P.U.D. IT IS PREFERRED THAT THE SAME PRODUCT BE USED CONSISTENTLY THROUGHOUT THE P.U.D.; HOWEVER, IF USING THE SAME PRODUCT IS NOT POSSIBLE, THEN THE ALTERNATE PRODUCT SHALL BE SIMILAR IN MATERIAL, COLOR, AND STYLE. ALL ELEMENTS TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- C. SITE MONUMENTS / SIGNAGE
- C.1. SITE MONUMENT / SIGNAGE THROUGHOUT THE P.U.D. SHOULD HAVE CONTINUITY ON MATERIALS, COLORS, AND OVERALL DESIGN. PRIMARY AND SECONDARY MONUMENTS, DECORATIVE COLUMNS, AND ANY OTHER PERMANENT CORRESPONDING SIGNAGE RELATING TO THE P.U.D. ARE SUBJECT TO THESE STANDARDS. FOR ALL OTHER SIGNAGE, INCLUDING ANY INDIVIDUAL COMMERCIAL TENANT SIGNS REFER TO CODE (AS AMENDED).
- C.1.1. PRIMARY MONUMENTS - SIGNAGE USED TO ENHANCE THE PRIMARY ENTRANCES TO THE P.U.D. THESE SIGNS MARKET THE P.U.D. AS A WHOLE.
- C.1.2. SECONDARY MONUMENTS - SIGNAGE USED TO ENHANCE INDIVIDUAL PLANNING AREAS AND THEIR USES, WHETHER RESIDENTIAL (INCLUDING MULTI-FAMILY COMMUNITY IDENTITY AT 71ST AND HWY 34), COMMERCIAL, OR RELATED FEATURES SUCH AS PARKS.
- C.2. MATERIALS - SHOULD BE PRIMARILY OF STONE, BRICK, OR STUCCO WITH ADDED FEATURES OF WOOD AND/OR METAL.
- C.3. HEIGHT - MAXIMUM HEIGHT FOR MONUMENTS SHALL BE NINE (9) FEET HIGH FROM TOP OF MONUMENT FOUNDATION.
- C.4. LETTERING
- C.4.1. PRIMARY MONUMENTS SHALL NOT EXCEED 60 PERCENT OF THE TOTAL SIGN AREA.
- C.4.2. SECONDARY MONUMENTS FOR RESIDENTIAL SHALL NOT EXCEED 50 PERCENT OF THE TOTAL SIGN AREA.
- C.4.3. SECONDARY MONUMENTS FOR COMMERCIAL SHALL NOT EXCEED 70 PERCENT OF THE TOTAL SIGN AREA.
- C.5. LIGHTING - PRIMARY MONUMENTS SHALL HAVE SUFFICIENT LIGHTING TO FULLY ILLUMINATE TEXT ON THE FACE OF THE SIGN.
- C.6. LOCATION
- C.6.1. MONUMENTS AND SIGNS ARE TO REMAIN OUTSIDE OF ANY PUBLIC OR PRIVATE UTILITY EASEMENTS OR SIGHT DISTANCE TRIANGLES.
- C.6.2. MONUMENTS AND SIGNS CANNOT BE LOCATED IN OR ENCRDACHING INTO A PUBLIC RIGHT-OF-WAY UNLESS A R.O.W. ENCROACHMENT AGREEMENT IS APPROVED BY THE CITY.
- C.7. SIGN PERMITS ARE REQUIRED FOR ALL MONUMENTS AND SIGNS.
- C.8. BUILDING MOUNTED SIGNAGE IS PERMITTED FOR COMMERCIAL USES VISIBLE FROM ALL PUBLIC RIGHT-OF-WAYS AND SHALL COMPLY WITH THE CITY'S SIGN CODE REGULATIONS.
- D. BLOCK LENGTH - MAXIMUM ALLOWABLE PUBLIC R.O.W. BLOCK LENGTH IS 1,450 FEET, MEASURED BETWEEN INTERSECTIONS OR TRACTS.
- E. PRIVATE ALLEYS - PRIVATE ALLEYS ARE PERMITTED IN PLANNING AREAS 2, 3 AND 4. PUBLIC UTILITIES MAY BE LOCATED IN PRIVATE ALLEYS AS LONG AS APPROPRIATE EASEMENTS ARE PROVIDED.
- E.1. PRIVATE ALLEY ROW / EASEMENT TO BE MINIMUM 20 FEET IN WIDTH.
- F. USABLE OPEN SPACE - IF REQUIRED AMOUNT OF USABLE OPEN SPACE CANNOT BE MET ON PROPOSED PLAN, ADDITIONAL NEIGHBORHOOD IDENTITY FEATURES, ABOVE AND BEYOND THE MINIMUM REQUIRED, SHALL COUNT TOWARDS USABLE OPEN SPACE AT ONE (1) FEATURE TO 1,000 SF OF REQUIRED USABLE OPEN SPACE. SEVENTY-FIVE PERCENT OF ON-SITE DETENTION BASIN AREAS WILL COUNT TOWARDS USABLE OPEN SPACE CALCULATIONS.
- G. NEIGHBORHOOD IDENTITY FEATURES (SECTION 18.40.100) - THE NUMBER OF FEATURES REQUIRED IS BASED ON THE TOTAL NUMBER OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITHIN THE ENTIRE P.U.D. AREA. THE FEATURES MAY BE LOCATED THROUGHOUT THE PLANNING AREAS AND WILL BE ACCESSIBLE BY ALL RESIDENTS. ONE HALF IDENTITY FEATURE CREDIT WILL BE GIVEN FOR INCREASING LANDSCAPE BUFFERS TO THE NEXT LEVEL. MULTI-FAMILY DEVELOPMENTS WILL REQUIRE SEPARATE ADDITIONAL RECREATIONAL AMENITIES BASED ON TOTAL MULTI-FAMILY UNITS AND WILL BE ACCESSIBLE ONLY TO MULTI-FAMILY RESIDENTS.
- H. STREET TREES ALONG LOCAL RESIDENTIAL STREETS WITH ADJACENT PRIVATE RESIDENTIAL LOTS TO BE PROVIDED AT A RATE OF ONE TREE PER RESIDENTIAL LOT. LOTS WHICH SIDE TO LOCAL RESIDENTIAL STREET RIGHT-OF-WAY TO PROVIDE TWO ADDITIONAL STREET TREES ALONG SIDE.

#### 3.0 PARKING STANDARDS

THE FOLLOWING PARKING STANDARDS APPLY TO THIS P.U.D. IN ADDITION TO THE DEVELOPMENT SUMMARY CHART REQUIREMENTS. REFERENCE CITY CODE FOR ITEMS NOT ADDRESSED IN THIS P.U.D.

##### OFF-STREET PARKING

- A. PARKING REQUIREMENTS:
- NUMBER OF PARKING SPACES FOR MULTI-FAMILY DWELLINGS:
- EFFICIENCY UNITS 1.25 SPACE PER UNIT
  - ONE-BEDROOM UNITS 1.50 SPACE PER UNIT
  - TWO-BEDROOM UNITS 1.75 SPACES PER UNIT
  - THREE+ BEDROOM UNITS 2.0 SPACES PER UNIT
- ASSISTED LIVING / MEMORY CARE / GROUP HOME:
- 1 SPACE PER 2 BEDS
  - 1 SPACE PER EMPLOYEE BASED ON PEAK SHIFT PLUS 10% ADDITIONAL SPACES FOR OVERLAP BETWEEN SHIFTS
- B. DRIVEWAYS FOR GARAGES FOR SINGLE FAMILY RESIDENTIAL AND TOWNHOMES MAY COUNT TOWARDS REQUIRED PARKING SO LONG AS THE DRIVEWAYS HAVE A MINIMUM DEPTH OF 20 FEET FROM RIGHT-OF-WAY OR ALLEY. NO PARKING IN ALLEYS UNLESS IN FULL DEPTH (20') OF DRIVEWAY. AT NO TIME MAY VEHICLES PARKED IN THE DRIVEWAYS OVERLAP OR OVERHANG THE SIDEWALKS.

#### 4.0 LANDSCAPE BUFFERS

THE FOLLOWING LANDSCAPE BUFFERS CORRESPOND TO THE REQUIREMENTS LISTED IN GREELEY CODE 18.44.

- A. BUFFERS LISTED BELOW SERVE AS BOTH BUFFERS AND PERIMETER TREATMENTS FOR THE P.U.D. AND PLANNING AREAS.
- B. THE FOLLOWING BUFFER LEVELS ARE MINIMUMS, HOWEVER, IF PLANT QUANTITIES ARE INCREASED AT FINAL PUD, THEN NEY BUFFER LEVEL SHALL COUNT AS (1/2) IDENTITY FEATURE FOR EVERY (1/4) MILE OF INCREASED BUFFER. PLANTINGS CAN BE CLUSTERED AND DO NOT NEED TO BE EVENLY SPACED.
- B-1: 15' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
  - 2 ORNAMENTAL TREE
  - 5 SHRUBS (TYPE 1 - SMALL)
- B-2: 20' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
  - 2 ORNAMENTAL TREES
  - 1 EVERGREEN TREE
  - 8 SHRUBS (TYPE 1 - SMALL)
- B-3: 25' WIDE MINIMUM. BERMING MAY BE INCORPORATED IN BUFFER. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 3 SHADE TREES
  - 2 ORNAMENTAL TREES
  - 2 EVERGREEN TREES
  - 12 SHRUBS (TYPE 1 - SMALL)
- C. IF A PORTION OF A BUFFER IS IMPACTED BY EXISTING OR PROPOSED UTILITIES, IRRIGATION DITCH, OR DRAINAGE SUCH THAT TREES ARE NOT ALLOWED TO BE PLANTED WITHIN THAT AREA, THE FOLLOWING SUBSTITUTIONS ARE ALLOWED:
- C.1. THREE (3) SHRUBS (TYPE 3-LARGE) FOR EVERY SHADE TREE AND/OR EVERGREEN TREE.
- C.2. FIVE (5) SHRUBS (TYPE 2-MEDIUM) FOR EVERY ORNAMENTAL TREE.
- C.3. REFER TO CODE (APPENDIX 18-D) FOR APPROVED PLANT LIST.
- D. BUFFERING FOR A P.U.D. PLANNING AREA TO BE CONSTRUCTED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PLANNING AREA. BUFFERS WITHIN A GIVEN PLANNING AREA MAY BE PHASED PROVIDED THAT A FINANCIAL GUARANTEE IS PROVIDED FOR THE LATER PHASED PORTION IN ACCORDANCE WITH GREELEY CODE SECTION 18.04.1180(a)(3):
- D.1. PLANNING AREA 4 (COMMERCIAL): THE BUFFERING FOR PLANNING AREA 4 CAN BE CONSTRUCTED IN PHASES WITHOUT THE REQUIREMENT TO FINANCIALLY GUARANTEE THE ENTIRE BUFFER PROVIDED THAT THE AREA IS DEVELOPED IN SEPARATE PHASES / SEPARATE SITES, AND EACH SEPARATE SITE BUILDER / DEVELOPER CONSTRUCTS THE NECESSARY BUFFER ADJACENT TO THEIR INDIVIDUAL SITE PLANS.

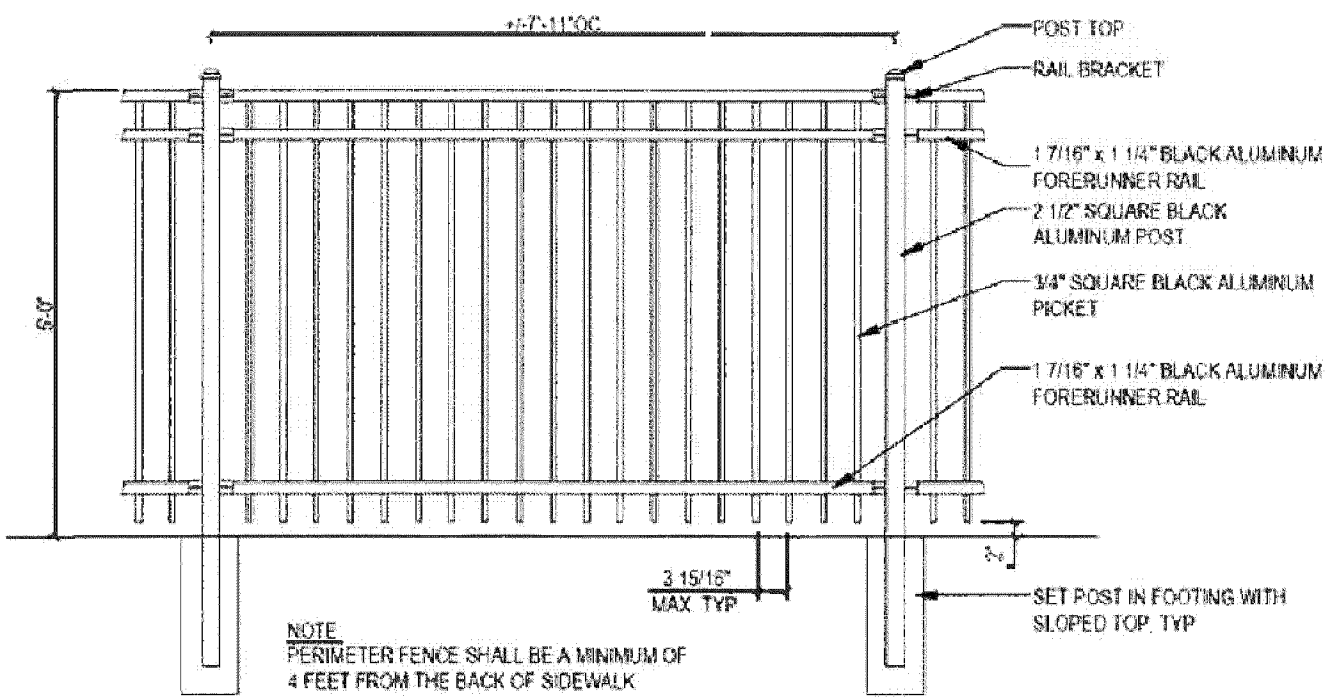
#### 5.0 FENCING

THE FOLLOWING SUGGESTED FENCING TYPES REPRESENT GENERAL EXAMPLES WITH OTHER TYPES THAT MAY BE PERMITTED AT FINAL PUD.

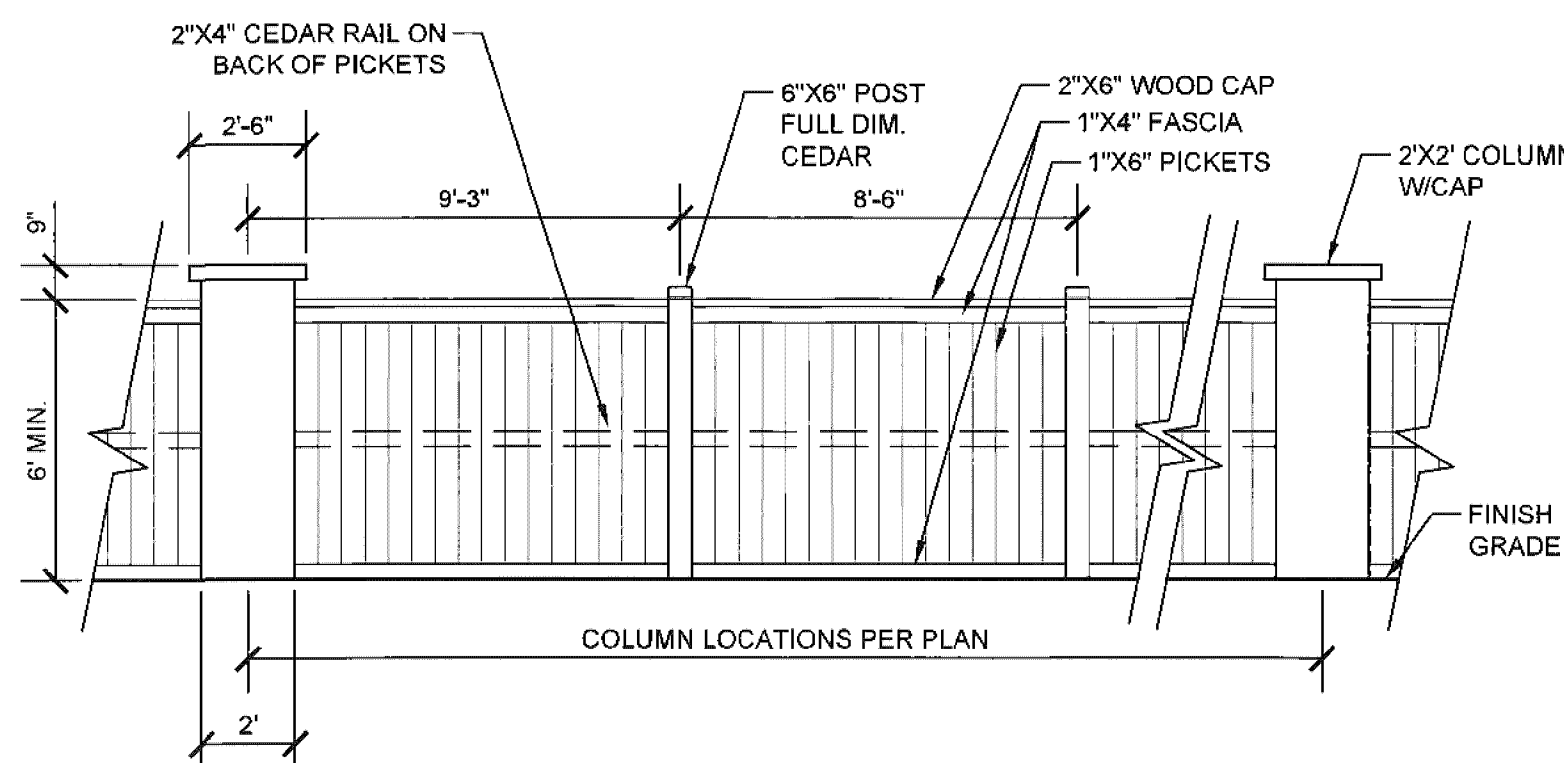
- F-1: MAXIMUM SIX (6) FOOT TALL DECORATIVE IRON FENCING.
- F-2: MAXIMUM SIX (6) FOOT TALL OPAQUE FENCE / WALL (WOOD, STONE, BRICK, STUCCO, COMPOSITE MATERIAL, DECORATIVE CONCRETE OR SIMILAR MATERIAL) WITH DECORATIVE COLUMNS OF STONE, BRICK STUCCO, DECORATE CONCRETE OR SIMILAR MATERIAL.
- F-3: MINIMUM FOUR (4) FOOT TALL OPEN RAIL FENCE (WOOD, COMPOSITE OR CONCRETE). OPTIONAL WIRE MESH (NO CHICKEN WIRE OR CHAINLINK) CAN BE ADDED TO THE LOT SIDE OF THE FENCE

##### EXAMPLES OF FENCING TYPES

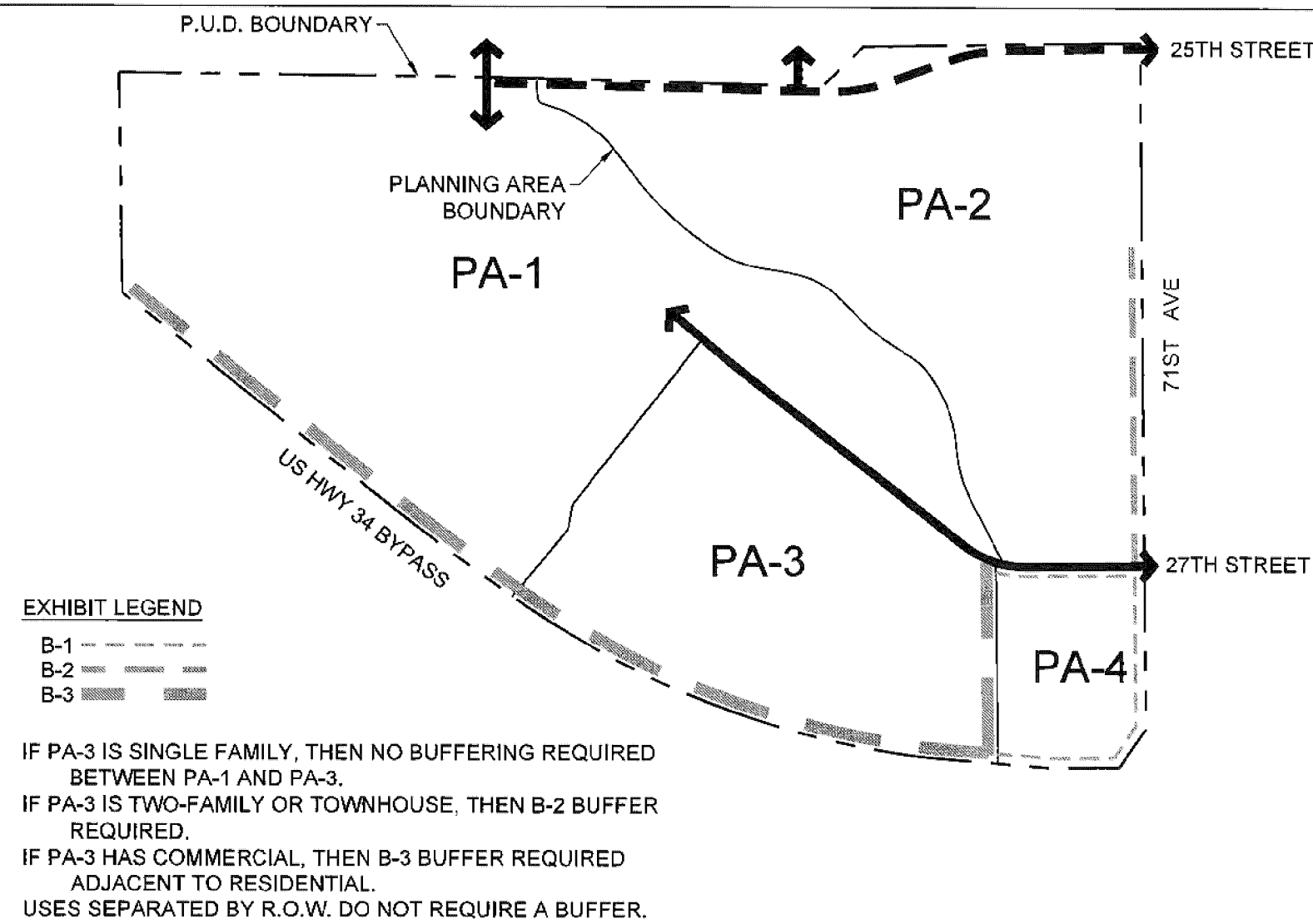
###### F-1 IRON FENCING



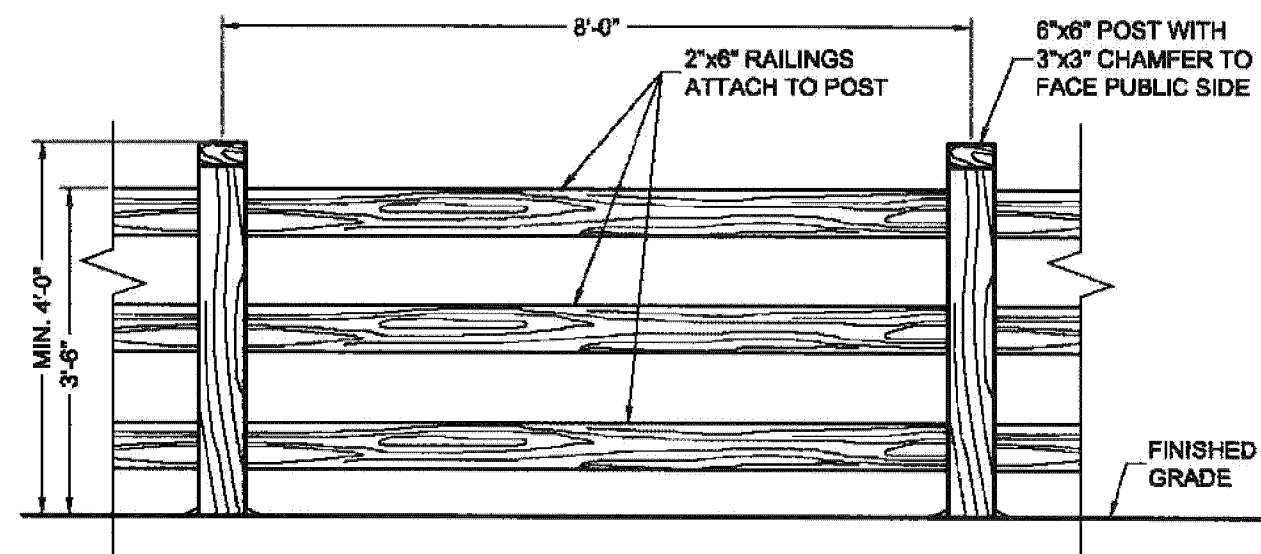
###### F-2 SOLID FENCING



#### 4.1 LANDSCAPE BUFFERS EXHIBIT

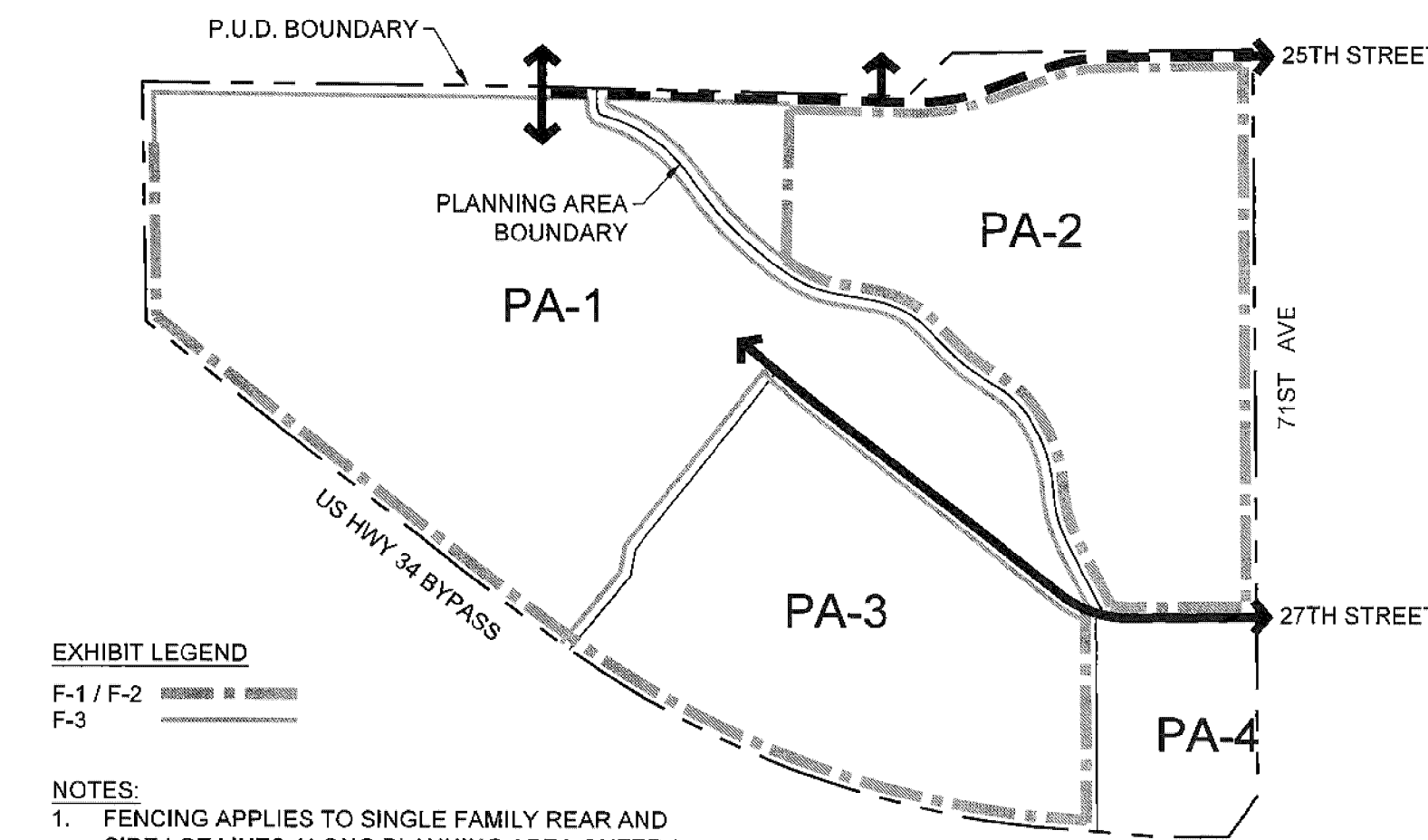


#### F-3 OPEN RAIL FENCING



#### 5.1 FENCING EXHIBIT

CONCEPTUAL LOCATIONS & TYPES TO BE FINALIZED AT FINAL PLAT



- NOTES:
1. FENCING APPLIES TO SINGLE FAMILY REAR AND SIDE LOT LINES ALONG PLANNING AREA OUTER / PERIMETER LOTS AND TO PERIMETER OF PLANNING AREA FOR ALL MULTI-FAMILY USES. FENCING ALIGNMENT DOES NOT NEED TO BE ON TRACT BOUNDARY BUT MAY FOLLOW SHAPE OF INDIVIDUAL LOTS.



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
PUD2019-0014

|                      |                 |
|----------------------|-----------------|
| APPROVAL CERTIFICATE |                 |
| ENGINEERING          | INITIALS / DATE |
| PLANNING             | 8/2/20 12/14/20 |
| OWNER                | 12/5/20         |

OWNER  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

DEVELOPER  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

CIVIL ENGINEER  
WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
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PLANNER  
PLAN MARK  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

| REVISIONS: | #          | DATE          | DESC |
|------------|------------|---------------|------|
| 1          | 11/22/2019 | CITY COMMENTS |      |
| 2          | 03/10/2020 | CITY COMMENTS |      |
| 3          | 08/12/2020 | CITY COMMENTS |      |
| 4          | 08/07/2020 | CITY COMMENTS |      |
| 5          | 09/22/2020 | CITY COMMENTS |      |

DEVELOPMENT  
STANDARDS

## PUD DEVELOPMENT STANDARDS (Continued)

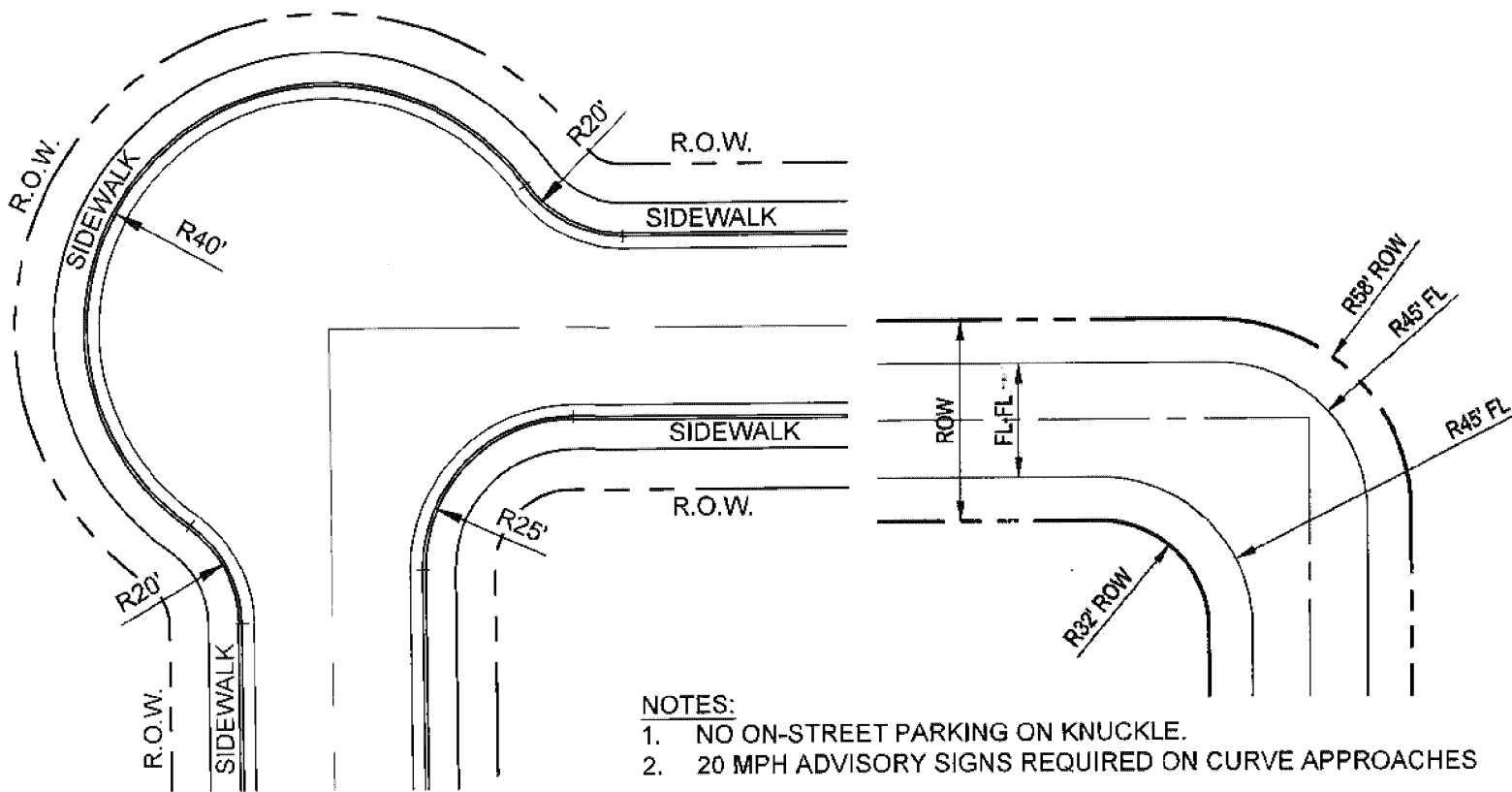
DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

### 6.0 STREET DESIGN

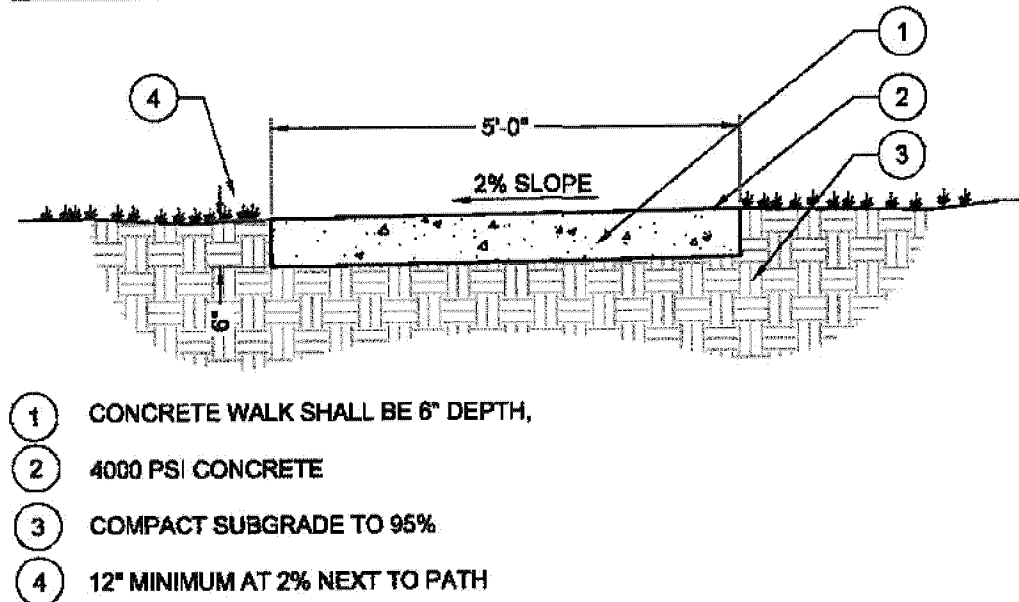
THE FOLLOWING STREET DESIGN DETAILS MAY BE USED IN ADDITION TO THE APPROVED STANDARD STREET DETAILS IN THE CITY CODE.

#### 6.1 KNUCKLE DETAIL

THESE DETAILS MAY BE APPLIED TO LOCAL RESIDENTIAL STREETS.

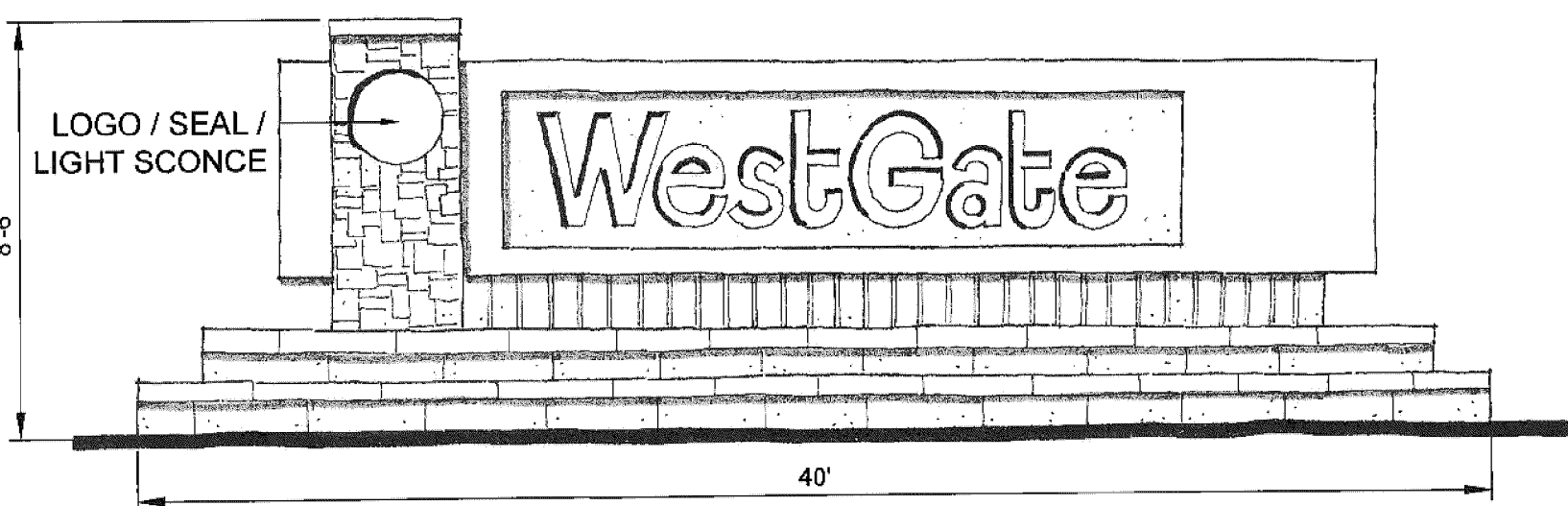
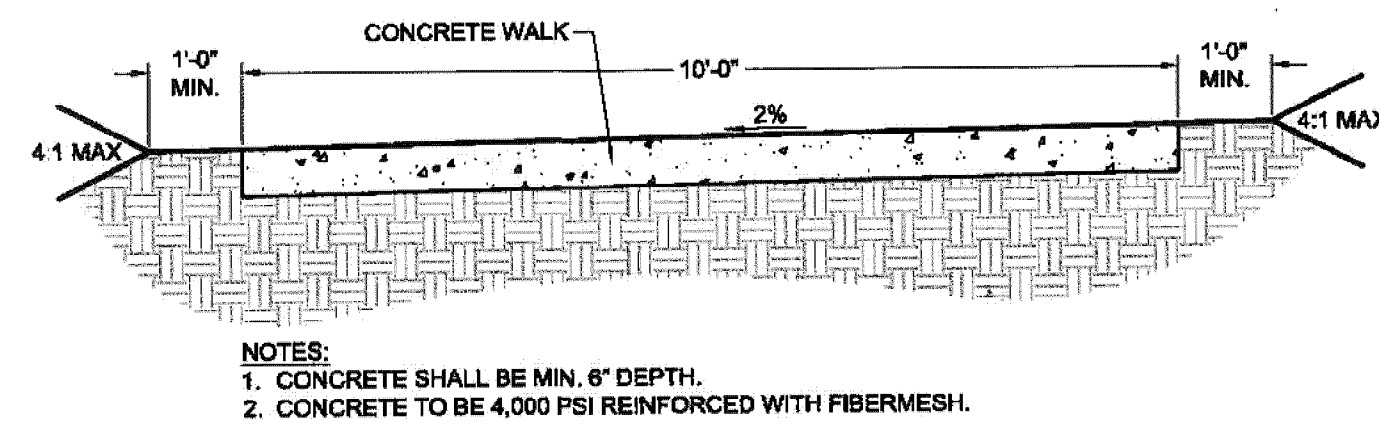


#### CONCRETE WALK



#### 10' REGIONAL TRAIL

SCALE: 1/2" = 1'-0"

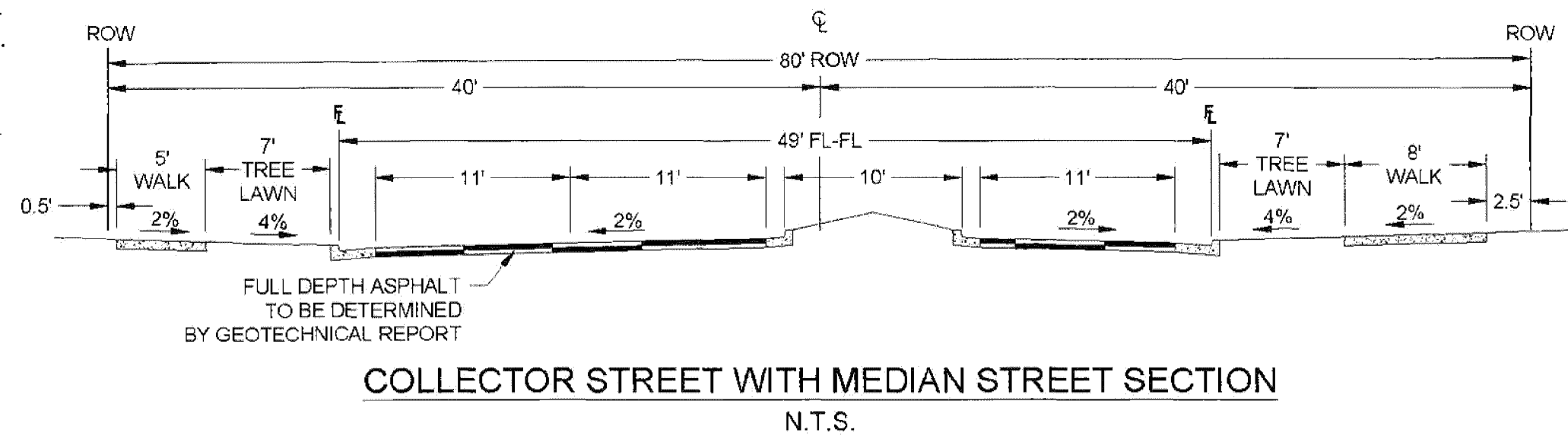


PRIMARY MONUMENT SIGN

MAIN ENTRANCE / INTERSECTION WITH HWY. 34  
MATERIALS: STONE, BRICK, METAL, STUCCO

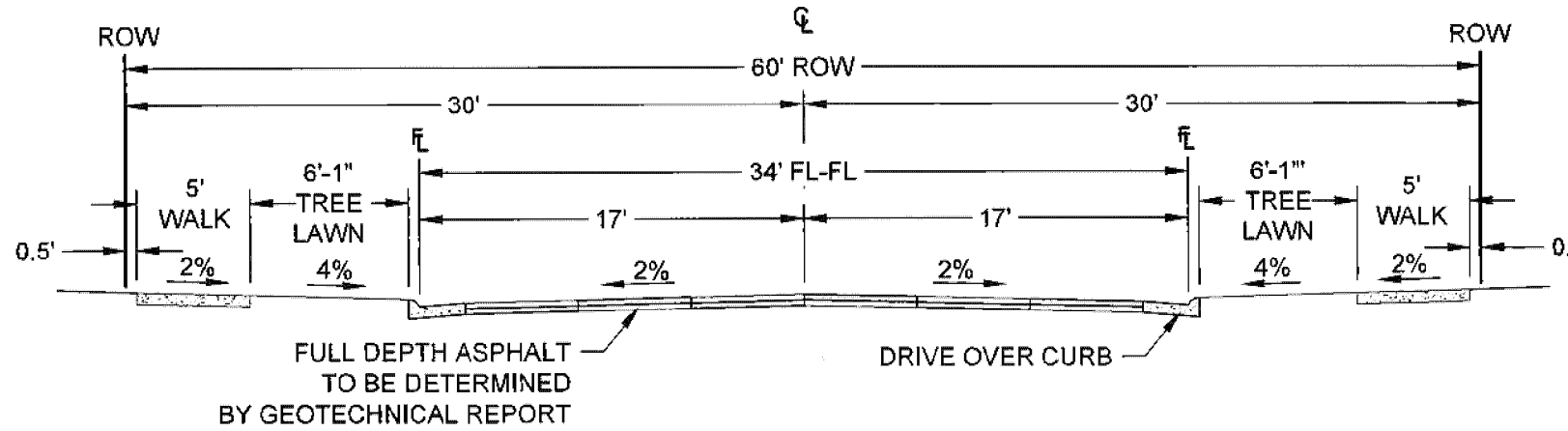
SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.

#### 6.2 80 FT COLLECTOR STREET WITH MEDIAN (27TH STREET)



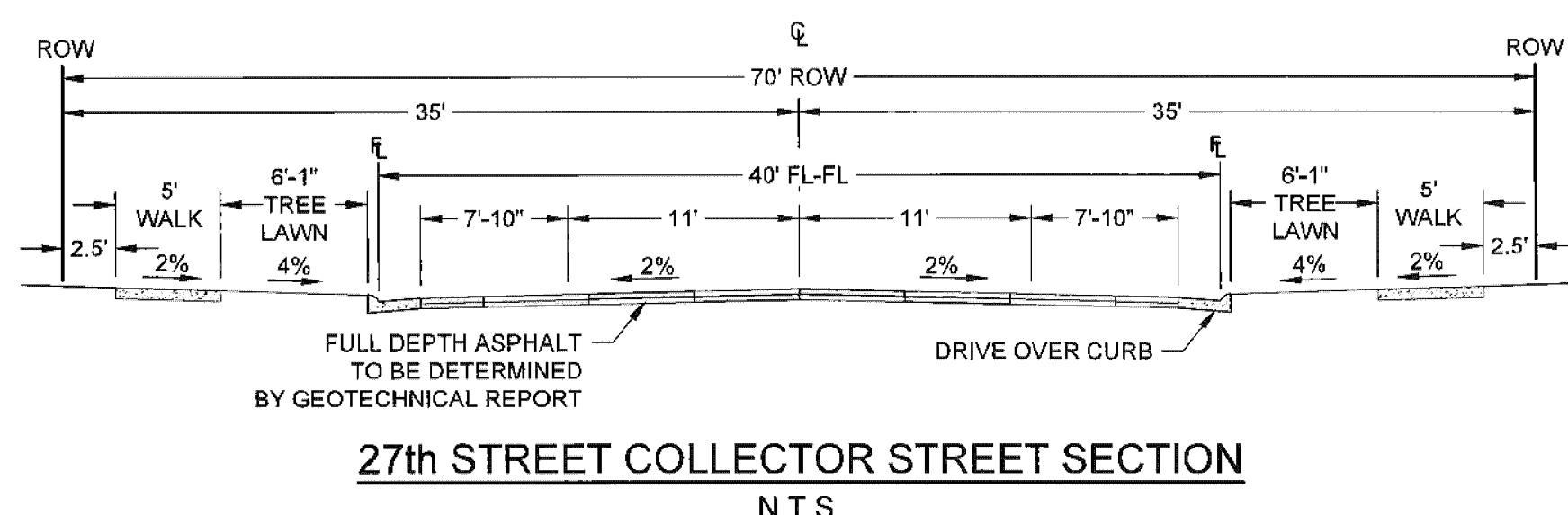
COLLECTOR STREET WITH MEDIAN STREET SECTION  
N.T.S.

#### 6.4 TYPICAL LOCAL STREET

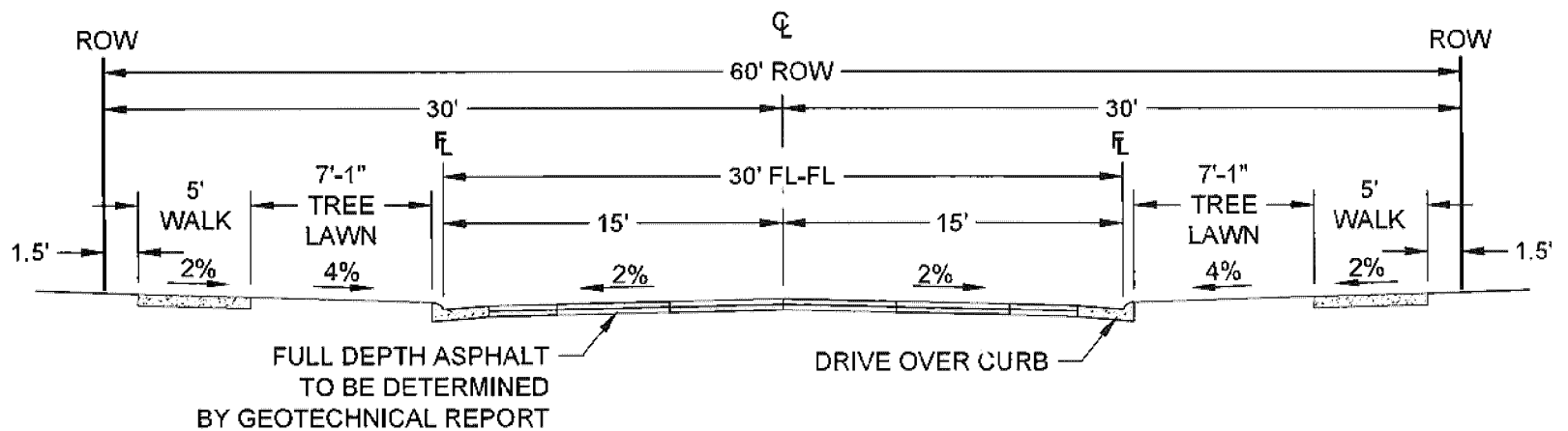


TYPICAL LOCAL RESIDENTIAL STREET SECTION  
(UP TO 1,500 VEHICLES PER DAY) - N.T.S.

#### 6.3 TYPICAL COLLECTOR STREET (27TH STREET)

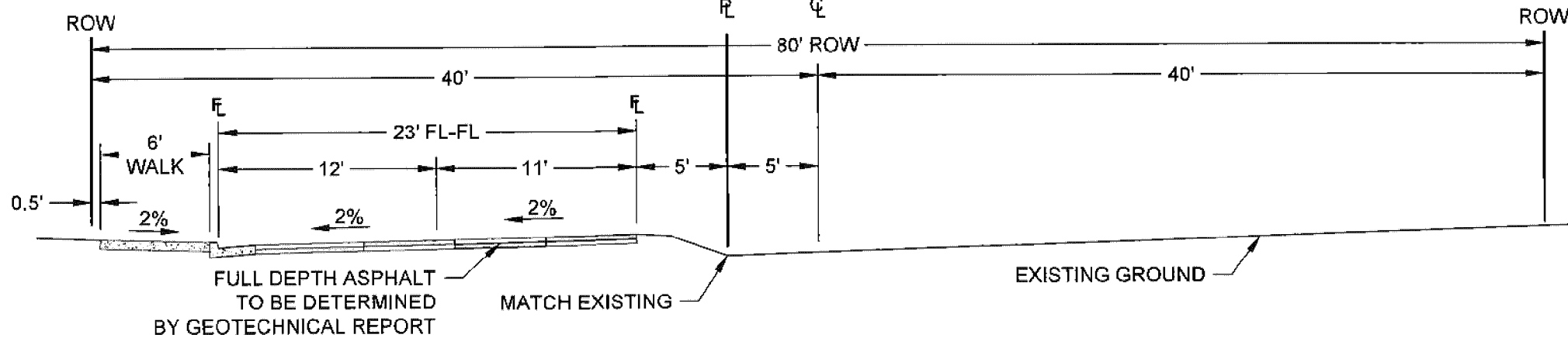


27th STREET COLLECTOR STREET SECTION  
N.T.S.



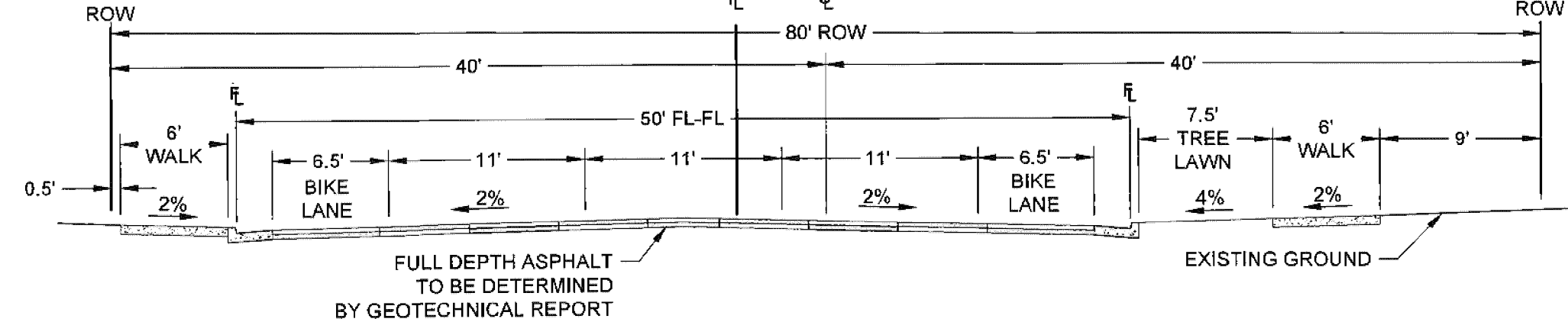
TYPICAL LOCAL RESIDENTIAL STREET SECTION  
(UP TO 750 VEHICLES PER DAY) - N.T.S.

#### 6.5 TYPICAL COLLECTOR STREET (25TH STREET)

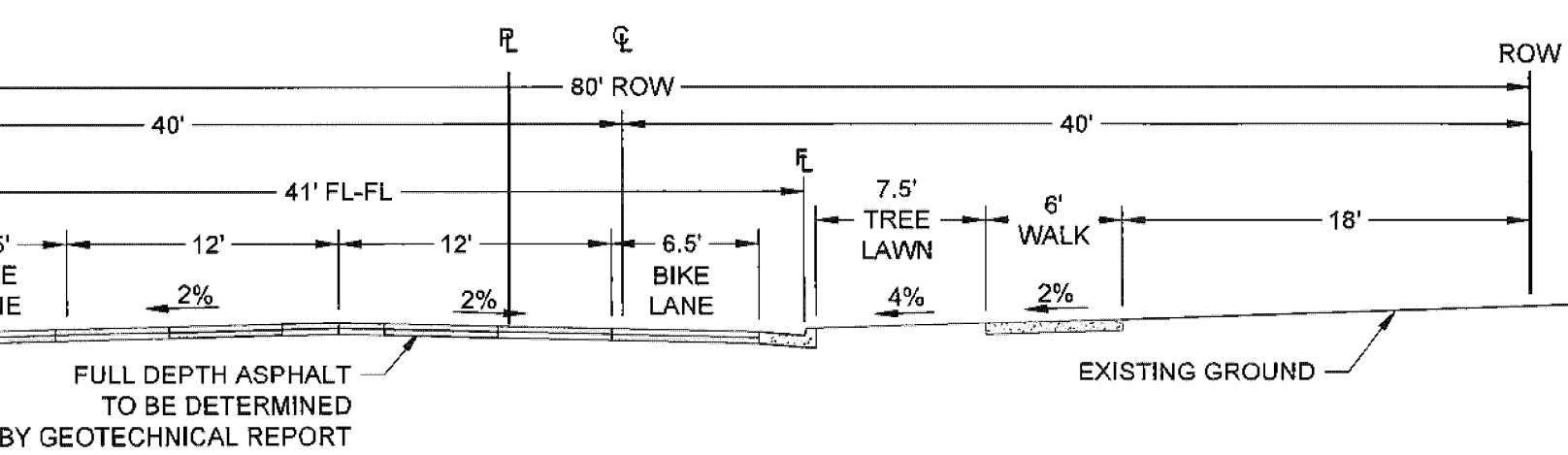


25th STREET COLLECTOR STREET SECTION - INTERIM  
N.T.S.

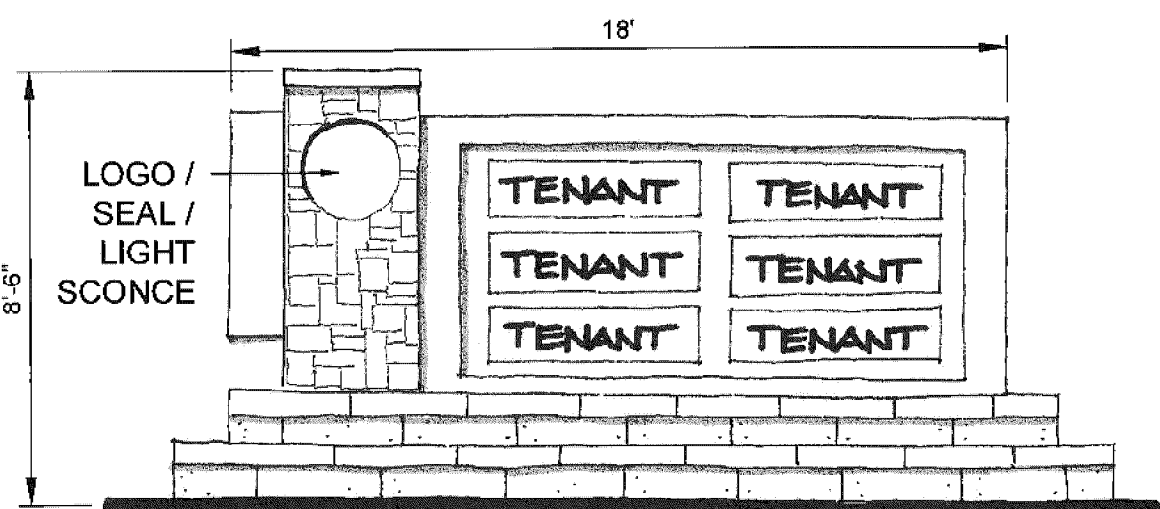
#### 6.6 TYPICAL COLLECTOR STREET (25TH STREET - ULTIMATE AT 71ST AVE)



25th STREET COLLECTOR STREET SECTION - ULTIMATE AT 71st AVENUE  
N.T.S.



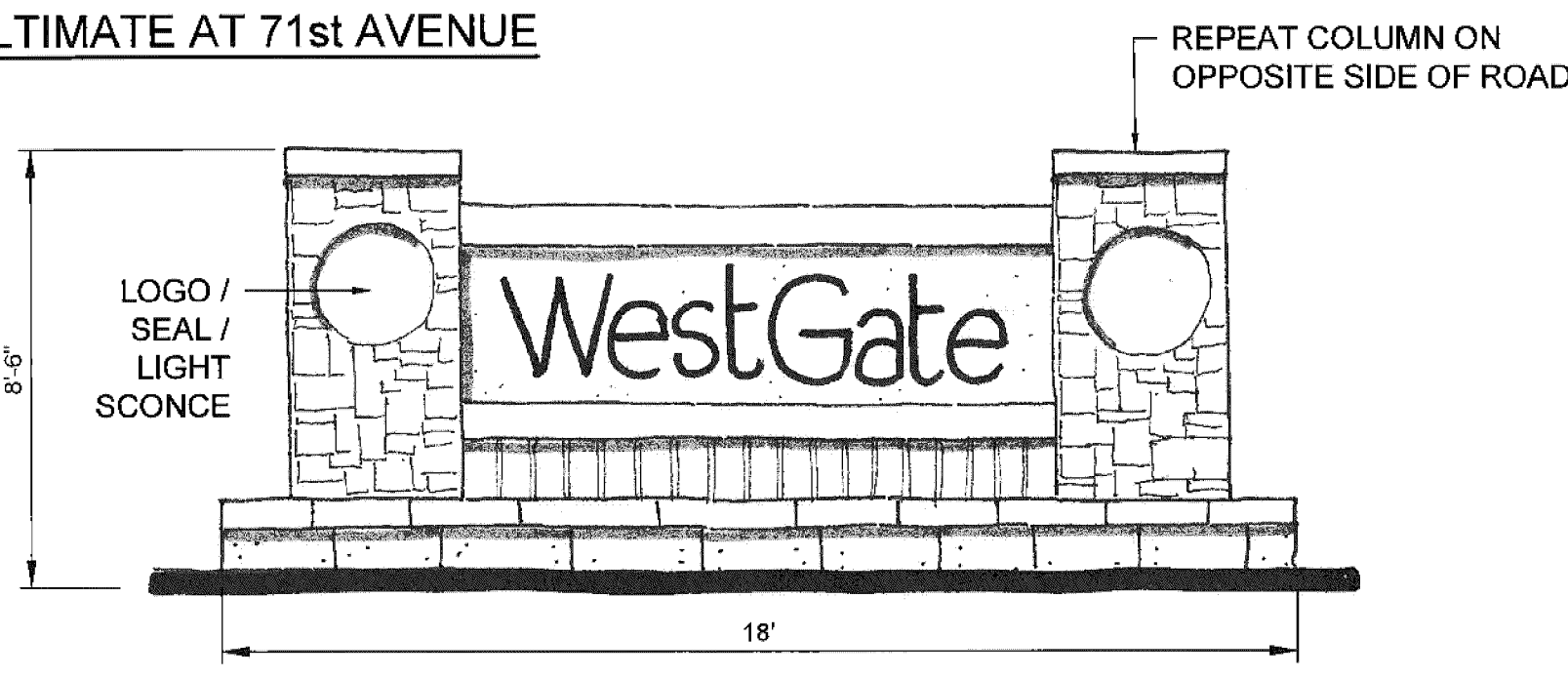
25th STREET COLLECTOR STREET SECTION - ULTIMATE  
N.T.S.



SECONDARY MONUMENT  
SIGN (COMMERCIAL)

L-SHAPED LAYOUT FOR  
VISIBILITY FROM TWO  
DIRECTIONS

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.



SECONDARY MONUMENT SIGN (RESIDENTIAL)

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.



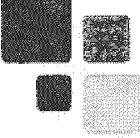
**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**  
**PUD2019-0014**

|                      |                 |
|----------------------|-----------------|
| APPROVAL CERTIFICATE |                 |
| ENGINEERING          | INITIALS / DATE |
| PLANNING             | INITIALS / DATE |
| OWNER                | INITIALS / DATE |

OWNER  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
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CIVIL ENGINEER  
WARE MALCOMB  
WARE MALCOMB  
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PLANNER  
  
**PLAN MARK**  
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P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

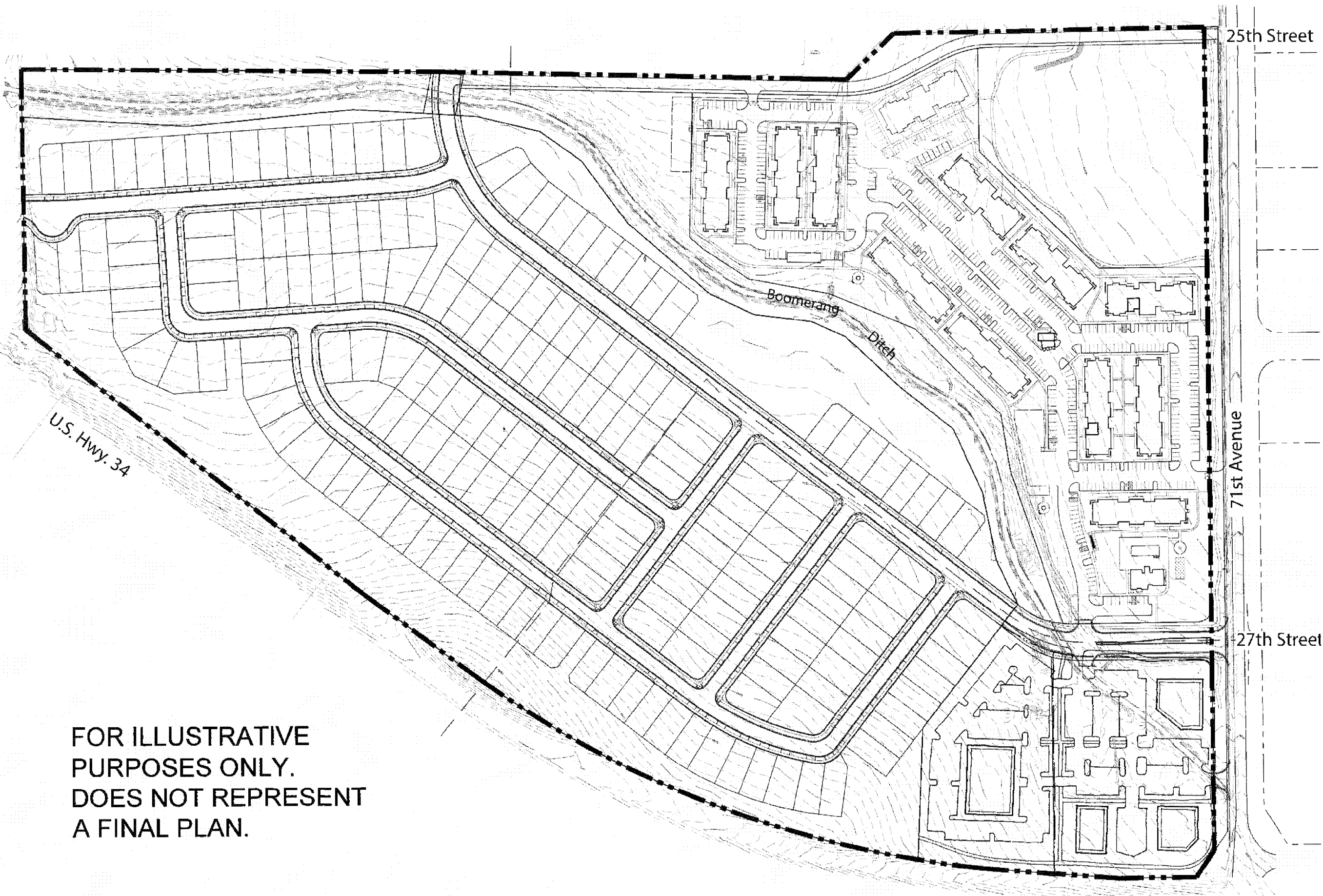
| REVISIONS: |            |               |  |
|------------|------------|---------------|--|
| #          | DATE       | DESC          |  |
| 1          | 11/22/2019 | CITY COMMENTS |  |
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| 3          | 09/12/2020 | CITY COMMENTS |  |
| 4          | 08/07/2020 | CITY COMMENTS |  |
| 5          | 09/22/2020 | CITY COMMENTS |  |

CONCEPT  
PLANS

6 OF 8

CONCEPT PLAN

1" = 200'



FOR ILLUSTRATIVE  
PURPOSES ONLY.  
DOES NOT REPRESENT  
A FINAL PLAN.

ARCHITECTURAL CHARACTER

MULTI-FAMILY

THE WESTGATE MULTI-FAMILY COMMUNITY WILL FEATURE TWO- STORY OR THREE- STORY RESIDENTIAL APARTMENT STRUCTURES WITH PRIVATE, GROUND LEVEL, DIRECT ENTRIES TO EACH UNIT. EXTERIOR ELEVATIONS PROVIDE ARCHITECTURAL INTEREST THROUGH VARIED ROOF LINES AND FAÇADE PROJECTIONS/RECESSIONS. ROOF ACCENTS OVER UNIT ENTRIES WILL BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. QUALITY BUILDING MATERIALS, SUCH AS LP SMART SIDING MAY BE INCORPORATED INTO THE BUILDING ELEVATIONS FOR GREATER DURABILITY. ALONGSIDE A COMPLEMENTARY COLOR PALETTE (PROVIDED AT FINAL PLAT), ROOF ACCENTS OVER UNIT ENTRIES BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. LARGE-SCALE WINDOWS SHALL BE PROVIDED IN EACH UNIT TO PROMOTE NATURAL LIGHTING, ALONG WITH CREATING OPPORTUNITIES TO OPTIMIZE PASSIVE SOLAR HEATING AND COOLING. EACH BUILDING PROVIDES ARTICULATION TO BREAK UP THE STRUCTURE'S MASSING AND PROVIDE HUMAN SCALE BY INCORPORATING PATIOS, COVERED DOORWAYS, AND UNIT PROJECTIONS TO CREATE VARIATION WITH EACH FAÇADE. THE TWO-STORY AND THREE-STORY STRUCTURES PROVIDES A GOOD TRANSITIONAL BUILDING STYLE BETWEEN COMMERCIAL AND RESIDENTIAL LAND USES.



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION

SINGLE-FAMILY

THE SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS WILL BE PREDOMINATELY DETACHED UNITS THAT WILL LIKELY BE FRONT LOADED DUE TO THE CONFIGURATION OF THE SITE AND OPEN SPACE AREAS. ALTHOUGH ALLEY LOADED PRODUCT IS PERMITTED. THE NEIGHBORHOOD LAYOUT WILL OFFER A NUMBER OF DIRECT CONNECTIONS TO REGIONAL TRAILS ALONG THE BOOMERANG DITCH. THERE WILL ALSO BE A NEIGHBORHOOD PARK ALONG THE DITCH THAT OFFERS OPEN PLAY AREA, PLAYGROUND, AND PICNIC AREAS. THE PUD SPECIFIES A MIX OF HOUSE MODELS AND ELEVATIONS IN ORDER TO AVOID A MONOTONOUS STREETSCAPE. SOME CONCEPTUAL IMAGERY IS PROVIDED TO ILLUSTRATE THE ARCHITECTURAL CHARACTER, THE MASSING OF ARCHITECTURAL ELEMENTS AND THE VARIETY OF MATERIAL. ONE ADDITIONAL HOUSE MODEL/ELEVATION ABOVE THE CODE REQUIREMENT WILL APPLY TO THE SINGLE FAMILY NEIGHBORHOOD MODELS TO BE USED. THE BUILDER WILL PROVIDE COLOR SCHEMES THAT WILL HAVE A VARIETY OF EARTH TONES AND THAT WILL BE COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOODS. ARCHITECTURE STYLES AND ROOF LINES MAY DIFFER THROUGHOUT THE COMMUNITY AND REPRESENT SOME STYLES, FOR EXAMPLE MODERN FARMHOUSE, COLORADO RANCH AND TRADITIONAL PRAIRIE ELEVATIONS.





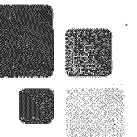
**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**

| APPROVAL CERTIFICATE |                                   |
|----------------------|-----------------------------------|
| ENGINEERING          | INITIALS / DATE<br>BPM / 12/14/20 |
| PLANNING             | INITIALS / DATE                   |
| OWNER                | INITIALS / DATE<br>AKS / 12/14/20 |

**OWNER**  
WRD4 GREELEY  
PROPERTY  
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PHONE: (303) 398-0401

**DEVELOPER**  
BROE REAL ESTATE GROUP  
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**WARE MALCOMB**  
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DENVER, CO 80209  
PHONE: (303) 561-3333

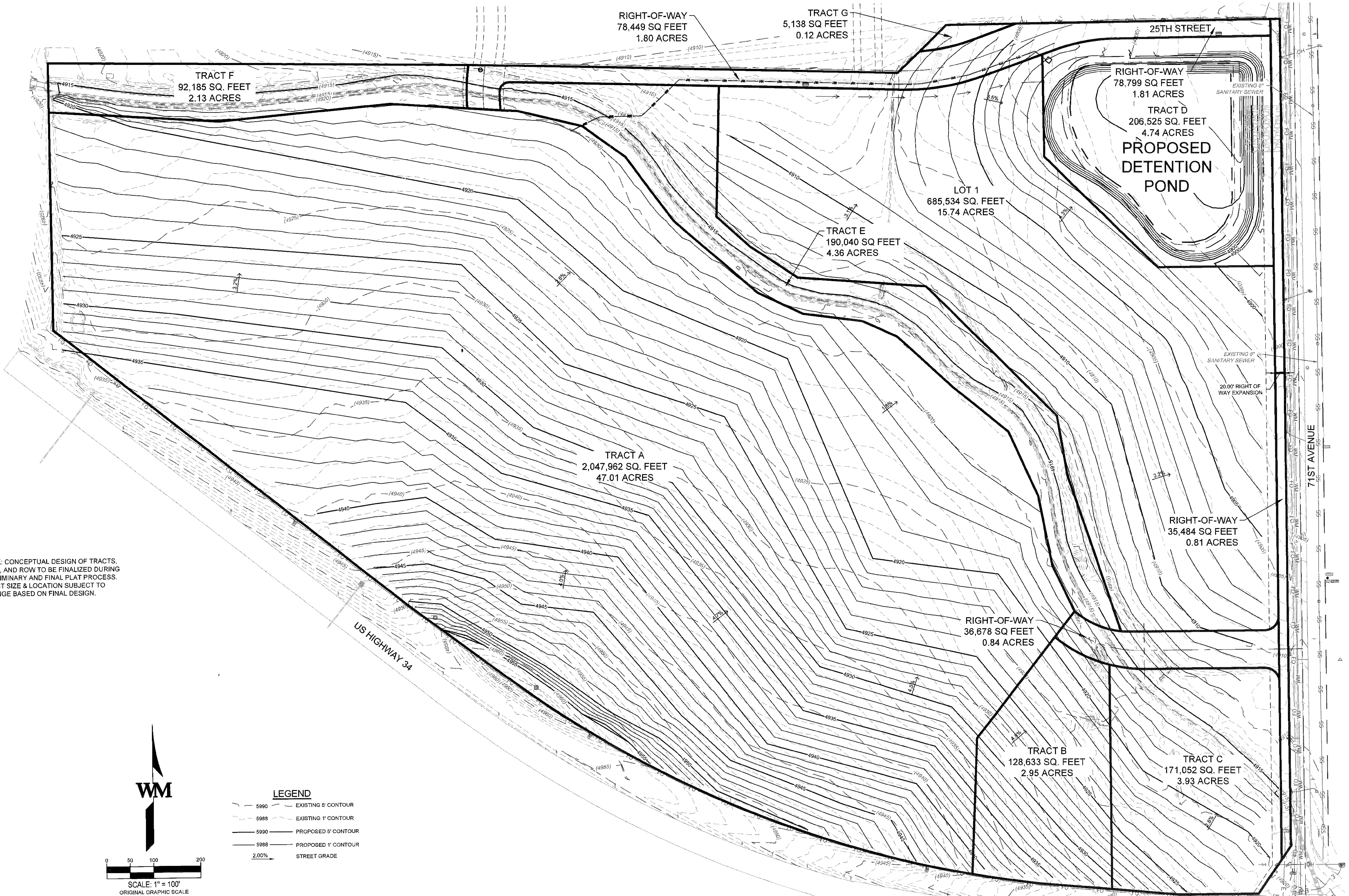
**PLANNER**  
  
**PLAN MARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

**P.U.D. MASTER PLAN**

DRAWN BY: SL  
REVIEWED BY: GB  
PROJECT NO: 19-4021  
ISSUE DATE: 9/03/2019

| REVISIONS: | # | DATE     | DESC         |
|------------|---|----------|--------------|
|            | 1 | 11/22/19 | CITY COMMENT |
|            | 2 | 02/20/20 | CITY COMMENT |
|            | 3 | 06/12/20 | CITY COMMENT |
|            | 4 | 08/10/20 | CITY COMMENT |
|            | 5 | 09/22/20 | CITY COMMENT |

**OVERALL  
GRADING  
PLAN  
7 OF 8**





# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

| APPROVAL CERTIFICATE |                                   |
|----------------------|-----------------------------------|
| ENGINEERING          | INITIALS / DATE<br>3892m 12/14/20 |
| PLANNING             | INITIALS / DATE                   |
| OWNER                | INITIALS / DATE<br>WMS 12/15/20   |

OWNER  
WRD4 GREELEY  
PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4401

DEVELOPER  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

CIVIL ENGINEER  
WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

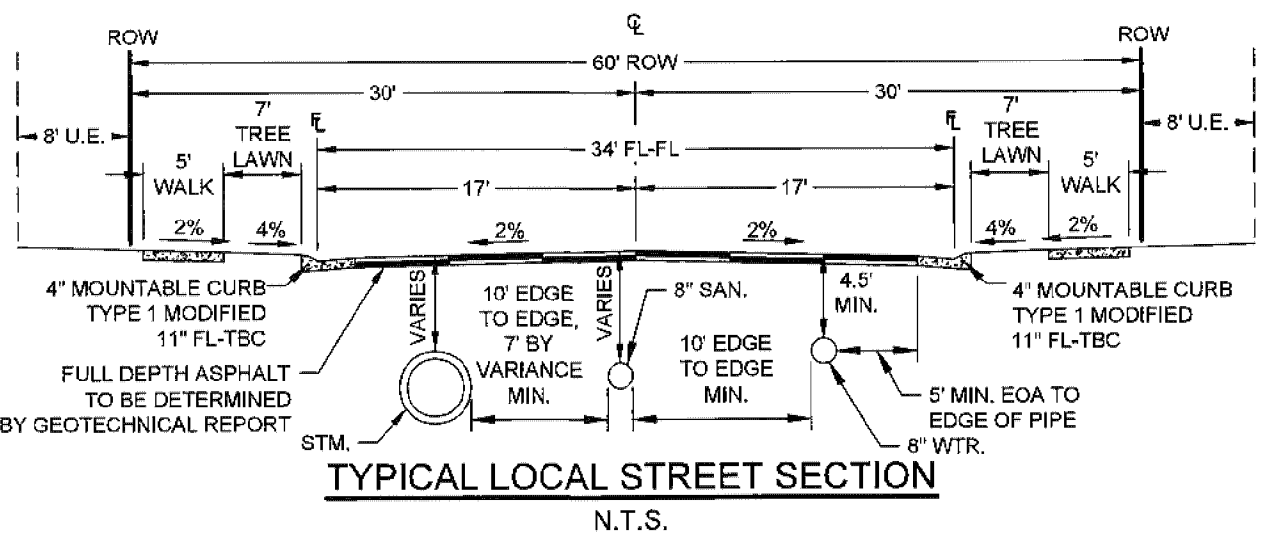
PLANNER  
PLAN MARK  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

## P.U.D. MASTER PLAN

DRAWN BY: SL  
REVIEWED BY: GB  
PROJECT NO: 19-4021  
ISSUE DATE: 9/03/2019

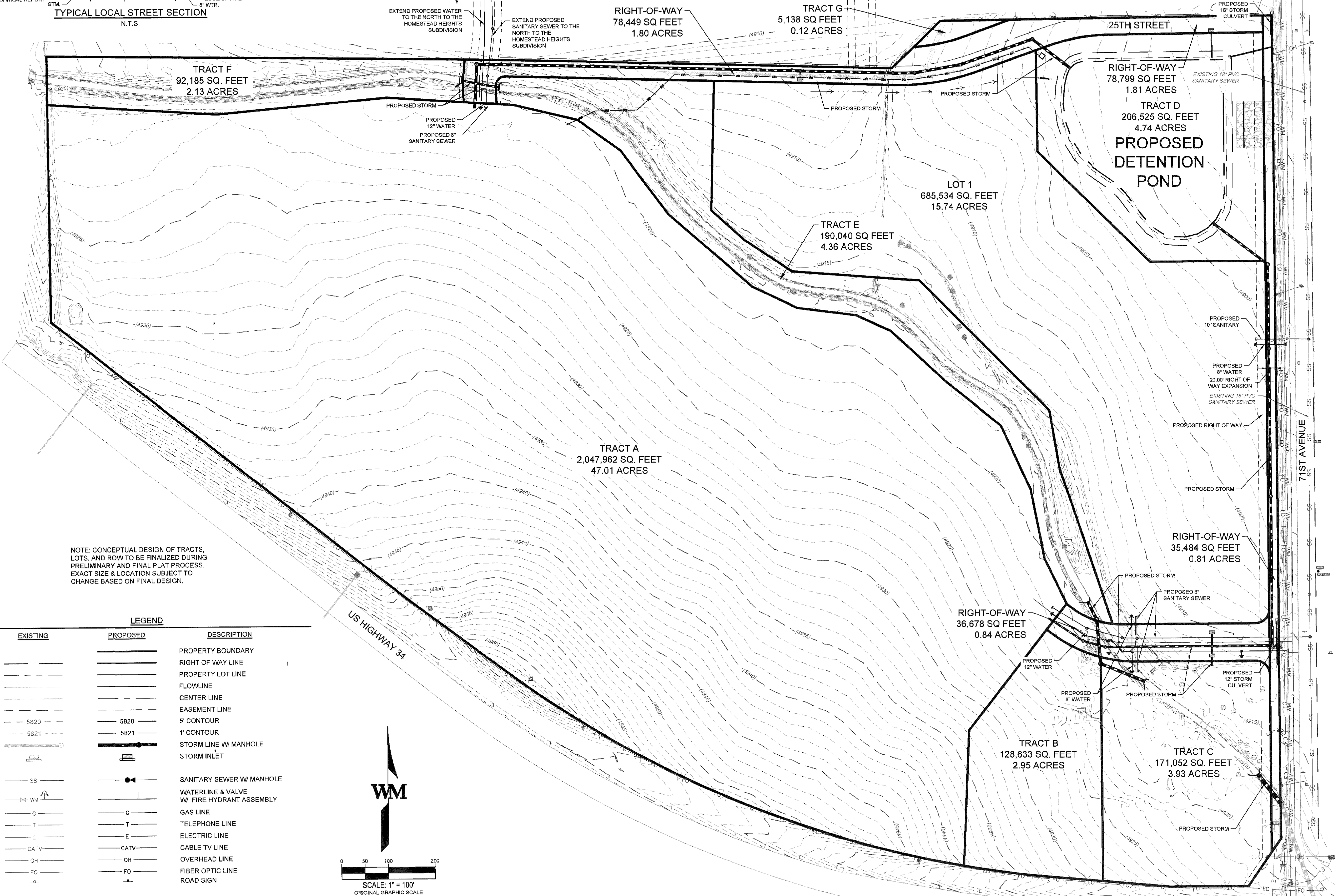
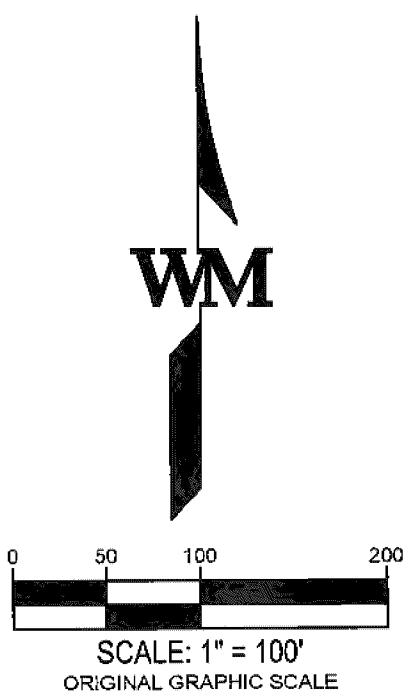
| # | DATE     | DESC         |
|---|----------|--------------|
| 1 | 11/22/19 | CITY COMMENT |
| 2 | 02/20/20 | CITY COMMENT |
| 3 | 06/12/20 | CITY COMMENT |
| 4 | 08/10/20 | CITY COMMENT |
| 5 | 09/22/20 | CITY COMMENT |

OVERALL  
UTILITY  
PLAN  
8 OF 8



NOTE: CONCEPTUAL DESIGN OF TRACTS, LOTS, AND ROW TO BE FINALIZED DURING PRELIMINARY AND FINAL PLAT PROCESS. EXACT SIZE & LOCATION SUBJECT TO CHANGE BASED ON FINAL DESIGN.

| LEGEND   |          | DESCRIPTION                                |
|----------|----------|--------------------------------------------|
| EXISTING | PROPOSED |                                            |
| ---      | ---      | PROPERTY BOUNDARY                          |
| ---      | ---      | RIGHT OF WAY LINE                          |
| ---      | ---      | PROPERTY LOT LINE                          |
| ---      | ---      | FLOWLINE                                   |
| ---      | ---      | CENTER LINE                                |
| ---      | ---      | EASEMENT LINE                              |
| ---      | ---      | 5' CONTOUR                                 |
| ---      | ---      | 1' CONTOUR                                 |
| ---      | ---      | STORM LINE W/ MANHOLE                      |
| ---      | ---      | STORM INLET                                |
| SS       | SS       | SANITARY SEWER W/ MANHOLE                  |
| WM       | WM       | WATERLINE & VALVE W/ FIRE HYDRANT ASSEMBLY |
| G        | G        | GAS LINE                                   |
| T        | T        | TELEPHONE LINE                             |
| E        | E        | ELECTRIC LINE                              |
| CATV     | CATV     | CABLE TV LINE                              |
| OH       | OH       | OVERHEAD LINE                              |
| FO       | FO       | FIBER OPTIC LINE                           |
| R        | R        | ROAD SIGN                                  |



## PLANNING COMMISSION SUMMARY

**ITEMS:** Final PUD

**FILE NUMBER:** PUD2021-0002

**PROJECT:** Westgate Filing No. 1, Block 9, Lot 1 - Final PUD

**LOCATION:** West of 71<sup>st</sup> Avenue & North of US Highway 34

**APPLICANT:** Eric Gumm on behalf of WRD4 Greeley Property LLC

**CASE PLANNER:** Brittany Hathaway, Planner III

**PLANNING COMMISSION HEARING DATE:** September 28, 2021

### PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and review the proposal for compliance with Chapter 24-673 of the Development Code and approve, approve with conditions, or deny the request. The Planning Commission decision shall be based on a finding that the Final Plan is in substantial conformance with the approved Preliminary Plan.

---

### EXECUTIVE SUMMARY

The City of Greeley is considering a Final PUD (Planned Unit Development) request by Eric Gumm on behalf of WRD4 Greeley Property LLC on approximately 15.74 acres located west of 71<sup>st</sup> Avenue, north of US Highway 34 and south of 22<sup>nd</sup> Street for a multi-family apartment use.

### A. REQUEST

The applicant is requesting approval of a Final PUD to develop a multi-family apartment complex (see Attachments B & C).

The proposed Final PUD includes a single lot with 288 total units at a density of 18.51 dwelling units per acre. The subject lot is a part of the Westgate Planned Unit Development and complies with all applicable PUD zoning regulations.

### B. STAFF RECOMMENDATION

Approval



## C. LOCATION

### **Abutting Zoning/Land Use:**

North: H-A (Holding Agricultural) – Undeveloped land and rural residential use

South: PUD (Westgate PUD) – Undeveloped land

East: 71<sup>st</sup> Avenue, H-A (Holding Agricultural), R-E (Residential Estate), and C-H (Commercial High Intensity) – Undeveloped land, Faith Tabernacle Church, and rural residential uses

West: PUD (Westgate PUD) – Undeveloped land

### **Site Characteristics:**

The site is relatively flat with some slight hills to the west and is overall undeveloped. It is bordered to the west and southwest by the Boomerang Ditch.

## D. BACKGROUND

The subject property is included within the Westgate Planned Unit Development (PUD) and is to be platted as Lot 1, Block 9. The request for a Preliminary PUD Amendment (PUD2020-0002) and Final PUD (PUD2020-0003) for the preliminary and final platting of the Westgate PUD project precedes this request. Approval of this request is contingent upon City Council's approval of the preliminary and final platting application (processed as a combined Preliminary/Final PUD).

The approved Westgate Preliminary PUD, First Amendment, provides the regulations for the PUD zoning standards. The PUD allows for multi-family uses on the subject site. The request is included in PA-2, which allows for a maximum density of 19 dwelling units per acre. The proposed plan would provide 288 units, or approximately 18.51 dwelling units per acre.

The Westgate Preliminary PUD, First Amendment also provides general development standards including setback, architectural, and landscape standards. The proposed project meets or exceeds all applicable requirements.

## E. APPROVAL CRITERIA

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

### **1. Is the Final PUD Plan substantially in compliance with the approved Preliminary PUD Plan?**

*The Final PUD plan is substantially compliant with the Preliminary PUD. Substantial*

*compliance is demonstrated by the application proposing a land use, design, and satisfaction of development standards consistent with the approved Preliminary PUD.*

*The request complies with this criteria.*

## **F. PHYSICAL SITE CHARACTERISTICS**

### **HAZARDS**

No known hazards are present that would impact the proposed development.

### **WILDLIFE**

The subject site is identified on the Areas of Ecological Significance Map that could be moderately impacted by development. A biologist report was provided as part of the Westgate PUD subdivision project (PUD2020-0002/PUD2020-0003). Potential development impacts would be mitigated through a designated open space and park corridor. The open space and park corridor is situated centrally to the development, which would contain the Boomerang Ditch and associated riparian areas, along with a large portion of the ecologically significant area.

No threatened or endangered species were found on the site. Overall the site was determined to provide low functioning wetlands and native vegetation.

Although no prairie dog burrows were identified, any found prairie dog colony cannot be removed during the burrowing owl nesting season of May 15 to September 15, without professional confirmation concluding no burrowing owl activity is occurring. Additionally any raptor nests found during construction would result in a halt of said activities until fall or winter, or appropriate protections are enforced.

### **FLOODPLAIN**

The property is not located in a floodplain.

### **DRAINAGE AND EROSION**

Drainage from the site would flow through the existing drainage patterns and conveyed via a storm sewer and overland flow to the regional detention pond located northeast of the site, which was designed to handle developed flows from this specific 15.74 acre property. The detention pond was designed to accept flows from a 75% impervious parcel. As designed, the proposed impervious coverage is less than 60%.

Erosion control devices are required and are reviewed by the City to ensure that best management practices are utilized.



## **TRANSPORTATION**

A traffic letter was provided with this request of which references the full traffic study provided with the Westgate Preliminary/Final PUD (PUD2020-0002 and PUD2020-0003). No additional transportation improvements are warranted with this proposal.

## **SERVICES**

The applicant would connect to City water and sanitary sewer mains near the site. The property is served by Greeley Police and Fire Departments, and sufficient access is provided for emergency vehicles to reach the proposed development.

## **G. PUBLIC NOTICE AND COMMENT**

Neighborhood notices for this hearing were mailed to surrounding landowners within 500 feet of the site on September 17, 2021, and notice was provided in the newspaper per Development Code standards. A sign was posted on the site on September 16, 2021.

No comments were received prior to finalizing this report.

## **H. PLANNING COMMISSION RECOMMENDED MOTION**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Westgate Filing No. 1, Block 9, Lot 1, Final PUD is in compliance with the Development Code and is consistent with the Westgate Preliminary PUD, First Amendment, and therefore approves the Final PUD, with the following condition:

### **Condition:**

The approval of the Final PUD is contingent upon the City Council's approval of the Westgate First Filing, Preliminary and Final PUD (PUD2020-0002 & PUD2020-0003).

## **ATTACHMENTS**

Attachment A – Vicinity Map

Attachment B – Project Narrative

Attachment C – Site Plan (Final PUD)

Attachment D – Approved Preliminary PUD Plan (Zoning Regulations)

# Vicinity Map

## Westgate Filing No. 1, Block 9, Lot 1



**PUD2021-0002**





January 26, 2021

Continental 518 Fund LLC – Authentix Greeley  
c/o Eric Gumm, Development Associate  
W134N8675 Executive Parkway  
Menomonee Falls, WI 53051

## **Introduction**

Continental 518 Fund LLC (“Continental”) is pursuing the acquisition of approximately 16 acres of land, more specifically Lot 1 in PA-2 of the Westgate PUD, for its proposed multifamily community to be known as Authentix Greeley (“Authentix”). Continental is requesting Final PUD approval for its proposed 288-unit multifamily community on the Site. Continental has worked extensively with Marc Savelle and Broe Development during their Westgate PUD amendment and Continental’s proposed site plan and building elevations conform with the site plan and building elevations approved as part of the Westgate PUD amendment.

## **Overview**

The Authentix community will be a multifamily community consisting of twelve (12) 2-story residential buildings, a clubhouse, resort-style pool and hot tub, pet playground, picnic areas, covered parking options, and other tenant amenities.

The residential buildings are strategically placed along the property boundaries to take advantage of views of the Boomerang Ditch to the west and the proposed offsite stormwater detention pond to the northeast. Several on-site resident amenities are also included. A 3,500+ square foot clubhouse will house numerous options for residents, including a large gathering space, kitchen, coffee bar, office space, and a 24/7 open-air fitness center looking out to the resort-style pool, hot tub, and pool deck. The enclosed open space exhibit also shows ample open and passive open spaces areas throughout the community.

The residential buildings contain four-sided architecture and use quality, durable materials, including HardiPanel and composite Tando Stone siding. The buildings also feature ample windows, façade articulation, and covered entries. Complementary color palettes, as shown in the enclosed colored building elevations, are incorporated to provide variation throughout the site.

## **Summary**

We much appreciate the opportunity to become a part of the Westgate Community and look forward to working with City of Greeley on this development. With the continued growth of this submarket, we expect that this community will help meet the demand for rental housing.

Erin Gumm  
Development Director  
Continental 518 Fund LLC  
[egumm@cproperties.com](mailto:egumm@cproperties.com)  
(262) 532-9332

# WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1

PUD2021-0002

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH,  
RANGE 66 WEST OF THE SIXTH PRINCIPLE MERIDIAN, CITY OF GREELEY, COUNTY  
OF WELD, STATE OF COLORADO

| CONTACT LIST                                |              |
|---------------------------------------------|--------------|
| OWNER/DEVELOPER - CONTINENTAL 518 FUND LLC. |              |
| W134 N8675 EXECUTIVE PARKWAY                |              |
| MENOMONEE FALLS, WI 53051                   |              |
| ERIC GUMM,                                  | 262.532.9332 |
| ENGINEER/SURVEYOR - MANHARD CONSULTING LTD. |              |
| 7600 EAST ORCHARD ROAD, SUITE 150-NORTH     |              |
| GREENWOOD VILLAGE, CO 80111                 |              |
| GARY IWATA, P.E.                            | 303.708.0500 |

## FINAL PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THE 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 UNIT DEVELOPMENT.

CONTINENTAL 518 FUND LLC.

BY: Eric Gumm  
(SIGNATURE)

TITLE: Development Director

DATE: 8/19/2021

## PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON \_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_.

## COMMUNITY DEVELOPMENT DIRECTOR

DIRECTOR OF COMMUNITY DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

## FLOODZONE DESIGNATION

THE SUBJECT PROPERTY LIES WITHIN THE AREA DESIGNATED AS "ZONE X" ACCORDING TO F.E.M.A. FLOOD MAP #08123C1518E, EFFECTIVE JANUARY 20, 2016. ZONE "X" IS AREA DETERMINED TO BE OF MINIMAL FLOOD HAZARD

## BENCHMARKS:

SOURCE BENCHMARK:  
CITY OF GREELEY BENCHMARK GPS-LL COGCONTROLBOOK-64  
3.25" ALUMINUM DISK IN A PLASTIC BOX, STAMPED "GPS-LL" LOCATED APPROXIMATELY 1700 FEET WEST OF THE CENTERLINE OF 71ST AVENUE AND APPROXIMATELY 70 FEET NORTH OF THE CENTERLINE OF 28TH AVENUE.

ELEVATION = 4979.33 (NAVD 88)

## SITE BENCHMARKS:

1. CHISELED CROSS ON NORTH FLANGE OF A FIRE HYDRANT LOCATED APPROXIMATELY 530 FEET NORTH OF THE CENTERLINE OF U.S. ROUTE 34 AND APPROXIMATELY 80 FEET EAST OF THE CENTERLINE OF 71ST AVENUE.

ELEVATION = 4909.25

2. 2" PK NAIL SET IN THE WEST SIDE OF A POWER POLE, 1 FOOT ABOVE GRADE, LOCATED APPROXIMATELY 1300 FEET NORTH OF THE CENTERLINE OF U.S. ROUTE 34 AND APPROXIMATELY 26 FEET EAST OF THE CENTERLINE OF 71ST AVENUE.

ELEVATION = 4898.34

## BASIS OF BEARING

PROJECT DATUM: NAD 83

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN WHICH IS ASSUMED TO BEAR NORTH 00°31'27" WEST AS MONUMENTED AND SHOWN HEREON.

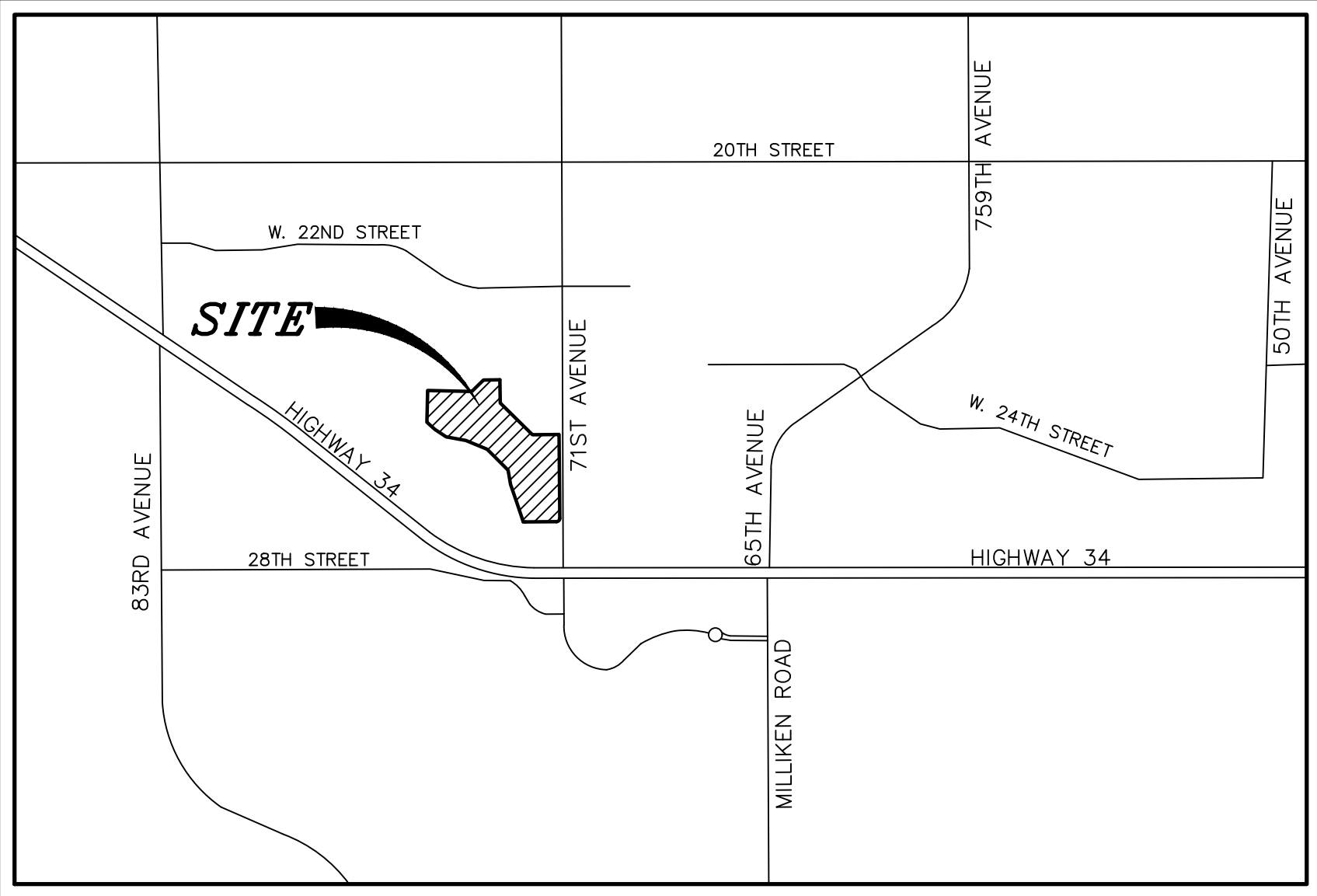
## HORIZONTAL CONTROL:

1. EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ALUMINUM CAP STAMPED, "1994, PLS 28259" IN MONUMENT BOX.

N=389574.459  
E=197421.582 (NAD 83)

2. SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ILLEGIBLE BRASS CAP FLUSH WITH CONCRETE.

N=386919.032  
E=197445.905 (NAD 83)



## VICINITY MAP

(NOT TO SCALE)

## NOTES:

- THE BOUNDARY LINES AND TOPOGRAPHY FOR THIS PROJECT ARE BASED ON THE INFORMATION OBTAINED FROM OTHERS. THE CONTRACTOR SHALL VERIFY THE EXISTING CONDITIONS PRIOR TO CONSTRUCTION AND SHALL IMMEDIATELY NOTIFY MANHARD CONSULTING AND THE CLIENT IN WRITING OF ANY DIFFERING CONDITIONS.
- MANHARD CONSULTING IS NOT RESPONSIBLE FOR THE SAFETY OF ANY PARTY AT OR ON THE CONSTRUCTION SITE. SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR AND ANY OTHER PERSON OR ENTITY PERFORMING WORK OR SERVICES. NEITHER THE OWNER NOR ENGINEER ASSUMES ANY RESPONSIBILITY FOR THE JOB SITE SAFETY OF PERSONS ENGAGED IN THE WORK OR THE MEANS OR METHODS OF CONSTRUCTION.
- FENCES, WALLS, SIGNS AND ACCESSORY STRUCTURES ARE SUBJECT TO SEPARATE REVIEWS AND PERMITS.
- ANGLES NOT SHOWN ARE EITHER 90 DEGREES OR A SUPPLEMENT OF THE ANGLE INDICATED.
- PRIVATE ROADWAYS WILL BE POSTED WITH "FIRE LANE" SIGNS AS REQUIRED BY THE GREELEY FIRE DEPARTMENT.
- PARKING SPACES FOR PERSONS WITH DISABILITIES WILL BE CLEARLY DELINEATED WITH UPRIGHT SIGNS.
- APPROVAL FOR THIS PLAN DOES NOT CONSTITUTE OR IMPLY COMPLIANCE WITH ADA REQUIREMENTS.
- SITE(S) SHALL BE LANDSCAPED PRIOR TO ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY DURING THE GROWING SEASON OF APRIL 1ST TO OCTOBER 1ST. IF WEATHER PREVENTS THE REQUIRED LANDSCAPING FROM BEING INSTALLED, THE PROPERTY OWNER OR DESIGNEE SHALL PROVIDE A FINANCIAL GUARANTEE, IN A FORM ACCEPTABLE TO THE CITY, IN THE AMOUNT OF ONE HUNDRED AND TWENTY-FIVE PERCENT (125%) OF THE MATERIALS AND INSTALLATION OF ALL REMAINING LANDSCAPING TO BE COMPLETED, AND AN ESTIMATE OF SUCH COSTS, PRIOR TO ISSUANCE OF A BUILDING PERMIT OR CERTIFICATE OF OCCUPANCY.
- AN ACCESS EASEMENT FOR EMERGENCY SERVICES IS HEREBY GRANTED ON AND ACROSS ALL AREAS FOR POLICE, FIRE, MEDICAL, AND OTHER EMERGENCY VEHICLES AND FOR THE PROVISION OF EMERGENCY SERVICES.
- ALL LANDSCAPE AREAS SHALL BE IRRIGATED WITH UNDERGROUND AUTOMATIC IRRIGATION SYSTEM. TREES AND SHRUBS WILL BE IRRIGATED BY A SEPARATE ZONE FROM SOD/GRASS. THIS INCLUDES TREES PLANTED IN SOD/GRASS AREA. THE IRRIGATION SYSTEM IS TO HAVE RAIN SENSOR SHUTOFF INSTALLED.
- PRIVATE ROADWAYS ARE NON-DEDICATED STREETS AND WILL NOT BE MAINTAINED BY THE CITY OF GREELEY AND COUNTY OF WELD.
- RESPONSIBILITY FOR THE MAINTENANCE OF THE COMMONLY OWNED LAND CONSTRUCTED AS PART OF THIS DEVELOPMENT WILL BE THAT OF THE PROPERTY OWNER(S).
- THE CONTRACTOR SHALL RESTRICT WORKING HOURS BETWEEN 7:00 AM AND 6:00 PM ON NORMAL CITY OF GREELEY BUSINESS DAYS UNLESS PRIOR APPROVAL HAS BEEN OBTAINED FROM THE CITY.
- THE CONTRACTOR IS REQUIRED TO SWEEP OR VACUUM ANY VISIBLE SEDIMENT THAT IS TRACKED ONTO CITY STREETS.
- CITY OF GREELEY PROJECTS ARE REQUIRED TO BE ON THE NORTH AMERICAN DATUM (NAD) 83 AND NORTH AMERICAN VERTICAL DATUM (NAVD) 88. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT.
- ALL NEW ALLEY AND ROADWAY CONSTRUCTION WILL HAVE CONDUIT AND APPURTENANCES PROVIDED AND INSTALLED IN ACCORDANCE WITH SECTION 14.80 OF THE CITY OF GREELEY MUNICIPAL CODE.

## INDEX OF SHEETS

| SHEET NUMBER | SHEET TITLE                           |
|--------------|---------------------------------------|
| 1            | COVER SHEET                           |
| 2            | EXISTING CONDITIONS & DEMOLITION PLAN |
| 3            | SITE PLAN - OVERALL                   |
| 4            | SITE PLAN - NORTH                     |
| 5            | SITE PLAN - EAST                      |
| 6            | SITE PLAN - SOUTH                     |
| 7            | SITE PLAN - DETAILED - CLUBHOUSE      |
| 8            | SITE DETAILS                          |
| 9            | SITE DETAILS                          |
| 10           | SITE DETAILS                          |
| 11           | BUILDING DATA PLAN - OVERALL          |
| 12           | BUILDING DATA PLAN - NORTH            |
| 13           | BUILDING DATA PLAN - EAST             |
| 14           | BUILDING DATA PLAN - SOUTH            |
| 15           | UTILITY PLAN - OVERALL                |
| 16           | UTILITY PLAN - NORTH                  |
| 17           | UTILITY PLAN - EAST                   |
| 18           | UTILITY PLAN - SOUTH                  |
| 19           | UTILITY PLAN - CLUBHOUSE & POOL       |
| 20           | GRADING PLAN - OVERALL                |
| 21           | GRADING PLAN - NORTH                  |
| 22           | GRADING PLAN - EAST                   |
| 23           | GRADING PLAN - SOUTH                  |

## PLANS BY OTHERS

### PHOTOMETRIC/ARCHITECTURAL

|                                                    |          |
|----------------------------------------------------|----------|
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 24 |
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 25 |
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 26 |
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 27 |
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 28 |
| L24A APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 29 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 30 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 31 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME A    | SHEET 32 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 33 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 34 |
| L24B APARTMENT - EXTERIOR ELEVATIONS - SCHEME B    | SHEET 35 |
| CLUBHOUSE - EXTERIOR ELEVATIONS                    | SHEET 36 |
| CLUBHOUSE - EXTERIOR ELEVATIONS                    | SHEET 37 |
| CLUBHOUSE - EXTERIOR ELEVATIONS                    | SHEET 38 |
| 6G GARAGE - EXTERIOR ELEVATIONS                    | SHEET 39 |
| 6G GARAGE - EXTERIOR ELEVATIONS - 6G-2 & 6G-3      | SHEET 40 |
| GROUPS BUILDING - EXTERIOR ELEVATIONS              | SHEET 41 |
| MAIL KIOSK - PLANS, ELEVATIONS & SECTION           | SHEET 42 |
| TRASH ENCLOSURE - FLOOR PLAN, ELEVATIONS & SECTION | SHEET 43 |
| SITE PLAN PHOTOMETRIC - NORTH                      | SHEET 44 |
| SITE PLAN PHOTOMETRIC - SOUTH                      | SHEET 45 |
| ELECTRICAL SITE LIGHT FIXTURES                     | SHEET 46 |
| ELECTRICAL SITE LIGHT FIXTURES                     | SHEET 47 |

### LANDSCAPE & IRRIGATION PLANS

|                    |          |
|--------------------|----------|
| LANDSCAPE PLAN     | SHEET 48 |
| LANDSCAPE PLAN     | SHEET 49 |
| LANDSCAPE PLAN     | SHEET 50 |
| LANDSCAPE PLAN     | SHEET 51 |
| LANDSCAPE PLAN     | SHEET 52 |
| LANDSCAPE PLAN     | SHEET 53 |
| LANDSCAPE PLAN     | SHEET 54 |
| LANDSCAPE PLAN     | SHEET 55 |
| LANDSCAPE DETAILS  | SHEET 56 |
| LANDSCAPE DETAILS  | SHEET 57 |
| IRRIGATION PLAN    | SHEET 58 |
| IRRIGATION PLAN    | SHEET 59 |
| IRRIGATION PLAN    | SHEET 60 |
| IRRIGATION PLAN    | SHEET 61 |
| IRRIGATION PLAN    | SHEET 62 |
| IRRIGATION PLAN    | SHEET 63 |
| IRRIGATION PLAN    | SHEET 64 |
| IRRIGATION PLAN    | SHEET 65 |
| IRRIGATION DETAILS | SHEET 66 |
| IRRIGATION DETAILS | SHEET 67 |

## COMPLIANCE STATEMENT:

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 MGR DATE \_\_\_\_\_

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 07/22/2021 | 4TH SUBMITTAL |
| 07/22/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

**Manhard CONSULTING LTD.**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

COVER SHEET



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: \_\_\_\_\_  
DATE: 01/22/2021

## SHEET

1 OF 67

CPCGRCD001

**Manhard CONSULTING**  
7600 East Orchard Road, Suite 150-N, Greenwood Village, CO 80111, ph:303.708.0500 manhard.com  
Civil Engineering | Surveying & Geospatial Services | GIS  
Water Resource Management | Construction Management

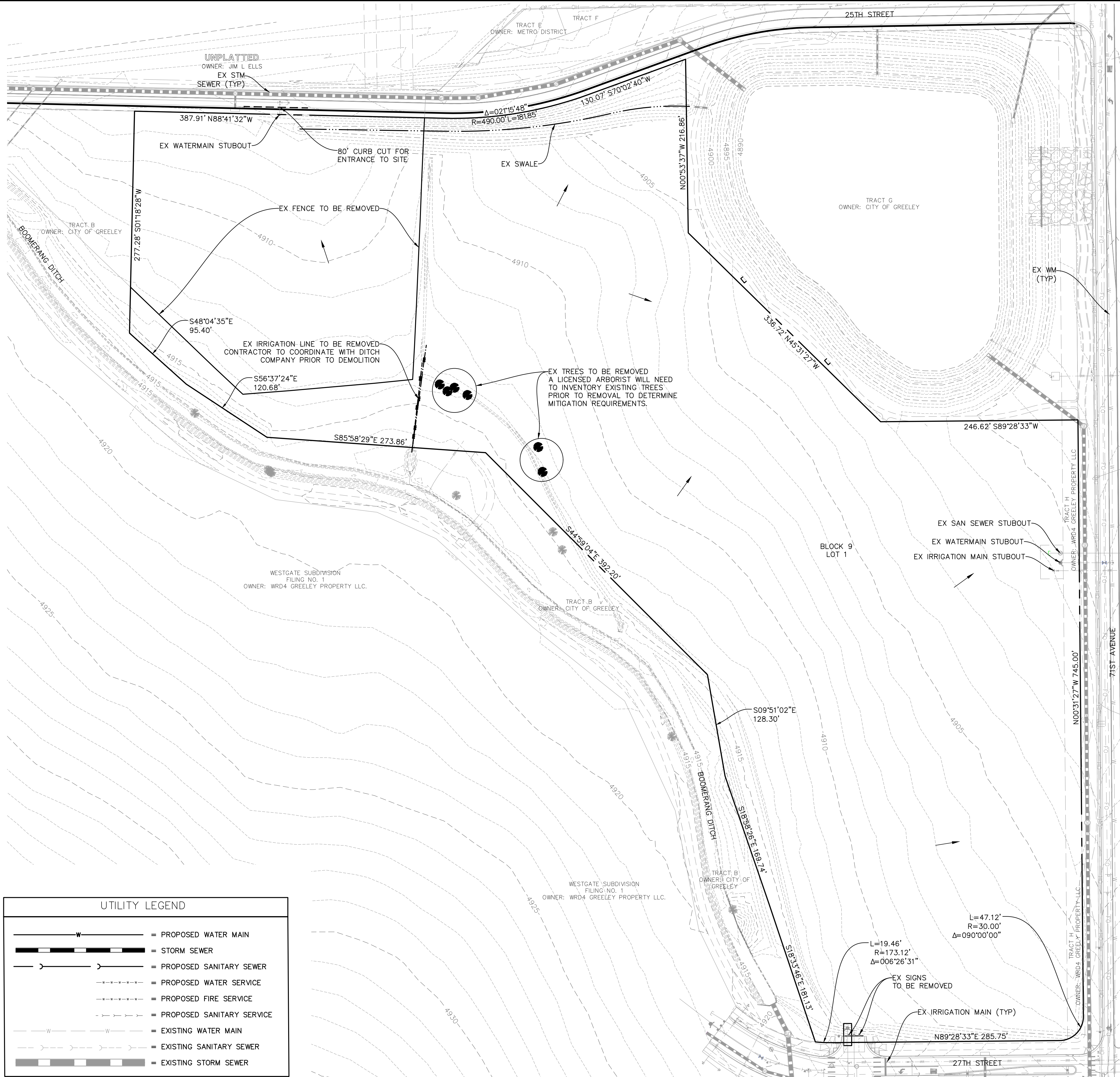


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| UTILITY LEGEND |                             |
|----------------|-----------------------------|
|                | = PROPOSED WATER MAIN       |
|                | = STORM SEWER               |
|                | = PROPOSED SANITARY SEWER   |
|                | = PROPOSED WATER SERVICE    |
|                | = PROPOSED FIRE SERVICE     |
|                | = PROPOSED SANITARY SERVICE |
|                | = EXISTING WATER MAIN       |
|                | = EXISTING SANITARY SEWER   |
|                | = EXISTING STORM SEWER      |



Know what's below.  
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#### EXISTING CONDITIONS NOTES

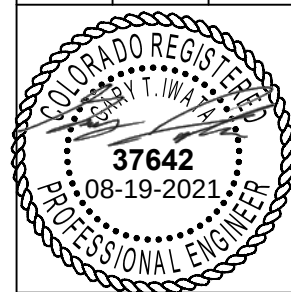
1. CONTRACTOR SHALL INSPECT SITE PRIOR TO BIDDING WORK TO VERIFY ACTUAL FIELD CONDITIONS AS PORTIONS OF THE DEMOLITION WORK MAY HAVE SINCE BEEN COMPLETED. CONTRACTOR SHALL BE RESPONSIBLE TO COMPLETE ALL DEMOLITION WORK AS PER PLANS TO PREPARE THE SITE FOR CONSTRUCTION OF PROPOSED IMPROVEMENTS.
2. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HEREON IS BASED, IN PART, UPON INFORMATION FURNISHED BY WARE MALCOMB. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED TO.

#### DEMOLITION NOTES:

1. THE CONTRACTOR SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES PRIOR TO THE REMOVAL AND/OR RELOCATION OF UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH THE UTILITY COMPANY CONCERNING PORTIONS OF WORK WHICH MAY BE PERFORMED BY THE UTILITY COMPANY'S FORCES AND ANY FEES WHICH ARE TO BE PAID TO THE UTILITY COMPANY FOR THEIR SERVICES. THE CONTRACTOR IS RESPONSIBLE FOR PAYING FOR ALL FEES AND CHARGES.
2. SHOULD REMOVAL AND/OR RELOCATION ACTIVITIES DAMAGE FEATURES INDICATED TO REMAIN, THE CONTRACTOR SHALL PROVIDE NEW MATERIALS/STRUCTURES IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. EXCEPT FOR MATERIALS DESIGNED TO BE RELOCATED ON THIS PLAN, ALL OTHER CONSTRUCTION MATERIALS SHALL BE NEW.
3. PRIOR TO DEMOLITION OCCURRING, ALL EROSION CONTROL DEVICES ARE TO BE INSTALLED PER THE APPROVED GRADING, EROSION AND SEDIMENT CONTROL PLANS.
4. ALL EXISTING UTILITY LINES AND CONDUITS LOCATED UNDER PROPOSED BUILDINGS SHALL BE REMOVED AND PROPERLY BACKFILLED. ALL ABANDONED UTILITY LINES AND CONDUITS LOCATED UNDER DRIVES, ON-SITE ROADS, PARKING LOTS OR SIDEWALKS SHALL BE FILLED WITH A FLOWABLE BACKFILL AND END PLUGGED. ALL EXISTING STRUCTURES SHALL BE REMOVED. ALL EXISTING ABANDONED UTILITY LINES LOCATED UNDER LANDSCAPE AREAS SHALL BE LEFT IN PLACE AND PLUGGED AT ALL STRUCTURES.
5. THE CONTRACTOR IS RESPONSIBLE FOR DEMOLITION, REMOVAL AND LAWFUL DISPOSAL (IN A LOCATION APPROVED BY ALL GOVERNING AUTHORITIES) OF ALL STRUCTURES, PADS, WALLS, FLUMES, FOUNDATIONS, PARKING, DRIVES, DRAINAGE STRUCTURES, UTILITIES, ETC., SUCH THAT THE IMPROVEMENTS SHOWN ON THESE PLANS CAN BE CONSTRUCTED. ALL DEMOLITION WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL REQUIREMENTS. ALL FACILITIES TO BE REMOVED SHALL BE UNDERCUT TO SUITABLE MATERIAL AND BROUGHT TO GRADE WITH SUITABLE COMPACTED FILL MATERIAL PER THE SPECIFICATIONS.
6. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL PERMITS REQUIRED FOR DEMOLITION AND DISPOSAL.
7. ELECTRICAL, TELEPHONE, CABLE, WATER, FIBER OPTIC CABLE AND/OR GAS LINES NEEDING TO BE REMOVED SHALL BE COORDINATED BY THE CONTRACTOR WITH THE AFFECTED UTILITY COMPANY.
8. CONTRACTOR MUST PROTECT THE PUBLIC AT ALL TIMES WITH FENCING, BARRICADES, ENCLOSURES, AND OTHER APPROPRIATE BEST MANAGEMENT PRACTICES.
9. CONTINUOUS ACCESS SHALL BE MAINTAINED FOR SURROUNDING PROPERTIES AT ALL TIMES DURING DEMOLITION.
10. THE CONTRACTOR SHALL COORDINATE WATER MAIN WORK WITH THE FIRE DEPARTMENT AND THE JURISDICTIONAL GOVERNING ENTITY TO PLAN THE PROPOSED IMPROVEMENTS AND TO ENSURE ADEQUATE FIRE PROTECTION IS AVAILABLE TO THE FACILITY AND SITE THROUGHOUT THIS SPECIFIC WORK AND THROUGH ALL PHASES OF CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR ARRANGING/PROVIDING ANY REQUIRED WATER MAIN SHUT OFFS WITH THE JURISDICTIONAL GOVERNING ENTITY DURING CONSTRUCTION. ANY COSTS ASSOCIATED WITH WATER MAIN SHUTS OFFS WILL BE THE RESPONSIBILITY OF THE CONTRACTOR AND NO EXTRA COMPENSATION WILL BE PROVIDED.
11. VOIDS LEFT BY ANY ITEMS REMOVED UNDER BUILDING, PAVEMENT, WALKS, ETC. OR WITHIN 24" THEREOF SHALL BE FILLED AND COMPACTED WITH SUITABLE MATERIALS BY THE CONTRACTOR.
12. CONTRACTOR SHALL DEVELOP AND IMPLEMENT A DAILY PROGRAM OF DUST CONTROL AND SHALL SUBMIT AND OBTAIN JURISDICTIONAL GOVERNING ENTITY APPROVAL OF DUST CONTROL PROCEDURES PRIOR TO DEMOLITION OF ANY STRUCTURES. MODIFICATION OF DUST CONTROL PROCEDURES SHALL BE PERFORMED BY THE CONTRACTOR TO THE SATISFACTION OF THE JURISDICTIONAL GOVERNING ENTITY AS REQUESTED.
13. THE LOCATIONS OF ALL EXISTING UTILITIES SHOWN ON THIS PLAN HAVE BEEN DETERMINED FROM THE BEST INFORMATION AVAILABLE AND ARE GIVEN FOR THE CONVENIENCE OF THE CONTRACTOR AND ARE NOT TO BE INTERPRETED AS THE EXACT LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THEIR ACCURACY. PRIOR TO THE START OF ANY DEMOLITION ACTIVITY, THE CONTRACTOR SHALL NOTIFY THE UTILITY COMPANIES FOR LOCATION OF EXISTING UTILITIES AND SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.

#### APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

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2 OF 67

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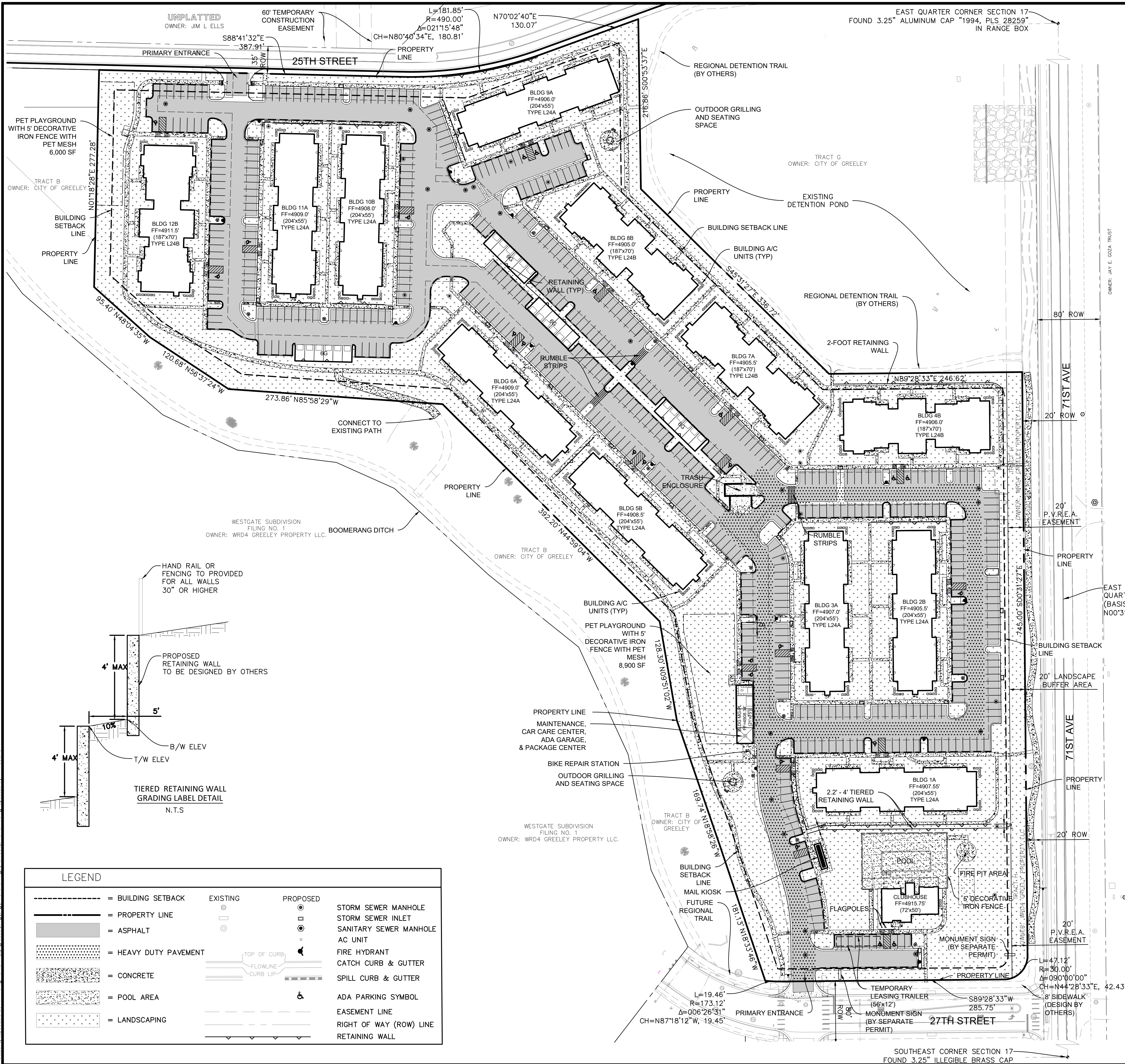
WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXISTING CONDITIONS & DEMOLITION PLAN

**Manhard**  
CONSULTING LTD.  
7000 East Orchard Road, Suite 100, N. Greeley, CO 80631, ph: 303.768.0600, manhard.com  
Civil Engineering, Surveying & Geospatial Services  
Water Resource Management

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|------------|---------------|
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| 08/19/2021 | 4TH SUBMITTAL |
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| 08/19/2021 | 2ND SUBMITTAL |
| 08/19/2021 | 1ST SUBMITTAL |

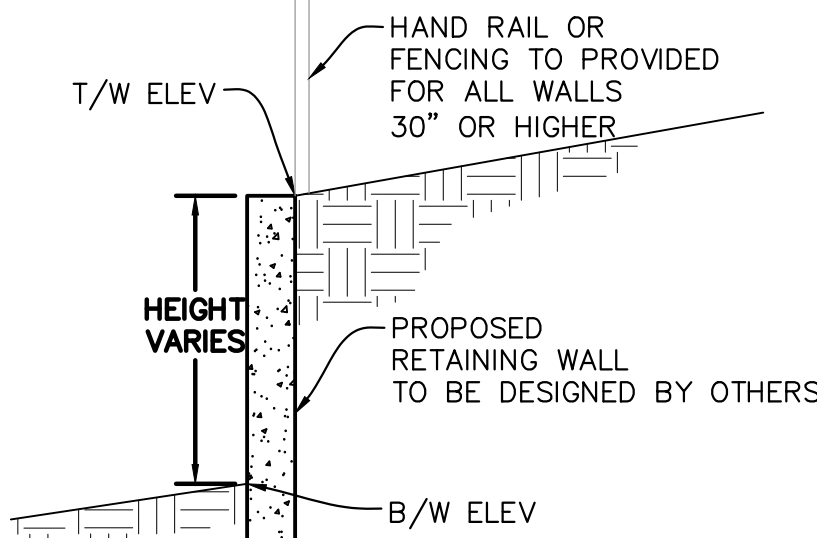
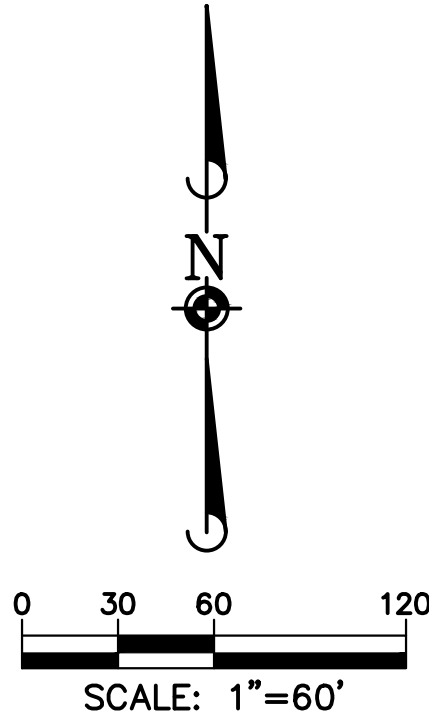


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SITE DIMENSIONAL AND PAVING NOTES:

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL CURB RADII SHALL BE 4.0', MEASURED TO FLOWLINE UNLESS NOTED OTHERWISE.
3. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
4. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
5. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
8. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#4 BARS x 18" LONG DOWELED INTO EXISTING CURB.
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11. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.



RETAINING WALL GRADING LABEL DETAIL

N.T.S

BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°31'27" WEST AS MONUMENTED AND SHOWN HEREON.

HORIZONTAL CONTROL:

1. EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ALUMINUM CAP STAMPED, "1994, PLS 28259" IN MONUMENT BOX.  
N=389574.459  
E=197421.582 (NAD 83)
2. SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ILLEGIBLE BRASS CAP FLUSH WITH CONCRETE.  
N=386919.032  
E=197445.905 (NAD 83)

LEGAL DESCRIPTION

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTES

1. ALL PARKING SPACES ARE 9' WIDE X 19' LONG UNLESS NOTED OTHERWISE
2. ALL DRIVE AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELEY GUIDELINES AND THE WESTGATE PRELIMINARY PUD.
3. ALL PLANTINGS SHOWN ARE GRAPHIC IN NATURE AND FOR REFERENCE ONLY. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING INFORMATION.
4. ANY ELEMENT OF THE CONSTRUCTION, LOCATION DESIGN, USE, OR OPERATION OF LAND OR BUILDING NOT SPECIFICALLY SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF A SPECIFIED ZONE DISTRICT.

APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



| DATE       | REVISIONS      |
|------------|----------------|
| 08/19/2021 | 5TH SUBMITTAL  |
| 08/19/2021 | 6TH SUBMITTAL  |
| 08/19/2021 | 7TH SUBMITTAL  |
| 08/19/2021 | 8TH SUBMITTAL  |
| 08/19/2021 | 9TH SUBMITTAL  |
| 08/19/2021 | 10TH SUBMITTAL |
| 08/19/2021 | 11TH SUBMITTAL |
| 08/19/2021 | 12TH SUBMITTAL |
| 08/19/2021 | 13TH SUBMITTAL |
| 08/19/2021 | 14TH SUBMITTAL |
| 08/19/2021 | 15TH SUBMITTAL |



WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE PLAN - OVERALL



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

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| LEGEND |                       |                         |
|--------|-----------------------|-------------------------|
| -----  | = BUILDING SETBACK    | EXISTING                |
| -----  | = PROPERTY LINE       | PROPOSED                |
| -----  | = ASPHALT             | STORM SEWER MANHOLE     |
| -----  | = HEAVY DUTY PAVEMENT | STORM SEWER INLET       |
| -----  | = CONCRETE            | SANITARY SEWER MANHOLE  |
| -----  | = POOL AREA           | A/C UNIT                |
| -----  | = LANDSCAPING         | FIRE HYDRANT            |
| -----  |                       | CATCH CURB & GUTTER     |
| -----  |                       | SPILL CURB & GUTTER     |
| -----  |                       | ADA PARKING SYMBOL      |
| -----  |                       | EASEMENT LINE           |
| -----  |                       | RIGHT OF WAY (ROW) LINE |
| -----  |                       | RETAINING WALL          |

#### LEGAL DESCRIPTION

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

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- SEE GRADING PLAN SHEETS 21-23 FOR SPECIFIC HEIGHTS OF RETAINING WALLS.

#### BASIS OF BEARING

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°31'27" WEST AS MONUMENTED AND SHOWN HEREON.

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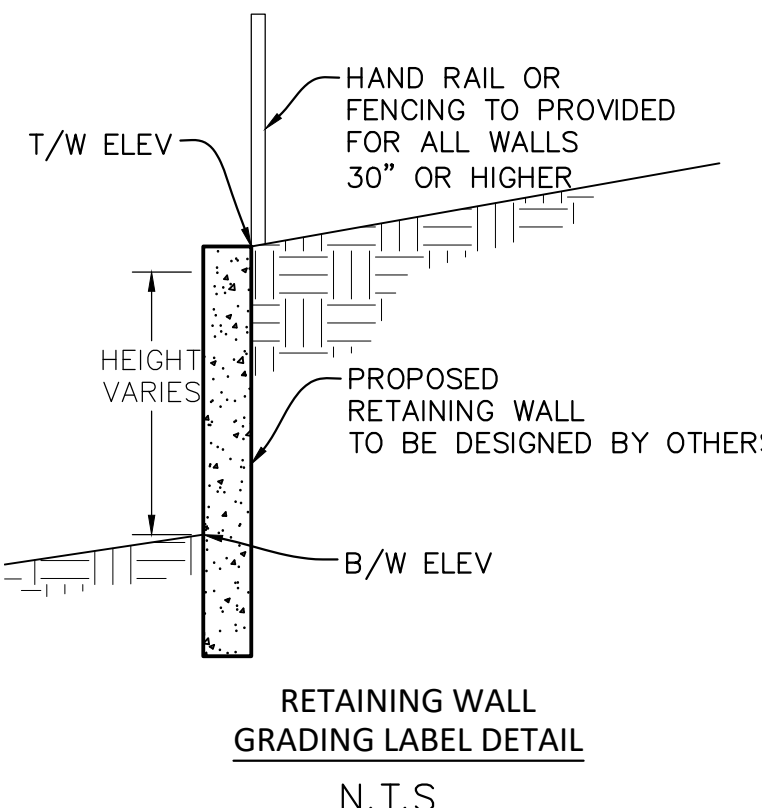
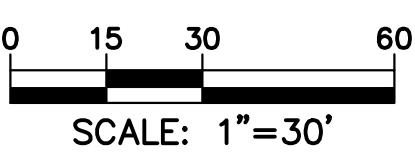
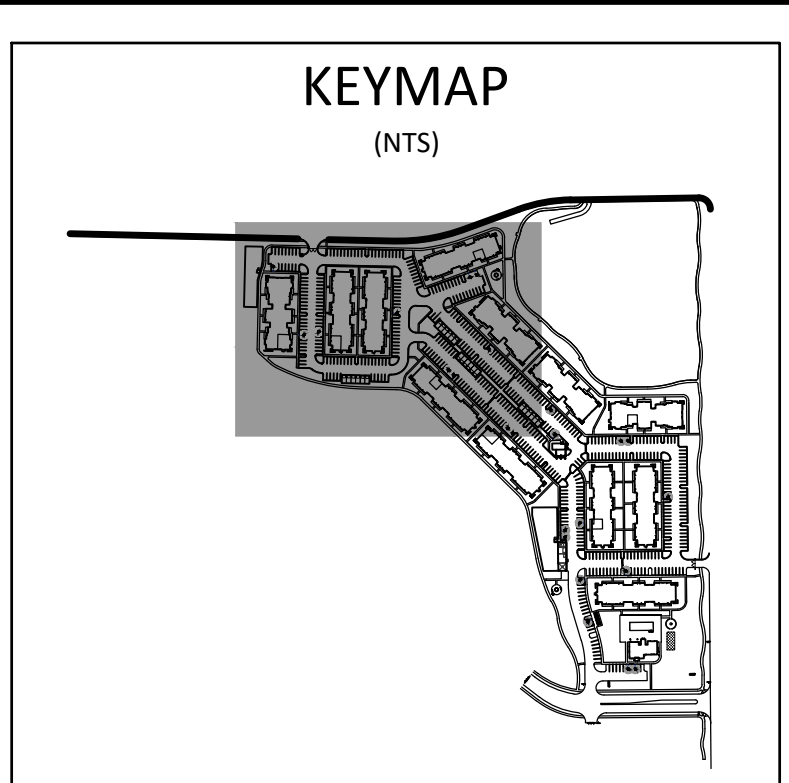
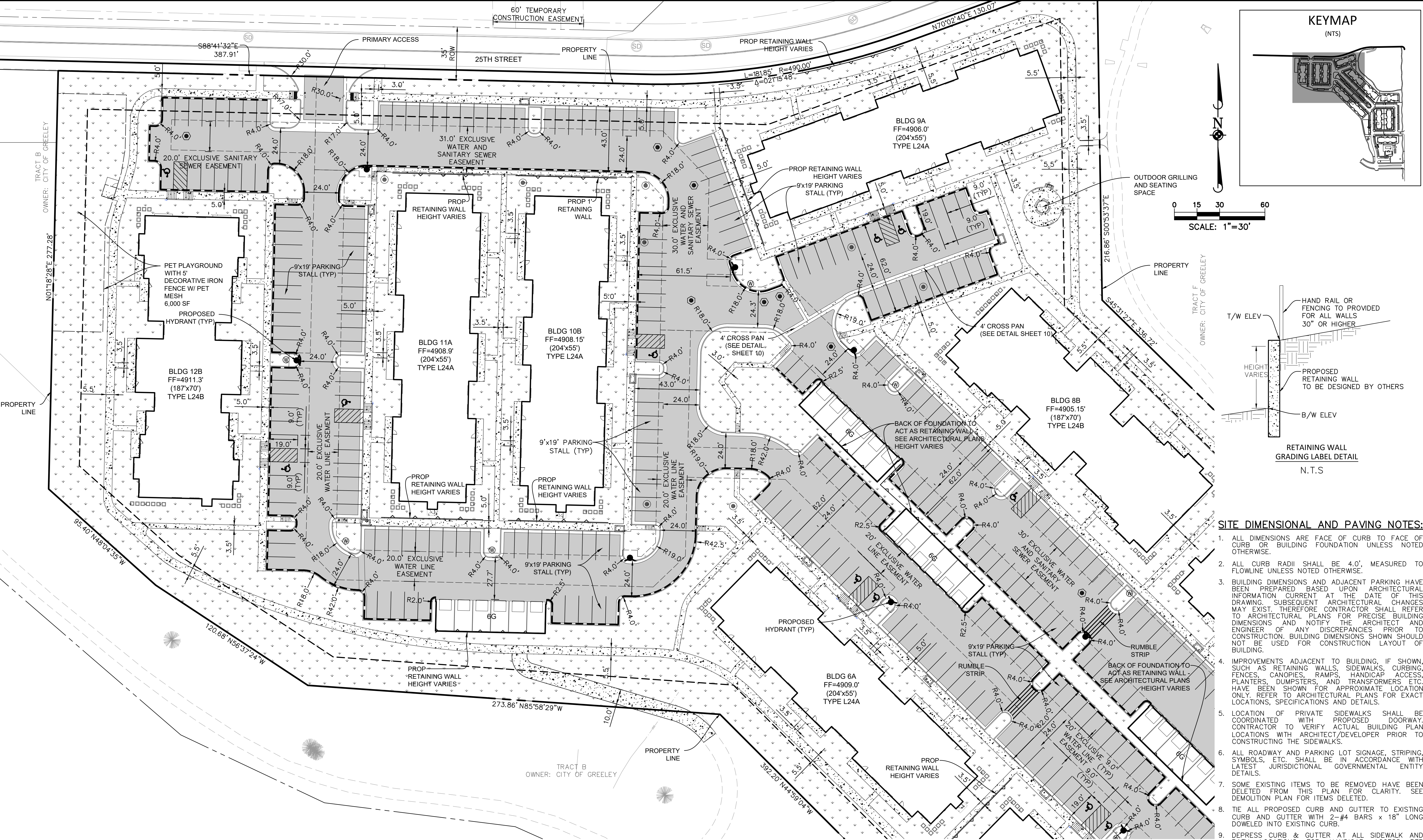
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#### APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

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| 08/19/2021 | 2ND SUBMITTAL |
| 08/19/2021 | 1ST SUBMITTAL |

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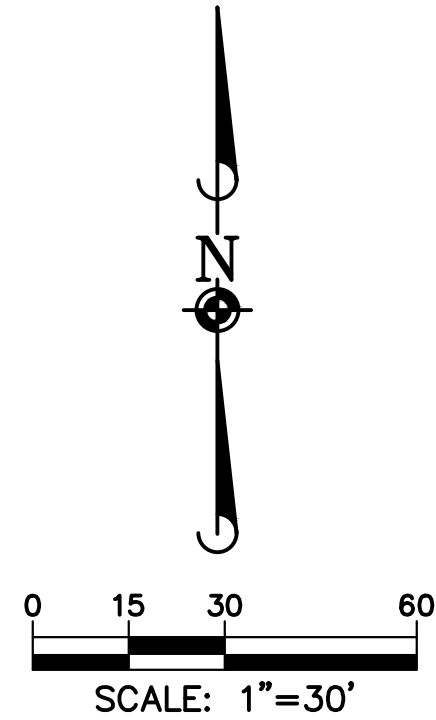
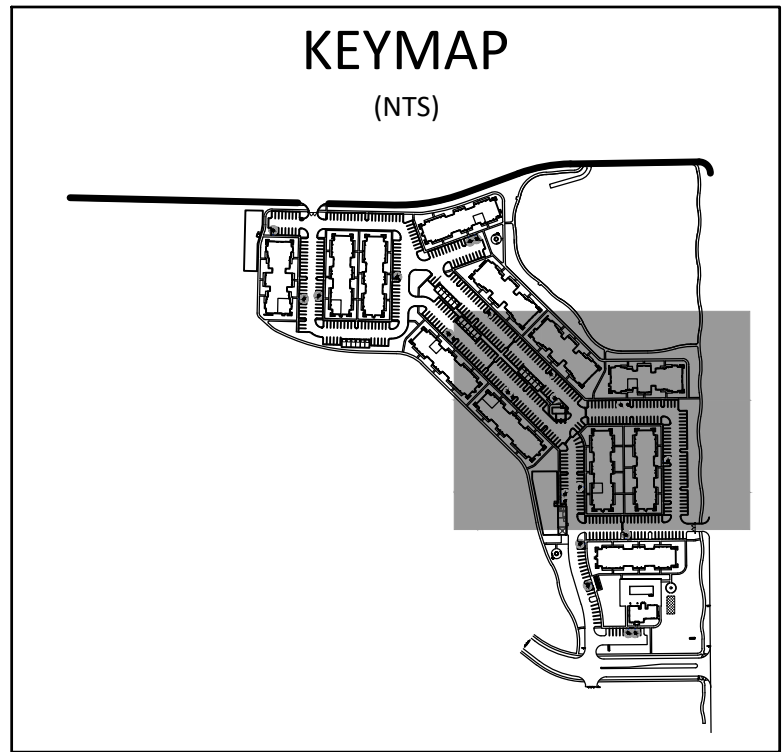
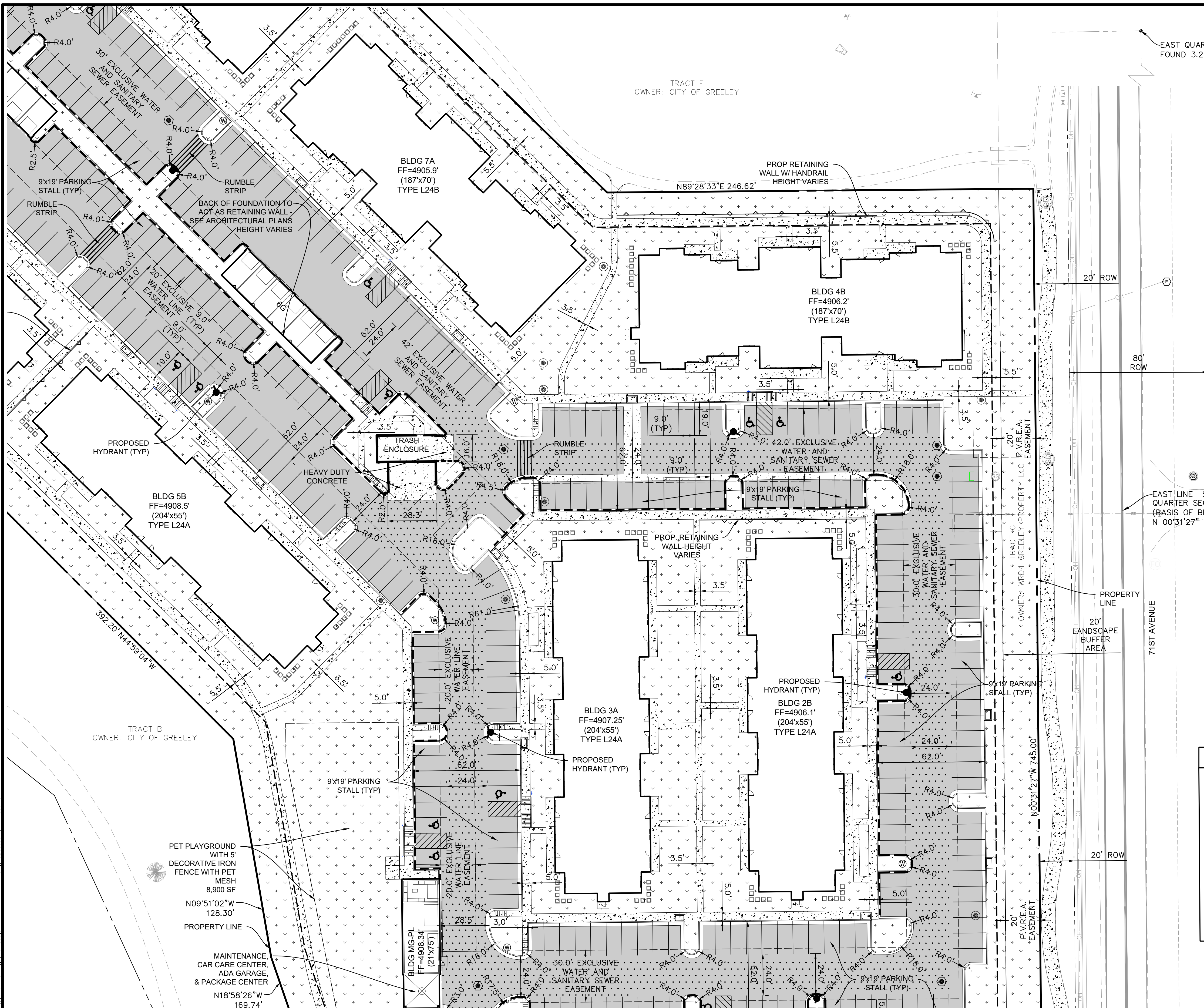
WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE PLAN - NORTH



|               |            |
|---------------|------------|
| PROJ. MGR.:   | GTI        |
| PROJ. ASSOC.: | GTI        |
| DRAWN BY:     | GTI        |
| DATE:         | 08/19/2021 |
| SHEET         | 4 OF 67    |
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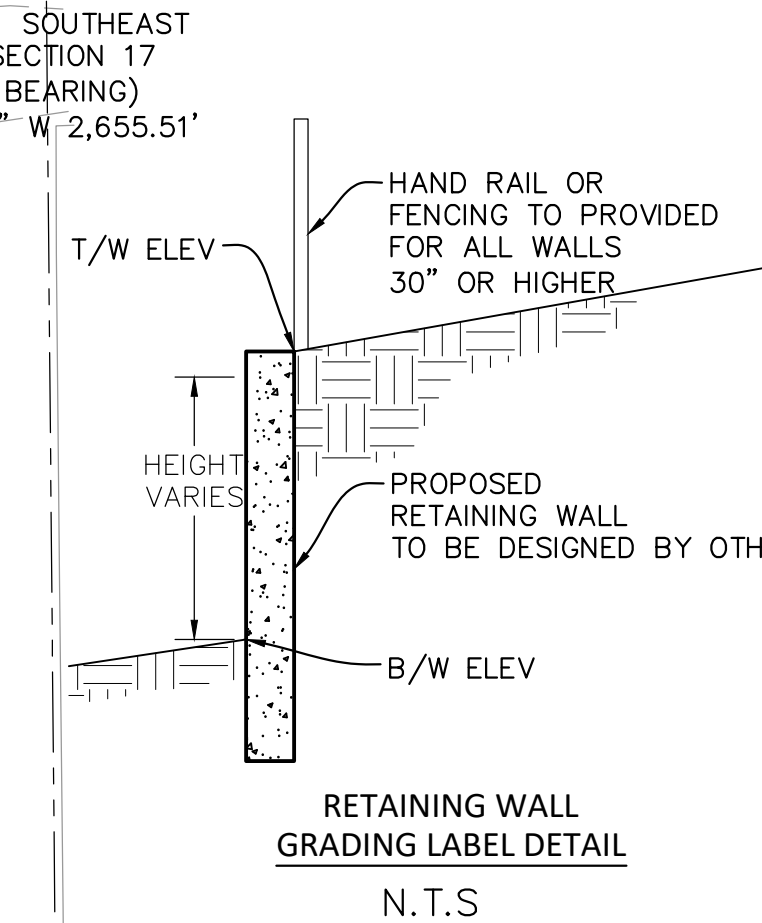


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| LEGEND |                       |  |                                 |
|--------|-----------------------|--|---------------------------------|
|        | = BUILDING SETBACK    |  | EXISTING STORM SEWER MANHOLE    |
|        | = PROPERTY LINE       |  | PROPOSED STORM SEWER MANHOLE    |
|        | = ASPHALT             |  | EXISTING STORM SEWER INLET      |
|        | = HEAVY DUTY PAVEMENT |  | PROPOSED STORM SEWER INLET      |
|        | = CONCRETE            |  | EXISTING SANITARY SEWER MANHOLE |
|        | = POOL AREA           |  | PROPOSED SANITARY SEWER MANHOLE |
|        | = LANDSCAPING         |  | EXISTING A/C UNIT               |
|        |                       |  | PROPOSED A/C UNIT               |
|        |                       |  | FIRE HYDRANT                    |
|        |                       |  | CATCH CURB & GUTTER             |
|        |                       |  | SPILL CURB & GUTTER             |
|        |                       |  | ADA PARKING SYMBOL              |
|        |                       |  | EASEMENT LINE                   |
|        |                       |  | RIGHT OF WAY (ROW) LINE         |
|        |                       |  | RETAINING WALL                  |

**BASIS OF BEARING**

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N=389574.459  
E=197421.582 (NAD 83)
2. SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ILLEGIBLE BRASS CAP FLUSH WITH CONCRETE.  
N=386919.032  
E=197445.905 (NAD 83)

**LEGAL DESCRIPTION**

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

**NOTES**

1. ALL DRIVE AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELEY GUIDELINES.
2. ALL PLANTINGS SHOWN ARE GRAPHIC IN NATURE AND FOR REFERENCE ONLY. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING INFORMATION.
3. ANY ELEMENT OF THE CONSTRUCTION, LOCATION DESIGN, USE, OR OPERATION OF LAND OR BUILDING NOT SPECIFICALLY SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF A SPECIFIED ZONE DISTRICT.
4. SEE GRADING PLAN SHEETS 21-23 FOR SPECIFIC HEIGHTS OF RETAINING WALLS.



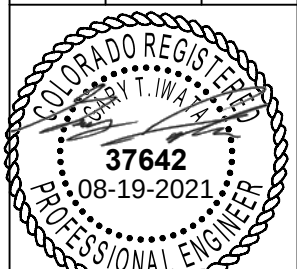
**APPROVAL CERTIFICATE**

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 08/19/2021 | 4TH SUBMITTAL |
| 08/19/2021 | 3RD SUBMITTAL |
| 08/19/2021 | 2ND SUBMITTAL |
| 08/19/2021 | 1ST SUBMITTAL |

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7000 East Orchard Road, Suite 100, North Platte, NE 68901  
Civil Engineering, Surveying & Geospatial Services  
Water Resource Management | Construction Management

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE PLAN - EAST



|              |            |
|--------------|------------|
| PROJ. MGR.   | GTI        |
| PROJ. ASSOC. | GTI        |
| DRAWN BY     |            |
| DATE         | 01/22/2021 |

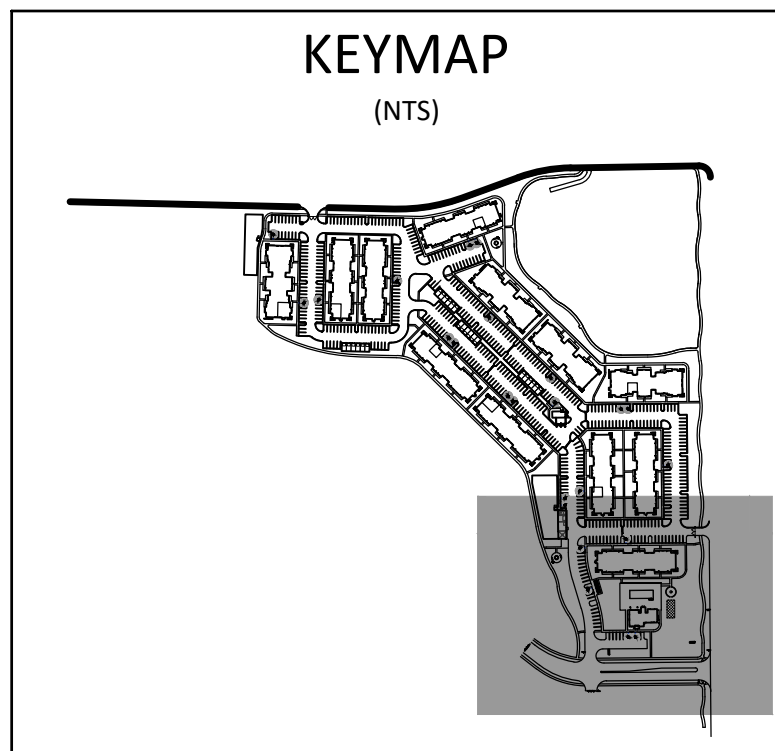
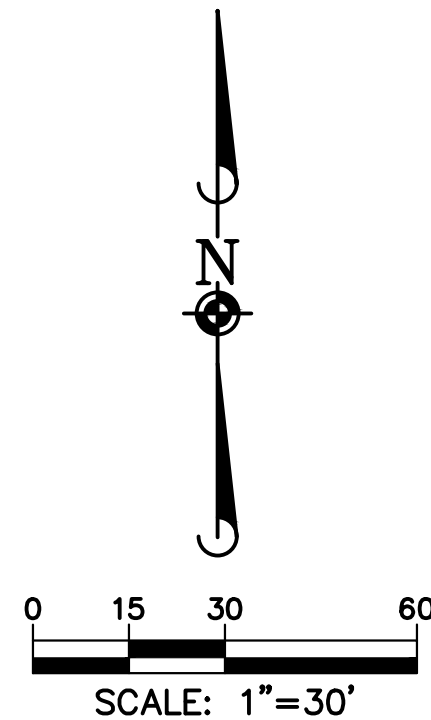
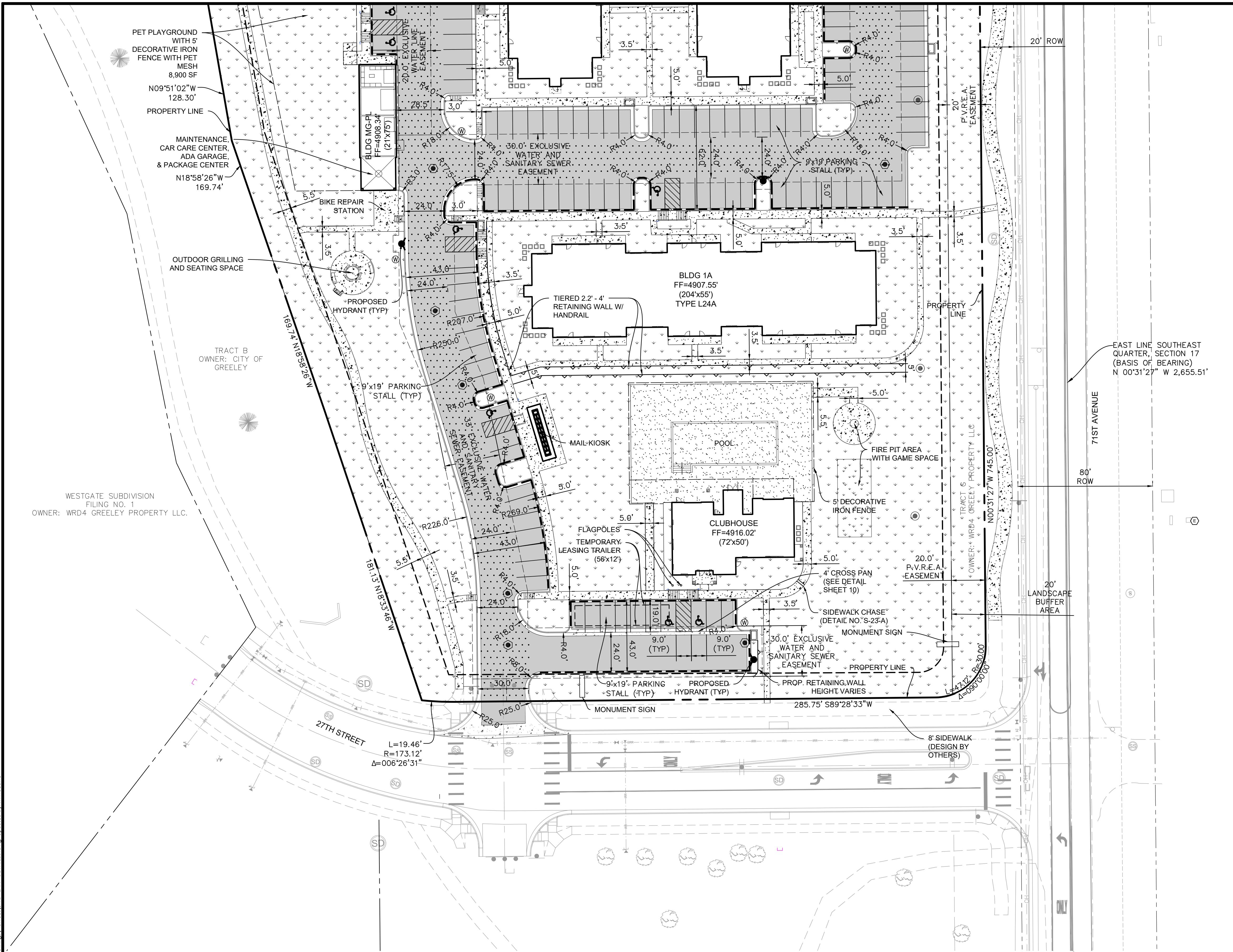
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**5 OF 67**  
CPCGR001

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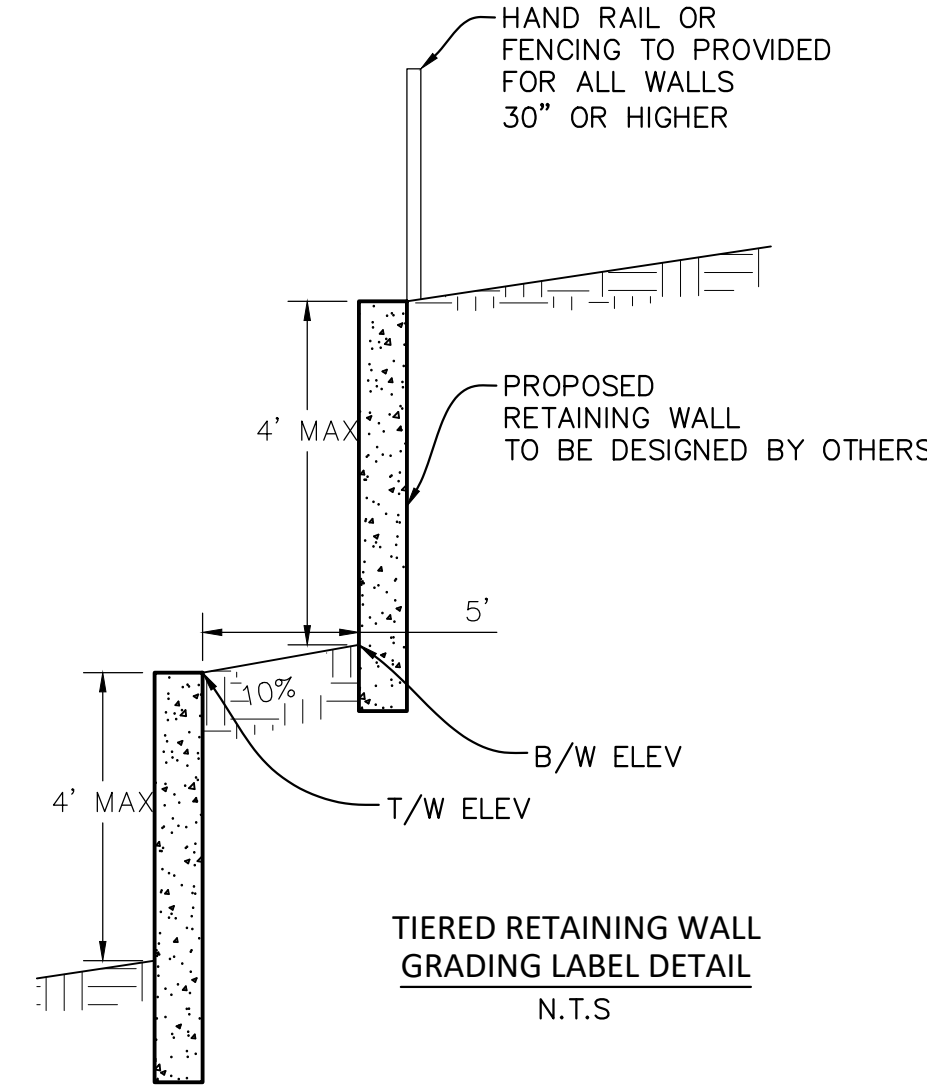


Plotted: 8/19/2021 9:31 AM Dwg Name: P:\Gis\g0001.dwg (E:\Final Drawings\Plan Set\Site Plan - Detailed.dwg Updated By: MMS\Gure



**SITE DIMENSIONAL AND PAVING NOTES:**

1. ALL DIMENSIONS ARE FACE OF CURB TO FACE OF CURB OR BUILDING FOUNDATION UNLESS NOTED OTHERWISE.
2. ALL CURB RADII SHALL BE 4.0', MEASURED TO FLOWLINE UNLESS NOTED OTHERWISE.
3. BUILDING DIMENSIONS AND ADJACENT PARKING HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. BUILDING DIMENSIONS SHOWN SHOULD NOT BE USED FOR CONSTRUCTION LAYOUT OF BUILDING.
4. IMPROVEMENTS ADJACENT TO BUILDING, IF SHOWN, SUCH AS RETAINING WALLS, SIDEWALKS, CURBING, FENCES, CANOPIES, RAMPS, HANDICAP ACCESS, PLANTERS, DUMPSTERS, AND TRANSFORMERS ETC. HAVE BEEN SHOWN FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATIONS, SPECIFICATIONS AND DETAILS.
5. LOCATION OF PRIVATE SIDEWALKS SHALL BE COORDINATED WITH PROPOSED DOORWAY. CONTRACTOR TO VERIFY ACTUAL BUILDING PLAN LOCATIONS WITH ARCHITECT/DEVELOPER PRIOR TO CONSTRUCTING THE SIDEWALKS.
6. ALL ROADWAY AND PARKING LOT SIGNAGE, STRIPING, SYMBOLS, ETC. SHALL BE IN ACCORDANCE WITH LATEST JURISDICTIONAL GOVERNMENTAL ENTITY DETAILS.
7. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
8. TIE ALL PROPOSED CURB AND GUTTER TO EXISTING CURB AND GUTTER WITH 2-#4 BARS x 18" LONG DOWELED INTO EXISTING CURB.
9. DEPRESS CURB & GUTTER AT ALL SIDEWALK AND PATH LOCATIONS FOR HANDICAP ACCESS PER FEDERAL AND STATE STANDARDS.
10. TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
11. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.



**NOTES**

1. ALL DRIVE AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELEY GUIDELINES.
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4. SEE GRADING PLAN SHEETS 21-23 FOR SPECIFIC HEIGHTS OF RETAINING WALLS.

**APPROVAL CERTIFICATE**

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



Know what's below.  
Call before you dig.

| LEGEND |                                 |          |
|--------|---------------------------------|----------|
|        | = BUILDING SETBACK              | EXISTING |
|        | = PROPERTY LINE                 | PROPOSED |
|        | = ASPHALT                       |          |
|        | = HEAVY DUTY PAVEMENT           |          |
|        | = CONCRETE                      |          |
|        | = POOL AREA                     |          |
|        | = LANDSCAPING                   |          |
|        | STORM SEWER MANHOLE             |          |
|        | STORM SEWER INLET               |          |
|        | SANITARY SEWER MANHOLE A/C UNIT |          |
|        | FIRE HYDRANT                    |          |
|        | CATCH CURB & GUTTER             |          |
|        | SPILL CURB & GUTTER             |          |
|        | ADA PARKING SYMBOL              |          |
|        | EASEMENT LINE                   |          |
|        | RIGHT OF WAY (ROW) LINE         |          |
|        | RETAINING WALL                  |          |

**BASIS OF BEARING**

THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR NORTH 00°31'27" WEST AS MONUMENTED AND SHOWN HEREON.

**HORIZONTAL CONTROL:**

1. EAST QUARTER CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ALUMINUM CAP STAMPED, "1994, PLS 28259" IN MONUMENT BOX.  
N=389574.459  
E=197421.582 (NAD 83)
2. SOUTHEAST CORNER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN. FOUND 3.25" ILLEGIBLE BRASS CAP FLUSH WITH CONCRETE.  
N=386919.032  
E=197445.905 (NAD 83)

**LEGAL DESCRIPTION**

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

SITE PLAN - SOUTH



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

SHEET

6 OF 67  
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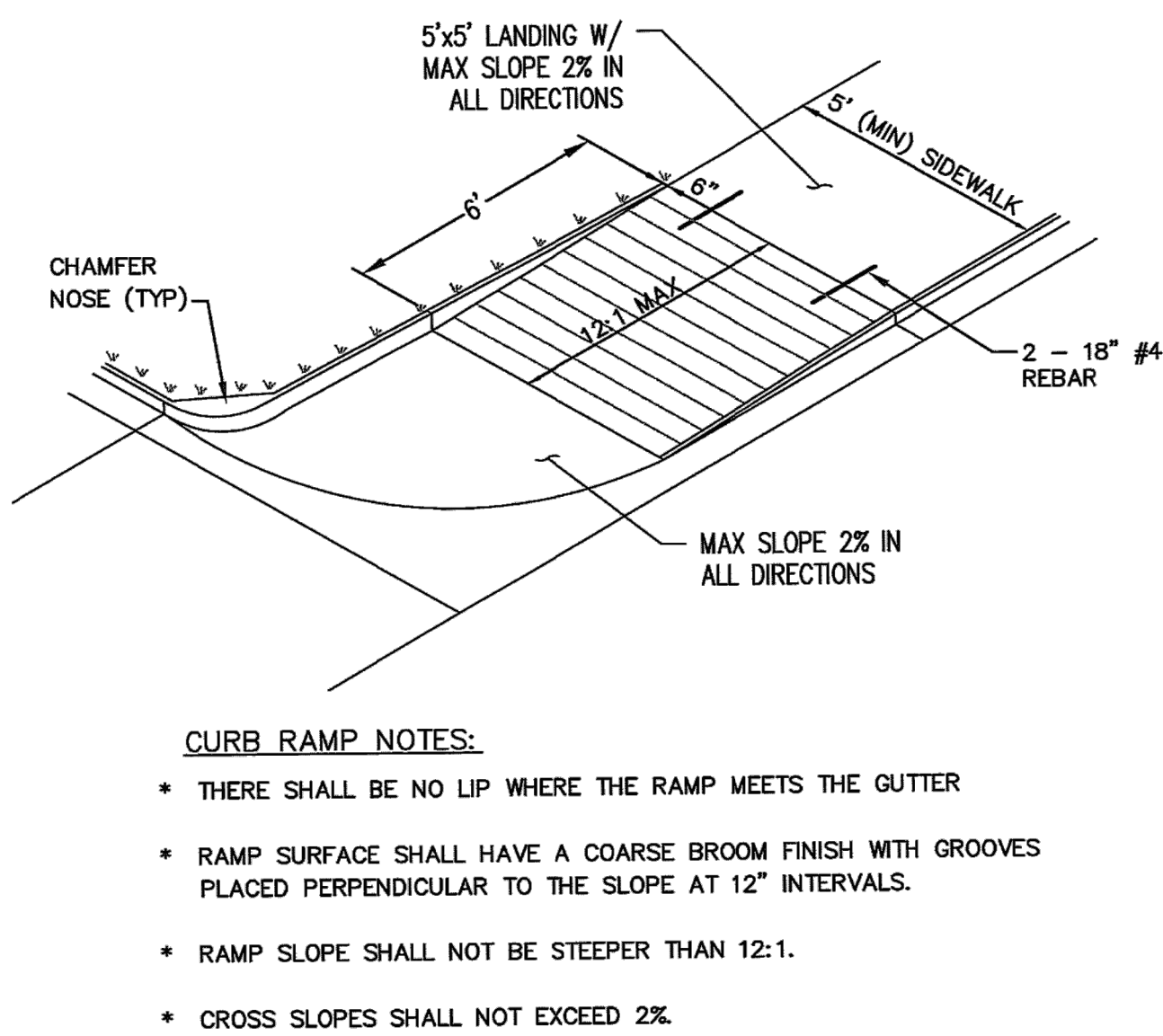
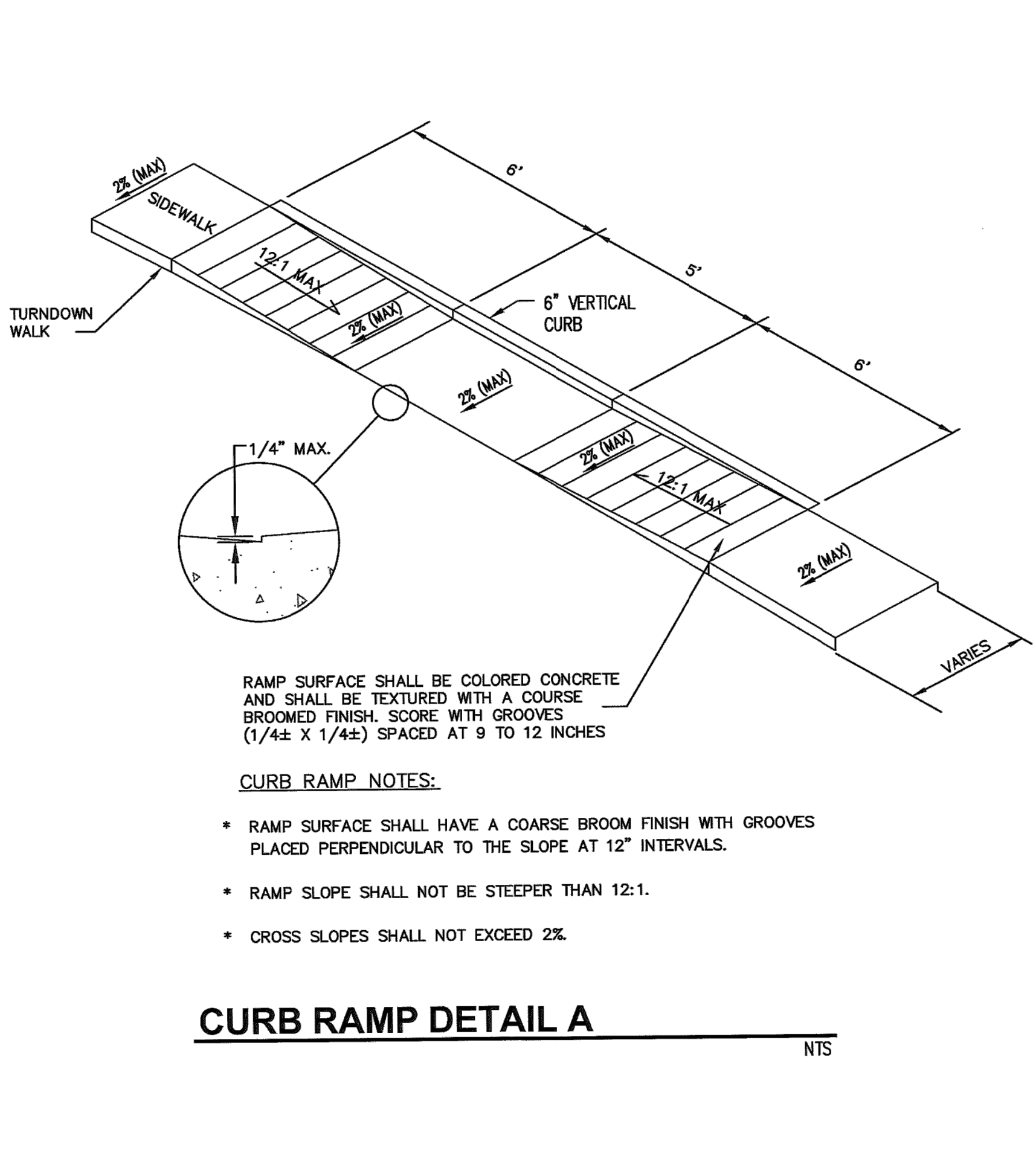
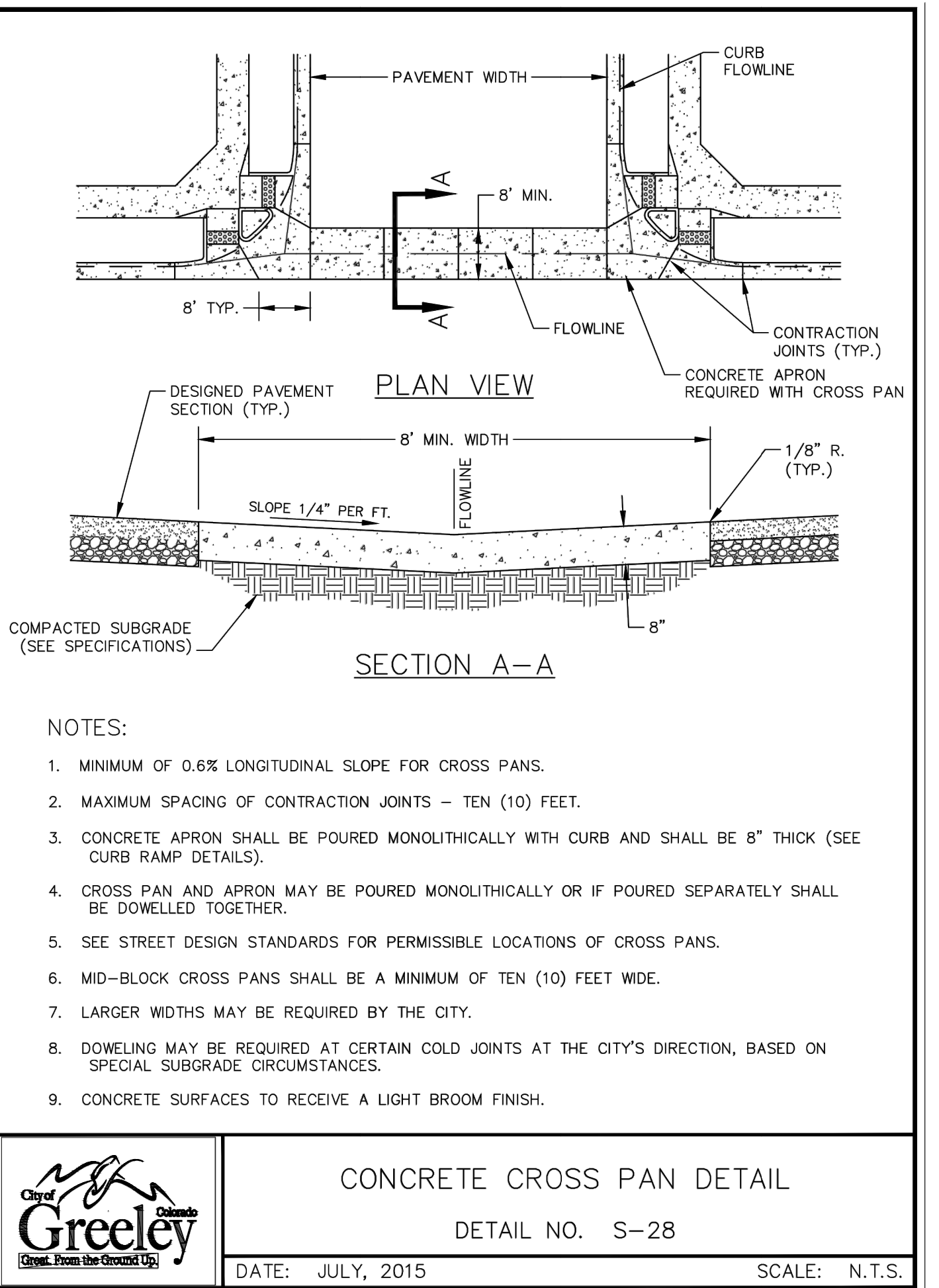
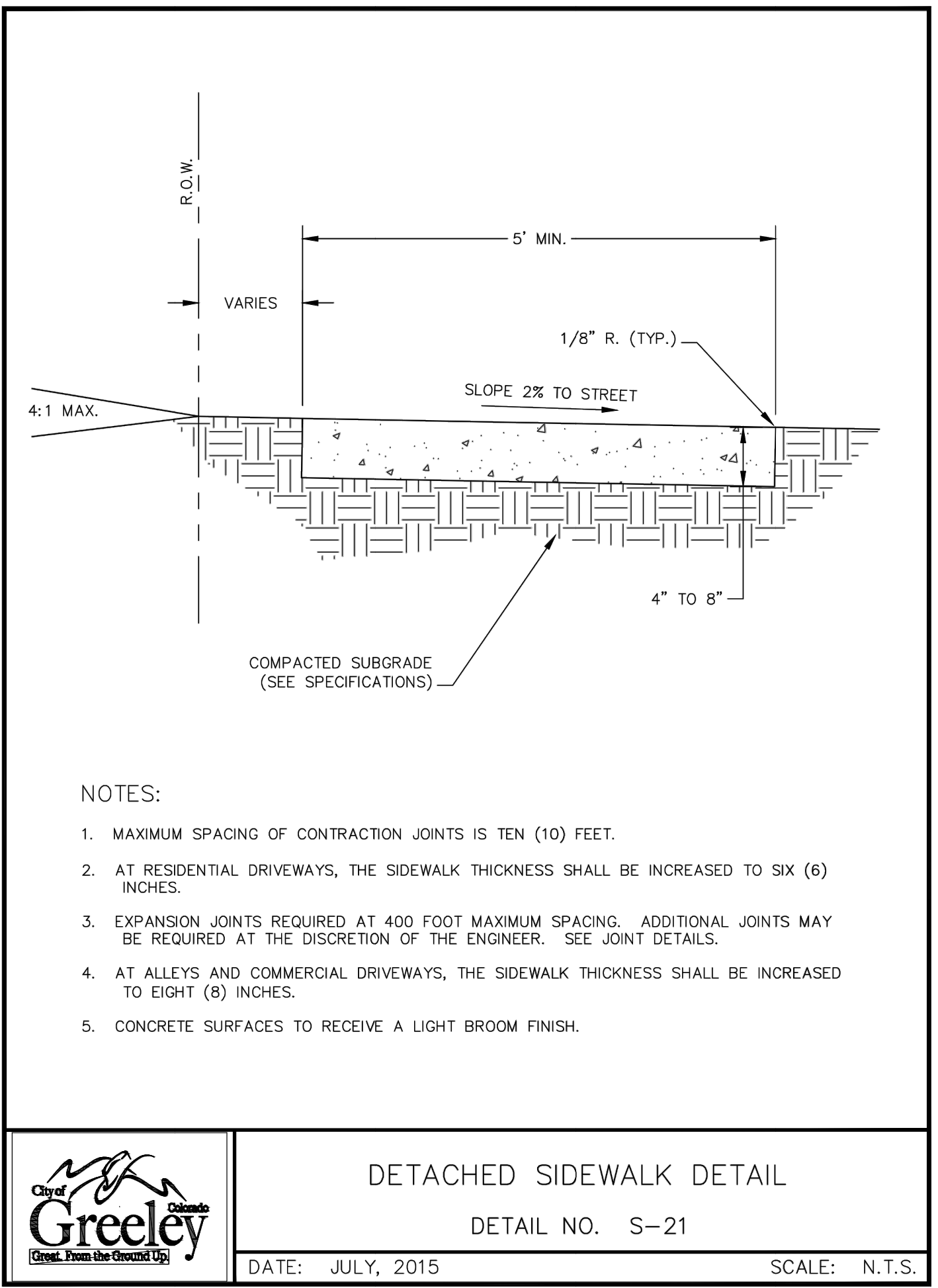
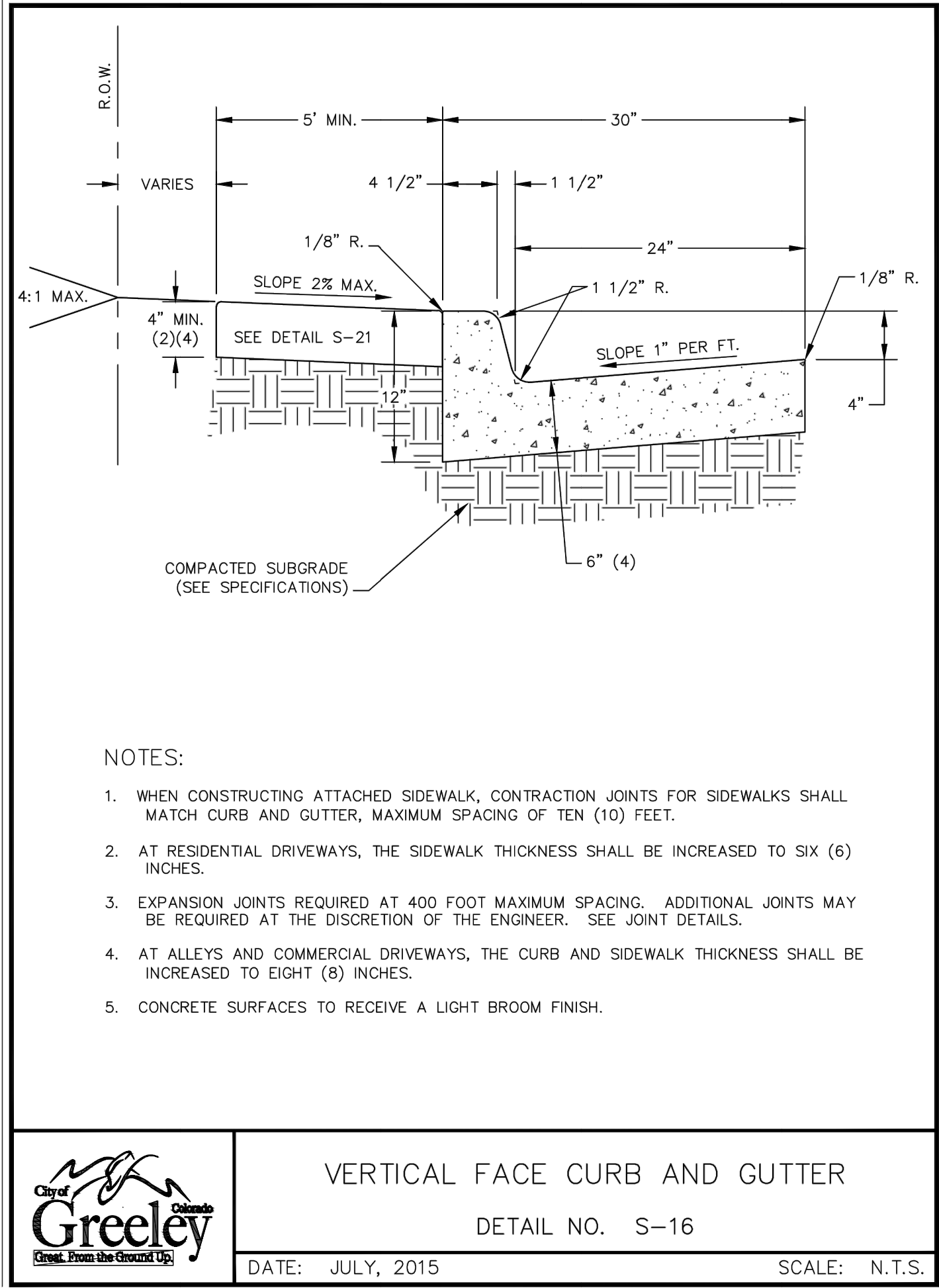


| DATE       | REVISIONS     |
|------------|---------------|
| 01/22/2021 | 1ST SUBMITTAL |
| 02/19/2021 | 2ND SUBMITTAL |
| 03/19/2021 | 3RD SUBMITTAL |
| 05/19/2021 | 4TH SUBMITTAL |
| 08/19/2021 | 5TH SUBMITTAL |

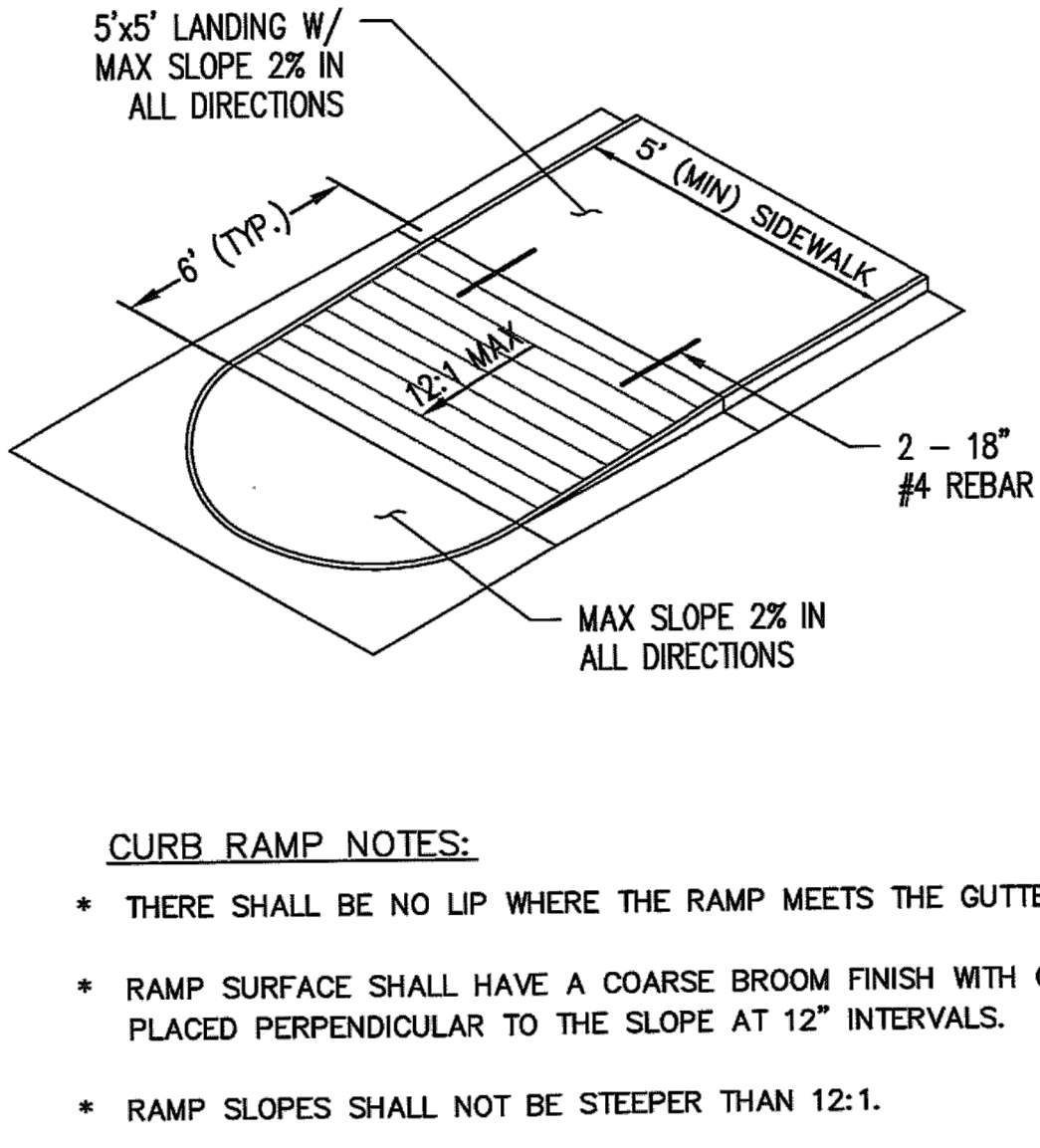




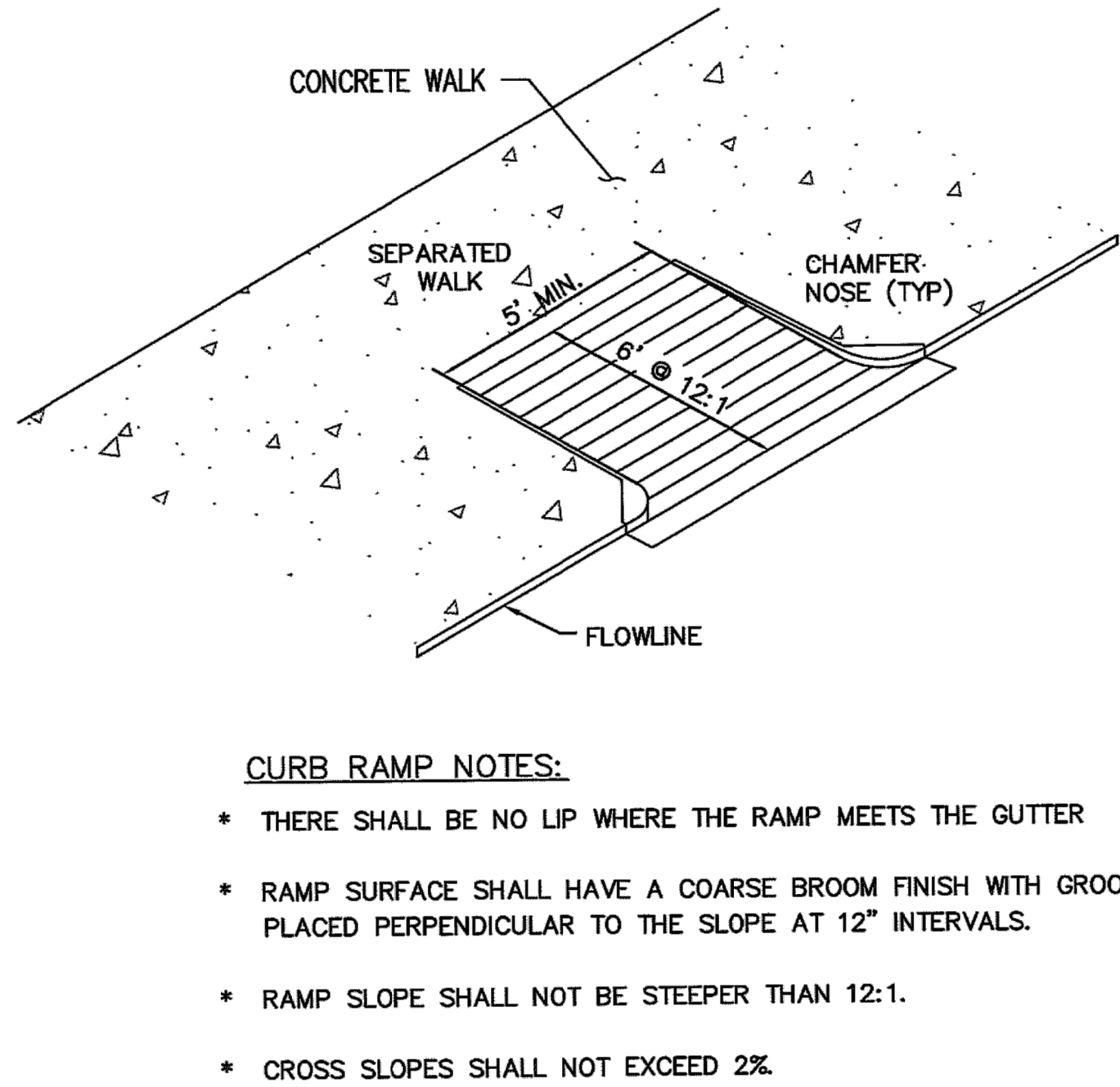




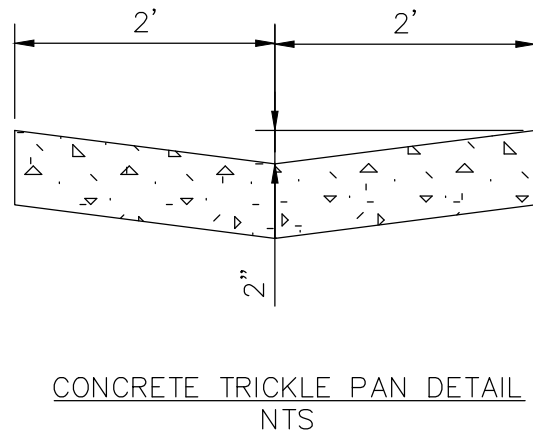
CURB RAMP DETAIL B



CURB RAMP DETAIL C



CURB RAMP DETAIL D



CONCRETE TRICKLE PAN DETAIL



Know what's below.  
Call before you dig.

|                      |               |
|----------------------|---------------|
| APPROVAL CERTIFICATE |               |
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 07/22/2021 | 4TH SUBMITTAL |
| 07/22/2021 | 3RD SUBMITTAL |
| 07/22/2021 | 2ND SUBMITTAL |
| 07/22/2021 | 1ST SUBMITTAL |

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7800 East Orchard Road, Suite 1500, Greenwood Village, CO 80111  
303.822.0800 manhard.com  
Civil Engineering & Construction Management

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE DETAILS

|                      |               |
|----------------------|---------------|
| APPROVAL CERTIFICATE |               |
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

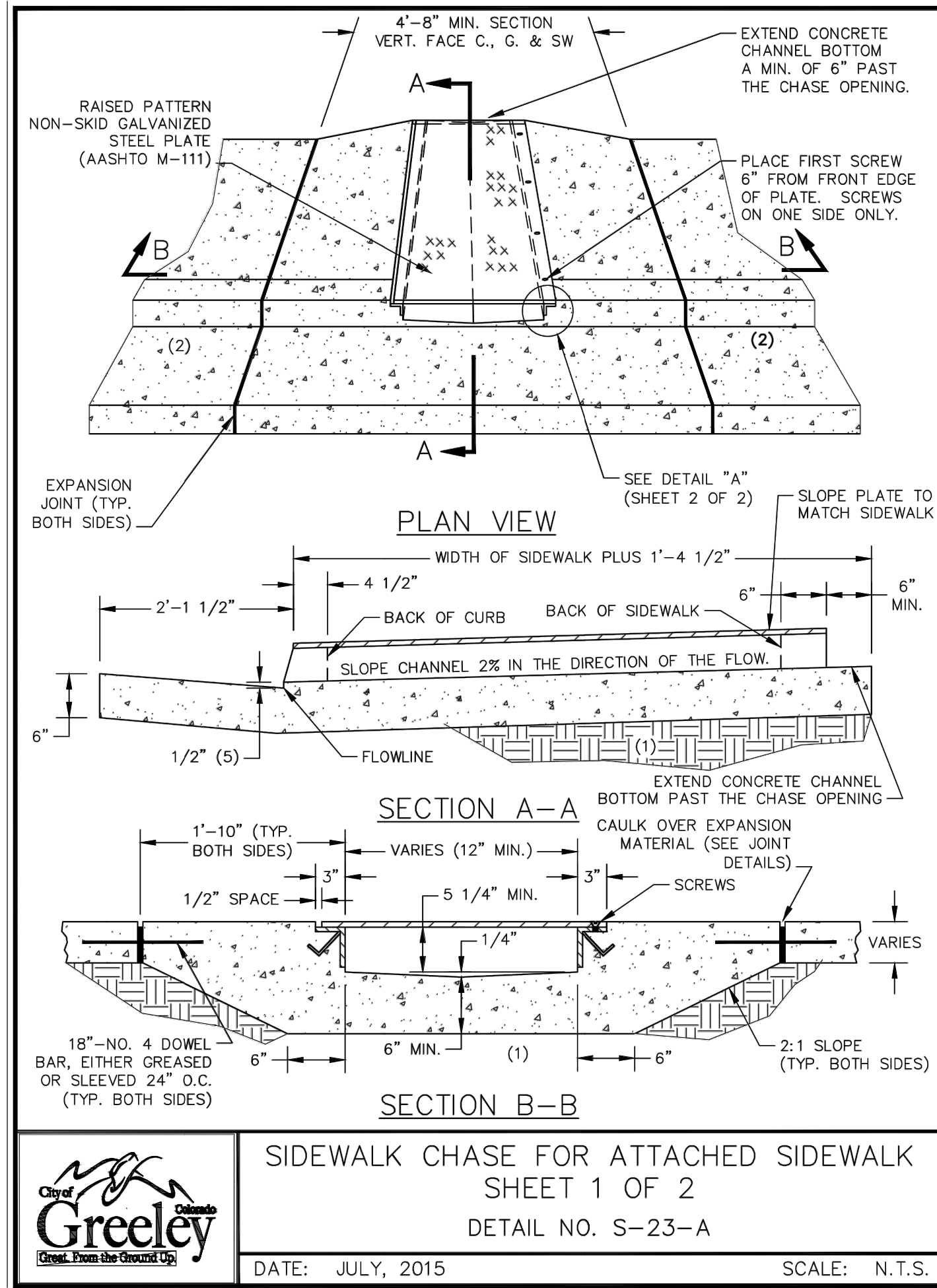
37642  
08-19-2021  
PROFESSIONAL ENGINEER

PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

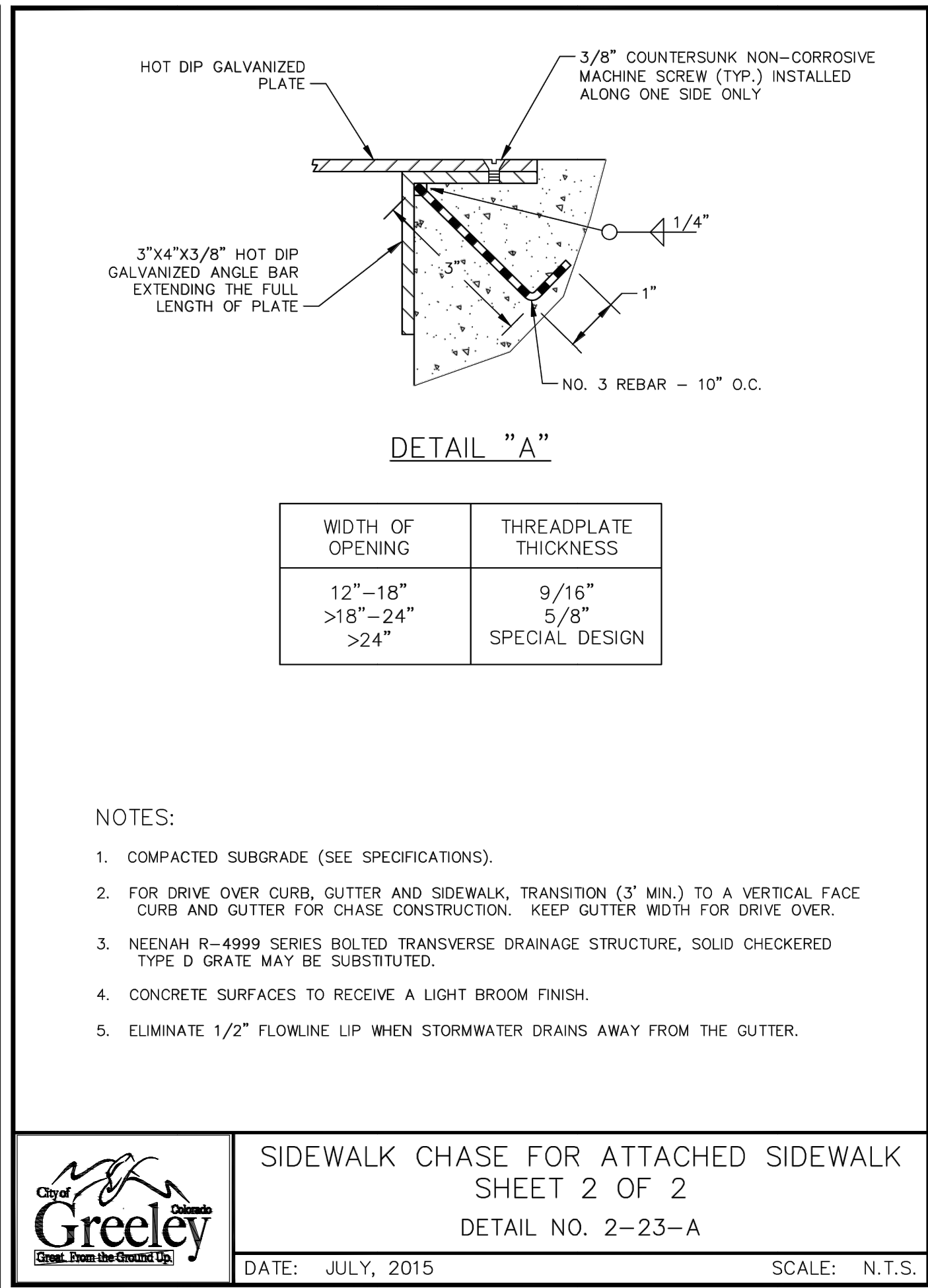
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CPGRCQ01



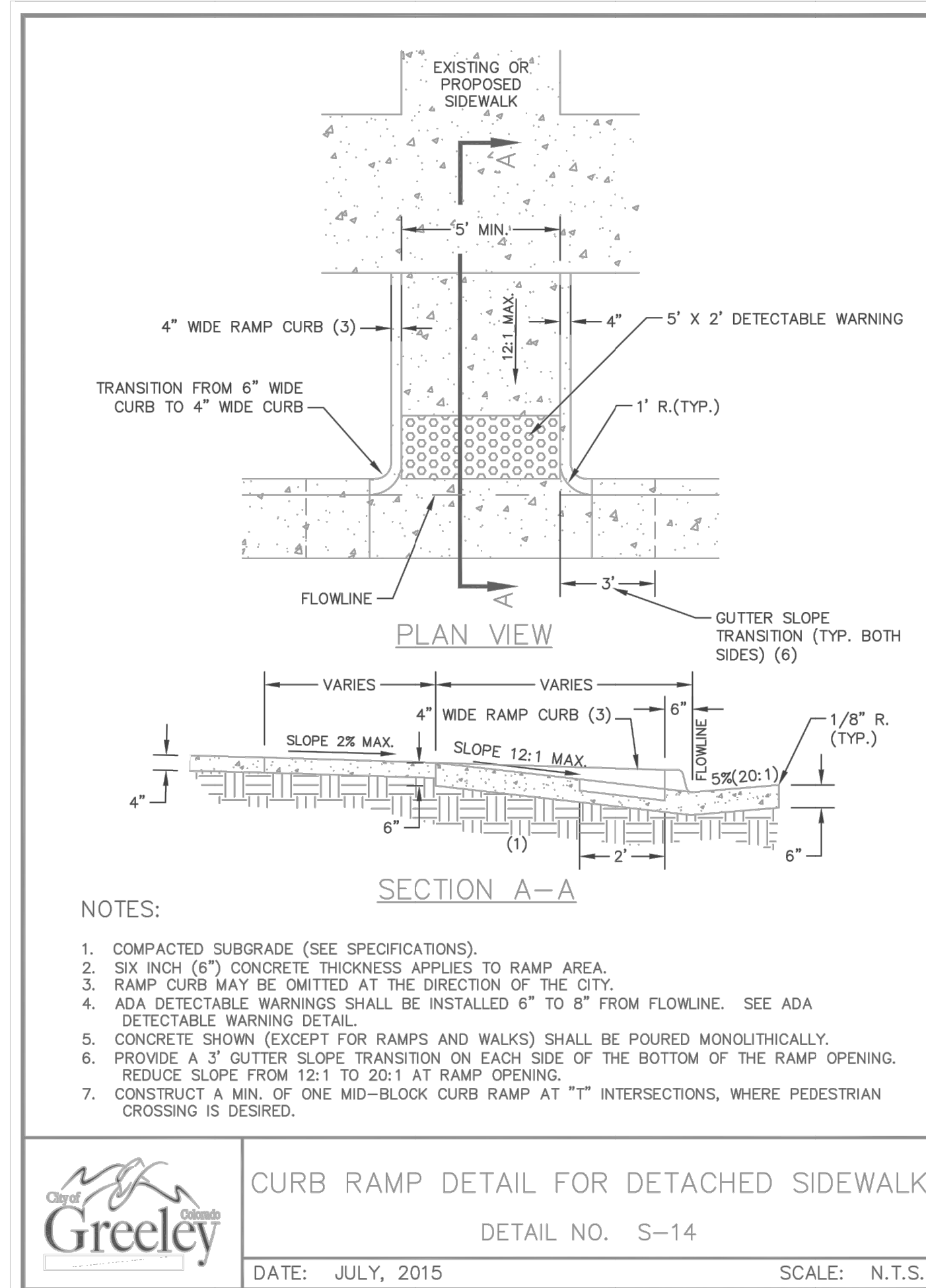
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Page 164

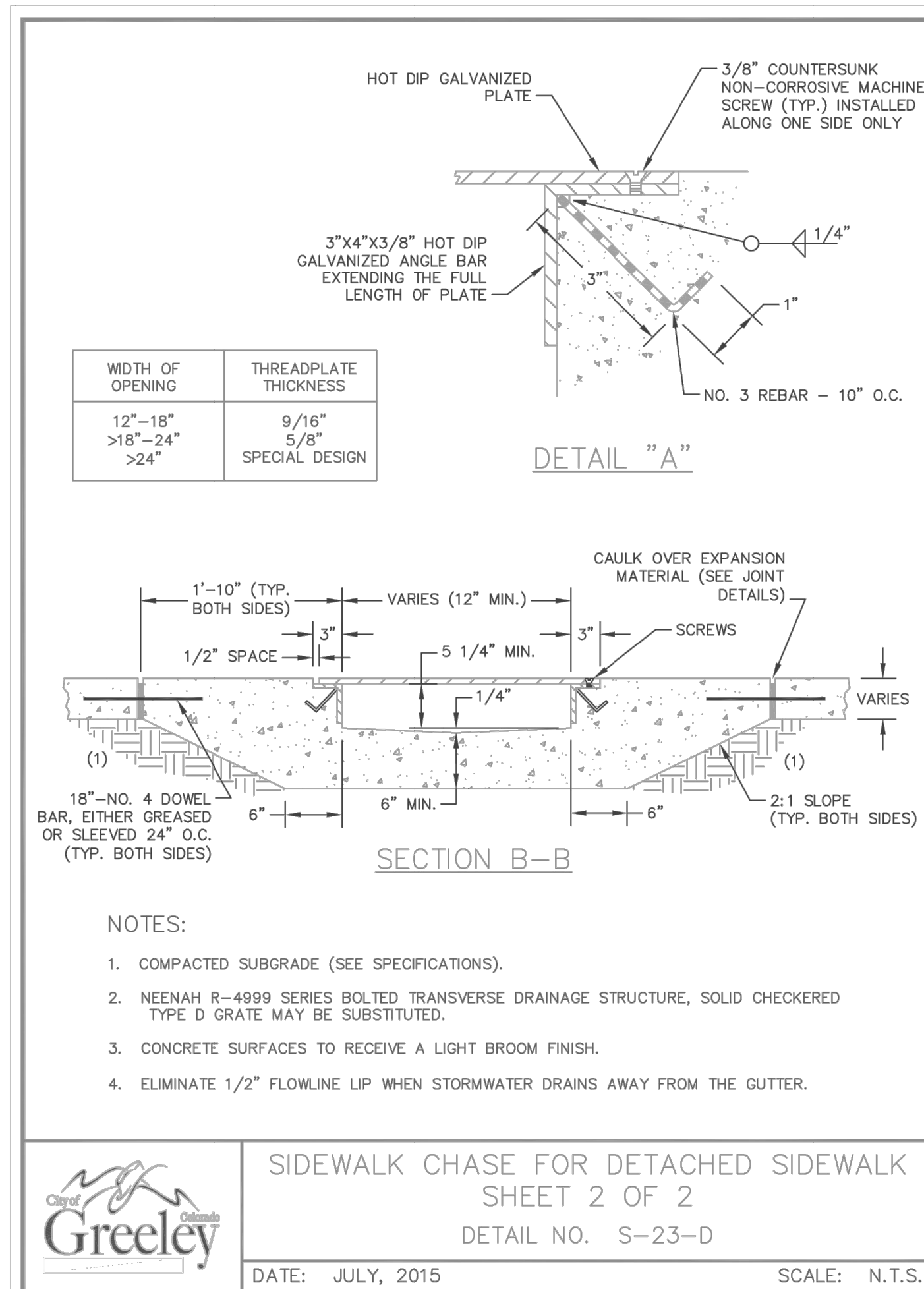
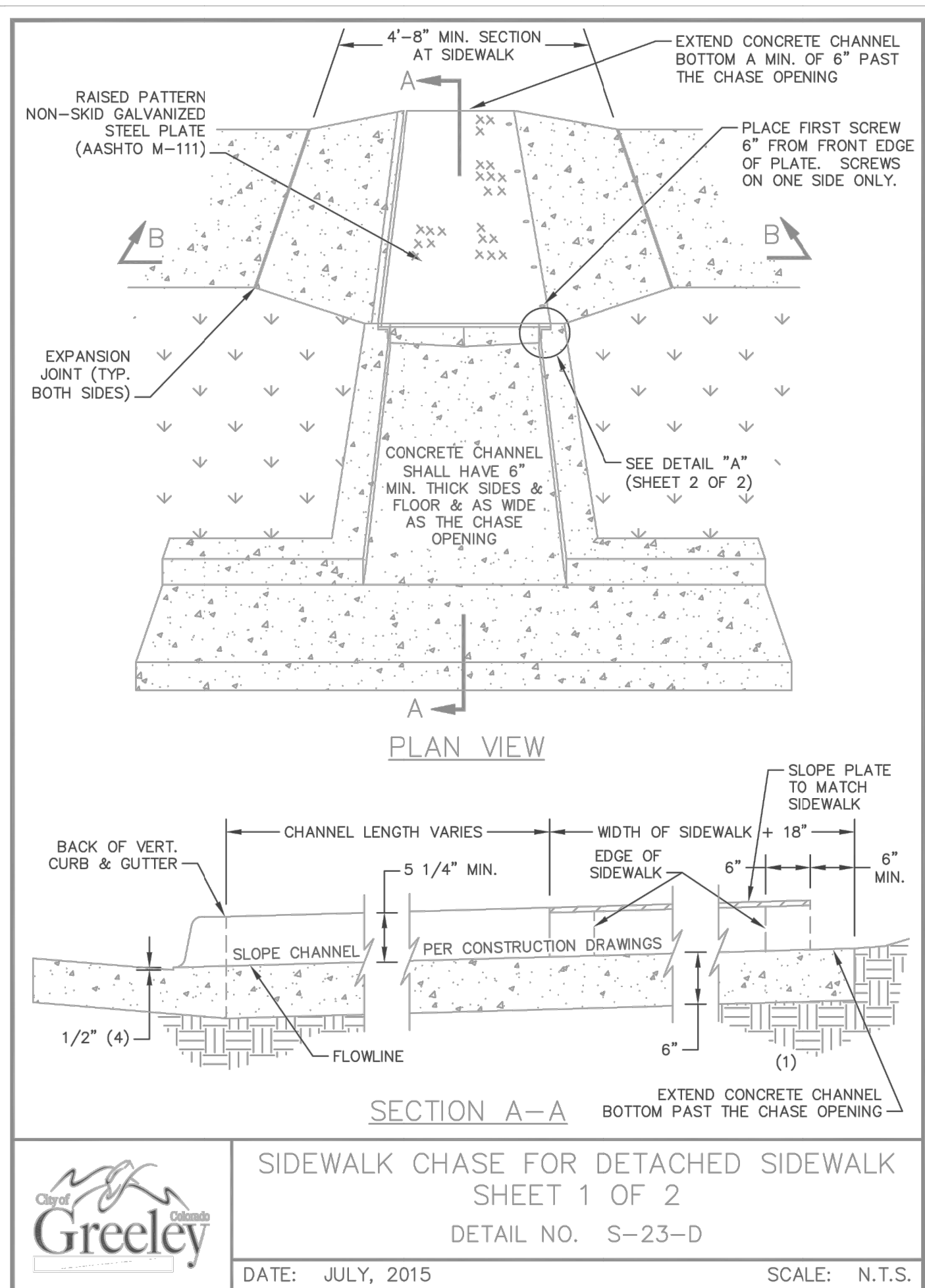
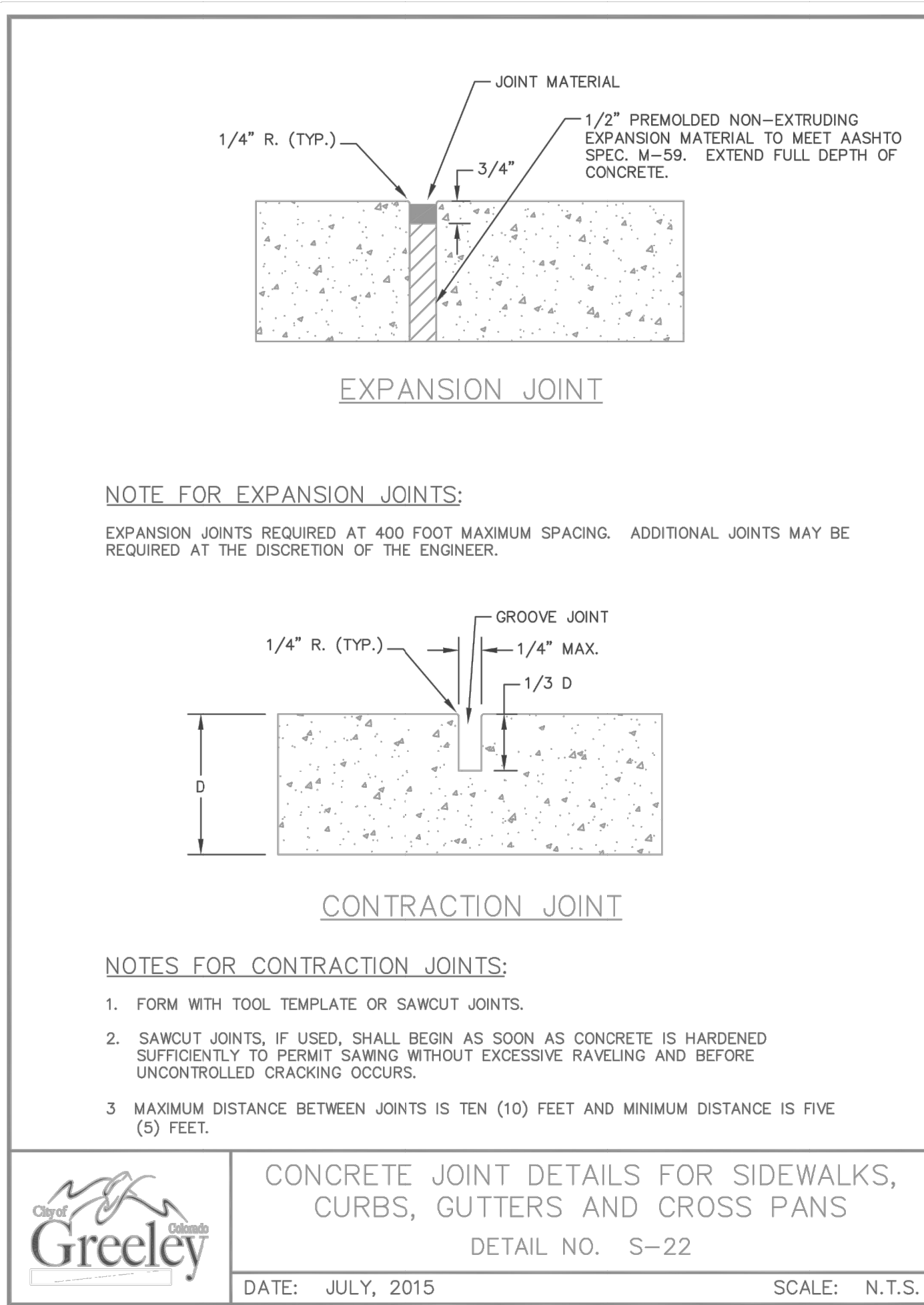
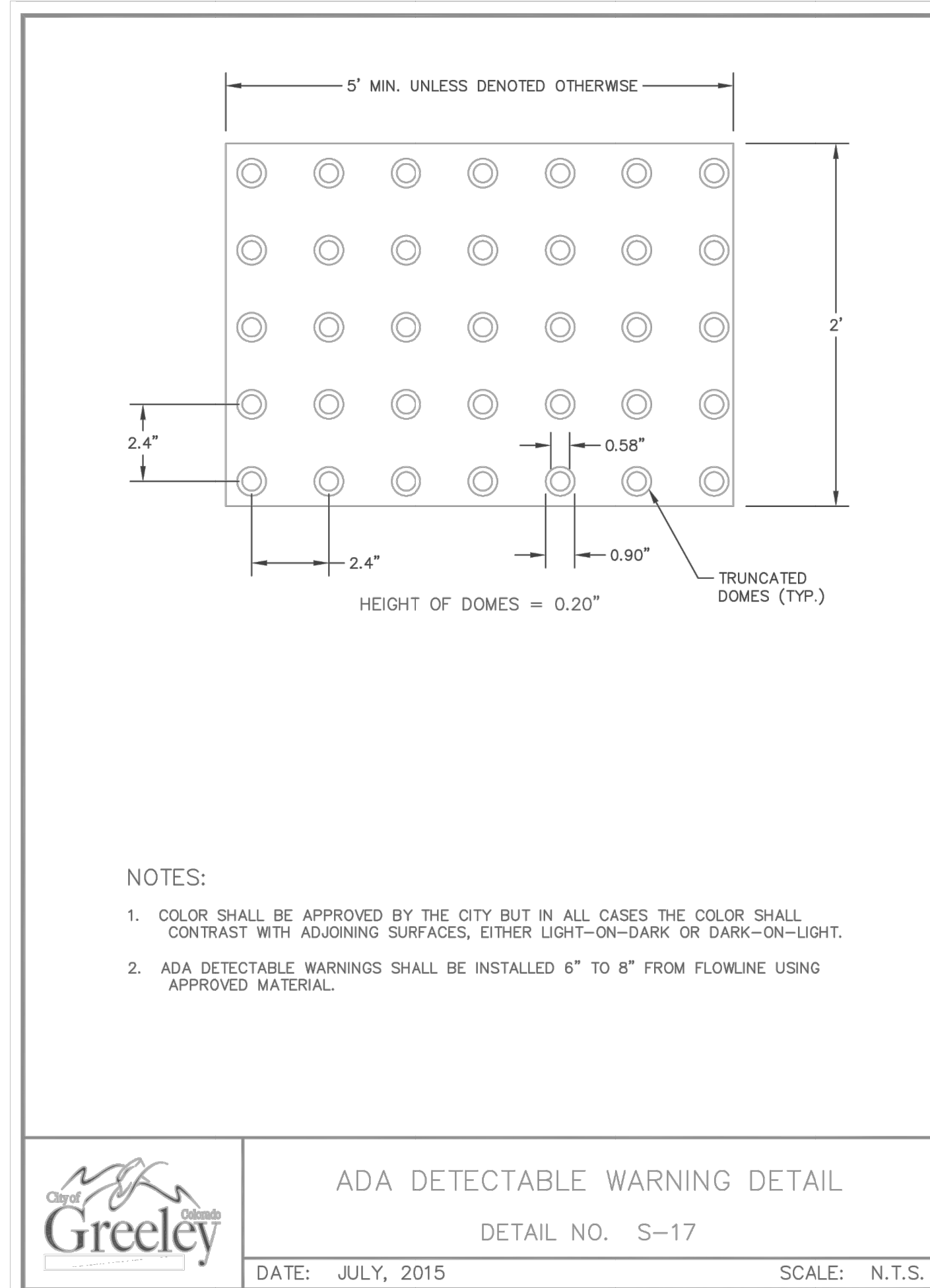


Page 165



NOTES:

1. COMPACTED SUBGRADE (SEE SPECIFICATIONS).
2. SIX INCH (6") CONCRETE THICKNESS APPLIES TO RAMP AREA.
3. RAMP CURB MAY BE OMITTED AT THE DIRECTION OF THE CITY.
4. ADA DETECTABLE WARNINGS SHALL BE INSTALLED 6" TO 8" FROM FLOWLINE. SEE ADA DETECTABLE WARNING DETAIL.
5. CONCRETE SHOWN (EXCEPT FOR RAMP AND WALKS) SHALL BE POURED MONOLITHICALLY.
6. PROVIDE A 3' GUTTER SLOPE TRANSITION ON EACH SIDE OF THE BOTTOM OF THE RAMP OPENING. REDUCE SLOPE FROM 12:1 TO 20:1 AT RAMP OPENING.
7. CONSTRUCT A MIN. OF ONE MID-BLOCK CURB RAMP AT "I" INTERSECTIONS, WHERE PEDESTRIAN CROSSING IS DESIRED.



Know what's below.  
Call before you dig.

| APPROVAL CERTIFICATE |               |
|----------------------|---------------|
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

**Manhard CONSULTING LTD.**

7800 East Orchard Road, Suite 1500 Greenwood Village, CO 80111 ph:303.788.0800 manhard.com GIS  
Civil Engineering & Construction Management Water Resource Management

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 07/22/2021 | 4TH SUBMITTAL |
| 07/22/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE DETAILS

**APPROVAL CERTIFICATE**

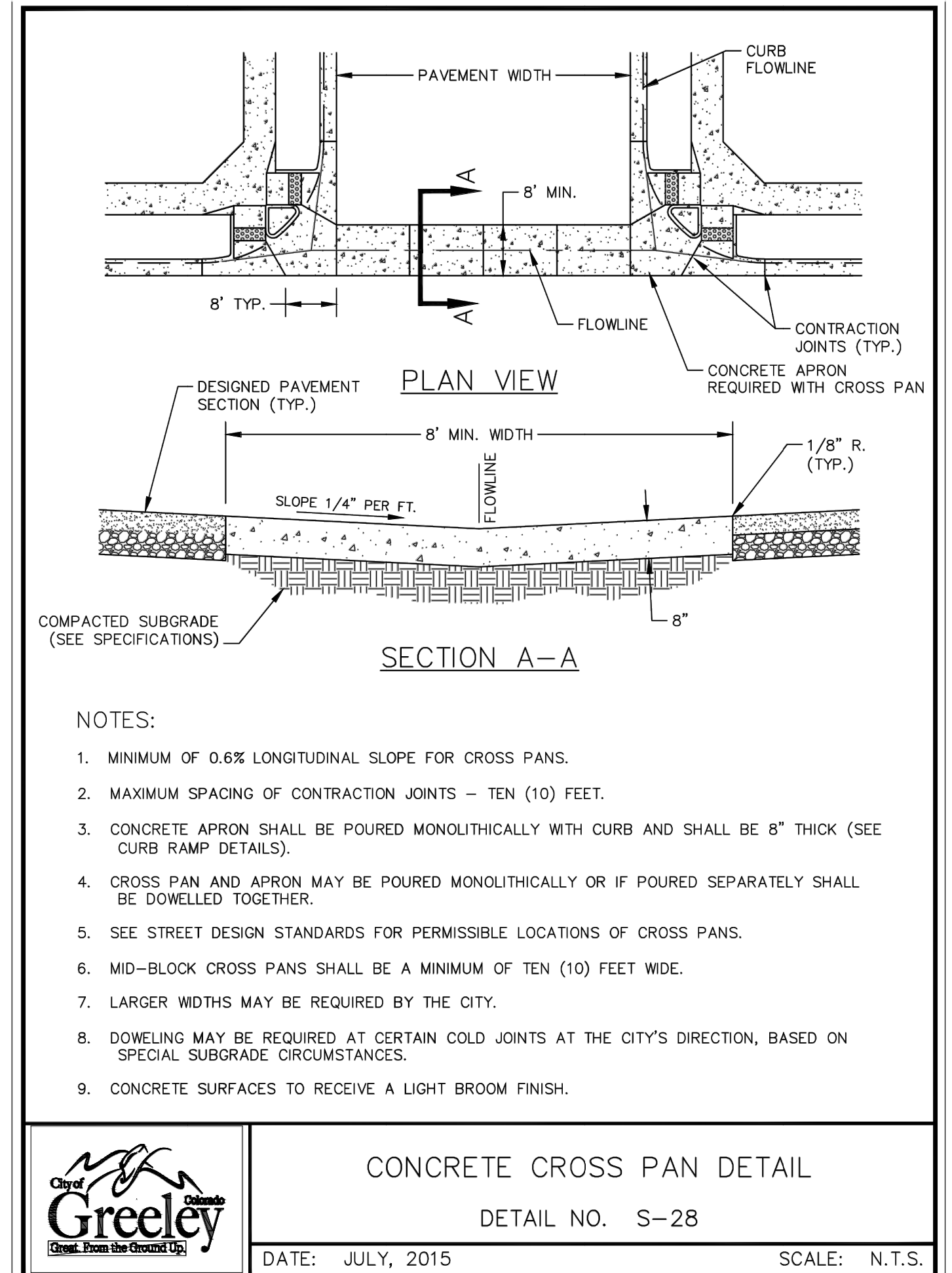
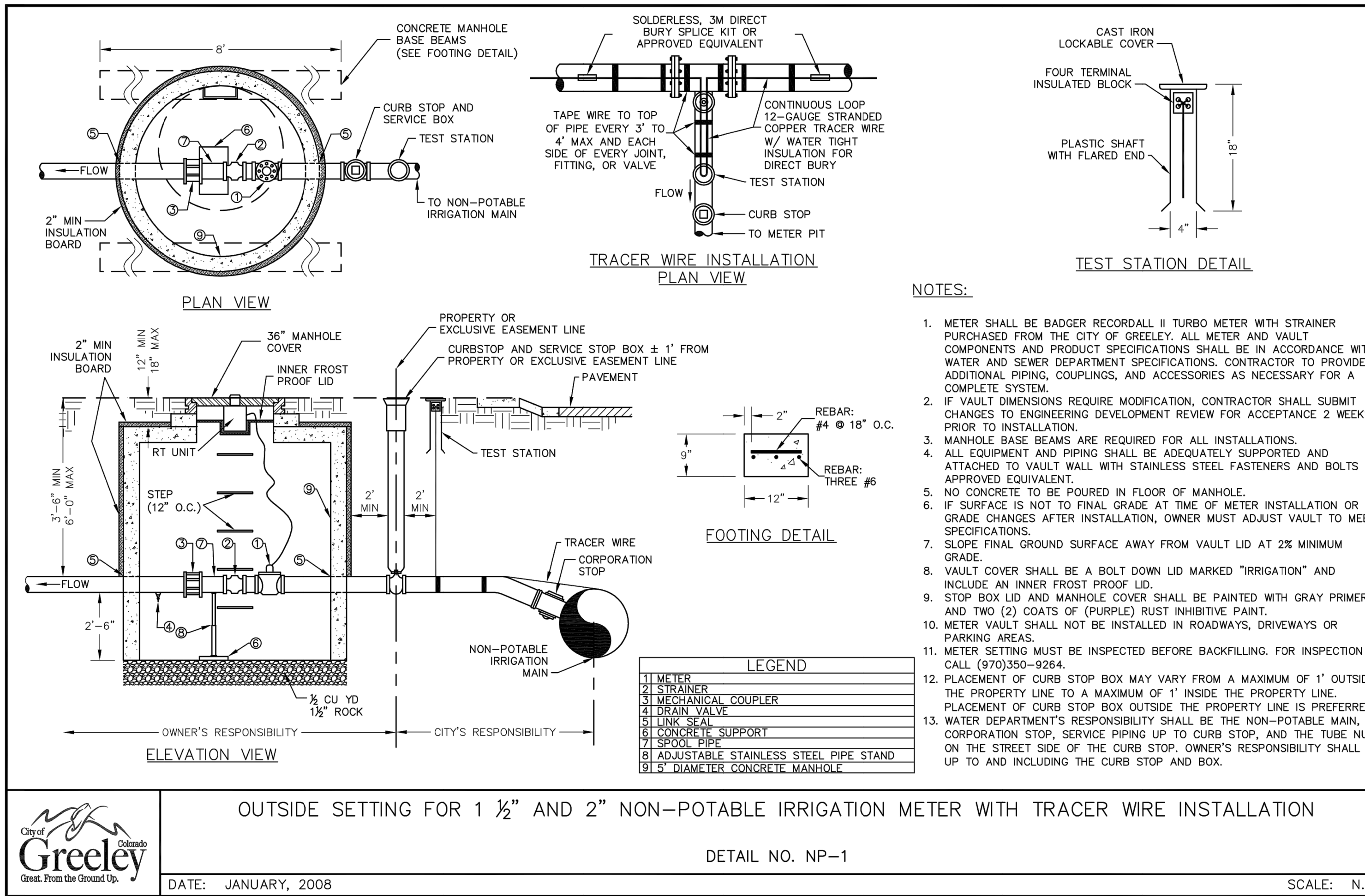
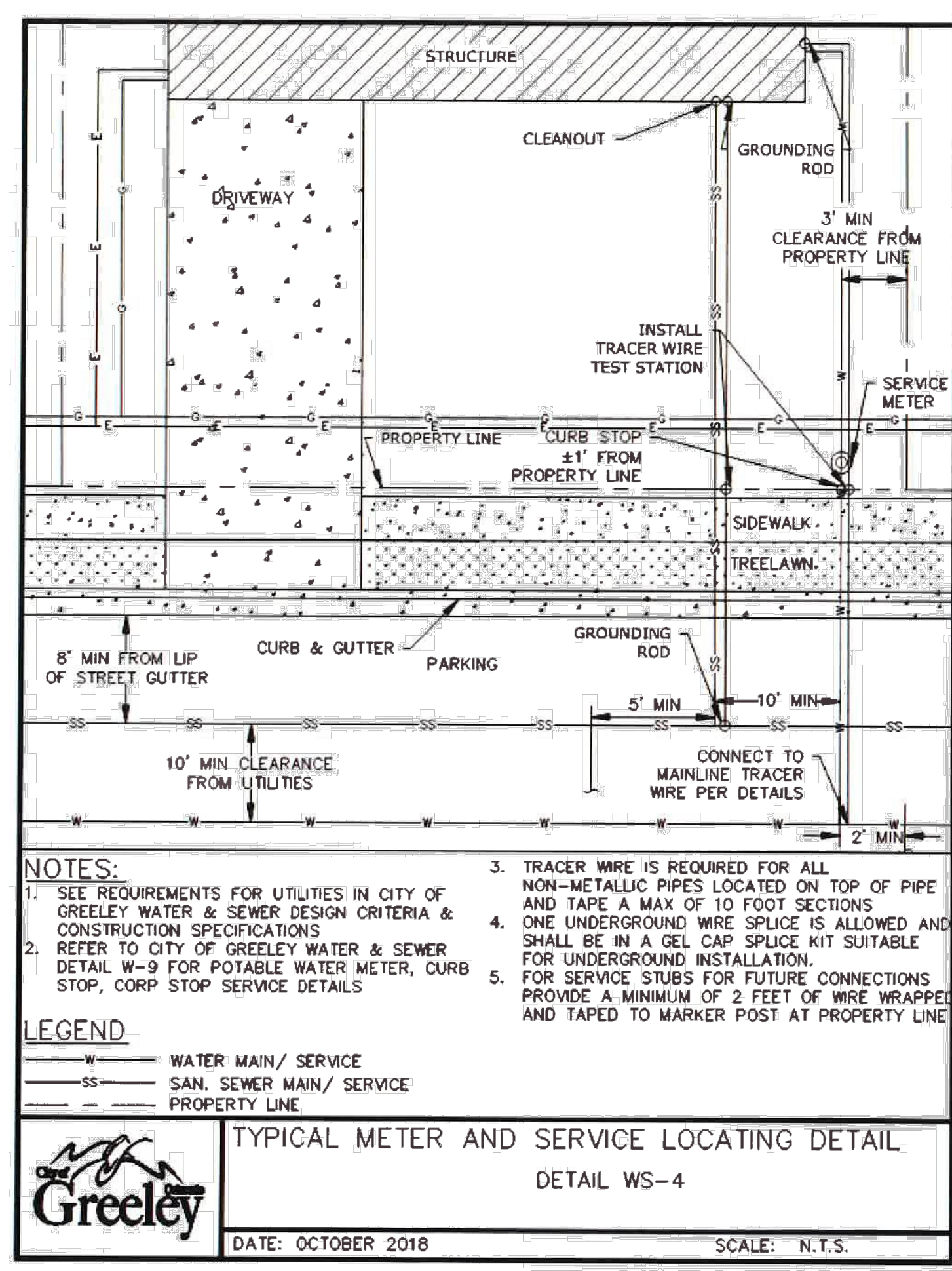
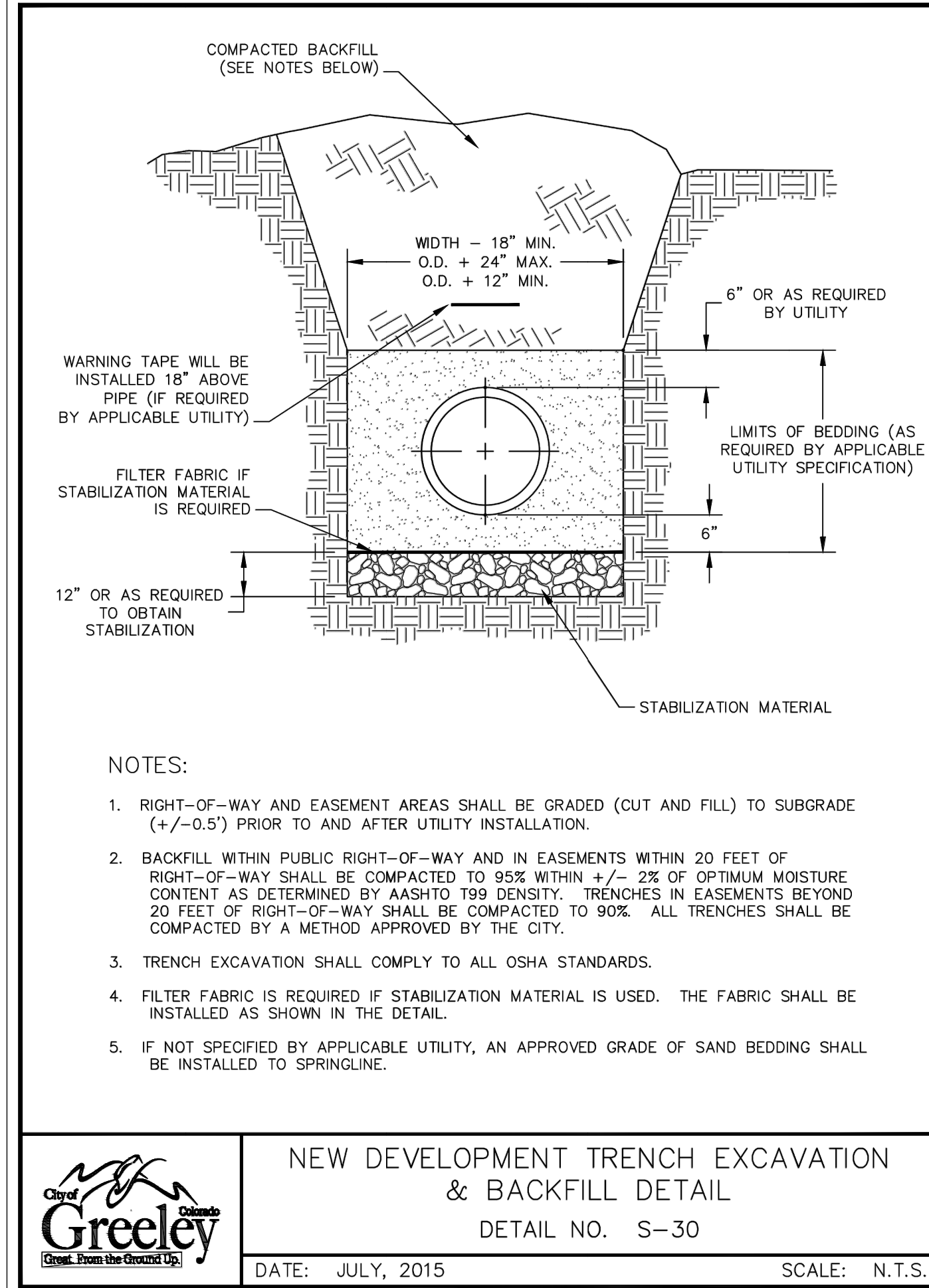
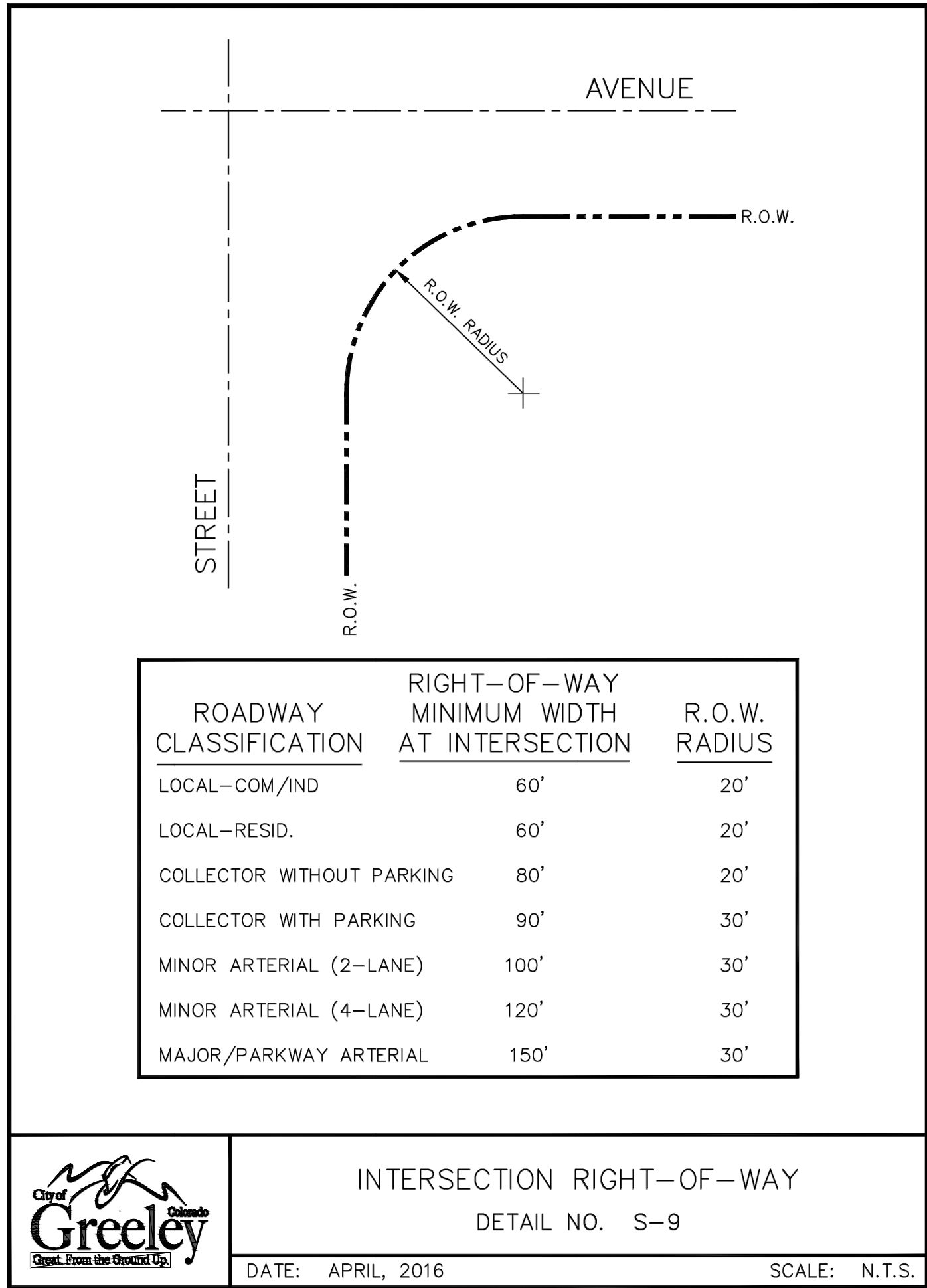
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PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

**SHEET**  
9 OF 67  
CPCGRCO01





Know what's below.  
Call before you dig.

APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
SITE DETAILS

37642  
08-19-2021  
PROFESSIONAL ENGINEER

PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: \_\_\_\_\_  
DATE: 01/22/2021

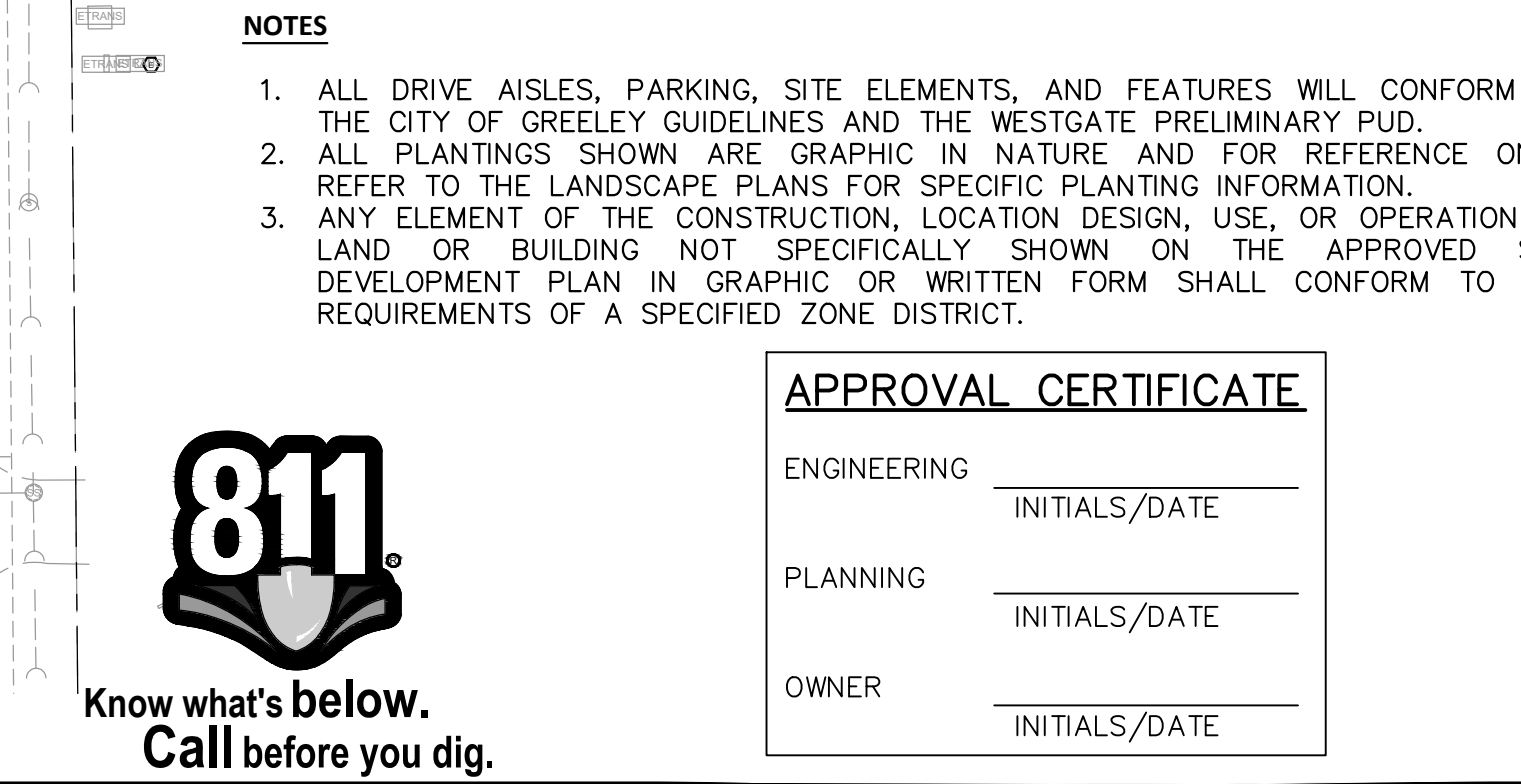
SHEET  
10 OF 67  
CPCGR001

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7800 East Orchard Road, Suite 1500, Greenwood Village, CO 80111, PH:303.788.0500, manhard.com  
Civil Engineering & Construction Management | Water Resource Management

DATE: \_\_\_\_\_  
REVISIONS: \_\_\_\_\_

5 08/19/2021 5TH SUBMITTAL  
4 07/22/2021 4TH SUBMITTAL  
3 07/22/2021 3RD SUBMITTAL  
2 03/19/2021 2ND SUBMITTAL  
1 01/22/2021 1ST SUBMITTAL

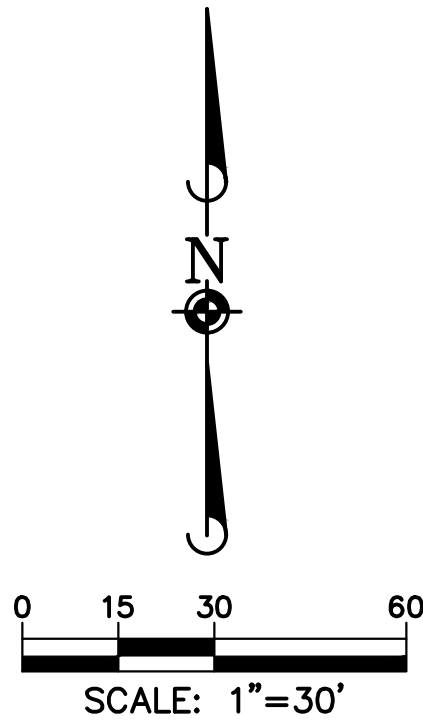
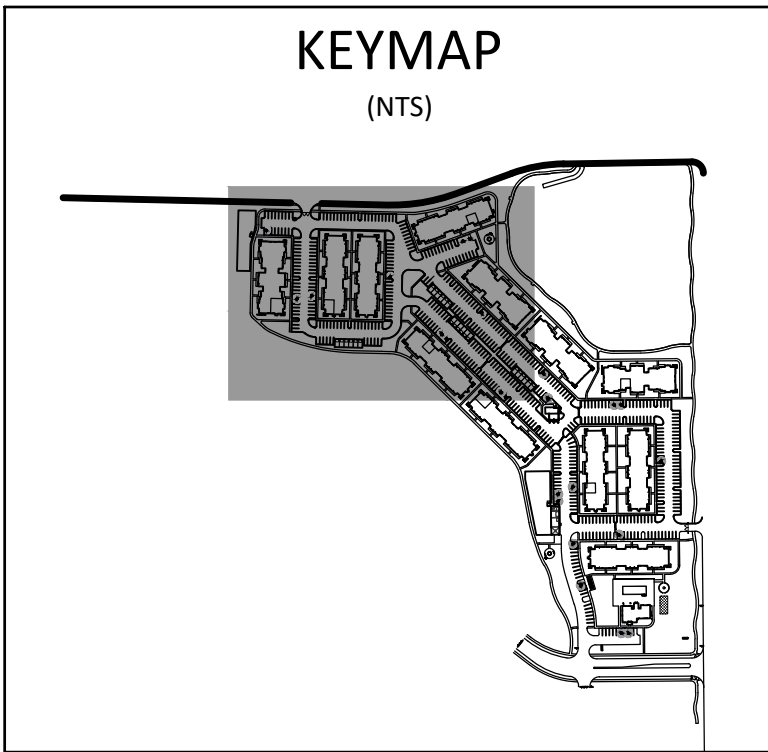
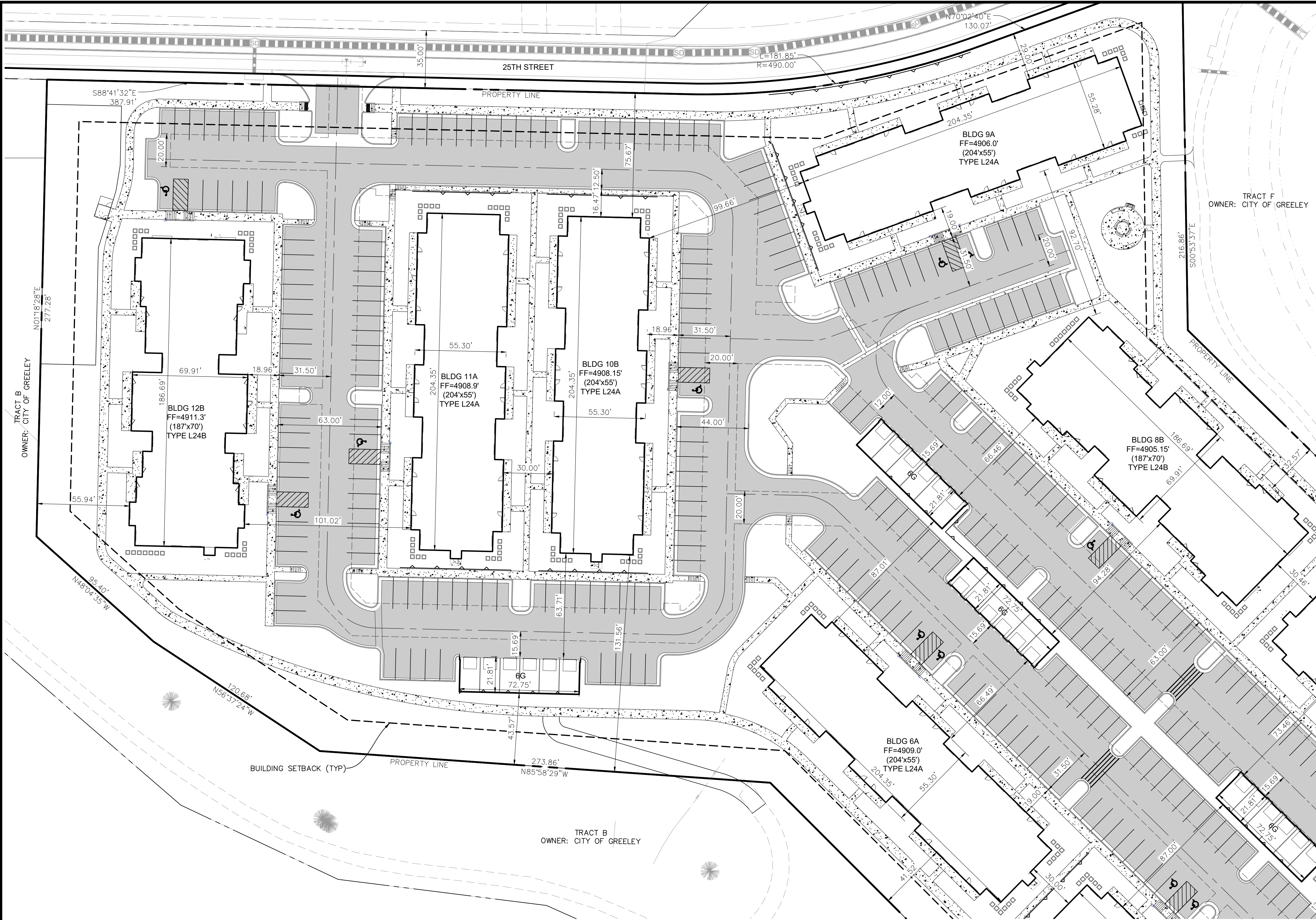






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| LEGEND |                       |
|--------|-----------------------|
|        | = PROPERTY LINE       |
|        | = SETBACK LINE        |
|        | = ASPHALT             |
|        | = HEAVY DUTY PAVEMENT |
|        | = CONCRETE            |
|        | = POOL AREA           |



LEGAL DESCRIPTION

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

NOTES

1. ALL DRIVE AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELEY GUIDELINES AND THE WESTGATE PRELIMINARY PUD.
2. ALL PLANTINGS SHOWN ARE GRAPHIC IN NATURE AND FOR REFERENCE ONLY. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING INFORMATION.
3. ANY ELEMENT OF THE CONSTRUCTION, LOCATION DESIGN, USE, OR OPERATION OF LAND OR BUILDING NOT SPECIFICALLY SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF A SPECIFIED ZONE DISTRICT.



| APPROVAL CERTIFICATE |               |
|----------------------|---------------|
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
BUILDING DATA PLAN - NORTH



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

SHEET  
12 OF 67  
CPCGR001

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| REVISIONS |               |
|-----------|---------------|
| DATE      | REVISIONS     |
| 5/08/2021 | 5TH SUBMITTAL |
| 3/05/2021 | 3RD SUBMITTAL |
| 2/03/2021 | 2ND SUBMITTAL |
| 1/02/2021 | 1ST SUBMITTAL |

**Manhard**  
CONSULTING LTD.  
7000 East Orchard Road, Suite 100, North Platte, NE 68901, phone 308.660.0600, manhard.com  
Civil Engineering & Geospatial Services  
Water Resource Management | Construction Management



**LEGEND**

-  = PROPERTY LINE
-  = SETBACK LINE
-  = ASPHALT
-  = HEAVY DUTY PAVEMENT
-  = CONCRETE
-  = POOL AREA

TRACT F  
OWNER: CITY OF GREELEY

TRACT B  
OWNER: CITY OF GREELEY

BUILDING  
SETBACK (TYP)

BLDG 7A  
FF=4905.9'  
(187'x70')  
TYPE L24B

BLDG 5B  
FF=4908.5'  
(204'x55')  
TYPE L24A

BLDG 3A  
FF=4907.25  
(204'x55')  
TYPE L24A

BLDG 2B  
FF=4906.1'  
(204'x55')  
TYPE L24A

BLDG 4B  
FF=4906.2'  
(187'x70')  
TYPE L24B

TRACT G  
OWNER: WRD4 GREELEY PROPERTY LLC

71ST AVENUE

### LEGAL DESCRIPTION

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST  
QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL  
MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

## NOTES

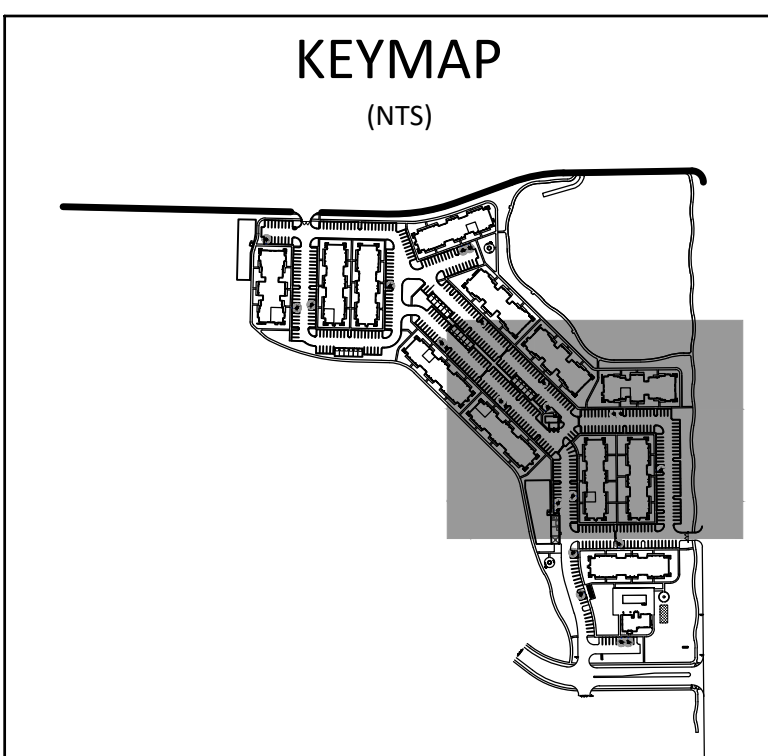
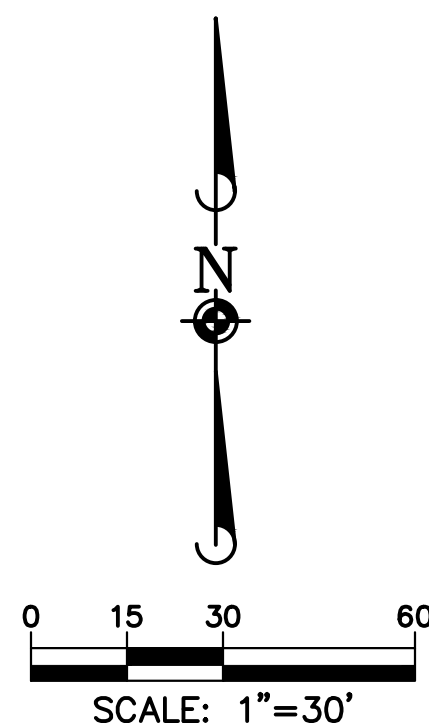
1. ALL DRIVE, AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELY GUIDELINES AND WESTGATE PRELIMINARY PUD.
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## APPROVAL CERTIFICATE

|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |



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| 2    | 03/19/2021 | 2ND SUBMITTAL |          |
| 1    | 01/22/2021 | 1ST SUBMITTAL |          |



**WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1**

CITY OF GREELEY, COLORADO

BUILDING DATA PLAN - EAST



PROJ. MGR.: GTI  
PROJ. ASSOC.: GTI  
DRAWN BY: \*\*\*\*\*  
DATE: 01/22/2021

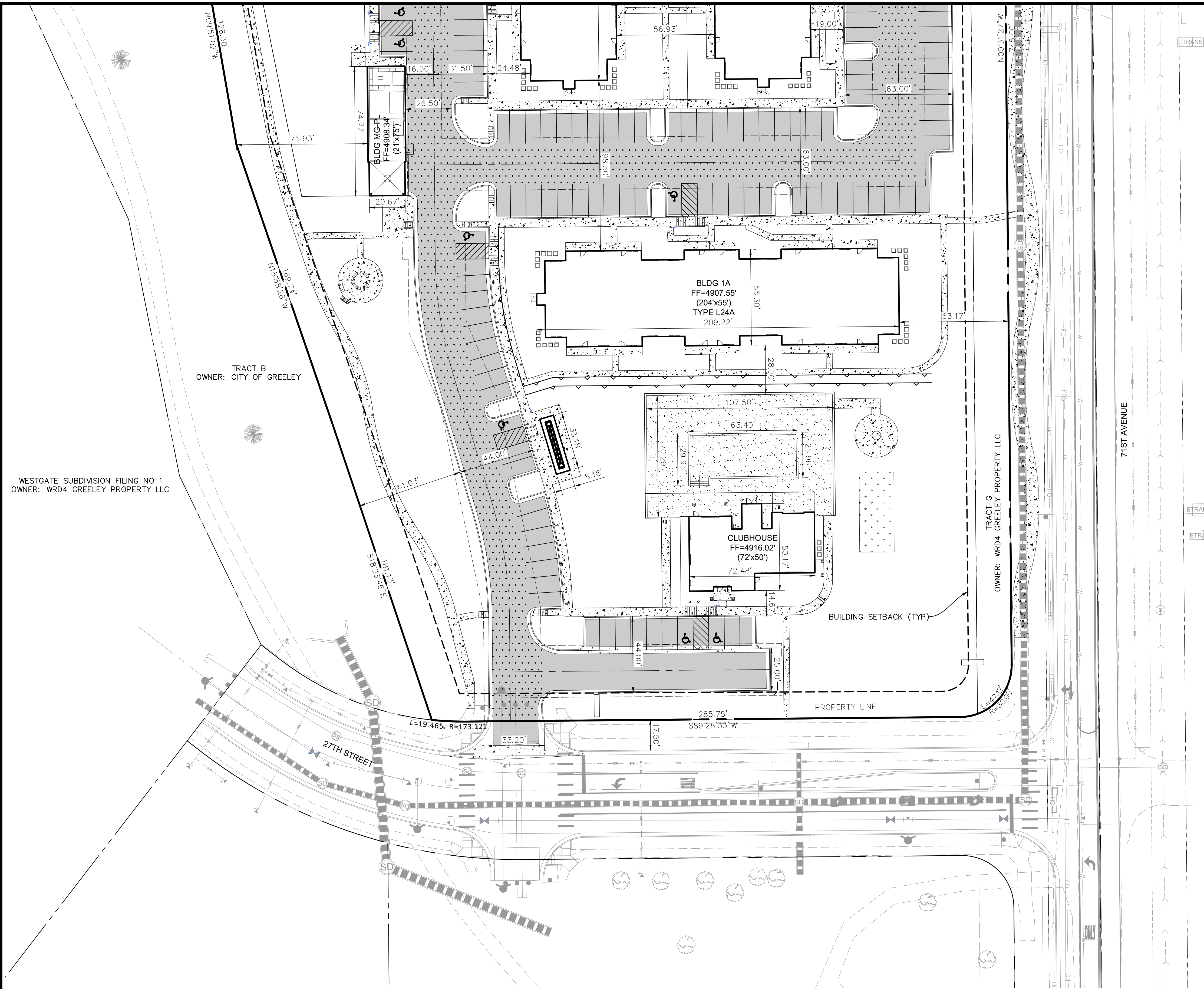
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13 OF 67

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| LEGEND |                       |
|--------|-----------------------|
|        | = PROPERTY LINE       |
|        | = SETBACK LINE        |
|        | = ASPHALT             |
|        | = HEAVY DUTY PAVEMENT |
|        | = CONCRETE            |
|        | = POOL AREA           |

LEGAL DESCRIPTION

WESTGATE SUBDIVISION FILING NO. 1, BLOCK 9, LOT 1 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

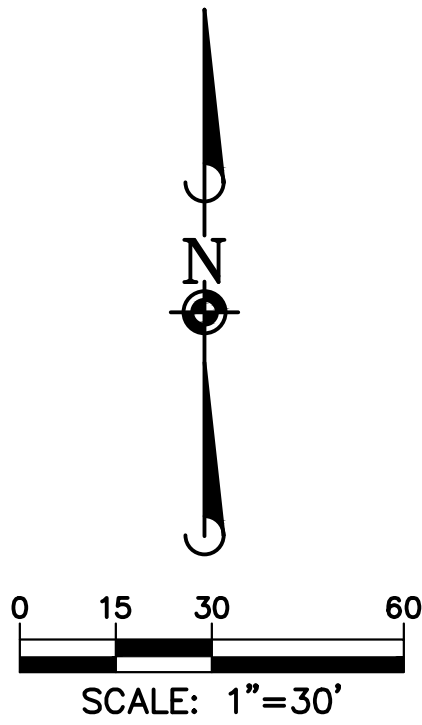
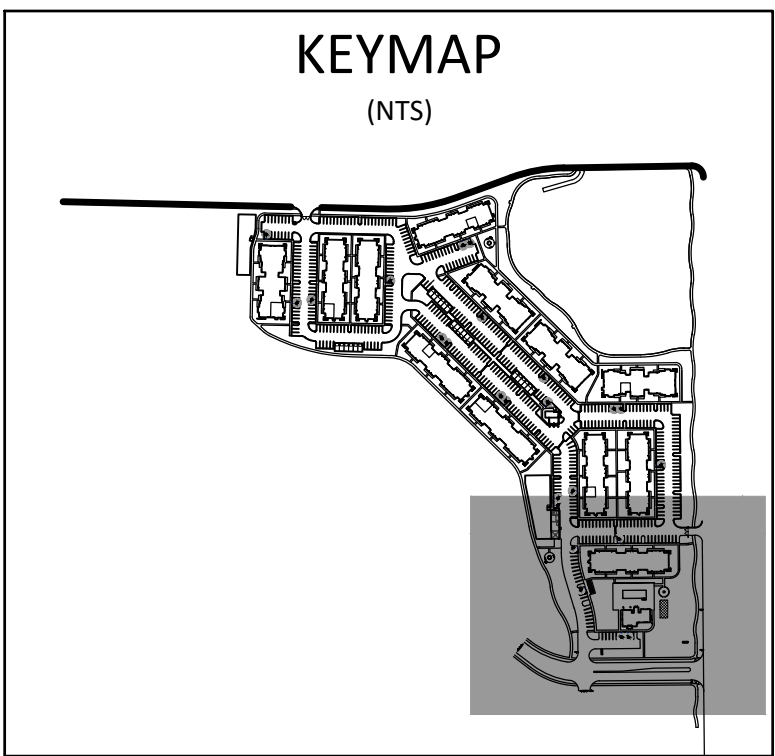
NOTES

1. ALL DRIVE AISLES, PARKING, SITE ELEMENTS, AND FEATURES WILL CONFORM TO THE CITY OF GREELEY GUIDELINES AND WESTGATE PRELIMINARY PUD.
2. ALL PLANTINGS SHOWN ARE GRAPHIC IN NATURE AND FOR REFERENCE ONLY. REFER TO THE LANDSCAPE PLANS FOR SPECIFIC PLANTING INFORMATION.
3. ANY ELEMENT OF THE CONSTRUCTION, LOCATION DESIGN, USE, OR OPERATION OF LAND OR BUILDING NOT SPECIFICALLY SHOWN ON THE APPROVED SITE DEVELOPMENT PLAN IN GRAPHIC OR WRITTEN FORM SHALL CONFORM TO THE REQUIREMENTS OF A SPECIFIED ZONE DISTRICT.



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| OWNER                | INITIALS/DATE |



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| 08/19/2021 | 2ND SUBMITTAL |
| 08/19/2021 | 1ST SUBMITTAL |

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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
BUILDING DATA PLAN - SOUTH

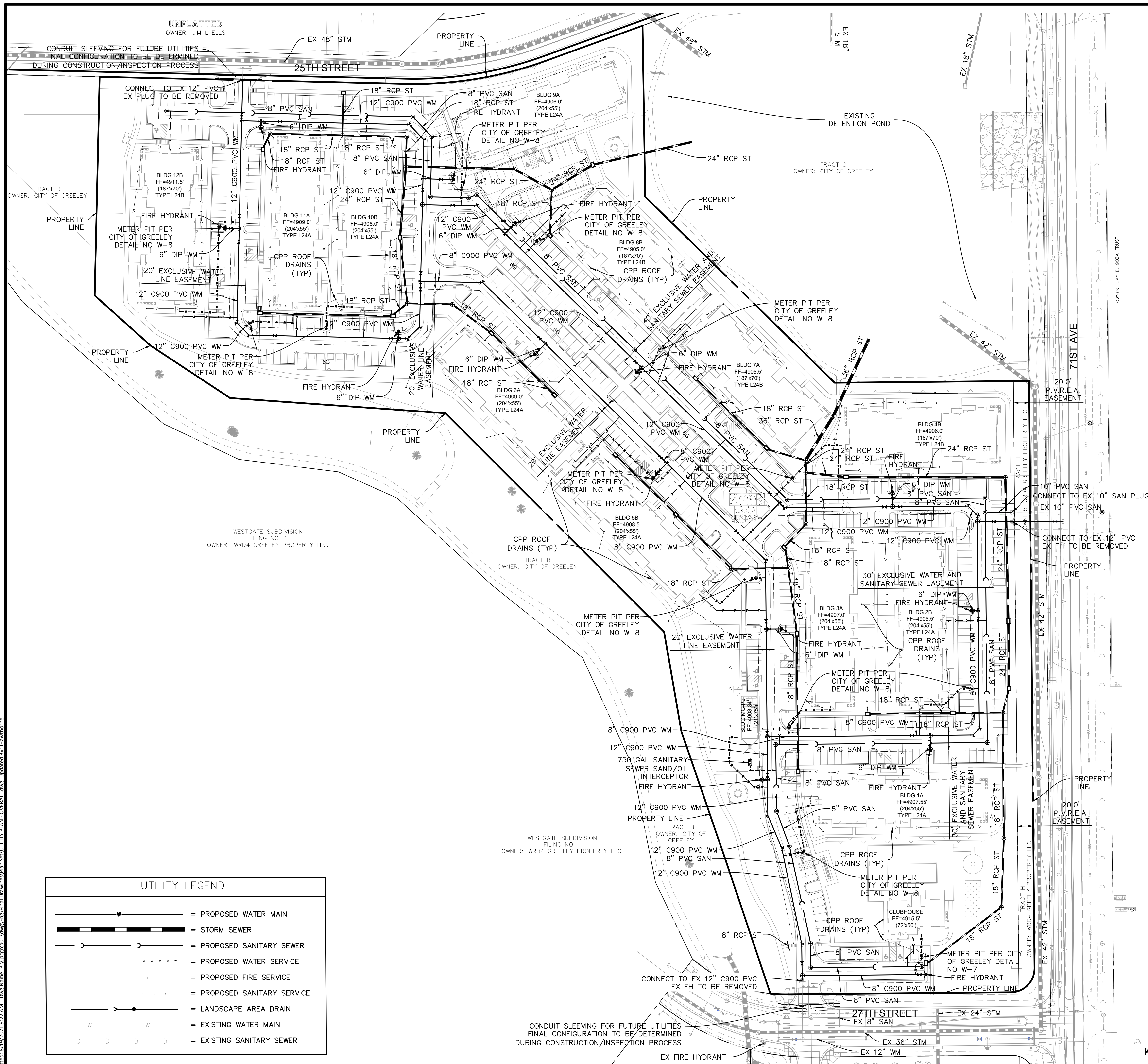
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**UTILITY NOTES:**

1. THE CONTRACTOR SHALL CONTACT 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
2. ALL UTILITY DIMENSIONS ARE TO CENTER OF PIPE OR CENTER OF STRUCTURE UNLESS OTHERWISE NOTED.
3. BUILDING DIMENSIONS AND ADJACENT UTILITY LAYOUT HAVE BEEN PREPARED BASED UPON ARCHITECTURAL INFORMATION CURRENT AT THE DATE OF THIS DRAWING. SUBSEQUENT ARCHITECTURAL CHANGES MAY EXIST. THEREFORE CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS AND NOTIFY THE ARCHITECT AND ENGINEER OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
4. ROUTING OF GAS, ELECTRIC AND TELEPHONE SERVICES IF SHOWN ARE APPROXIMATE ONLY AND SUBJECT TO CHANGE BASED UPON FINAL REVIEW AND APPROVAL BY RESPECTIVE UTILITY COMPANIES AND OWNER. DEVELOPER SHALL CONTACT EACH UTILITY COMPANY AND COORDINATE FINAL LOCATIONS FOR ALL UTILITY SERVICES PRIOR TO START OF CONSTRUCTION.
5. CONTRACTOR SHALL EXCAVATE AND VERIFY ALL EXISTING SEWER, WATER MAIN AND DRY UTILITY LOCATIONS, SIZES, CONDITIONS & ELEVATIONS AT PROPOSED POINTS OF CONNECTION AND CROSSINGS PRIOR TO ANY UNDERGROUND CONSTRUCTION AND NOTIFY THE OWNER OF ANY DISCREPANCIES OR CONFLICTS.
6. LIGHTING AND UNDERGROUND CABLE IF SHOWN ON PLANS ARE FOR APPROXIMATE LOCATION ONLY. REFER TO ARCHITECTURAL PLANS FOR SPECIFICATIONS AND DETAILS.
7. THE CONTRACTOR SHALL ADJUST RIM ELEVATIONS OF ALL EXISTING STRUCTURES TO PROPOSED FINISH GRADES.
8. CONTRACTOR TO VERIFY LOCATION, SIZES, AND ELEVATION OF ALL BUILDING SERVICE LOCATIONS WITH ARCHITECTURAL PLANS.
9. TYPE R INLET ELEVATIONS ARE TO TOP FACE OF INLET (TFI). SEE STORM PLAN AND PROFILES FOR TFI ELEVATIONS.
10. ALL WATER MAINS (TOP OF PIPE) SHALL BE 5.0' BELOW FINISHED GRADE, UNLESS NOTED OTHERWISE.
11. POTABLE WATER SERVICES AND DISTRIBUTION MAINS SHALL HAVE A MINIMUM TEN (10) FEET HORIZONTAL AND EIGHTEEN-INCHES (18") VERTICAL SEPARATION FROM ALL UTILITIES MEASURED FROM OUTSIDE DIAMETER.
12. ALL EXISTING UTILITIES SHOWN ARE NOT TO BE INTERPRETED AS THE EXACT ELEVATION OR LOCATION, OR AS THE ONLY OBSTACLES THAT MAY OCCUR ON THE SITE. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND PROCEED WITH CAUTION AROUND ANY ANTICIPATED FEATURES.
13. THE UNDERGROUND UTILITY INFORMATION AS SHOWN HERE ON IS BASED, IN PART, UPON INFORMATION FURNISHED BY UTILITY COMPANIES AND THE LOCAL MUNICIPALITY. WHILE THIS INFORMATION IS BELIEVED TO BE RELIABLE, ITS ACCURACY AND COMPLETENESS CANNOT BE GUARANTEED NOR CERTIFIED.
14. SANITARY SEWER PIPE LENGTHS SHOWN ARE CENTER OF MANHOLE TO CENTER OF MANHOLE. STORM SEWER PIPE LENGTHS ARE TO CENTER OF MANHOLE, INSIDE FACE OF INLET WALLS OR END OF FES.
15. SOME EXISTING ITEMS TO BE REMOVED HAVE BEEN DELETED FROM THIS PLAN FOR CLARITY. SEE DEMOLITION PLAN FOR ITEMS DELETED.
16. ALL TRENCHES SHALL BE ADEQUATELY SUPPORTED AND THE SAFETY OF WORKERS PROVIDED FOR AS REQUIRED BY THE MOST RECENT OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) "SAFETY AND HEALTH REGULATIONS FOR CONSTRUCTION." THESE REGULATIONS ARE DESCRIBED IN SUBPART P, PART 1926 OF THE CODE OF FEDERAL REGULATIONS. SHEETING AND SHORING SHALL BE UTILIZED WHERE NECESSARY TO PREVENT ANY EXCESSIVE WIDENING OR SLOUGHING OF THE TRENCH WHICH MAY BE DETRIMENTAL TO HUMAN SAFETY, TO THE PIPE BEING PLACED, TO TREES OR TO ANY EXISTING STRUCTURE WHERE EXCAVATIONS ARE MADE UNDER SEVERE WATER CONDITIONS. THE CONTRACTOR MAY BE REQUIRED TO USE AN APPROVED PILING INSTEAD OF SHEETING AND SHORING.
17. CONTRACTOR SHALL CORE AND BOOT ALL PIPE ENTRANCES INTO EXISTING STRUCTURES, UNLESS OTHERWISE DIRECTED, OR AS REQUIRED BY THE JURISDICTIONAL AGENCY.
18. COMMERCIAL BUILDING WATER AND SANITARY SEWER SERVICE STUBS ARE DESIGNED TO 5" OUTSIDE FOUNDATION. SEE ARCHITECTURAL OR PLUMBING PLANS FOR CONTINUATION OF SERVICES.

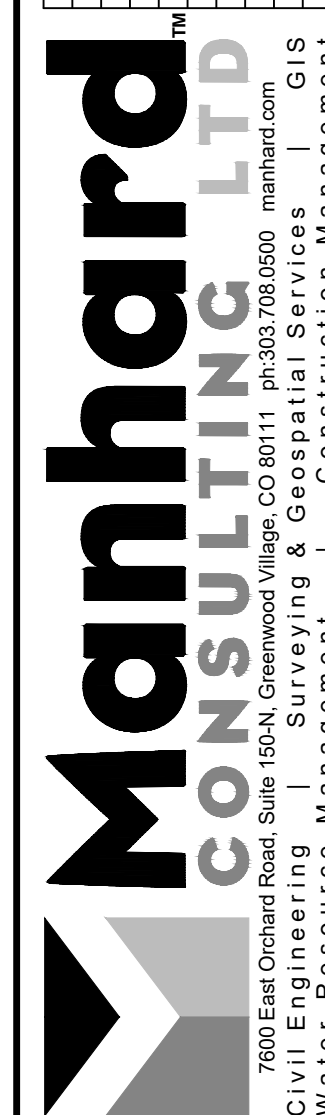
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PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_



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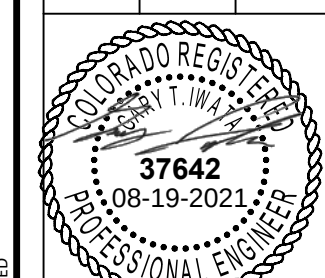
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| 05/19/2021 | 3. 3RD SUBMITTAL |
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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

UTILITY PLAN - OVERALL



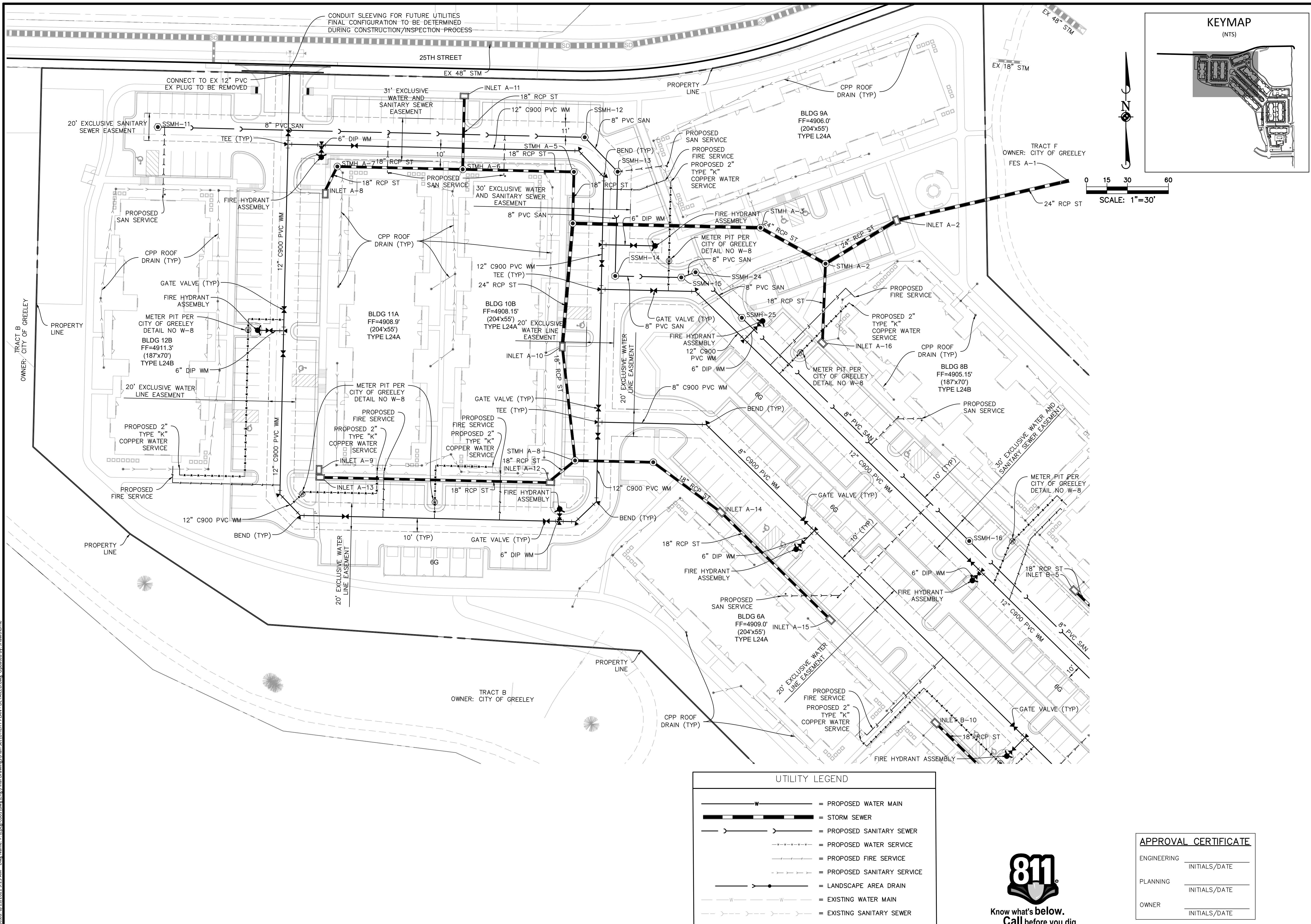
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PROJ ASSOC: GTI  
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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
UTILITY PLAN - NORTH

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PROJ. ASSOC.: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021  
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16 OF 67  
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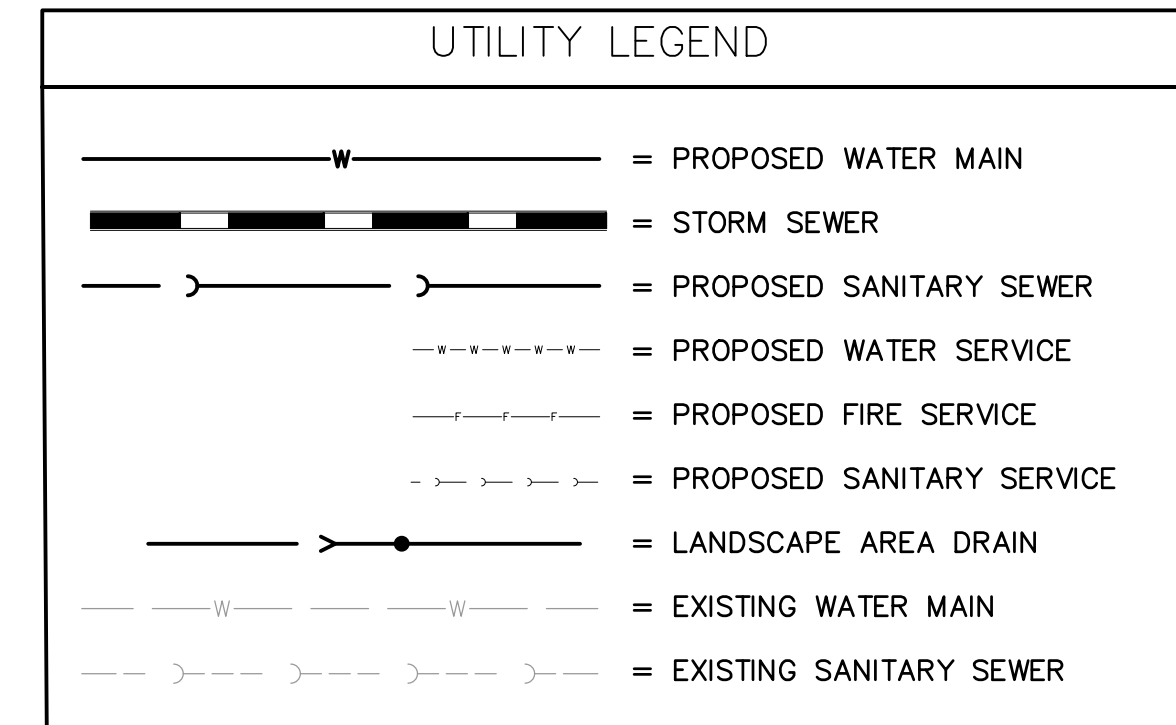
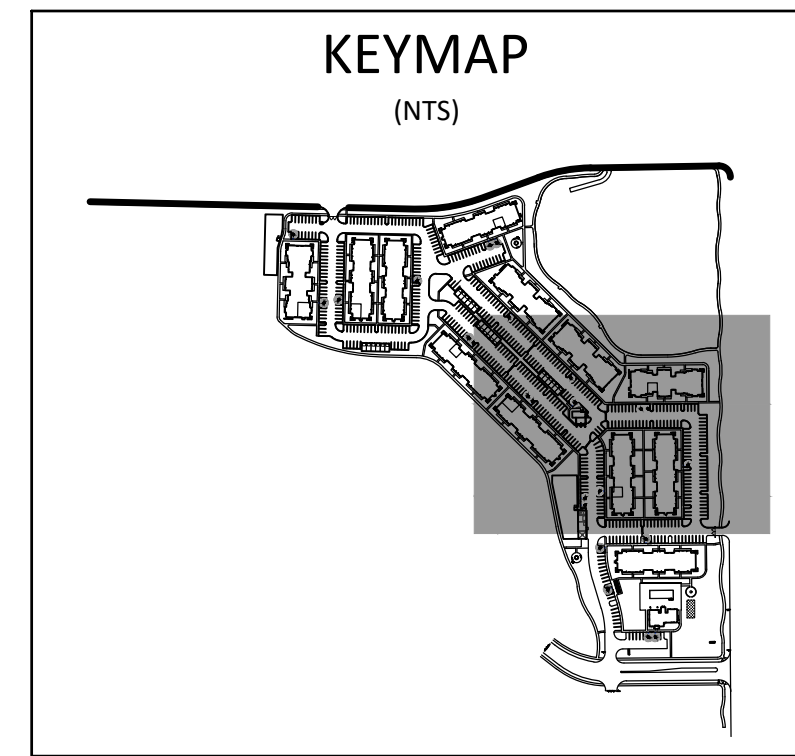
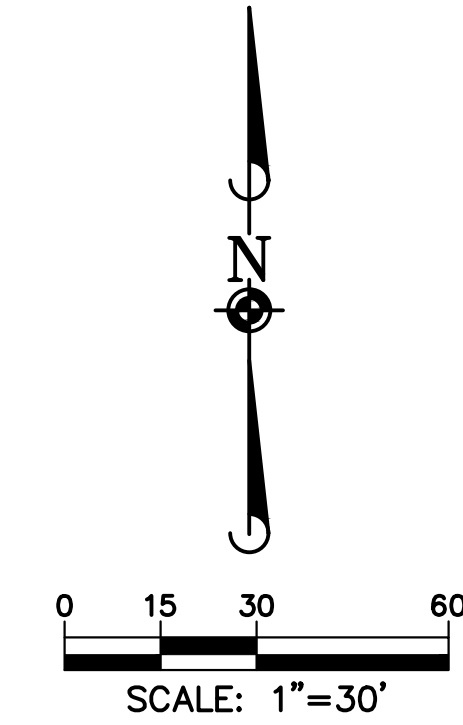
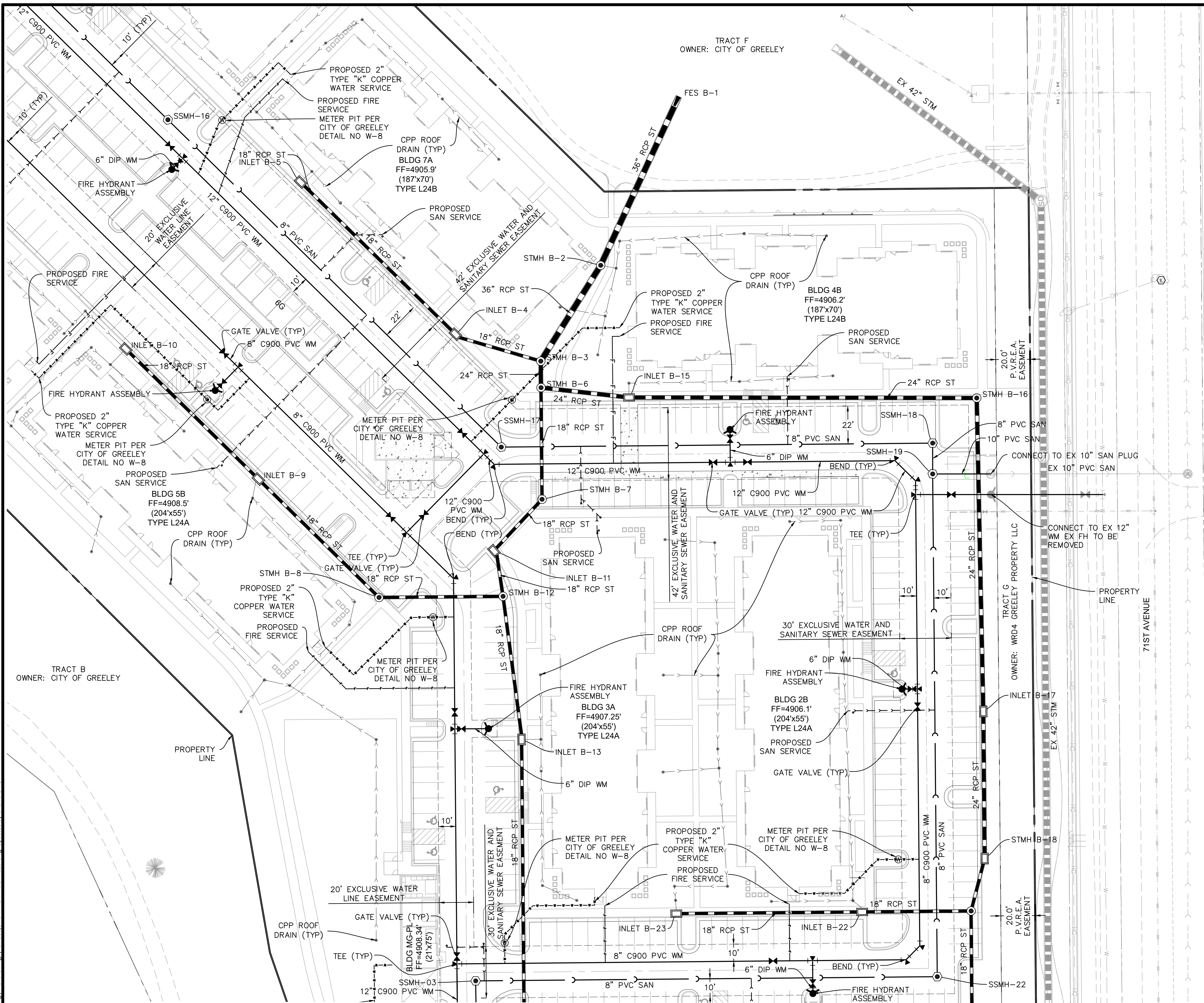
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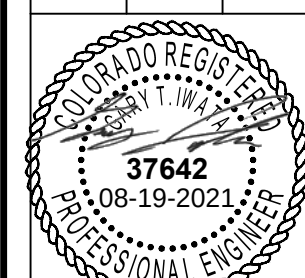


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| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
UTILITY PLAN - EAST



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PROJ. ASSOC.: GTI  
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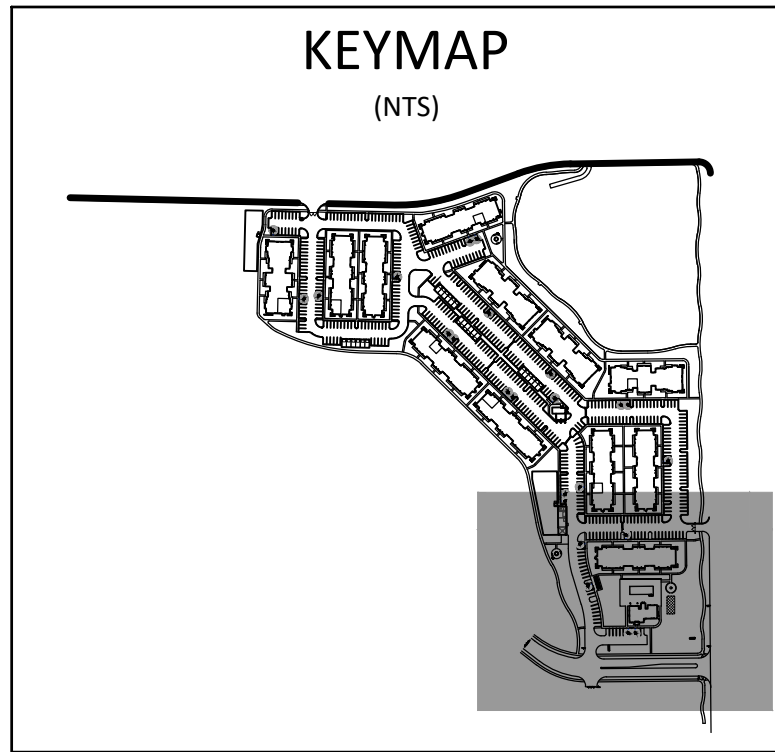
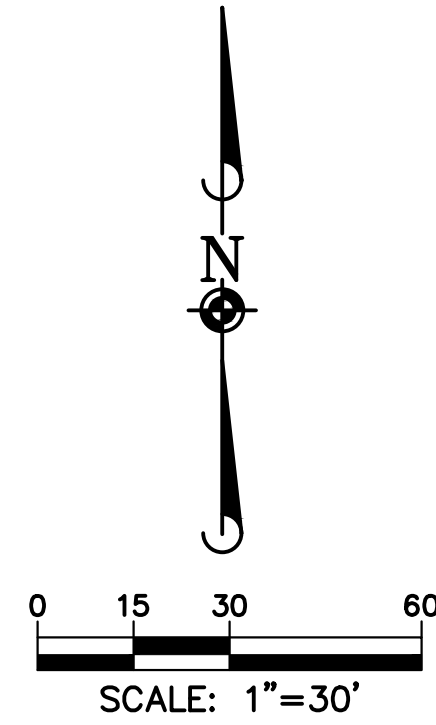
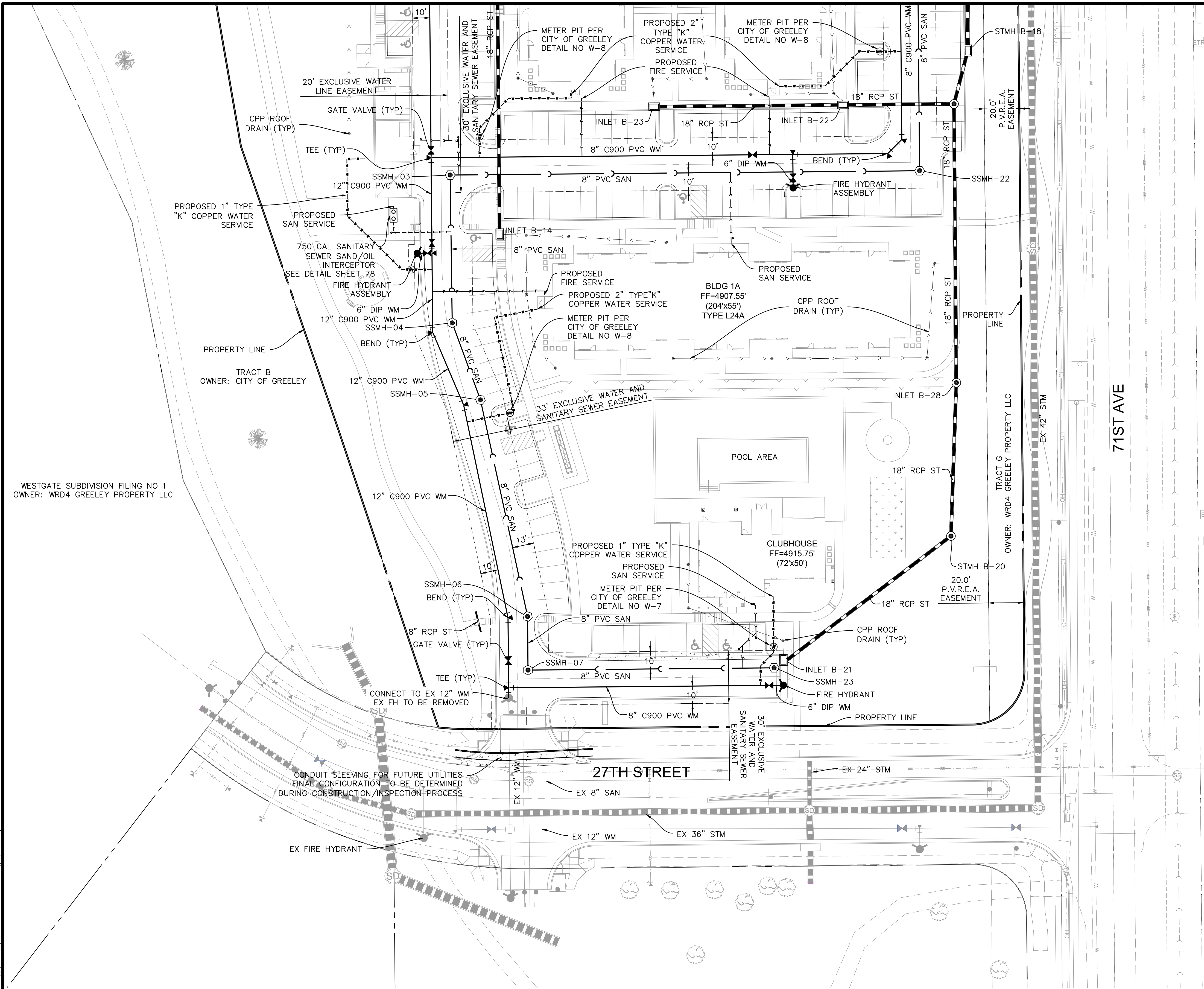
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| UTILITY LEGEND |                             |
|----------------|-----------------------------|
|                | = PROPOSED WATER MAIN       |
|                | = STORM SEWER               |
|                | = PROPOSED SANITARY SEWER   |
|                | = PROPOSED WATER SERVICE    |
|                | = PROPOSED FIRE SERVICE     |
|                | = PROPOSED SANITARY SERVICE |
|                | = LANDSCAPE AREA DRAIN      |
|                | = EXISTING WATER MAIN       |
|                | = EXISTING SANITARY SEWER   |

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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
UTILITY PLAN - SOUTH

APPROVAL CERTIFICATE

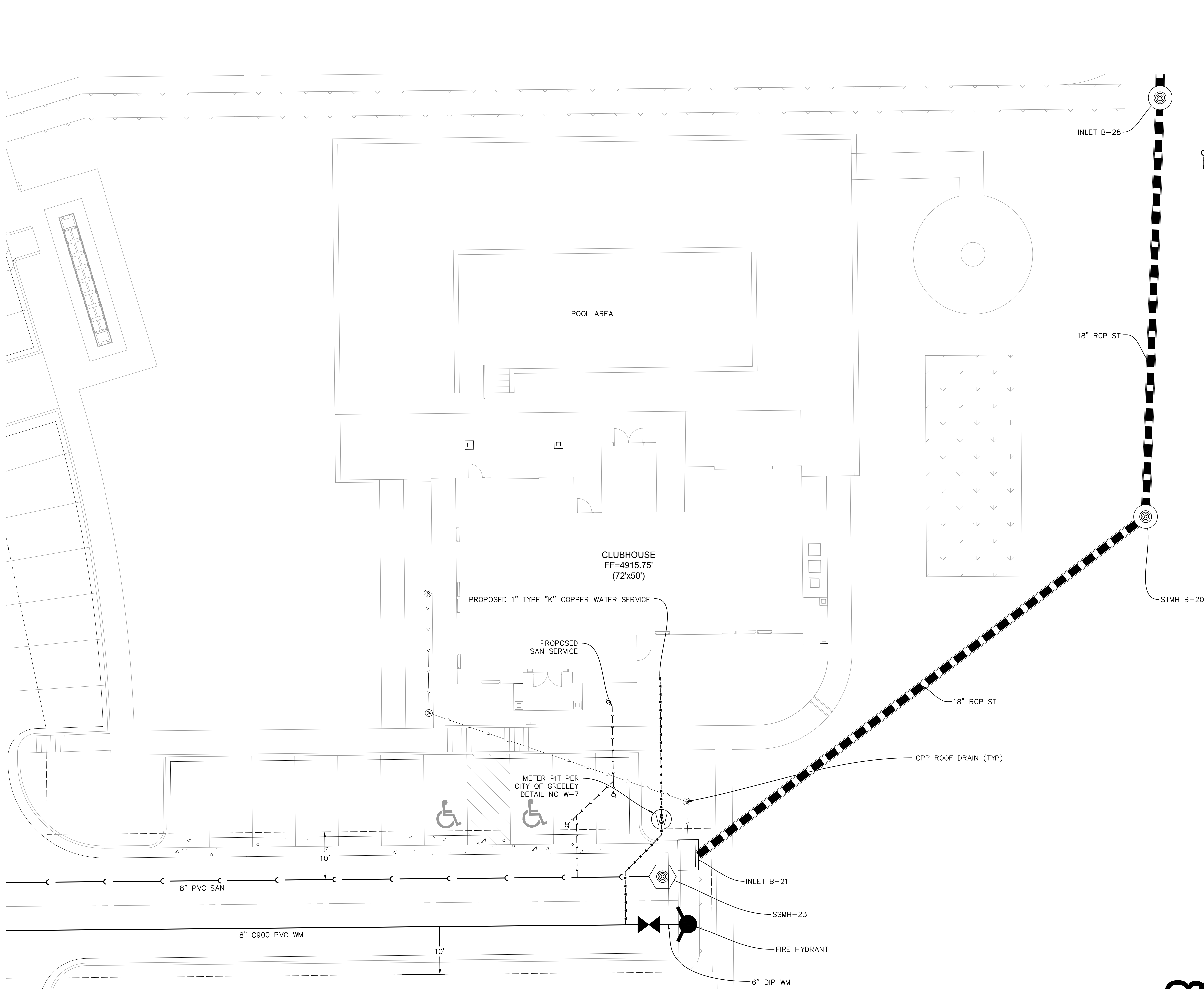
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18 OF 67  
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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
UTILITY PLAN - CLUBHOUSE & POOL

PROJ. MGR.: GTI  
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DATE: 01/22/2021

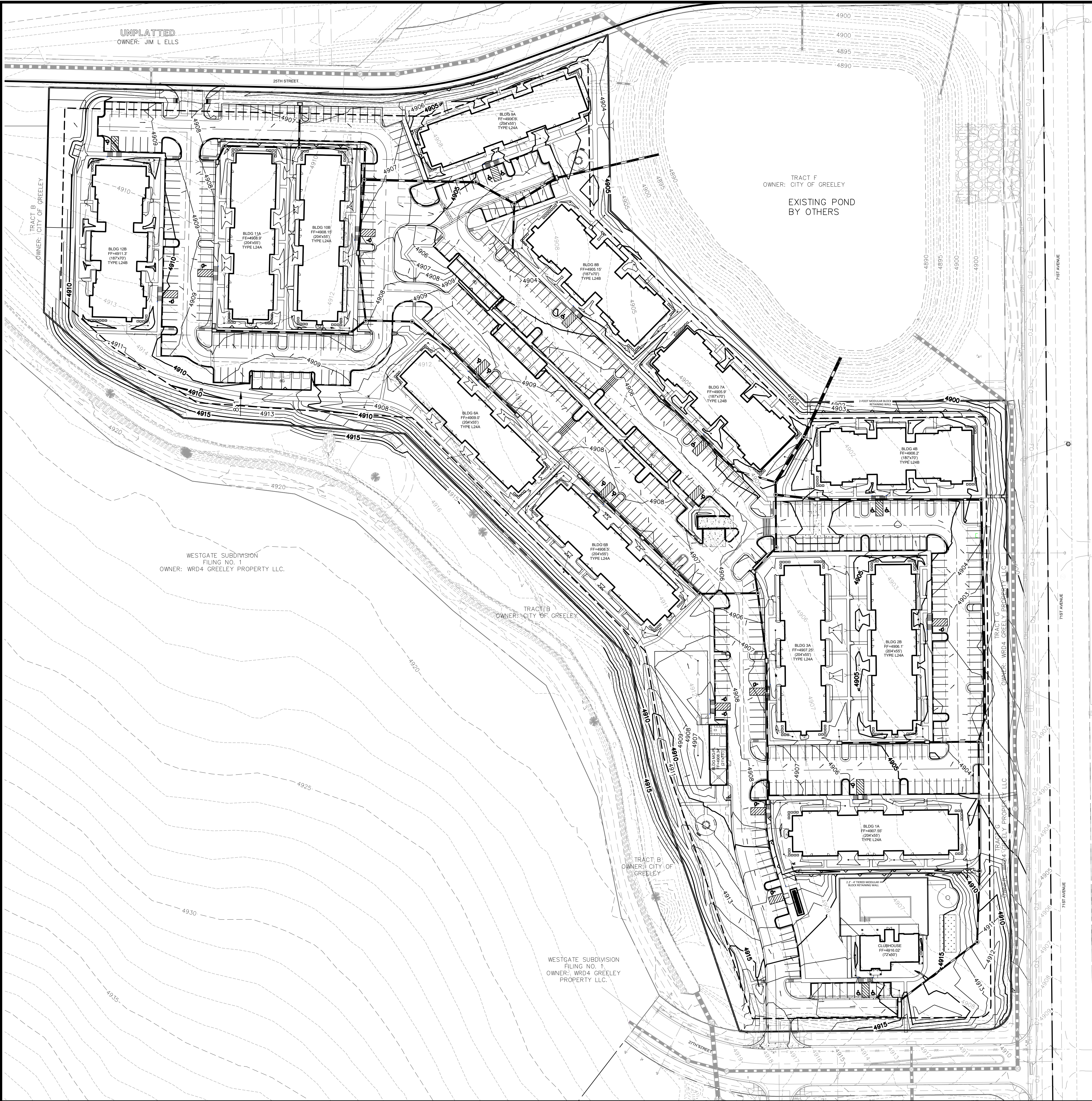
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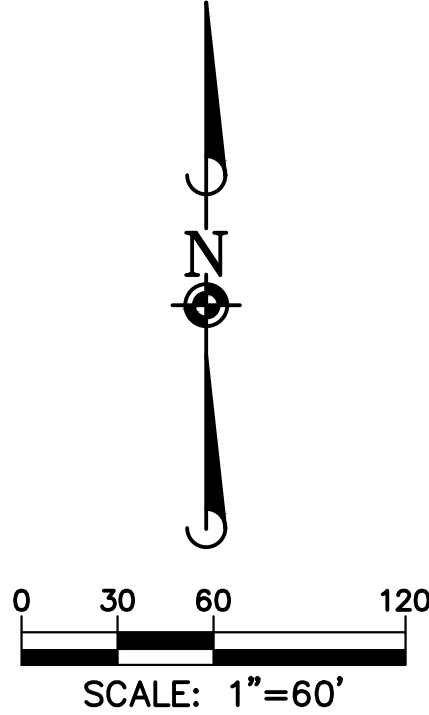


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**GRADING PLAN LEGEND**

|            |                                   |
|------------|-----------------------------------|
| 4900.00 SW | PROPOSED SPOT ELEVATION           |
| FF         | PROPOSED FINISHED FLOOR ELEVATION |
| G/F        | PROPOSED GRADE AT FOUNDATION      |
| W          | PROPOSED TOP OF WALK              |
| [Symbol]   | PROPOSED DIRECTION OF FLOW        |
| [Symbol]   | OVERFLOW RELIEF ROUTE             |
| [Symbol]   | RETAINING WALL                    |
| [Symbol]   | CATCH CURB & GUTTER               |
| [Symbol]   | SPILL CURB & GUTTER               |

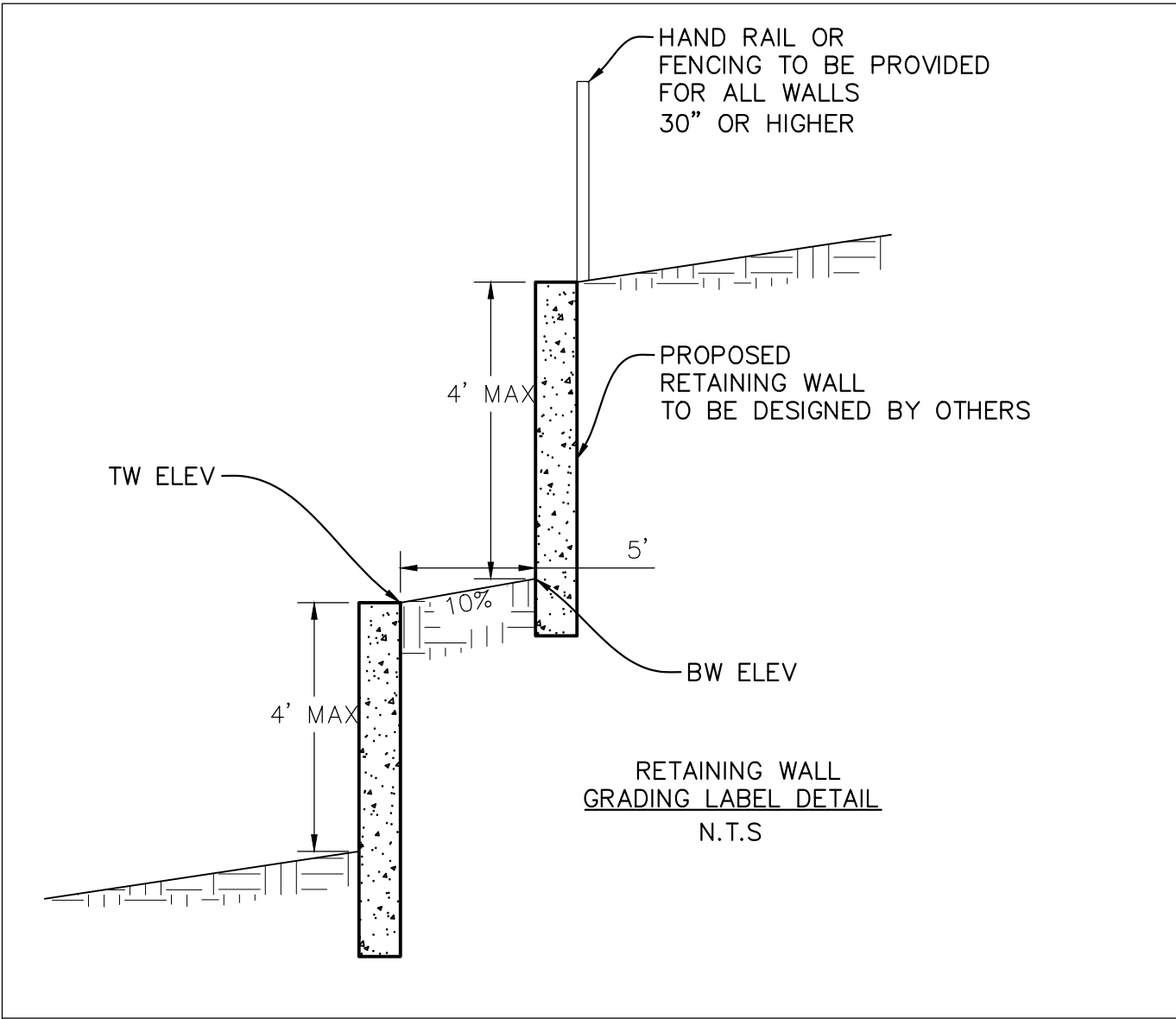
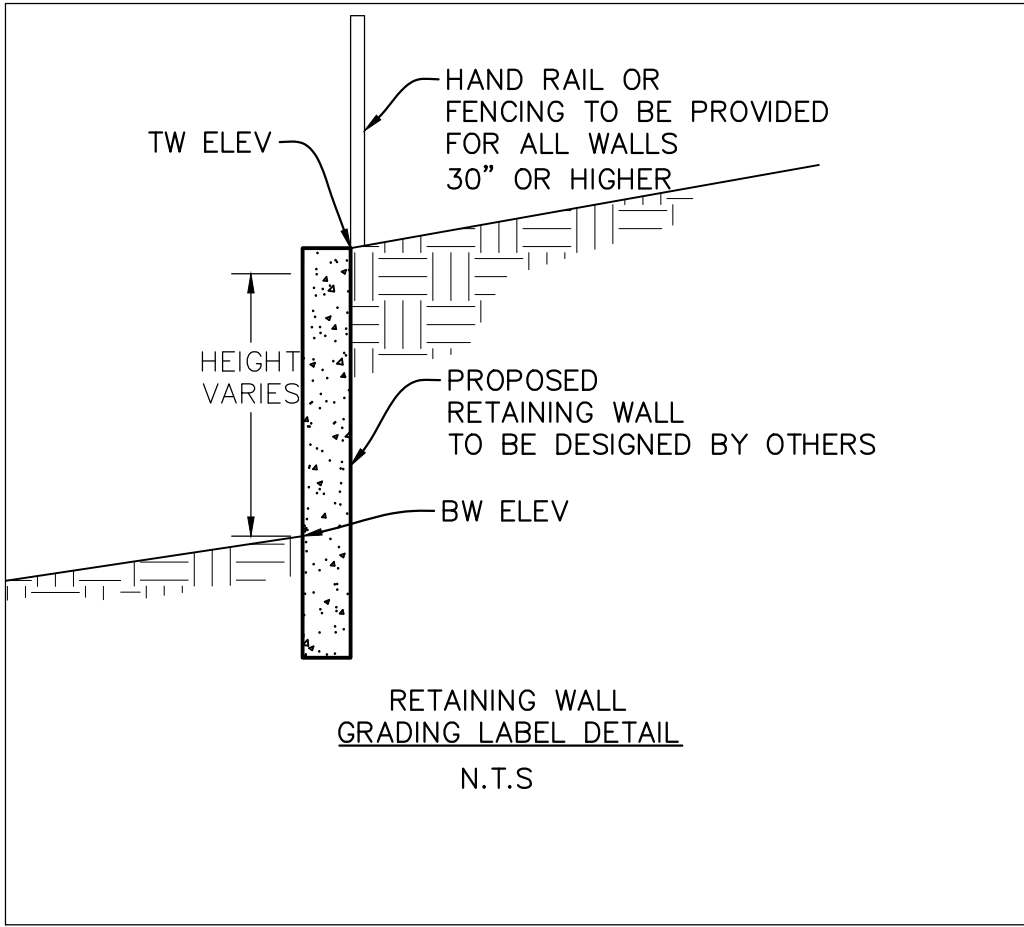


**SEEDING REQUIREMENTS AND NOTES**

- RESTORATION OF ANY AREAS DISTURBED BY THE PROPOSED GRADING ACTIVITIES SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 14 - VEGETATION & IRRIGATION OF THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- CITY OF GREELEY REPRESENTATIVE SHALL BE ON SITE DURING ALL SEEDING ACTIVITIES TO INSPECT THE CONDITIONS AND ENSURE COMPLIANCE WITH THE STORM DRAINAGE CRITERIA AND CONSTRUCTION STANDARDS.
- TO SCHEDULE THIS REQUIRED INSPECTION, PLEASE CALL (970) 350-9539 AT LEAST 48 HOURS IN ADVANCE OF THE SEEDING ACTIVITIES.
- ALL SEED BAGS TAGS MUST BE TURNED IN TO THE CITY OF GREELEY STORMWATER REPRESENTATIVE.

**GRADING ABBREVIATIONS**

- FF FINISHED FLOOR
- GF GRADE AT FOUNDATION
- HP HIGH POINT
- LP LOW POINT
- FL FLOWLINE
- TW TOP OF WALL
- BW BOTTOM OF WALL
- SW SIDEWALK
- G GROUND
- P PAVEMENT



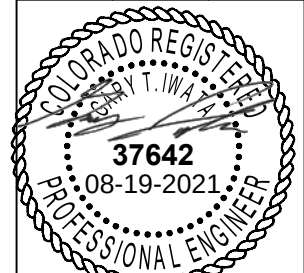
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| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

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| 3         | 05/21/2021 | 3RD SUBMITTAL |
| 2         | 03/19/2021 | 2ND SUBMITTAL |
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WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
GRADING PLAN - OVERALL

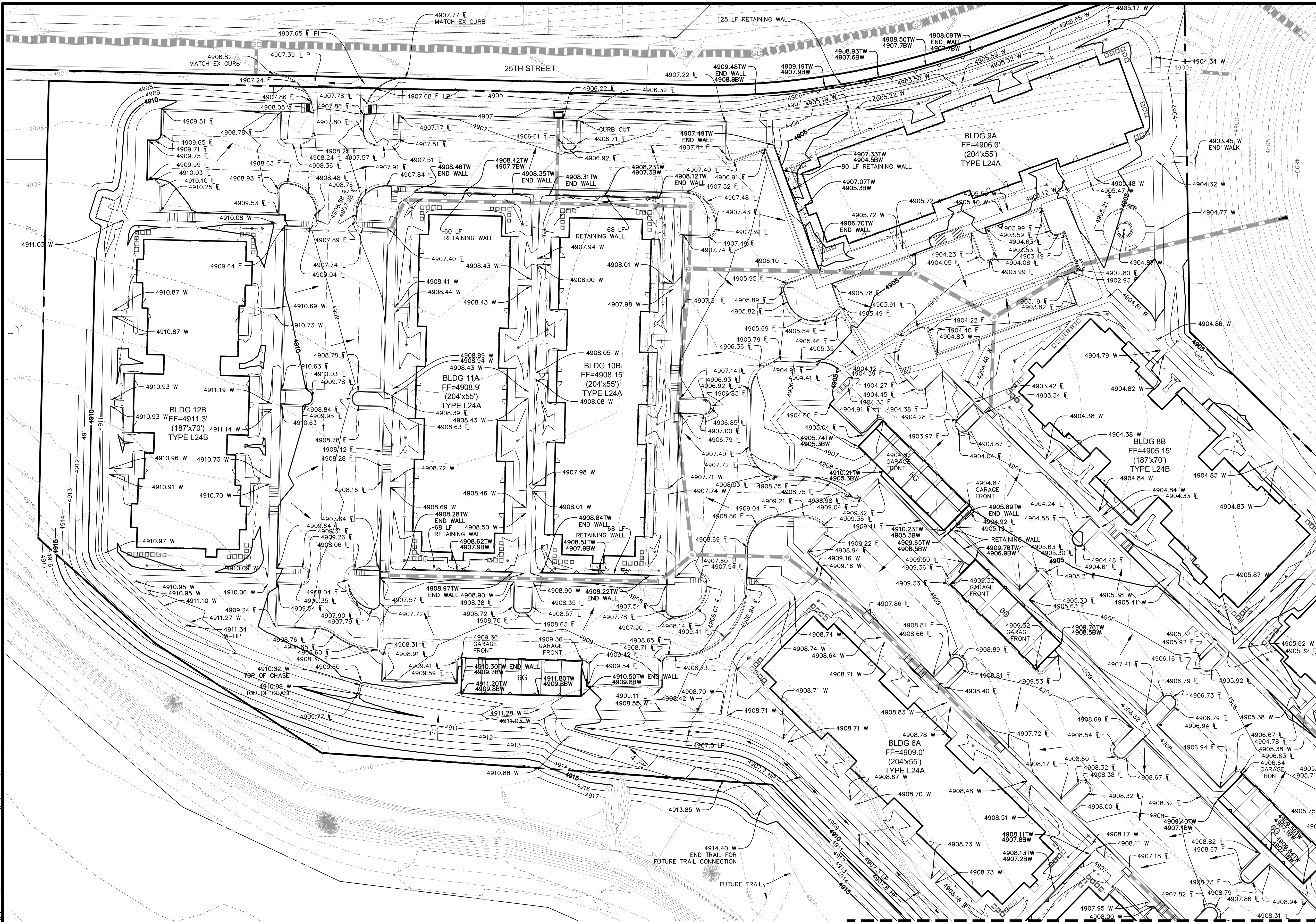


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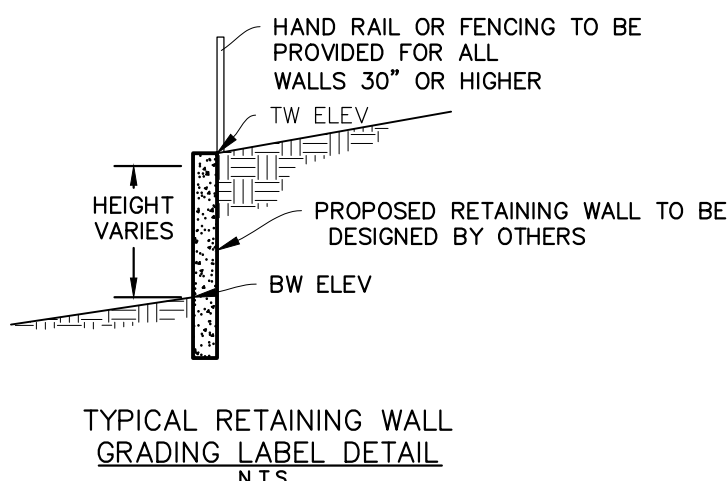


#### GRADING ABBREVIATIONS

FF FINISHED FLOOR  
GF GRADE AT FOUNDATION  
HP HIGH POINT  
LP LOW POINT  
FL FLOWLINE  
TW TOP OF WALL  
BW FIN GRADE AT BOTTOM  
OF WALL  
SW SIDEWALK  
G GROUND  
P PAVEMENT  
FG FINISHED GRADE

#### GRADING PLAN LEGEND

4900.00 W  
FF  
G/F  
W  
PROPOSED SPOT ELEVATION  
PROPOSED FINISHED FLOOR ELEVATION  
PROPOSED GRADE AT FOUNDATION  
PROPOSED TOP OF WALK  
PROPOSED DIRECTION OF FLOW  
OVERFLOW RELIEF ROUTE  
RETAINING WALL



#### SEEDING REQUIREMENTS AND NOTES

- RESTORATION OF ANY AREAS DISTURBED BY THE PROPOSED GRADING ACTIVITIES SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 14 - VEGETATION & IRRIGATION OF THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- CITY OF GREELEY REPRESENTATIVE SHALL BE ON SITE DURING ALL SEEDING ACTIVITIES TO INSPECT THE CONDITIONS AND ENSURE COMPLIANCE WITH THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- TO SCHEDULE THIS REQUIRED INSPECTION, PLEASE CALL (970) 350-9539 AT LEAST 48 HOURS IN ADVANCE OF THE SEEDING ACTIVITIES.
- ALL SEED BAGS TAGS MUST BE TURNED IN TO THE CITY OF GREELEY STORMWATER REPRESENTATIVE.



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Call before you dig.

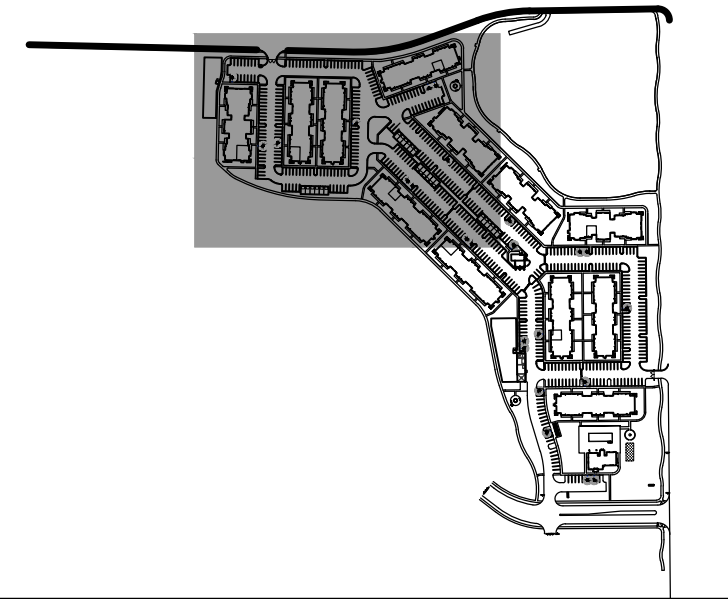
#### APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

#### GRADING NOTES:

- CONTRACTOR SHALL REFER TO GEOTECHNICAL ENGINEER'S REPORT TO ENSURE REQUIREMENTS FOR MINIMUM GROUND SLOPE ARE MET.
- BACK OF GARAGE FOUNDATIONS TO ACT AS RETAINING WALL. RETAINING WALL DESIGN TO BE PROVIDED BY OTHERS.
- PAVEMENT SLOPES THROUGH HANDICAP ACCESSIBLE PARKING AREAS SHALL BE 2.00% MAXIMUM IN ANY DIRECTION.
- HANDICAP ROUTES OUTSIDE OF RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 5.00%.
- ALL HANDICAP RAMPS SHALL BE CONSTRUCTED WITH A MAXIMUM CROSS SLOPE OF 2.00% AND A MAXIMUM LONGITUDINAL SLOPE OF 8.33%.
- MEET EXISTING GRADE AT PROPERTY LIMITS UNLESS NOTED OTHERWISE.
- THE CONTRACTOR SHALL CALL 811 PRIOR TO ANY WORK TO LOCATE UTILITIES AND SHALL CONTACT THE OWNER SHOULD UTILITIES APPEAR TO BE IN CONFLICT WITH THE PROPOSED IMPROVEMENT.
- THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANIES AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
- IF ANY EXISTING STRUCTURES TO REMAIN ARE DAMAGED DURING CONSTRUCTION IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR AND/OR REPLACE THE EXISTING STRUCTURE AS NECESSARY TO RETURN IT TO EXISTING CONDITION OR BETTER.
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- TRANSITIONS FROM DEPRESSED CURB TO FULL HEIGHT CURB SHALL BE TAPERED AT 2:1 UNLESS OTHERWISE NOTED.
- CONTRACTOR SHALL REFER TO THE EROSION CONTROL PLAN AND DETAILS FOR CONSTRUCTION SCHEDULING AND EROSION CONTROL MEASURES TO BE INSTALLED PRIOR TO BEGINNING GRADING OPERATIONS.
- ALL WALKWAYS SHALL COMPLY WITH AMERICANS WITH DISABILITIES ACT REQUIREMENTS, INCLUDING LONGITUDINAL GRADES TO NOT EXCEED 5.0% AND TRANSVERSE GRADES NOT TO EXCEED 2.0% EXCEPT RAMPS IN CONFORMANCE WITH ADA.
- GRASS SWALES SHALL BE GRADED AT A MINIMUM SLOPE OF 2.0% FOR SURFACES UNDER 2.0% SLOPE. A CONCRETE PAN SHALL BE USED. BERMS AND OTHER SLOPES SHALL NOT EXCEED 4:1 FOR AREAS SCHEDULED FOR IRRIGATION AND MOWED TURF. BERMS AND OTHER SLOPES SHALL NOT EXCEED 3:1 FOR NATIVE GRASS AREAS (UNMOWED OR MOWED ONLY DURING ESTABLISHMENT), AND FOR SHRUB BEDS.
- ALL AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED TO MEET CITY STANDARDS FOR SLOPE STABILITY AND REVEGETATION. THIS INCLUDES A MAXIMUM SLOPE OF 3:1 FOR NATIVE SEED AREAS.
- EARTHWORK WITHIN DRIP LINE OF TREES TO REMAIN SHALL NOT EXCEED 6" AND SHALL BE DONE BY HAND. REFERENCE LANDSCAPE PLANS FOR TREE PROTECTION REQUIREMENTS.
- PER GEOTECHNICAL REPORT, CONTRACTOR TO PROVIDE 5% MINIMUM SLOPE AWAY FROM GRADE AT FOUNDATION FOR A MINIMUM OF 10'.
- POOL AND POOL DECK TO BE DESIGNED AND PERMITTED BY OTHERS.
- GARAGE FLOORS SLOPE UP 2% FROM FRONT

#### KEYMAP (NTS)

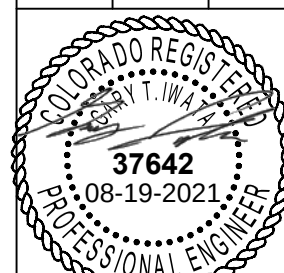


0 15 30 60  
SCALE: 1"=30'

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

GRADING PLAN - NORTH



PROJ MGR: GTI  
PROJ ASSOC: GTI  
DRAWN BY: GTI  
DATE: 01/22/2021

SHEET

21 OF 67

CPCGR001

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Civil Engineering, Surveying & Geospatial Services  
Water Resource Management | Construction Management

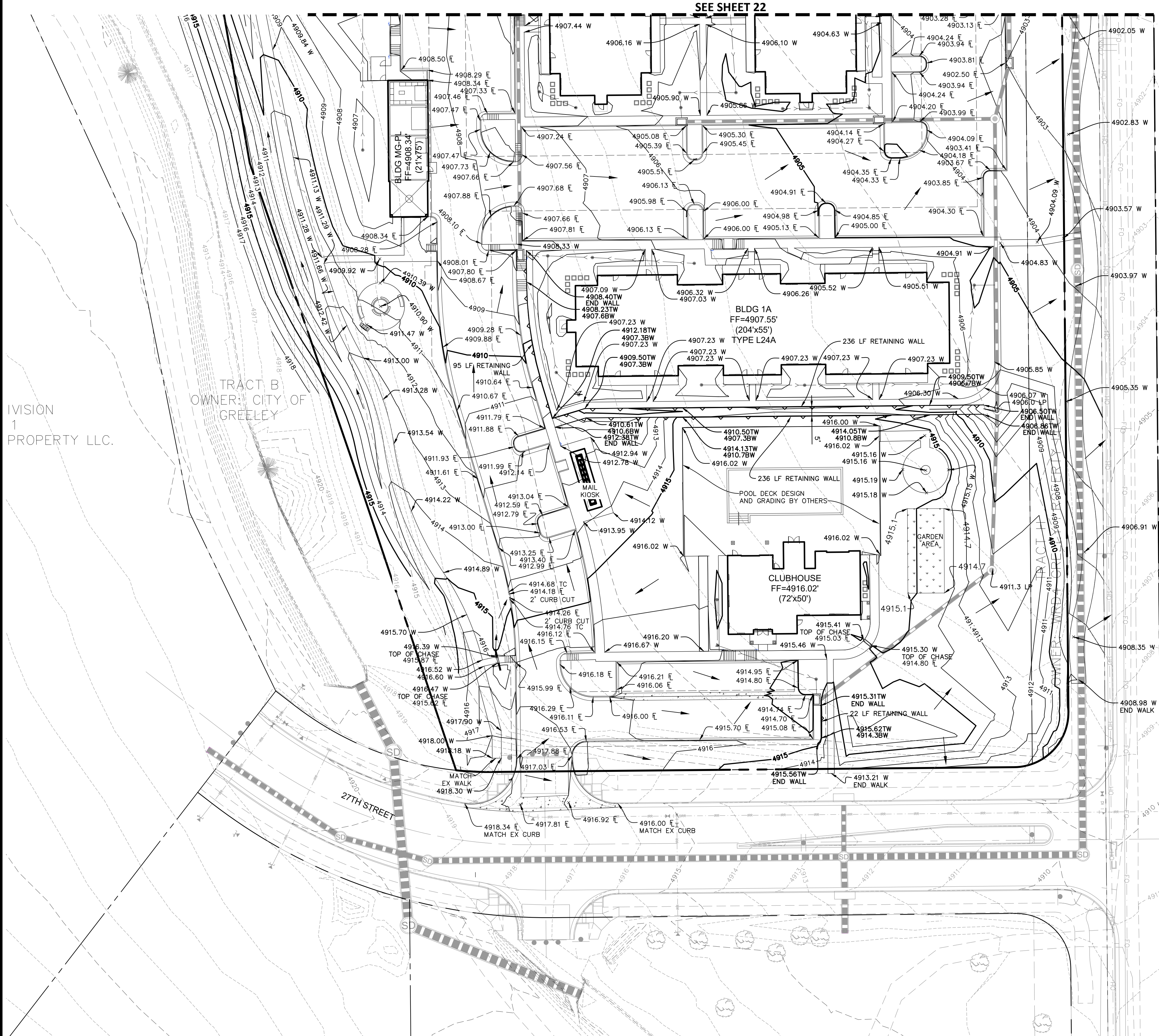
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|------------|---------------|
| 01/22/2021 | 1ST SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 05/22/2021 | 3RD SUBMITTAL |
| 08/19/2021 | 5TH SUBMITTAL |





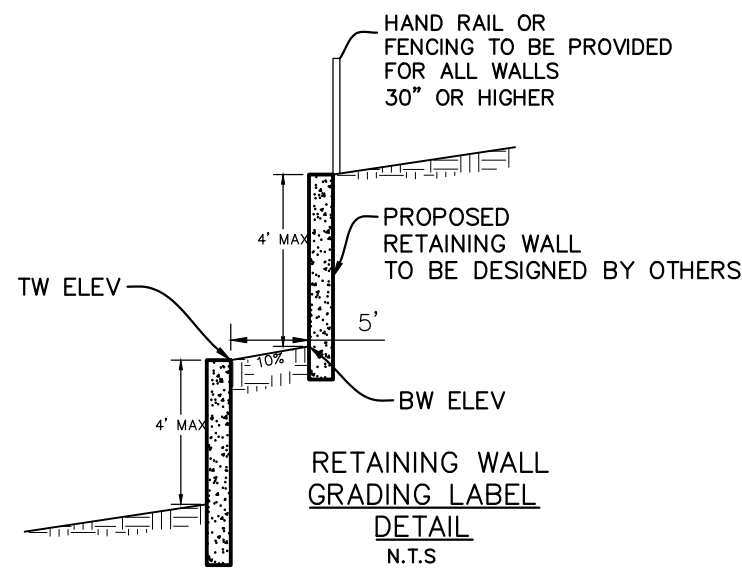
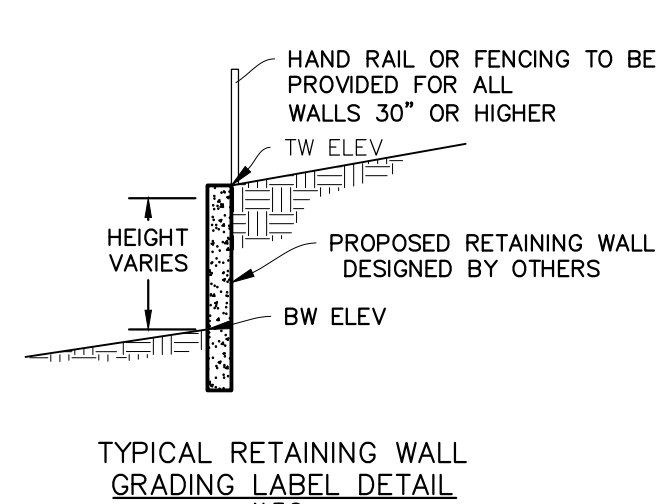
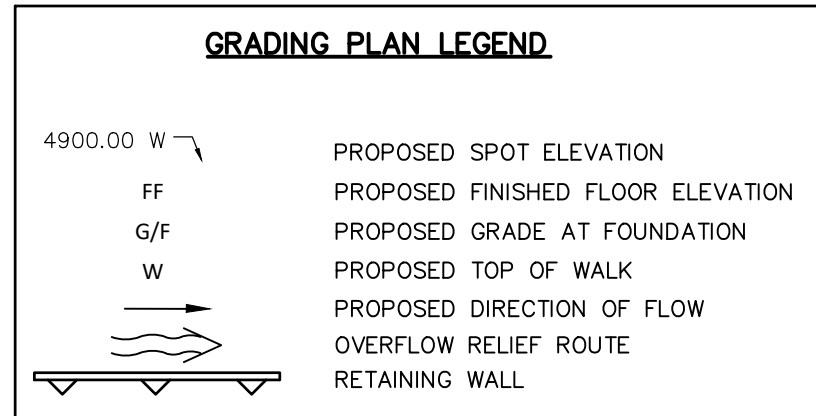


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#### GRADING ABBREVIATIONS

FF FINISHED FLOOR  
GF GRADE AT FOUNDATION  
HP HIGH POINT  
LP LOW POINT  
FL FLOWLINE  
TW TOP OF WALL  
BW FIN GRADE AT BOTTOM  
OF WALL  
SW SIDEWALK  
G GROUND  
P PAVEMENT  
FG FINISHED GRADE

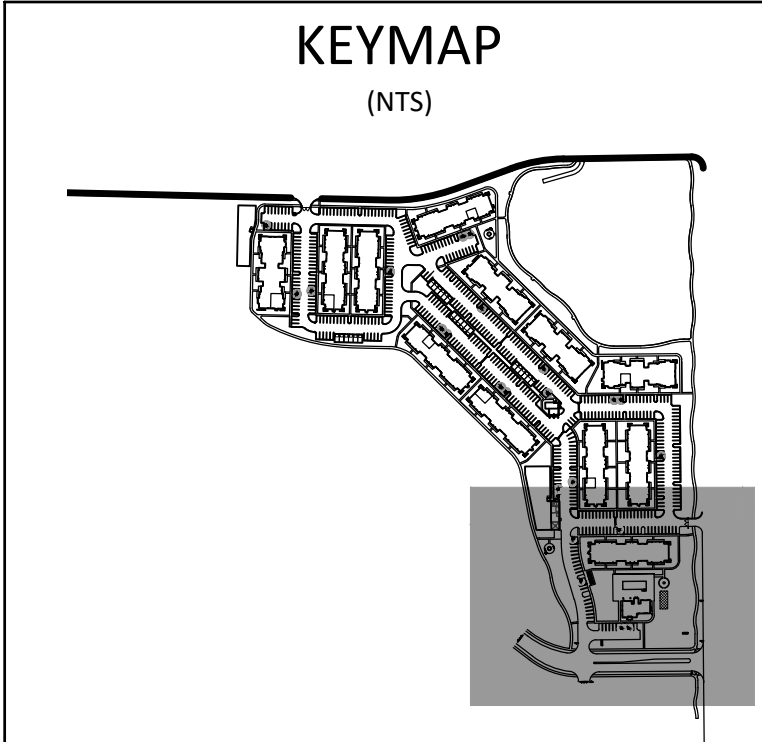


#### SEEDING REQUIREMENTS AND NOTES

- RESTORATION OF ANY AREAS DISTURBED BY THE PROPOSED GRADING ACTIVITIES SHALL BE DONE IN COMPLIANCE WITH THE REQUIREMENTS OUTLINED IN SECTION 14 - VEGETATION & IRRIGATION OF THE STORM DRAINAGE DESIGN CRITERIA AND CONSTRUCTION STANDARDS.
- CITY OF GREELEY REPRESENTATIVE SHALL BE ON SITE DURING ALL SEEDING ACTIVITIES TO INSPECT THE CONDITIONS AND ENSURE COMPLIANCE WITH THE STORM DRAINAGE CRITERIA AND CONSTRUCTION STANDARDS.
- TO SCHEDULE THIS REQUIRED INSPECTION, PLEASE CALL (970) 350-9539 AT LEAST 48 HOURS IN ADVANCE OF THE SEEDING ACTIVITIES.
- ALL SEED BAGS TAGS MUST BE TURNED IN TO THE CITY OF GREELEY STORMWATER REPRESENTATIVE.



Know what's below.  
Call before you dig.



0 15 30 60  
SCALE: 1"=30'

#### GRADING NOTES:

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- GARAGE FLOORS SLOPE UP 2% FROM FRONT

#### APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 08/19/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 05/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

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Civil Engineering, Surveying & Geospatial Services  
Water Resource Management | Construction Management

WESTGATE FINAL PUD - FILING NO. 1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
GRADING PLAN - SOUTH



PROJ MGR: GTI  
PROJ ASSOC: GTI  
DRAWN BY: \_\_\_\_\_  
DATE: 01/22/2021  
**SHEET**  
**23** OF **67**  
CPCGR001



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|               |                       |
|---------------|-----------------------|
| PROJ. MGR.:   | <u>JEFF LIEBERGER</u> |
| PROJ. ASSOC.: | <u>#</u>              |
| DRAWN BY:     | <u>#</u>              |
| DATE:         | <u>08/19/2021</u>     |

**SHEET**

**24 OF 67**

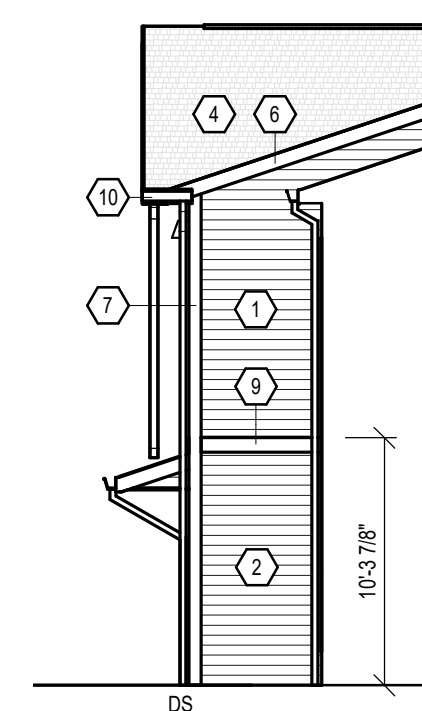
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| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

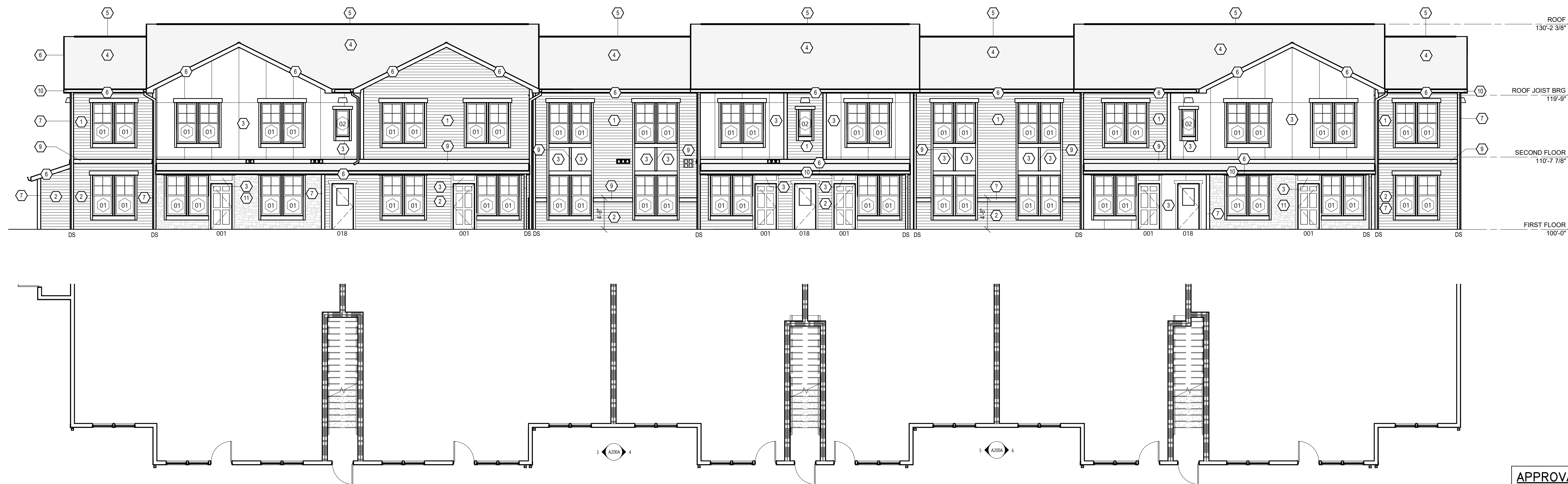


**811**  
Know what's below  
Call before you dig

The diagram shows a three-bay portal frame structure. It consists of three vertical columns and two horizontal beams. A central vertical load, represented by a downward arrow and labeled 'F', is applied to the middle column. The structure is supported by fixed bases at the bottom of each column.



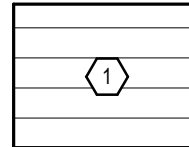
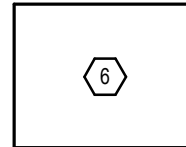
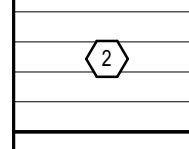
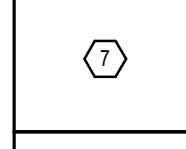
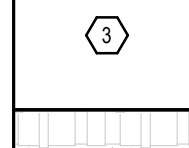
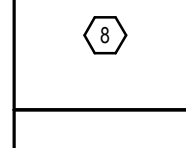
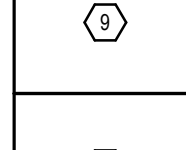
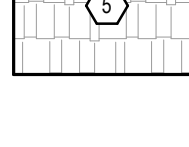
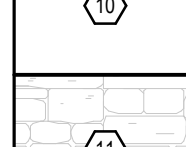
3 PARTIAL ELEVATION - F1  
A200A SCALE: 1/8" = 1'-0"



**811**  
Know what's below  
Call before you dig



| REVISED | DATE |            | REVISIONS     | DRAWN BY |
|---------|------|------------|---------------|----------|
|         |      |            |               |          |
|         |      |            |               |          |
|         |      |            |               |          |
|         |      |            |               |          |
|         | 5    | 08/19/2021 | 5TH SUBMITTAL |          |
|         | 4    | 07/23/2021 | 4TH SUBMITTAL |          |
|         | 3    | 05/21/2021 | 3RD SUBMITTAL |          |
|         | 2    | 03/19/2021 | 2ND SUBMITTAL |          |
|         | 1    | 01/22/2021 | 1ST SUBMITTAL |          |

| EXTERIOR FINISH KEY                                                                 |                                                                                                                                                                      |                                                                                     |                                                                                                                                 |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------|
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>COLOR PALETTE A: SW2821 "DOWNING STONE"<br/>COLOR PALETTE B: SW7017 "DORIAN GREY"</p>                             |  | <p>6\" SMOOTH ALUMINUM WRAPPED FASCIA<br/>MANUF: GEORGIA PACIFIC<br/>COLOR: SW6147 "WOOL SKEIN"</p>                             |
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>COLOR PALETTE A: SW2848 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW077 "CLASSIC FRENCH GRAY"</p>              |  | <p>ENGINEERED WOOD CORNER TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>                                          |
|  | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMARTSIDE/SMOOTH<br/>COLOR PALETTE A: SW2848 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW2821 "DOWNING STONE"</p> |  | <p>7 1/4\" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>                                         |
|  | <p>ASPHALT SHINGLE<br/>MANUF: TAMKO<br/>HERITAGE SERIES - 30 YEAR<br/>COLOR: "WEATHER WOOD"</p>                                                                      |  | <p>3 1/2\" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>                                         |
|  | <p>RIDGE VENT<br/>MANUF: TAMKO<br/>COLOR: TO MATCH ASPHALT SHINGLES</p>                                                                                              |  | <p>PREFINISHED 6\" SEAMLESS \"X\" STYLE<br/>ALUMINUM GUTTER w/ 4\" x 3\" DOWNSPOUTS<br/>MANUF: MASTIC<br/>COLOR: \"ALMOND\"</p> |
|                                                                                     |                                                                                                                                                                      |  | <p>COMPOSITE STONE SIDING<br/>MANUF: Tanco<br/>COLOR: "LEWISTON CREST"</p>                                                      |



| APPROVAL CERTIFICATE |                        |
|----------------------|------------------------|
| ENGINEERING          | _____<br>INITIALS/DATE |
| PLANNING             | _____<br>INITIALS/DATE |
| OWNER                | _____<br>INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS - SCHEME A

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

---

**SHEET**

**25 OF 67**

CPCGRCO01



**GENERAL NOTES**

1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

**LEGEND**

1t

WINDOW TYPE - SEE SHEET A600A

MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER. COLOR TO BE SELECTED BY OWNER

**KEYPLAN**

**KEYMAP**  
(NTS)

| DATE       | REVISIONS     |
|------------|---------------|
| 06/19/2021 | 1ST SUBMITTAL |
| 07/23/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

**6 PARTIAL ELEVATION - B4**  
SCALE: 1/8" = 1'-0"

**5 PARTIAL ELEVATION - B3**  
SCALE: 1/8" = 1'-0"

**4 PARTIAL ELEVATION - B2**  
SCALE: 1/8" = 1'-0"

**3 PARTIAL ELEVATION - B1**  
SCALE: 1/8" = 1'-0"

**EXTERIOR FINISH KEY**

|   |                                                                                                                                                               |    |                                                                                                                |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2821 "DOWNING STONE"<br>COLOR PALLETTE B: SW7017 "DORIAN GREY"                | 6  | 8" SMOOTH ALUMINUM WRAPPED FASCIA<br>MANUF: GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                      |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW077 "CLASSIC FRENCH GRAY" | 7  | ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW2821 "DOWNING STONE"   | 8  | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 4 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"                                                                         | 9  | 3 1/2" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 5 | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                                                                                | 10 | PREFINISHED 6" SEAMLESS 'K' STYLE<br>ALUMINUM GUTTER w/ 4" x 3" DOWNSPOUTS<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
|   |                                                                                                                                                               | 11 | COMPOSITE STONE SIDING<br>MANUF: TANDCO<br>COLOR: "LEWISTON CREST"                                             |

**REAR ELEVATION**  
SCALE: 1/8" = 1'-0"



**APPROVAL CERTIFICATE**

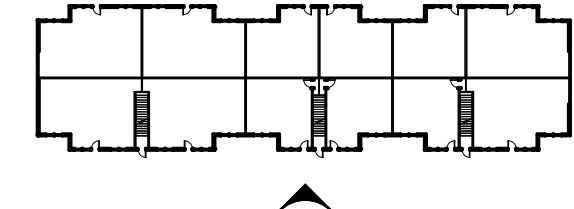
|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXTERIOR ELEVATIONS - SCHEME A

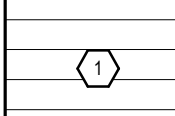
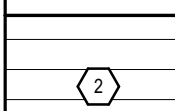
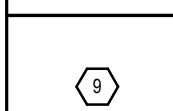
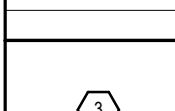
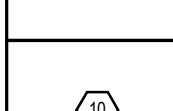
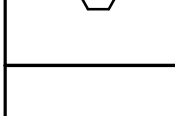
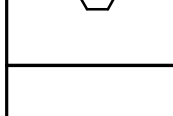
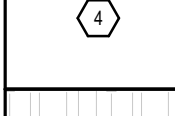
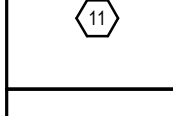
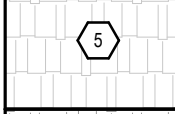
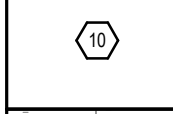
PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

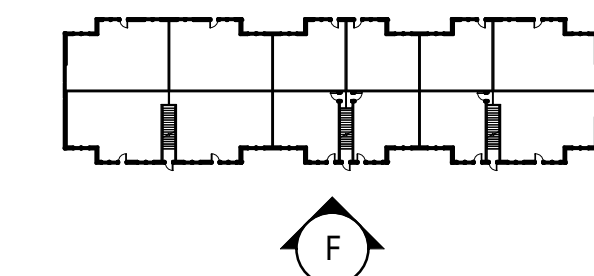
**SHEET**  
**26 OF 67**  
CPCGR001



|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                      |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|
| <h2>GENERAL NOTES</h2> <ol style="list-style-type: none"> <li>1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.</li> <li>2. REFER TO FLOOR PLANS &amp; SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.</li> <li>3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.</li> <li>4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.</li> </ol>                              | <h2>KEYPLAN</h2>  |
| <h2>LEGEND</h2> <div data-bbox="1794 322 2014 347">  WINDOW TYPE - SEE SHEET A600A         </div> <div data-bbox="1794 359 2081 402">  MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.<br/>COLOR TO BE SELECTED BY OWNER.         </div> |                                                                                                      |

### EXTERIOR FINISH KEY

|                                                                                     |                                                                                                                                                                        |                                                                                     |                                                                                                                     |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR PALETTE A: SW12821 "DOWNING STONE"<br/>COLOR PALETTE B: SW17017 "DORIAN GREY"</p>              |  | <p>8" SMOOTH ALUMINUM WRAPPED FASCIA<br/>MANUF: GEORGIA PACIFIC<br/>COLOR: SW6147 "WOOL SKEN"</p>                   |
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR PALETTE A: SW2346 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW17077 "CLASSIC FINE GRAY"</p> |  | <p>ENGINEERED WOOD CORNER TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEN"</p>                               |
|  | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMART2SEAMLESS<br/>COLOR PALETTE A: SW2346 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW12821 "DOWNING STONE"</p>    |  | <p>7 1/4" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEN"</p>                               |
|  | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMART2SEAMLESS<br/>COLOR PALETTE A: SW12821 "DOWNING STONE"<br/>COLOR PALETTE B: SW2346 "ROYCROFT BRONZE GREEN"</p>    |  | <p>3 1/2" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEN"</p>                               |
|  | <p>ASPHALT SHINGLE<br/>MANUF: TAMKO<br/>HERITAGE SERIES - 30 YEAR<br/>COLOR: "WEATHER WOOD"</p>                                                                        |  | <p>PREFINISHED 6" SEAMLESS Y STYLE<br/>ALUMINUM GUTTER w/ 4"x3" DOWNSPOUT<br/>MANUF: MASTIC<br/>COLOR: "ALUMIN"</p> |
|  | <p>RIDGE VENT<br/>MANUF: TAMKO<br/>COLOR: TO MATCH ASPHALT SHINGLES</p>                                                                                                |  | <p>COMPOSITE STONE SIDING<br/>MANUF: TAMKO<br/>COLOR: "LEWISTON CREST"</p>                                          |

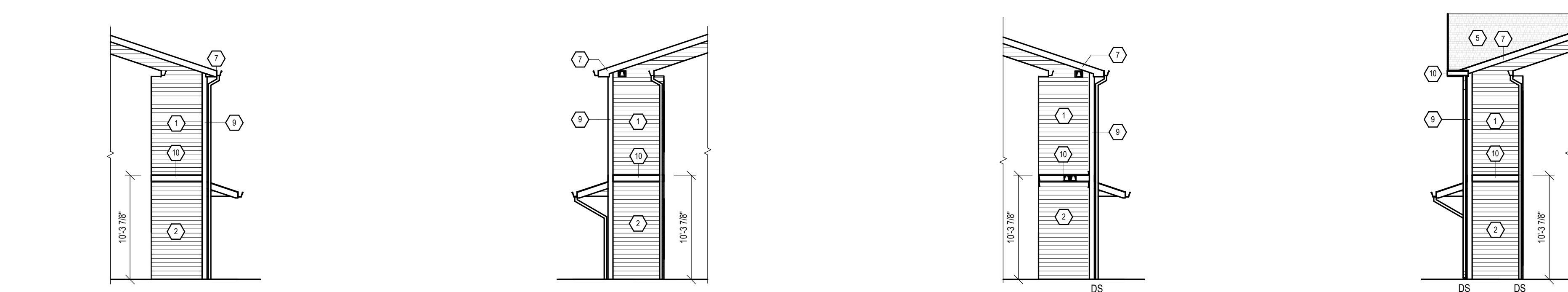


1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

 WINDOW TYPE - SEE SHEET A600A

 MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER. COLOR TO BE SELECTED BY OWNER.

3 PARTIAL ELEVATION - F1  
A203A SCALE: 1/8" = 1'-0"



Know what's **below**.  
**Call** before you dig.

|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

|               |                |
|---------------|----------------|
| PROJ. MGR.:   | JEFF LIEBERGEL |
| PROJ. ASSOC.: | #              |
| DRAWN BY:     | #              |
| DATE:         | 08/19/2011     |

# SHEET

# 27 OF 67

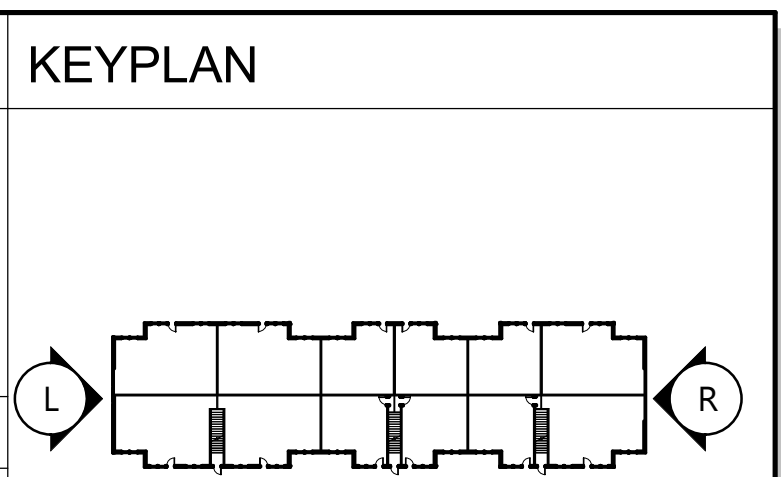
CPCGRCO01



## GENERAL NOTES

1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

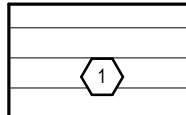
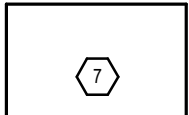
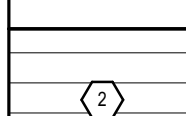
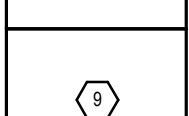
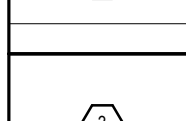
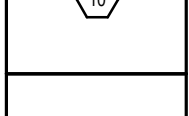
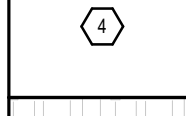
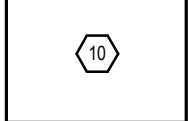
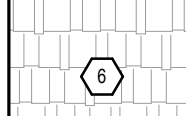
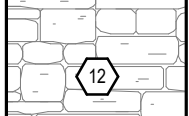
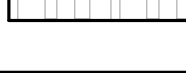
| LEGEND                                                                              |                                                                                                                                                      |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | WINDOW TYPE - SEE SHEET A600A                                                                                                                        |
|  | MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.<br>COLOR TO BE SELECTED BY OWNER. |

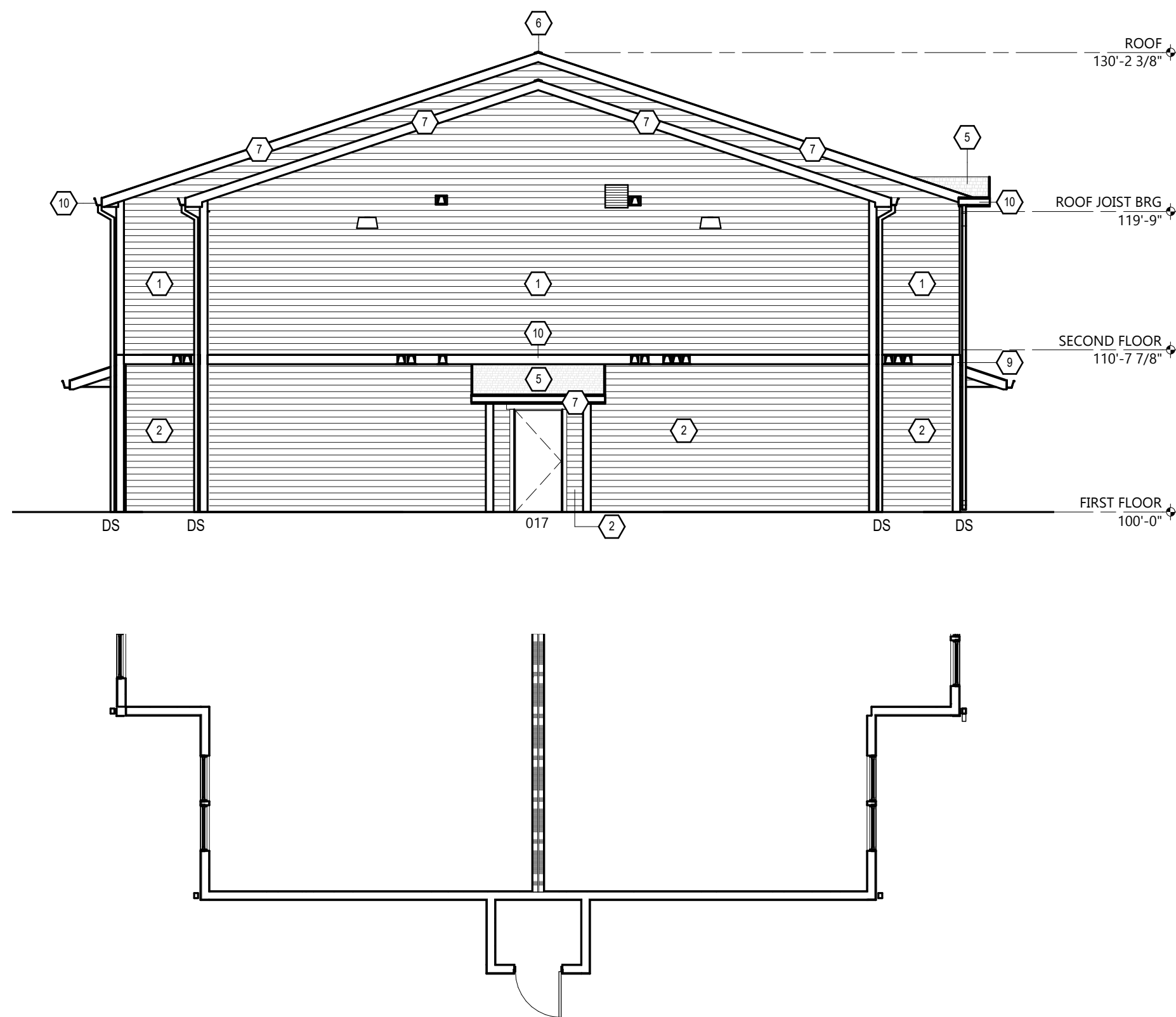


## KEYMAP

| DATE |            | REVISIONS     | DRAWN BY |
|------|------------|---------------|----------|
| 5    | 06/19/2021 | 5TH SUBMITTAL |          |
| 4    | 07/23/2021 | 4TH SUBMITTAL |          |
| 3    | 05/21/2021 | 3RD SUBMITTAL |          |
| 2    | 03/19/2021 | 2ND SUBMITTAL |          |
| 1    | 01/22/2021 | 1ST SUBMITTAL |          |

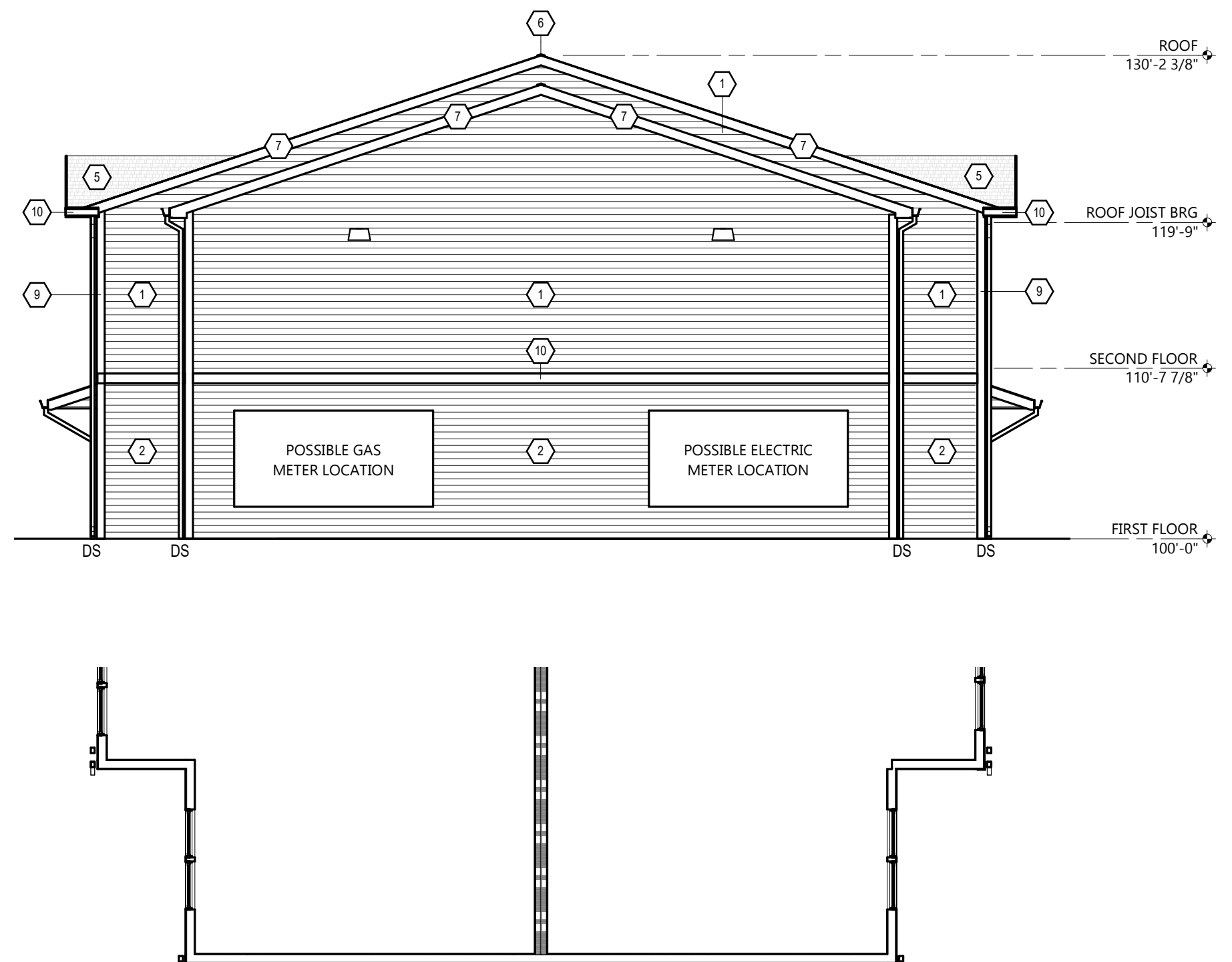
# EXTERIOR FINISH KEY

|                                                                                     |                                                                                                                                                                |                                                                                     |                                                                               |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------|
|  | ENGINEERED WOOD SIDING<br>MANUF. LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2821 "DOWNING STONE"<br>COLOR PALLETTE B: SW7017 "DORIAN GREY"                 |  | 6\"                                                                           |
|  | ENGINEERED WOOD SIDING<br>MANUF. LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW7077 "CLASSIC FRENCH GRAY" |  | ENGINEERED WOOD CORNER TRIM<br>MANUF. LP SIDING<br>COLOR: SW1647 "WOOL SKEIN" |
|  | FLAT PANEL - 0.375\" data-bbox="45 470 165 580"/>                                                                                                              |  | 7 1/4\"                                                                       |
|  | FLAT PANEL - 0.375\" data-bbox="45 700 165 810"/>                                                                                                              |  | 3 1/2\"                                                                       |
|  | ASPHALT SHINGLE<br>MANUF. TANKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR "WEATHER WOOD"                                                                           |  | PREFINISHED 6\"                                                               |
|  | RIDGE VENT<br>MANUF. TANKO<br>COLOR TO MATCH ASPHALT SHINGLES                                                                                                  |  | COMPOSITE STONE SIDING<br>MANUF. TANKO<br>COLOR "LEWISTON CREST"              |



LEFT ELEVATION

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



RIGHT ELEVATION

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



|                             |                        |
|-----------------------------|------------------------|
| <b>APPROVAL CERTIFICATE</b> |                        |
| ENGINEERING                 | _____<br>INITIALS/DATE |
| PLANNING                    | _____<br>INITIALS/DATE |
| OWNER                       | _____<br>INITIALS/DATE |

**WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1**

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**CITY OF GREELEY, COLORADO**

---

**EXTERIOR ELEVATIONS - SCHEME B**

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

**SHEET**

**28 OF 67**

CPCGRCO01



C

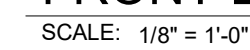




|   |            | DATE          | REVISIONS | DRAWN BY |
|---|------------|---------------|-----------|----------|
|   |            |               |           |          |
|   |            |               |           |          |
|   |            |               |           |          |
|   |            |               |           |          |
| 5 | 08/19/2021 | 5TH SUBMITTAL |           |          |
| 4 | 07/23/2021 | 4TH SUBMITTAL |           |          |
| 3 | 05/21/2021 | 3RD SUBMITTAL |           |          |
| 2 | 03/19/2021 | 2ND SUBMITTAL |           |          |
| 1 | 01/22/2021 | 1ST SUBMITTAL |           |          |



COMPOSITE STONE SIDING  
MANUF: TANDO  
COLOR: "LEWISTON CREST"



|       |               |
|-------|---------------|
| OWNER | INITIALS/DATE |
|-------|---------------|

**EXTERIOR ELEVATIONS - SCHEME A**

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

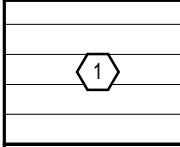
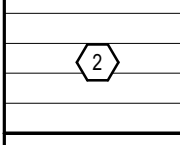
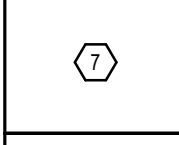
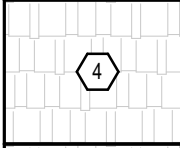
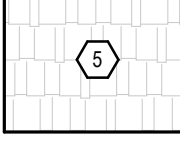
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**SHEET**

**30 OF 67**

CPCGRCO01



| EXTERIOR FINISH KEY                                                                 |                                                                                                                                                                          |                                                                                     |
|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>SMARTSIDES/SMOOTH<br/>COLOR PALLETTE A: SW2821 "DOWNING STONE"<br/>COLOR PALLETTE B: SW077 "DORIAN GRAY"</p>          |                                                                                     |
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br/>COLOR PALLETTE B: SW077 "CLASSIC FRENCH GRAY"</p> |  |
|                                                                                     | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMARTSIDES/SMOOTH<br/>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br/>COLOR PALLETTE B: SW2821 "DOWNING STONE"</p>  |                                                                                     |
|  | <p>ASPHALT SHINGLE<br/>MANUF: TAMKO<br/>HERITAGE SERIES - 30 YEAR<br/>COLOR: "WEATHER WOOD"</p>                                                                          |                                                                                     |
|  | <p>RIDGE VENT<br/>MANUF: TAMKO<br/>COLOR: TO MATCH ASPHALT SHINGLES</p>                                                                                                  |                                                                                     |
|                                                                                     |                                                                                       | <p>COMPOSITE STONE SIDING<br/>MANUF: TAMKO<br/>COLOR: "LEWISTON CREST"</p>          |

| DATE         | REVISIONS     | DRAWN BY |
|--------------|---------------|----------|
|              |               |          |
|              |               |          |
|              |               |          |
|              |               |          |
| 5 06/19/2021 | 5TH SUBMITTAL |          |
| 4 07/23/2021 | 4TH SUBMITTAL |          |
| 3 05/21/2021 | 3RD SUBMITTAL |          |
| 2 03/19/2021 | 2ND SUBMITTAL |          |
| 1 01/22/2021 | 1ST SUBMITTAL |          |



## APPROVAL CERTIFICATE

|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS - SCHEME A

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

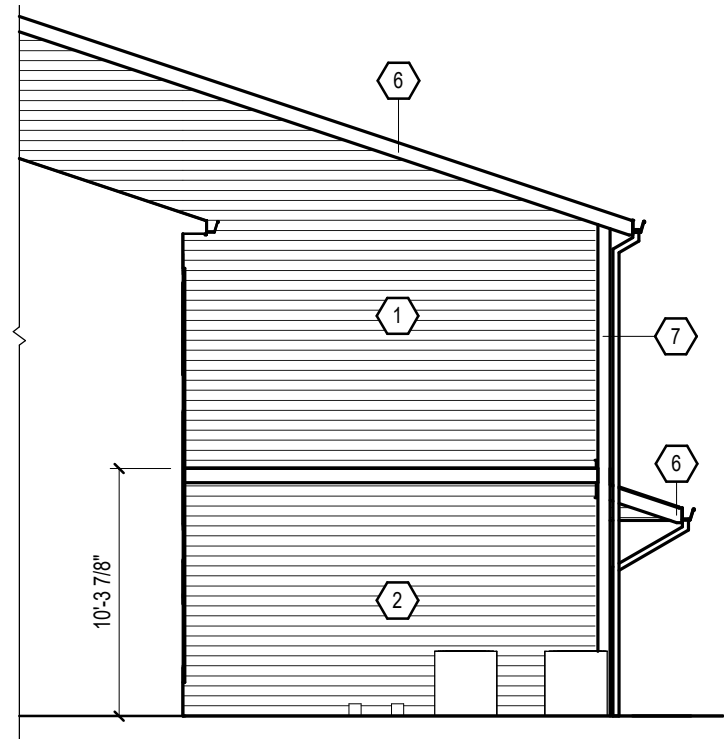
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**SHEET**

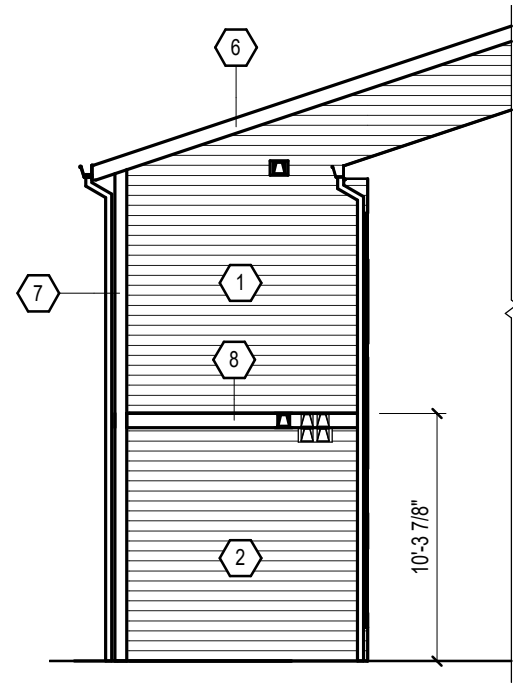
**31 OF 67**

CPCGRCO01

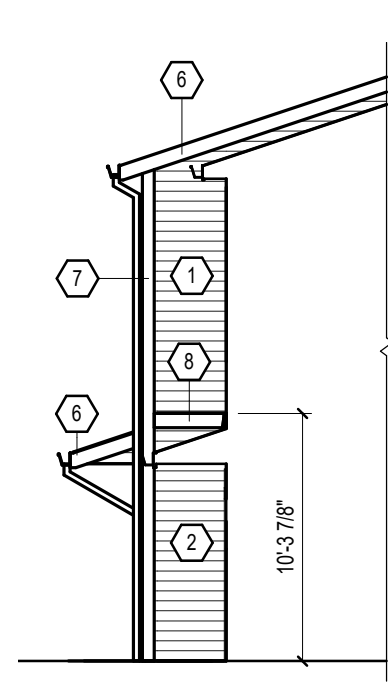




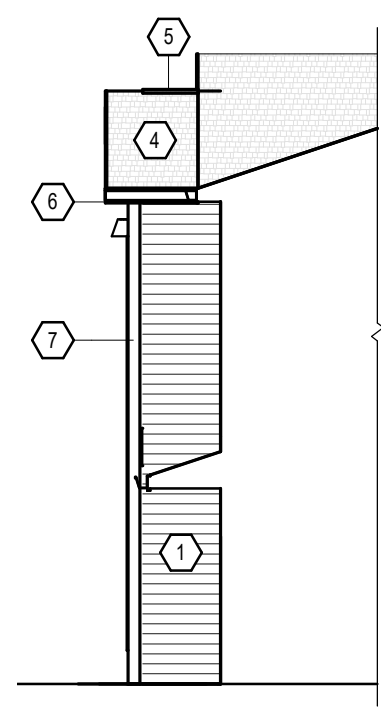
6 PARTIAL ELEVATION - B4  
SCALE: 1/8" = 1'-0"



5 PARTIAL ELEVATION - B3  
SCALE: 1/8" = 1'-0"



4 PARTIAL ELEVATION - B2  
SCALE: 1/8" = 1'-0"



3 PARTIAL ELEVATION - B1  
SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

**LEGEND**

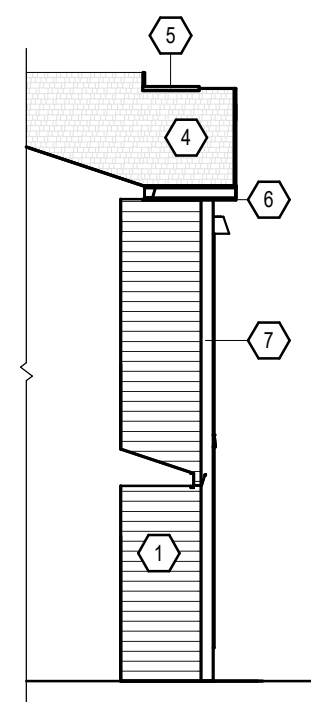
1t WINDOW TYPE - SEE SHEET A600B

MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER. COLOR TO BE SELECTED BY OWNER.

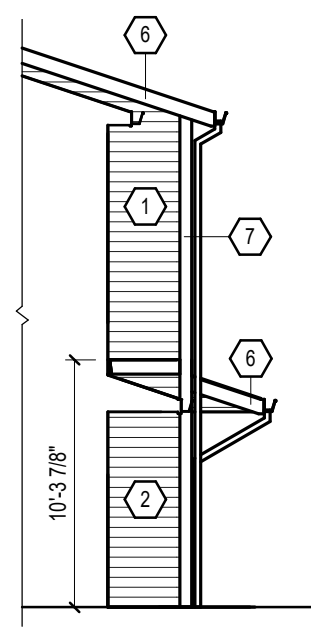
**KEYPLAN**

KEYMAP  
(NTS)

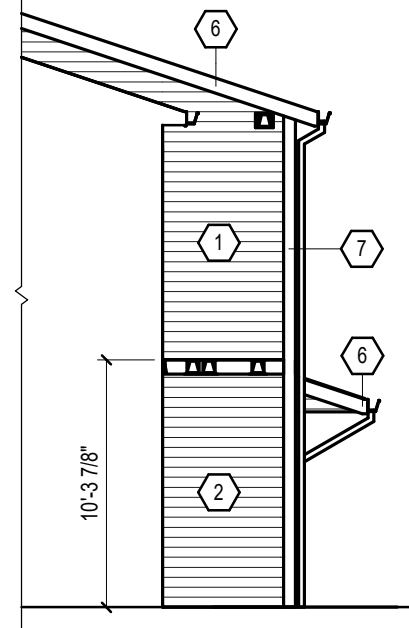
| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 1ST SUBMITTAL |
| 07/23/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 03/22/2021 | 1ST SUBMITTAL |



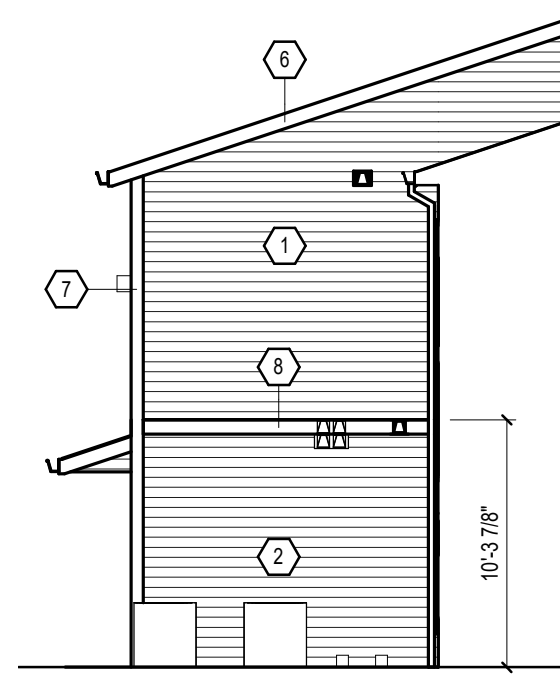
10 PARTIAL ELEVATION - B8  
SCALE: 1/8" = 1'-0"



9 PARTIAL ELEVATION - B7  
SCALE: 1/8" = 1'-0"



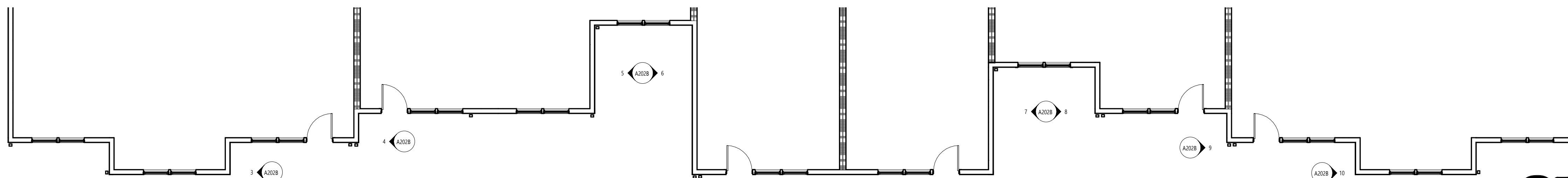
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SCALE: 1/8" = 1'-0"



7 PARTIAL ELEVATION - B5  
SCALE: 1/8" = 1'-0"

EXTERIOR FINISH KEY

|   |                                                                                                                                                               |    |                                                                                                                |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALLETTE A: SW2821 "DOWNING STONE"<br>COLOR PALLETTE B: SW2821 "DORIAN GRAY"          | 5  | 8" SMOOTH ALUMINUM WRAPPED FASCIA<br>GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                             |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW077 "CLASSIC FRENCH GRAY" | 7  | ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW2821 "DOWNING STONE"   | 8  | 7 1/4" ENGINEERED WOOD TRIM BOARD<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                            |
| 4 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"                                                                         | 9  | 3/12" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                   |
| 5 | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                                                                                | 10 | PREFINISHED 6" SEAMLESS "Y" STYLE<br>ALUMINUM GUTTER w/ 4" x 3" DOWNSPOUTS<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
|   |                                                                                                                                                               | 11 | COMPOSITE STONE SIDING<br>MANUF: TANDU<br>COLOR: "LEWISTON CREST"                                              |



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



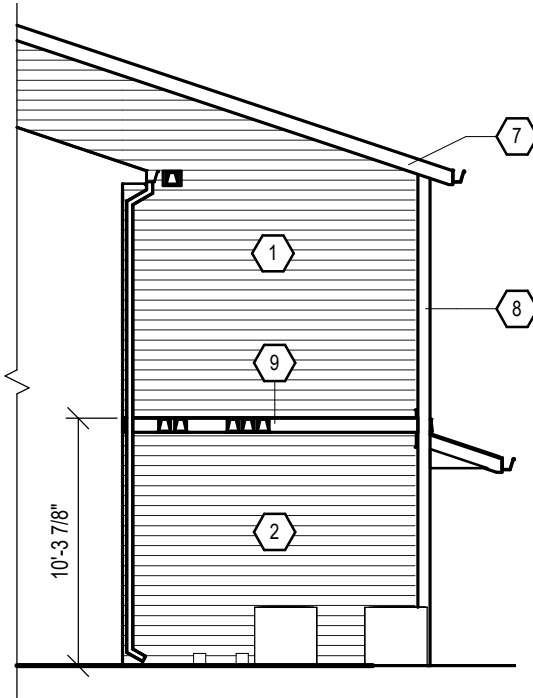
| APPROVAL CERTIFICATE |               |
|----------------------|---------------|
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXTERIOR ELEVATIONS - SCHEME A

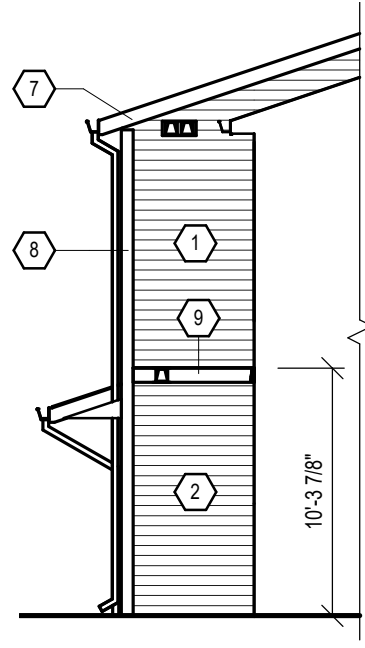
|                            |
|----------------------------|
| PROJ. MGR.: JEFF LIEBERGEN |
| PROJ. ASSOC.: #            |
| DRAWN BY: #                |
| DATE: 08/19/2021           |
| SHEET                      |
| 32 OF 67                   |
| CPCGR001                   |

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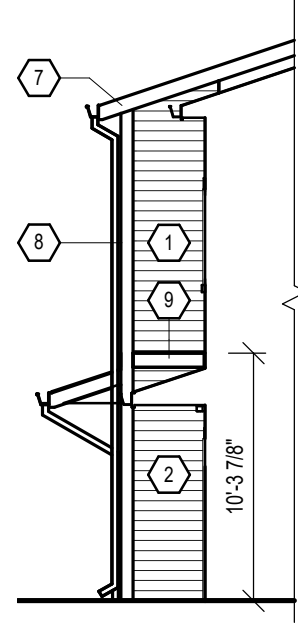




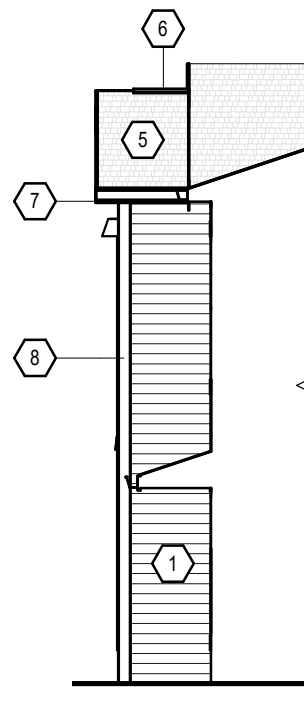
6 PARTIAL ELEVATION - F4  
A203B SCALE: 1/8" = 1'-0"



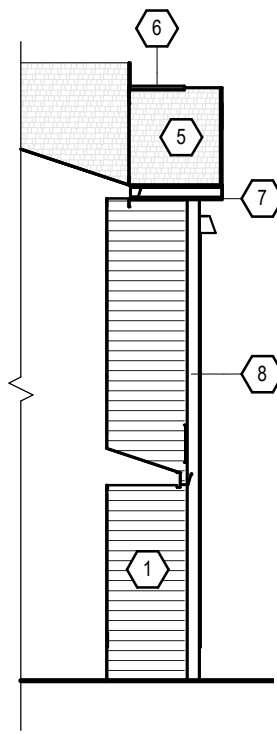
5 PARTIAL ELEVATION - F3  
A203B SCALE: 1/8" = 1'-0"



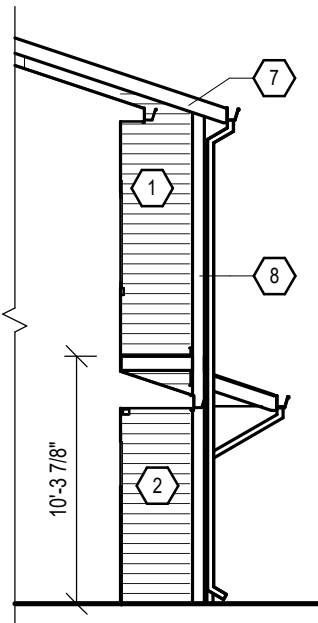
4 PARTIAL ELEVATION - F2  
A203B SCALE: 1/8" = 1'-0"



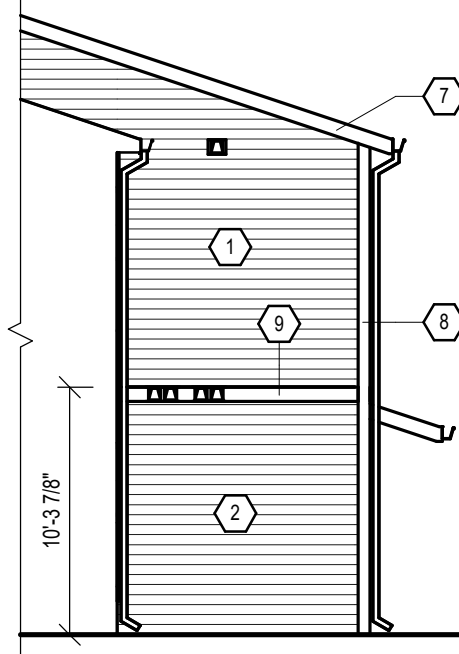
3 PARTIAL ELEVATION - F1  
A203B SCALE: 1/8" = 1'-0"



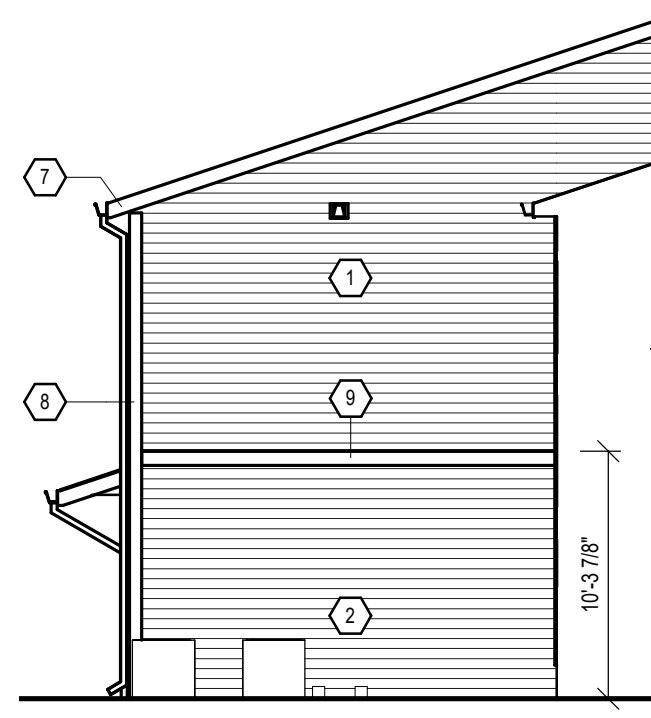
10 PARTIAL ELEVATION - F8  
A203B SCALE: 1/8" = 1'-0"



9 PARTIAL ELEVATION - F7  
A203B SCALE: 1/8" = 1'-0"



8 PARTIAL ELEVATION - F6  
A203B SCALE: 1/8" = 1'-0"



7 PARTIAL ELEVATION - F5  
A203B SCALE: 1/8" = 1'-0"

**GENERAL NOTES**

1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

**LEGEND**

- 1t WINDOW TYPE - SEE SHEET A600B
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER. COLOR TO BE SELECTED BY OWNER

**KEYPLAN**

**KEYMAP**  
(NTS)

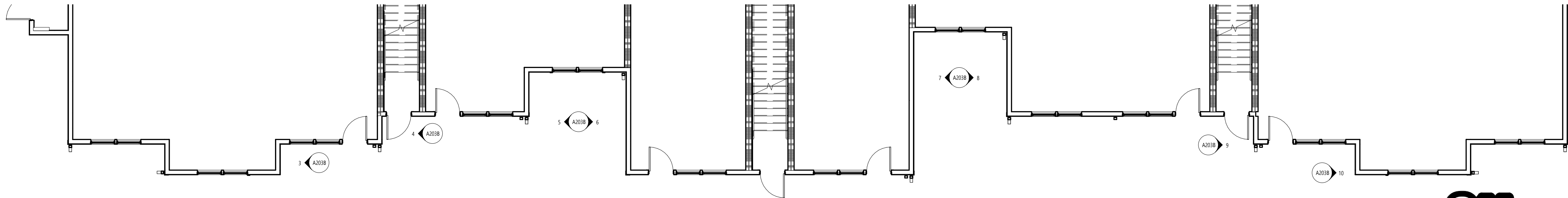
**EXTERIOR FINISH KEY**

|   |                                                                                                                                                                 |    |                                                                                                                |
|---|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALETTE A: SW2821 "DOWNING STONE"<br>COLOR PALETTE B: SW0077 "CLASSIC FRENCH GRAY"      | 7  | 6" SMOOTH ALUMINUM WRAPPED FASCIA<br>GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                             |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALETTE B: SW0077 "CLASSIC FRENCH GRAY"    | 8  | ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALETTE B: SW0077 "CLASSIC FRENCH GRAY" | 9  | 3 1/2" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 4 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR: SW0077 "CLASSIC FRENCH GRAY"                                                              | 10 | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 5 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"                                                                           | 11 | PREFINISHED 6" SEAMLESS 'K' STYLE<br>ALUMINUM GUTTER w/ 4" x 3" DOWNSPOUTS<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
| 6 | RIDGE VENT<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: TO MATCH ASPHALT SHINGLES                                                                     | 12 | COMPOSITE STONE SIDING<br>MANUF: TANDO<br>COLOR: "LEWISTON CREST"                                              |



**FRONT ELEVATION**

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



**APPROVAL CERTIFICATE**

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS - SCHEME B

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
**SHEET**  
**33** OF **67**  
CPCGR001

| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 1ST SUBMITTAL |
| 07/23/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

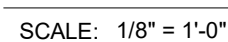
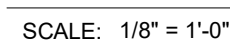
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| GENERAL NOTES                                                                       |                                                                                                                                                     |
|-------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| 1.                                                                                  | PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.                                                                                    |
| 2.                                                                                  | REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.                                                                            |
| 3.                                                                                  | PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.                                        |
| 4.                                                                                  | MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.                                                                           |
| LEGEND                                                                              |                                                                                                                                                     |
|  | WINDOW TYPE - SEE SHEET A600B                                                                                                                       |
|  | MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.<br>COLOR TO BE SELECTED BY OWNER |

A schematic diagram of a three-stage pump assembly. It consists of three main cylindrical stages connected in series. Each stage has a central vertical shaft. The first stage on the left has an arrow pointing left labeled 'L'. The third stage on the right has an arrow pointing right labeled 'R'. The middle stage is connected to both the left and right stages. The diagram shows the internal components like impellers and shafts within each stage.

|                                                                                     |                                                                                                                                                                        |                                                                                     |                                                                                                                          |
|-------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------|
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>SMARTSUE/SMOOTH<br/>COLOR PALETTE A: SW2821 "DOWNING STONE"<br/>COLOR PALETTE B: SW2821 "DORIAN GRAY"</p>           |  | <p>8" SMOOTH ALUMINUM WRAPPED FASCIA<br/>GEORGIA PACIFIC<br/>COLOR: SW6147 "WOOL SKIN"</p>                               |
|  | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR PALETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW077 "CLASSIC FRENCH GRAY"</p> |  | <p>ENGINEERED WOOD CORNER TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKIN"</p>                                    |
|  | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMARTSUE/SMOOTH<br/>COLOR PALETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br/>COLOR PALETTE B: SW2821 "DOWNING STONE"</p>    |  | <p>3 1/2" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKIN"</p>                                    |
|  | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMARTSUE/SMOOTH<br/>COLOR: SW0077 "CLASSIC FRENCH GRAY"</p>                                                            |  | <p>7 1/4" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKIN"</p>                                    |
|  | <p>ASPHALT SHINGLE<br/>MANUF: TARKO<br/>HERITAGE SERIES- 30 YEAR<br/>COLOR: "WEATHER WOOD"</p>                                                                         |  | <p>PREFINISHED 6" SEAMLESS 'K' STYLE<br/>ALUMINUM GUTTER w/ 4" x 3" DOWNSPOUTS<br/>MANUF: MASTIC<br/>COLOR: "ALMOND"</p> |
|  | <p>RIDGE VENT<br/>MANUF: TARKO<br/>HERITAGE SERIES- 30 YEAR<br/>COLOR: TO MATCH ASPHALT SHINGLES</p>                                                                   |  | <p>COMPOSITE STONE SIDING<br/>MANUF: TARKO<br/>COLOR: "LAWSON CREST"</p>                                                 |



|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

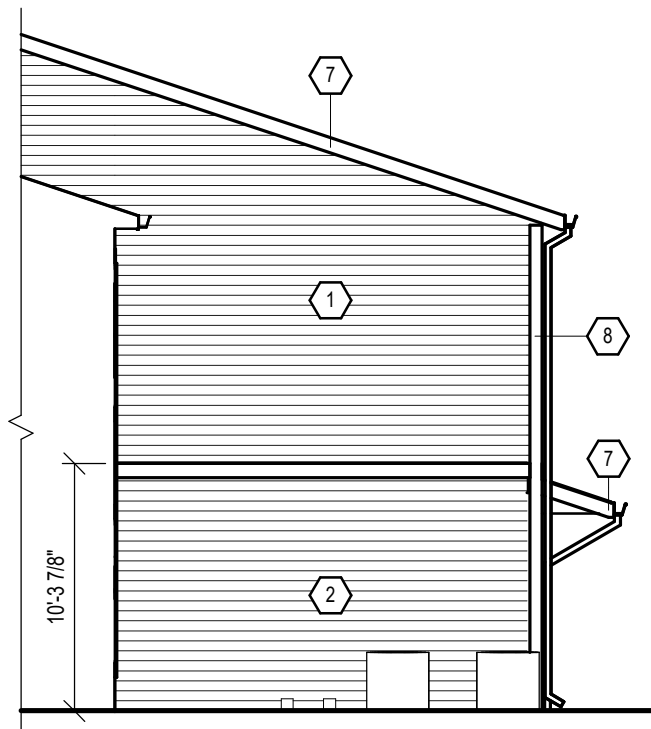
|               |                |
|---------------|----------------|
| PROJ. MGR.:   | JEFF LIEBERGER |
| PROJ. ASSOC.: | #              |
| DRAWN BY:     | #              |
| DATE:         | 08/19/2011     |

# SHEET

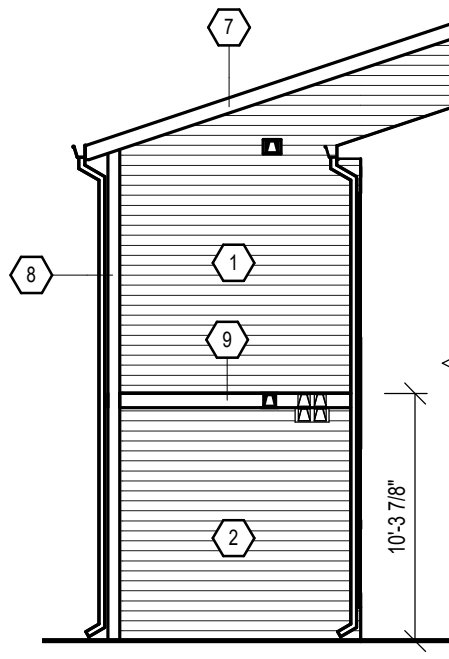
# 34 OF 67

CPCGRCO01

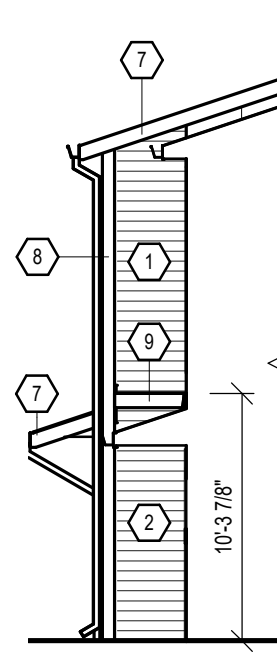




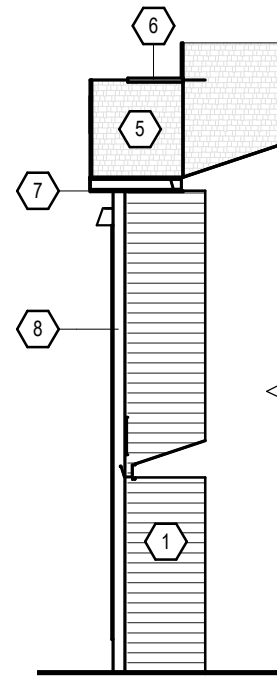
6 PARTIAL ELEVATION - B4  
A205B SCALE: 1/8" = 1'-0"



5 PARTIAL ELEVATION - B3  
A205B SCALE: 1/8" = 1'-0"



4 PARTIAL ELEVATION - B2  
A205B SCALE: 1/8" = 1'-0"



3 PARTIAL ELEVATION - B1  
A205B SCALE: 1/8" = 1'-0"

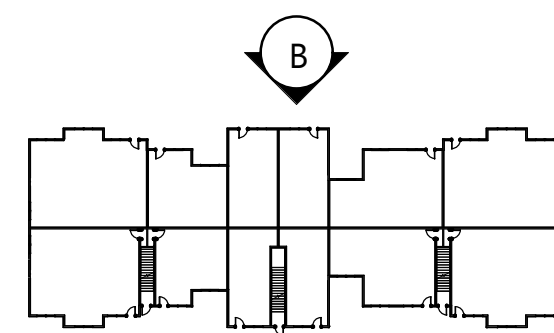
#### GENERAL NOTES

1. PROVIDE PREFINISHED METAL DRIP CAPS AT ALL WINDOW AND DOOR HEAD.
2. REFER TO FLOOR PLANS & SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATION.
3. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
4. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

#### LEGEND

- 1t WINDOW TYPE - SEE SHEET A600B
- MECHANICAL EXHAUST/INTAKE VENT - SEE SHEET A520/A530/A540 FOR DETAILS. NO MORE THAN 4 VENTS TO BE GANGED TOGETHER.  
COLOR TO BE SELECTED BY OWNER

#### KEYPLAN



#### KEYMAP (NTS)

#### EXTERIOR FINISH KEY

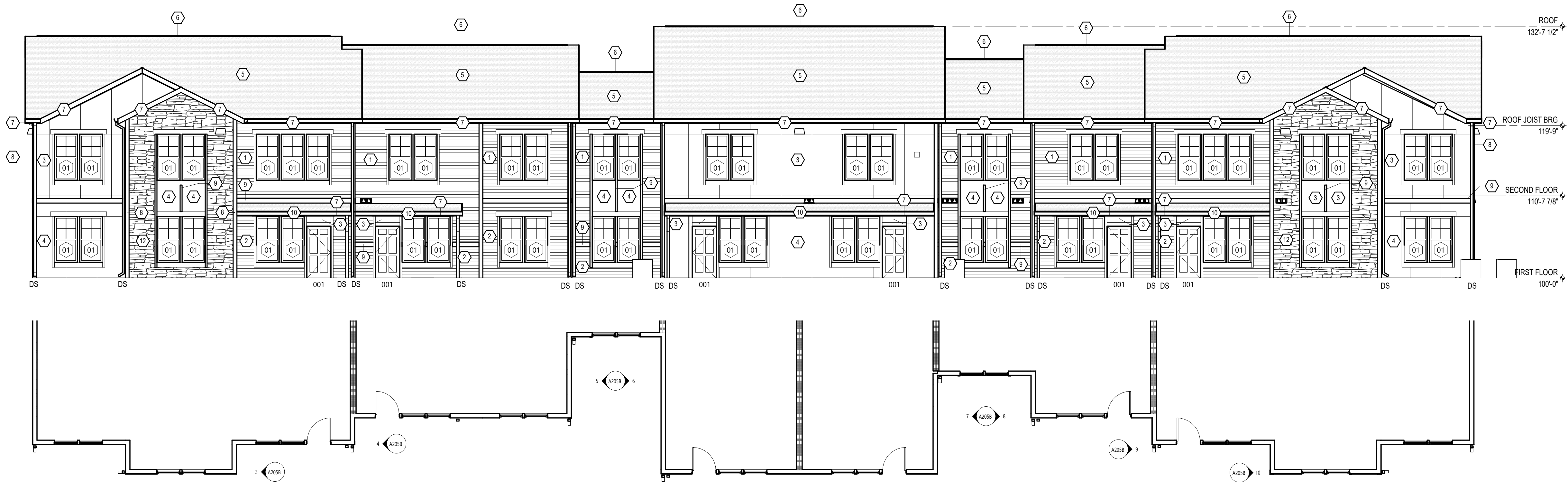
|   |                                                                                                                                                               |    |                                                                                                                |
|---|---------------------------------------------------------------------------------------------------------------------------------------------------------------|----|----------------------------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALLETTE A: SW2821 "DOWNING STONE"<br>COLOR PALLETTE B: SW2821 "DORIAN GRAY"          | 7  | 6" SMOOTH ALUMINUM WRAPPED FASCIA<br>GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                             |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW077 "CLASSIC FRENCH GRAY" | 8  | ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN"<br>COLOR PALLETTE B: SW2821 "DOWNING STONE"   | 9  | 3 1/2" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 4 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR: SW077 "CLASSIC FRENCH GRAY"                                                             | 10 | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                  |
| 5 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"                                                                         | 11 | PREFINISHED 6" SEAMLESS 'K' STYLE<br>ALUMINUM GUTTER w/ 4" x 3" DOWNSPOUTS<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
| 6 | RIDGE VENT<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: TO MATCH ASPHALT SHINGLES                                                                   | 12 | COMPOSITE STONE SIDING<br>MANUF: TANDY<br>COLOR: "LEWISTON CREST"                                              |

10 PARTIAL ELEVATION - B8  
A205B SCALE: 1/8" = 1'-0"

9 PARTIAL ELEVATION - B7  
A205B SCALE: 1/8" = 1'-0"

8 PARTIAL ELEVATION - B6  
A205B SCALE: 1/8" = 1'-0"

7 PARTIAL ELEVATION - B5  
A205B SCALE: 1/8" = 1'-0"



#### REAR ELEVATION

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



#### APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS - SCHEME B

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
SHEET  
35 OF 67  
CPCGR001



## EXTERIOR ELEVATIONS GENERAL NOTES

1. CLUBHOUSE TO FOLLOW EXTERIOR COLOR SCHEME A.
2. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
3. REFER TO FLOOR PLANS AND SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
5. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING TO PROVIDE VENTILATION.

| EXTERIOR FINISH KEY                                                                   |                                                                                                               |                                                                                       |                                                                                                    |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------|
|    | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR: SW2821 "DOWNING STONE"</p>           |    | <p>7 1/4" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>             |
|    | <p>ENGINEERED WOOD SIDING<br/>MANUF: LP SIDING<br/>LAP SIDING<br/>COLOR: SW2846 "ROYCROFT BRONZE GREEN"</p>   |    | <p>3 1/2" ENGINEERED WOOD TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>             |
|    | <p>FLAT PANEL - 0.375"<br/>MANUF: LP SIDING<br/>SMARTSIDE/SMOOTH<br/>COLOR: W2846 "ROYCROFT BRONZE GREEN"</p> |    | <p>PREFINISHED 8" SEAMLESS "K" STYLE<br/>ALUMINUM GUTTER<br/>MANUF: MASTIC<br/>COLOR: "ALMOND"</p> |
|    | <p>ASPHALT SHINGLE<br/>MANUF: T&amp;MCO<br/>HERITAGE SERIES - 30 YEAR<br/>COLOR: "WEATHER WOOD"</p>           |    | <p>COMPOSITE STONE SIDING<br/>MANUF: T&amp;MCO<br/>COLOR: "LEWISTOWN CREST"</p>                    |
|   | <p>RIDGE VENT<br/>MANUF: T&amp;MCO<br/>COLOR: TO MATCH ASPHALT SHINGLES</p>                                   |   | <p>PVC COLUMN WRAP<br/>ATRIUM COMPANIES INC<br/>COLOR: SW6147 "WOOL SKEIN" OR SIM.</p>             |
|  | <p>8" SMOOTH ALUMINUM WRAPPED FASCIA<br/>GEORGE PACIFIC<br/>COLOR: SW6147 "WOOL SKEIN"</p>                    |  | <p>EXPOSED PRESSURE TREATED FRAMING<br/>CEDAR<br/>SPACING INDICATED BY STRUCT. DRAWINGS</p>        |
|  | <p>CORNER TRIM<br/>MANUF: LP SIDING<br/>COLOR: SW6147 "WOOL SKEIN"</p>                                        |  | <p>STANDING SEAM METAL ROOF<br/>PAC-CLAD<br/>"SNAP CLAD" 22 GA<br/>COLOR: "GALVALUME"</p>          |



| APPROVAL CERTIFICATE |                        |
|----------------------|------------------------|
| ENGINEERING          | _____<br>INITIALS/DATE |
| PLANNING             | _____<br>INITIALS/DATE |
| OWNER                | _____<br>INITIALS/DATE |

98

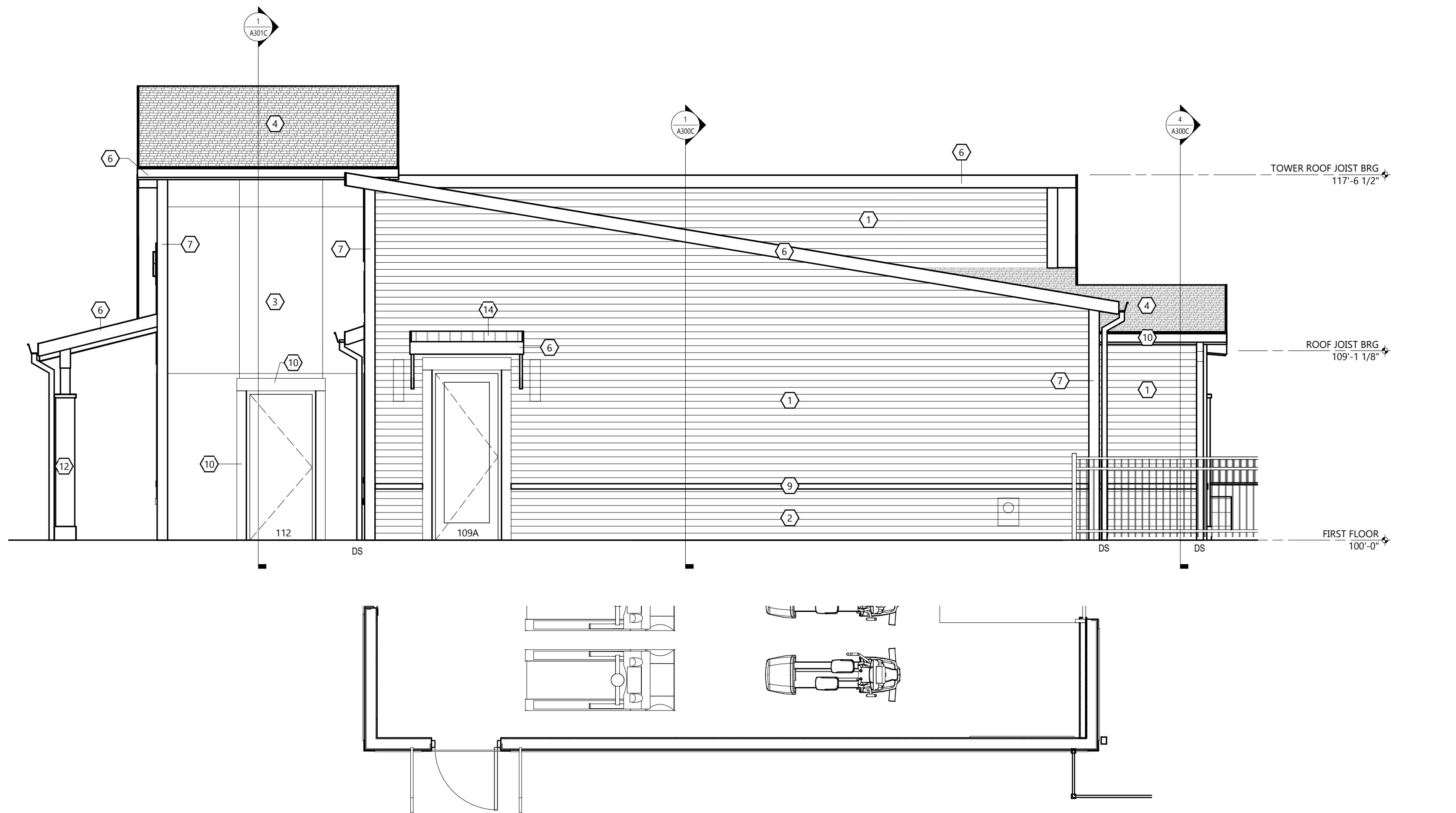
FRONT ELEVATION

SCALE: 1/4" = 1'-0"

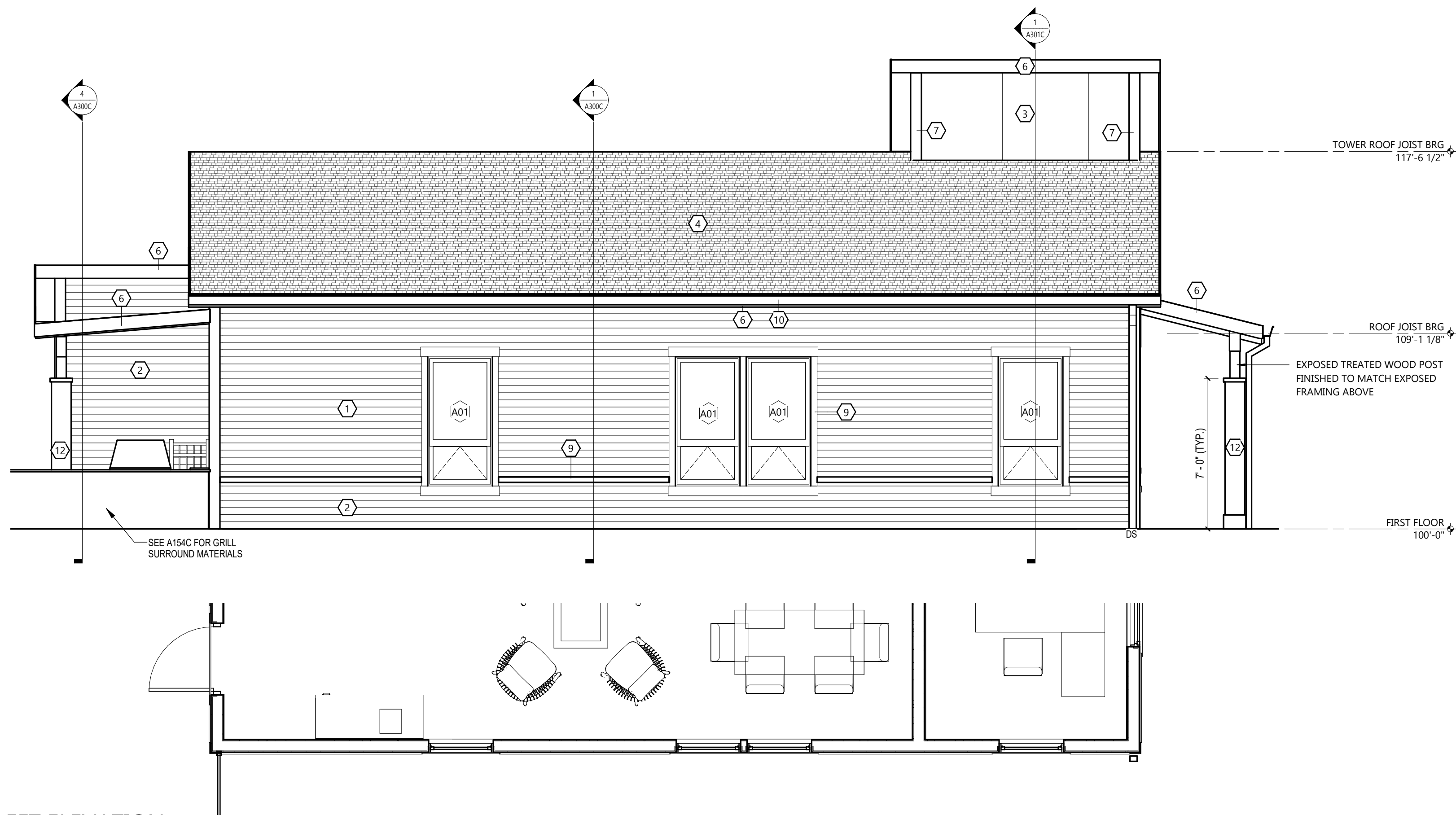


**Know what's below.  
Call before you dig.**





RIGHT ELEVATION  
SCALE: 1/4" = 1'-0"



LEFT ELEVATION  
SCALE: 1/4" = 1'-0"

KEYMAP  
(NTS)

EXTERIOR ELEVATIONS GENERAL NOTES

1. CLUBHOUSE TO FOLLOW EXTERIOR COLOR SCHEME A.
2. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
3. REFER TO FLOOR PLANS AND SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
5. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING OR PROVIDE VENTILATION.

EXTERIOR FINISH KEY

|   |                                                                                                     |    |                                                                                          |
|---|-----------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: SW2821 "DOWNING STONE"           | 8  | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"            |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: SW2846 "ROYCROFT BRONZE GREEN"   | 9  | 3 1/2" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"            |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR: W2846 "ROYCROFT BRONZE GREEN" | 10 | PREFINISHED 6" SEAMLESS "K" STYLE<br>ALUMINUM GUTTER<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
| 4 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"               | 11 | COMPOSITE STONE SIDING<br>MANUF: TANDO<br>COLOR: "LEWISTON CREST"                        |
| 5 | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                      | 12 | PVC COLUMN WRAP<br>ATRILUM COMPANIES INC<br>COLOR: SW6147 "WOOL SKEIN" OR SIM.           |
| 6 | 8" SMOOTH ALUMINUM WRAPPED FASCIA<br>GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                  | 13 | EXPOSED PRESSURE TREATED FRAMING<br>CEDAR<br>SPACING INDICATED BY STRUCT. DRAWINGS       |
| 7 | CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                       | 14 | STANDING SEAM METAL ROOF<br>PAC-CLAD<br>"SNAP CLAD" 22 GA<br>COLOR: "SALVADOME"          |



Know what's below.  
Call before you dig.

APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

| DATE       | REVISIONS     |
|------------|---------------|
| 06/09/2021 | 1ST SUBMITTAL |
| 07/03/2021 | 2ND SUBMITTAL |
| 08/19/2021 | 3RD SUBMITTAL |
| 09/19/2021 | 2ND SUBMITTAL |
| 03/22/2021 | 1ST SUBMITTAL |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS

|                            |
|----------------------------|
| PROJ. MGR.: JEFF LIEBERGEN |
| PROJ. ASSOC.: #            |
| DRAWN BY: #                |
| DATE: 08/19/2021           |
| SHEET                      |
| 37 OF 67                   |
| CPCGR001                   |

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KEYMAP  
(NTS)

EXTERIOR ELEVATIONS GENERAL NOTES

1. CLUBHOUSE TO FOLLOW EXTERIOR COLOR SCHEME A.
2. PROVIDE DRIP CAPS AT ALL WINDOW AND DOOR HEADS.
3. REFER TO FLOOR PLANS AND SCHEDULES FOR DOOR AND WINDOW SIZES AND LOCATIONS.
4. PROVIDE FLASHING AS REQUIRED TO PREVENT THE PENETRATION OF WATER THROUGH THE EXTERIOR SHELL OF THE BUILDING.
5. MAINTAIN OPENING IN ROOF SHEATHING AT OVERFRAMING OT PROVIDE VENTILATION.

EXTERIOR FINISH KEY

|   |                                                                                                     |    |                                                                                          |
|---|-----------------------------------------------------------------------------------------------------|----|------------------------------------------------------------------------------------------|
| 1 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: SW2821 "DOWNING STONE"           | 6  | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"            |
| 2 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: SW2846 "ROYCROFT BRONZE GREEN"   | 8  | 3 1/2" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"            |
| 3 | FLAT PANEL - 0.375"<br>MANUF: LP SIDING<br>SMARTSIDE/SMOOTH<br>COLOR: W2846 "ROYCROFT BRONZE GREEN" | 10 | PREFINISHED 6" SEAMLESS 'K' STYLE<br>ALUMINUM GUTTER<br>MANUF: MASTIC<br>COLOR: "ALMOND" |
| 4 | ASPHALT SHINGLE<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"               | 11 | COMPOSITE STONE SIDING<br>MANUF: TAMKO<br>COLOR: "LEWISTON CREST"                        |
| 5 | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                      | 12 | PVC COLUMN WRAP<br>ATRIUM COMPANIES INC<br>COLOR: SW6147 "WOOL SKEIN" OR SIM.            |
| 6 | 8" SMOOTH ALUMINUM WRAPPED FASCIA<br>GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                  | 13 | EXPOSED PRESSURE TREATED FRAMING<br>SPACING INDICATED BY STRUCT. DRAWINGS                |
| 7 | CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                       | 14 | STANDING SEAM METAL ROOF<br>PAC-CLAD<br>"SNAP CLAD" 22 GA<br>COLOR: "GALVALUME"          |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXTERIOR ELEVATIONS

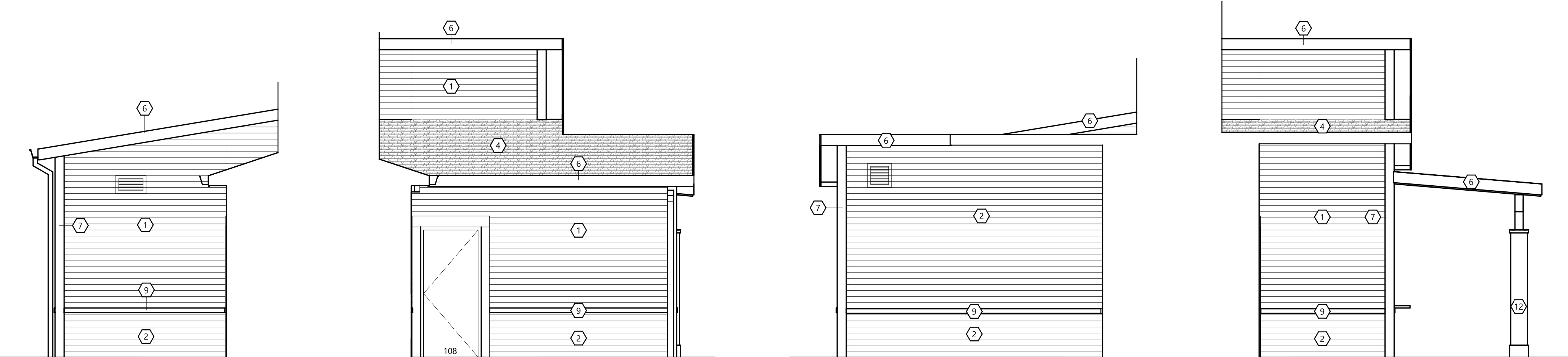
PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
SHEET  
38 OF 67  
CPCGR001

APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_



Know what's below.  
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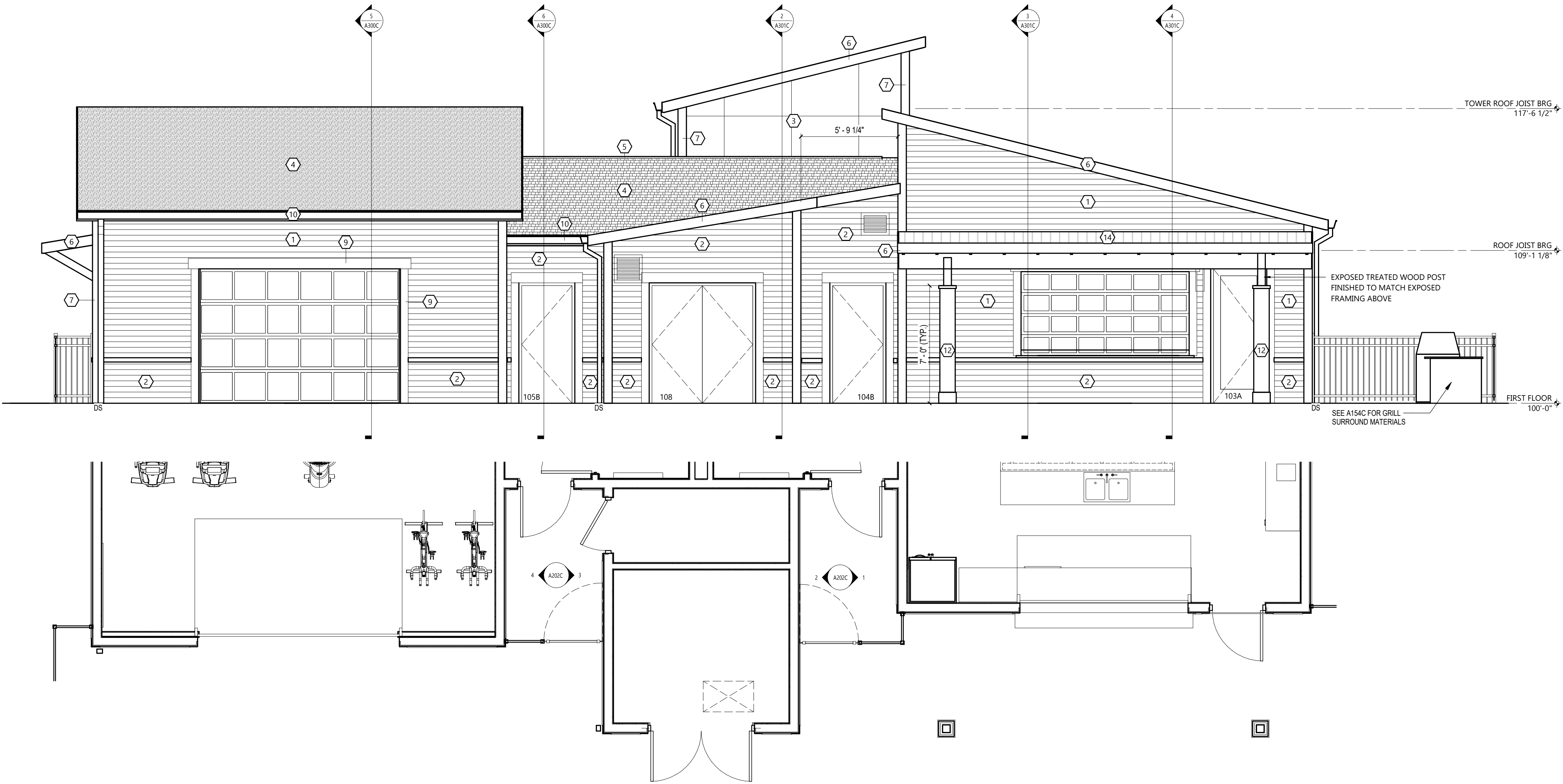


4 PARTIAL ELEVATION  
SCALE: 1/4" = 1'-0"

3 PARTIAL ELEVATION  
SCALE: 1/4" = 1'-0"

2 PARTIAL ELEVATION  
SCALE: 1/4" = 1'-0"

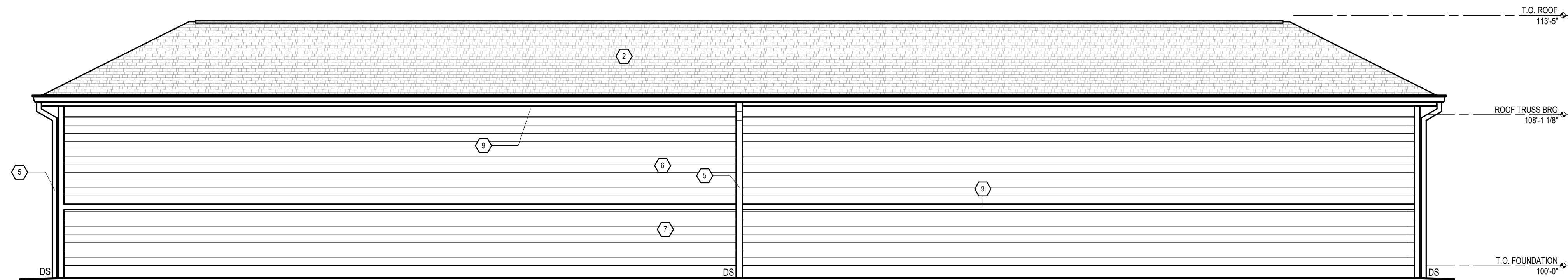
1 PARTIAL ELEVATION  
SCALE: 1/4" = 1'-0"



REAR ELEVATION  
SCALE: 1/4" = 1'-0"

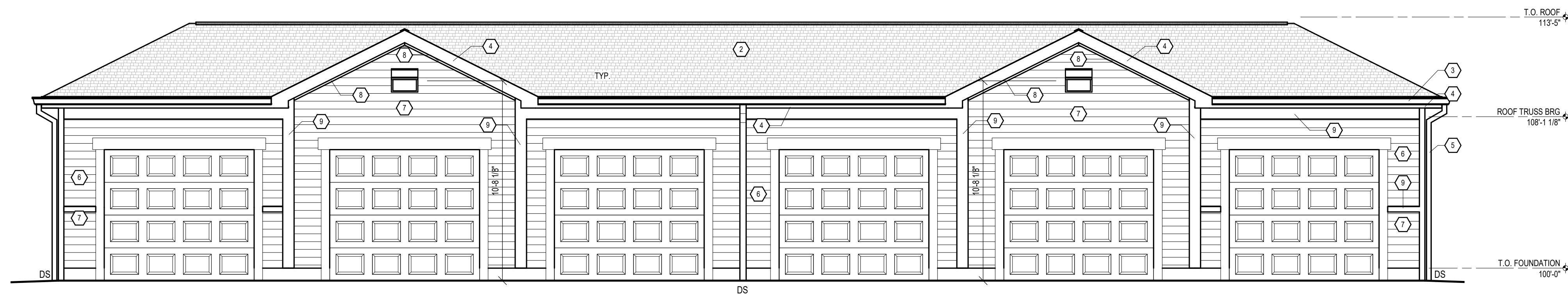
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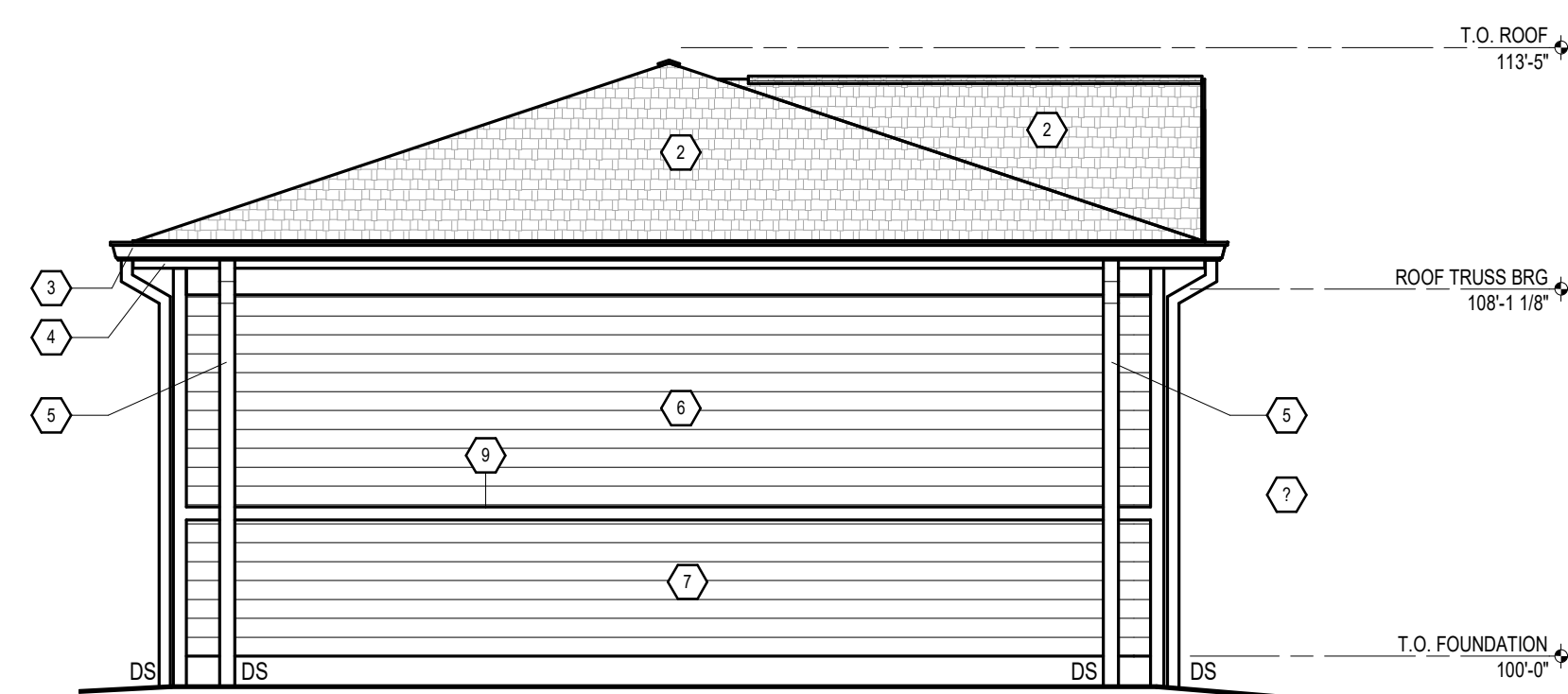
1  
A200G SCALE: 1/4" = 1'-0"

REAR ELEVATION



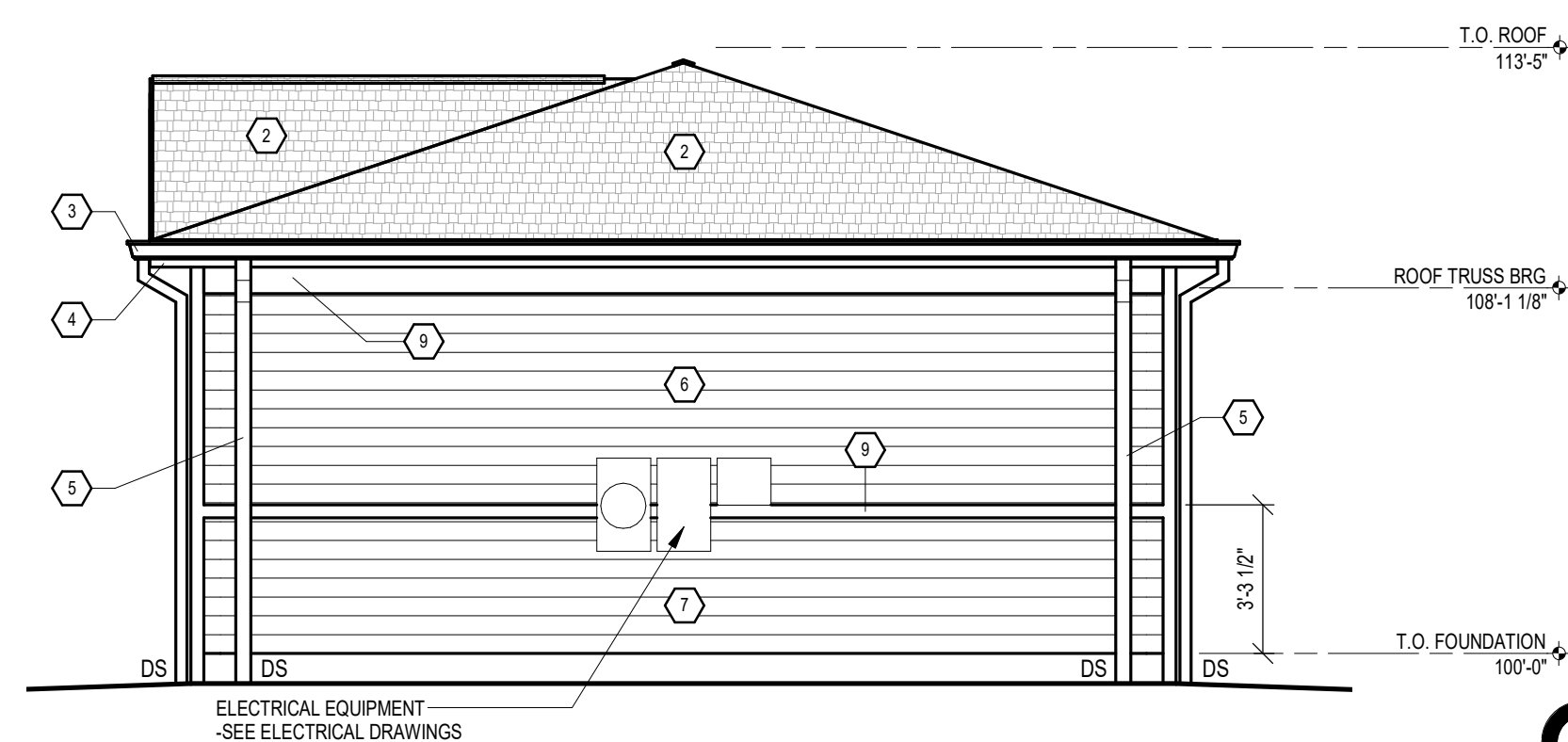
2  
A200G SCALE: 1/4" = 1'-0"

FRONT ELEVATION



3  
A200G SCALE: 1/4" = 1'-0"

LEFT ELEVATION



4  
A200G SCALE: 1/4" = 1'-0"

RIGHT ELEVATION

## KEYMAP (NTS)

## EXTERIOR FINISH KEY

|   |                                                                                                              |
|---|--------------------------------------------------------------------------------------------------------------|
| 1 | RIDGE VENT<br>MANUF: T&M<br>COLOR: TO MATCH ASPHALT SHINGLES                                                 |
| 2 | ARCHITECTURAL DIMENSIONAL SHINGLES<br>MANUF: T&M<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"       |
| 3 | PREFINISHED 6" SEAMLESS "K" STYLE<br>ALUMINUM GUTTER<br>MANUF: MASTIC<br>COLOR: "ALMOND"                     |
| 4 | 6" SMOOTH ALUM. WRAPPED FASCIA<br>MANUF: GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                       |
| 5 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: COLOR PALLETTE A: SW2821 "DOWNING STONE"  |
| 6 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A: SW2846 "ROYCROFT BRONZE GREEN" |
| 7 | ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A: SW6147 "WOOL SKEIN"                            |
| 8 | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A: SW6147 "WOOL SKEIN"                     |
| 9 | 3 1/2" X 3 1/2" ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A: SW6147 "WOOL SKEIN"     |

\* PRIOR TO MATERIAL ORDER, GENERAL CONTRACTOR TO  
VERIFY ALL MATERIALS AND COLOR(S) WITH OWNER  
AND OWNER PROVIDED EXTERIOR MATERIAL SCHEDULE.

## APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

EXTERIOR ELEVATIONS

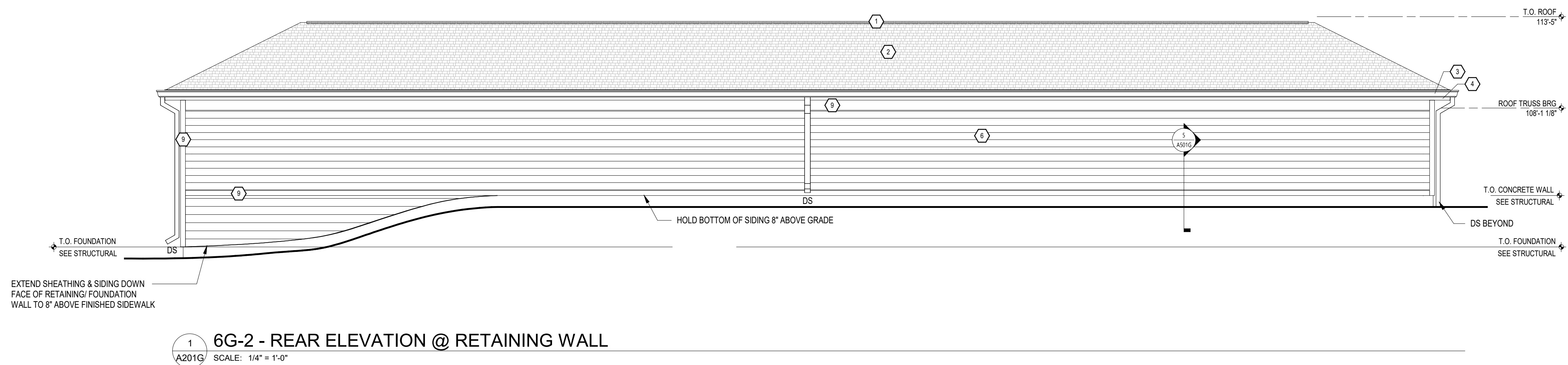
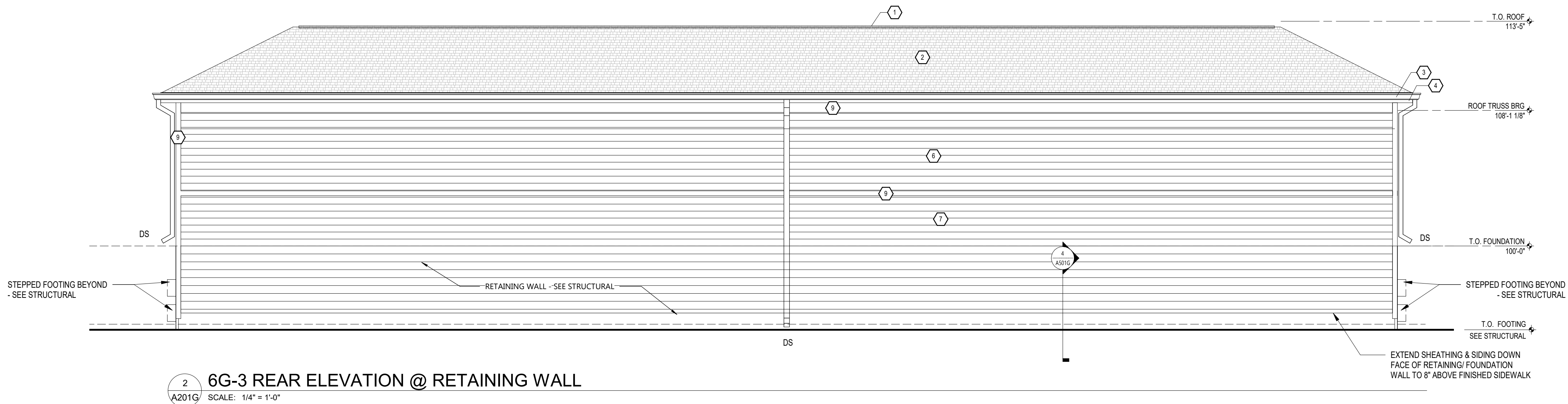
PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
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# KEYMAP

(NTS)

## EXTERIOR FINISH KEY

|   |                                                                                                              |
|---|--------------------------------------------------------------------------------------------------------------|
| 1 | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                               |
| 2 | ARCHITECTURAL DIMENSIONAL SHINGLES<br>MANUF: TAMKO<br>HERITAGE SERIES - 30 YEAR<br>COLOR: "WEATHER WOOD"     |
| 3 | PREFINISHED 6" SEAMLESS 'X' STYLE<br>ALUMINUM GUTTER<br>MANUF: MASTIC<br>COLOR: "ALMOND"                     |
| 4 | 8" SMOOTH ALUM. WRAPPED FASCIA<br>MANUF: GEORGIA PACIFIC<br>COLOR: SW6147 "WOOL SKEIN"                       |
| 5 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: COLOR PALLETTE A. SW2821 "DOWNING STONE"  |
| 6 | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR PALLETTE A. SW2846 "ROYCROFT BRONZE GREEN" |
| 7 | ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A. SW6147 "WOOL SKEIN"                            |
| 8 | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A. SW6147 "WOOL SKEIN"                     |
| 9 | 3 1/2" X 3 1/2" ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR PALLETTE A. SW6147 "WOOL SKEIN"     |

PRIOR TO MATERIAL ORDER, GENERAL CONTRACTOR TO  
★ VERIFY ALL MATERIALS AND COLOR(S) WITH OWNER  
AND OWNER PROVIDED EXTERIOR MATERIAL SCHEDULE.

## APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



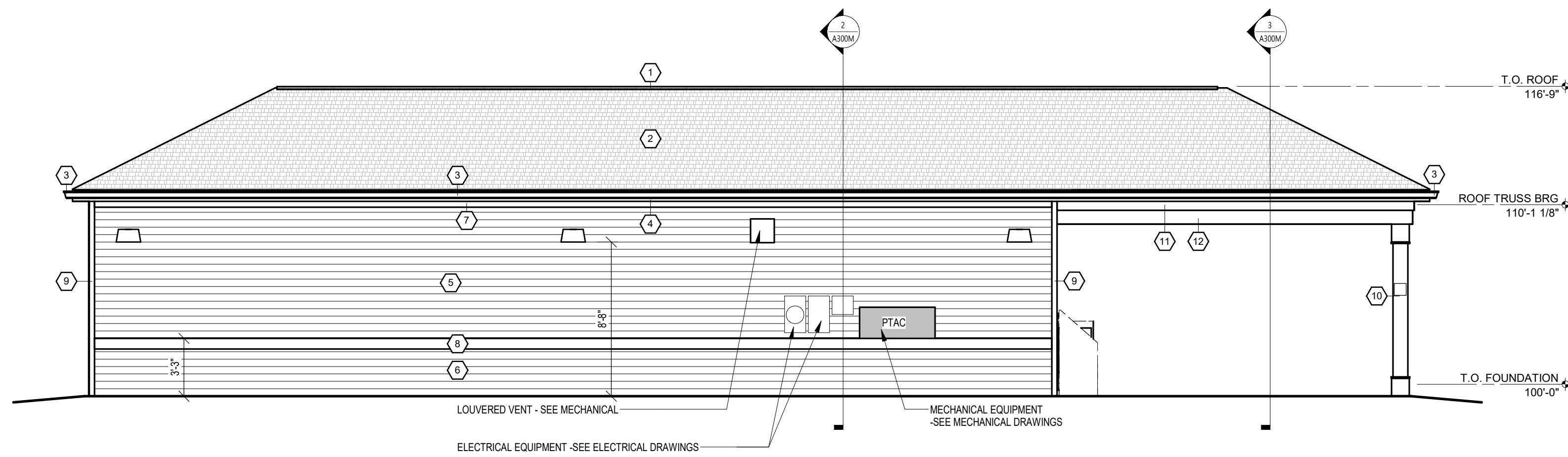
Know what's below.  
Call before you dig.

| DATE       | REVISIONS     | DRAWN BY |
|------------|---------------|----------|
| 06/09/2021 | 1ST SUBMITTAL |          |
| 07/03/2021 | 4TH SUBMITTAL |          |
| 05/21/2021 | 3RD SUBMITTAL |          |
| 05/19/2021 | 2ND SUBMITTAL |          |
| 03/22/2021 | 1ST SUBMITTAL |          |

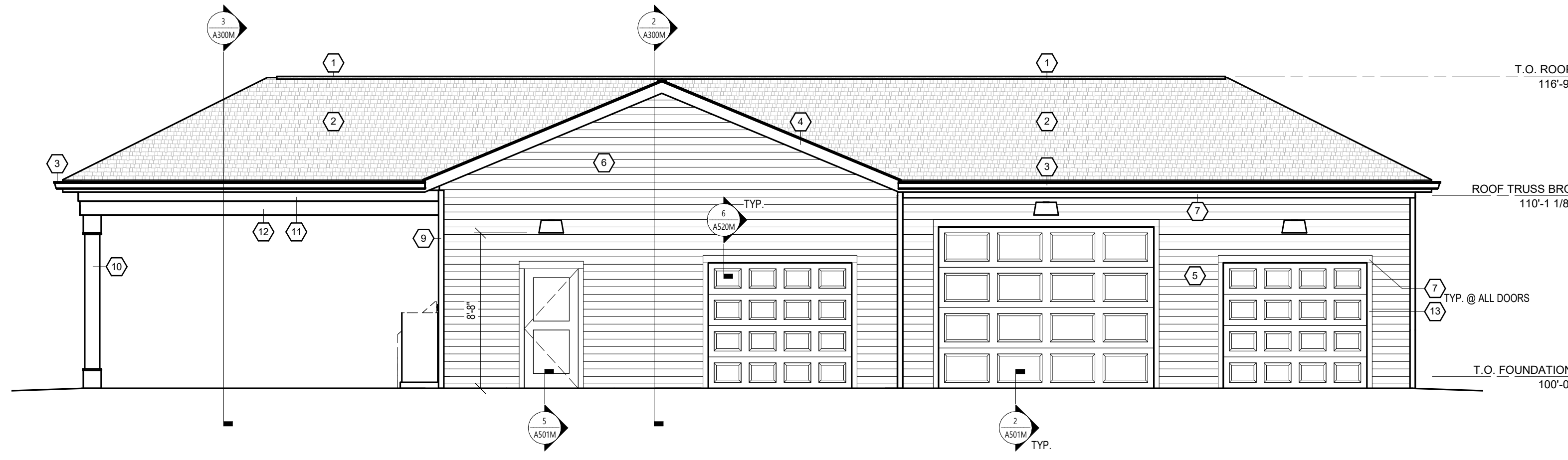
WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXTERIOR ELEVATIONS - 6G-2 & 6G-3

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
SHEET  
40 OF 67  
CPCGR001

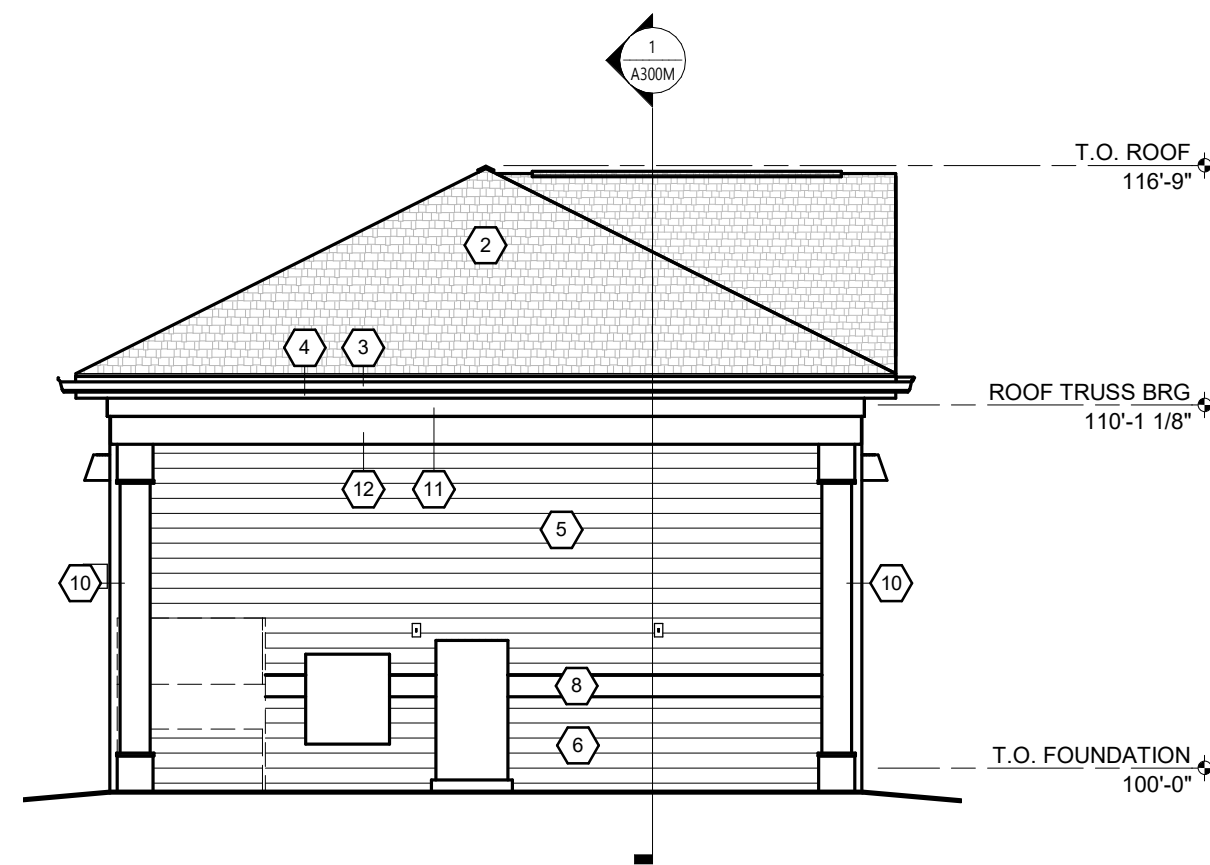




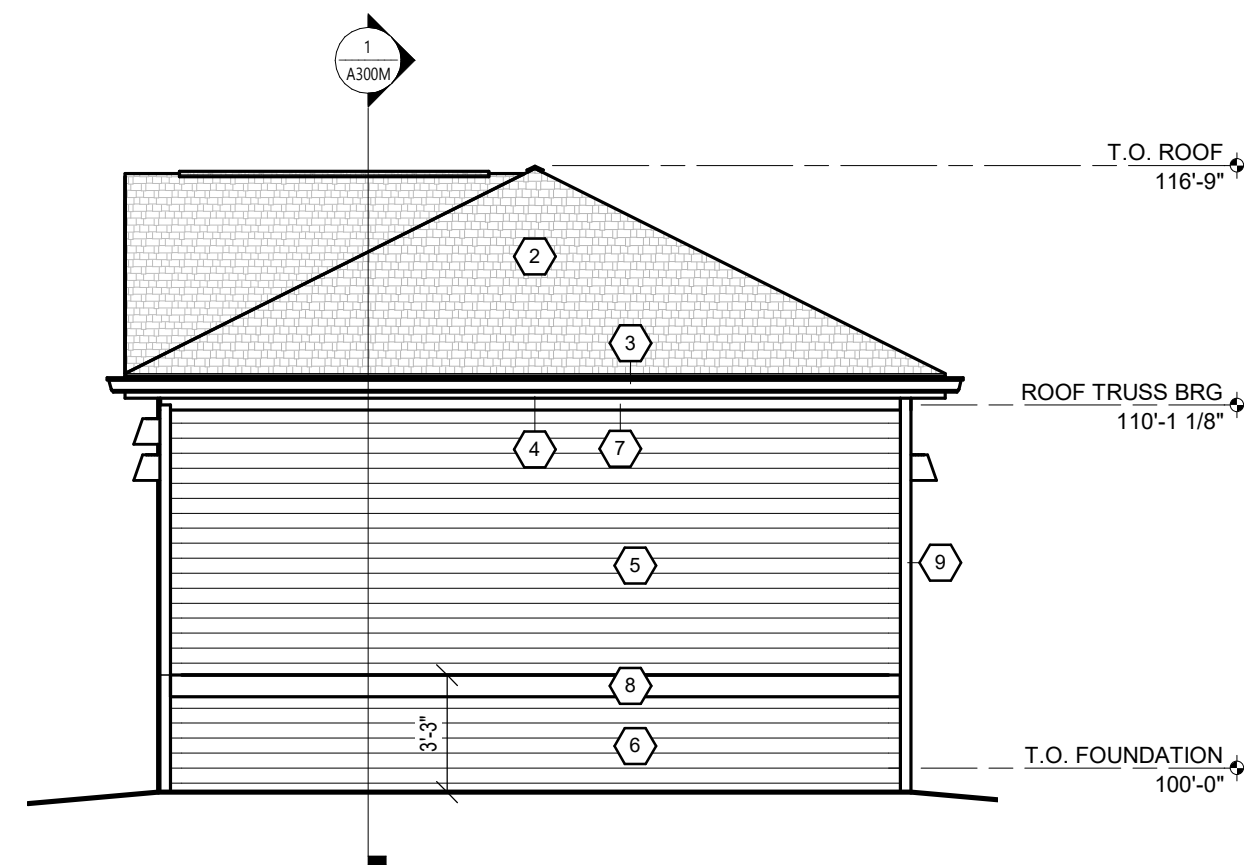
1 REAR ELEVATION  
A200M SCALE: 3/16" = 1'-0"



2 FRONT ELEVATION  
A200M SCALE: 3/16" = 1'-0"



3 LEFT ELEVATION  
A200M SCALE: 3/16" = 1'-0"



4 RIGHT ELEVATION  
A200M SCALE: 3/16" = 1'-0"

## EXTERIOR FINISH KEY

|    |                                                                                                                                               |
|----|-----------------------------------------------------------------------------------------------------------------------------------------------|
| 1  | RIDGE VENT<br>MANUF: TAMKO<br>COLOR: TO MATCH ASPHALT SHINGLES                                                                                |
| 2  | ARCHITECTURAL DIMENSIONAL SHINGLES<br>MANUF: TAMKO<br>SERIES: HERITAGE - 30/40 YEAR<br>COLOR: "WEATHER WOOD"                                  |
| 3  | 6" PRE-FINISHED SEAMLESS<br>"K" STYLE ALUMINUM GUTTER<br>MANUF: MASTIC<br>COLOR: "ALMOND"                                                     |
| 4  | 8" SMOOTH ALUM. WRAPPED FASCIA<br>MANUF: GEORGINA PACIFIC<br>COLOR: PALLETTE A: SW6147 "WOOL SKEIN"                                           |
| 5  | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: SW2821 "DOWNING STONE"                                                     |
| 6  | ENGINEERED WOOD SIDING<br>MANUF: LP SIDING<br>LAP SIDING<br>COLOR: A: SW2846 "ROYCROFT BRONZE GREEN"                                          |
| 7  | 5" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                                                     |
| 8  | 7 1/4" ENGINEERED WOOD TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                                                 |
| 9  | ENGINEERED WOOD CORNER TRIM<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                                                 |
| 10 | PVC COLUMN WRAP<br>MANUF: CERTANTEED (OR EQUIVALENT)<br>TYPE: 10"x10" WRAP w/ CLASSIC CAP/BASE TRIM SET<br>COLOR: SW6147 "WOOL SKEIN" OR SIM. |
| 11 | SMOOTH PVC TRIM 5/4x8<br>MANUF: CERTANTEED<br>COLOR: SW6147 "WOOL SKEIN" OR SIM.                                                              |
| 12 | SMOOTH PVC TRIM 4 1/4x10<br>MANUF: CERTANTEED<br>COLOR: SW6147 "WOOL SKEIN" OR SIM.                                                           |
| 13 | ENGINEERED WOOD TRIM 3 1/2"<br>MANUF: LP SIDING<br>COLOR: SW6147 "WOOL SKEIN"                                                                 |

\* PRIOR TO MATERIAL ORDER, GENERAL CONTRACTOR TO VERIFY ALL MATERIALS AND COLOR(S) WITH OWNER AND OWNER PROVIDED EXTERIOR MATERIAL SCHEDULE.

## KEYMAP (NTS)

| DATE       | REVISIONS     | DRAWN BY |
|------------|---------------|----------|
| 08/19/2021 | 1ST SUBMITTAL |          |
| 07/23/2021 | 2ND SUBMITTAL |          |
| 05/21/2021 | 3RD SUBMITTAL |          |
| 03/19/2021 | 4TH SUBMITTAL |          |
| 01/22/2021 | 5TH SUBMITTAL |          |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
EXTERIOR ELEVATIONS

## APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
SHEET  
41 OF 67  
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ROOF CONSTRUCTION  
• ROOF SHINGLES - SEE ELEVATIONS  
• 3/8" TYPE II ROOFING FELT  
• 5/8" EXTERIOR GRADE APA RATED SHEATHING  
• SEE STRUCTURAL  
• 2x WOOD TRUSSES - SEE STRUCTURAL

WALL CONSTRUCTION  
• EXTERIOR FINISH - SEE ELEVATION  
• AIR & MOISTURE BARRIER  
• 1/2" EXTERIOR GRADE APA RATED SHEATHING  
• SEE STRUCTURAL  
• 2x4 WOOD STUD FRAMING @ 16" O.C.  
U.N.O. ON STRUCTURAL

WALL CONSTRUCTION  
• 2x4 WOOD STUD FRAMING @ 16" O.C.  
U.N.O. ON STRUCTURAL

5 SECTION  
A110K SCALE: 3/8" = 1'-0"

7 RIGHT ELEVATION  
A110K SCALE: 3/8" = 1'-0"

4 REAR ELEVATION  
A110K SCALE: 3/8" = 1'-0"

3 FRONT ELEVATION  
A110K SCALE: 3/8" = 1'-0"

ROOF PLAN  
SCALE: 3/8" = 1'-0"

FLOOR PLAN  
SCALE: 3/8" = 1'-0"

KEYMAP  
(NTS)

MAILBOX CHART

| TYPE      | QTY | MAIL DOORS | OUTGOING MAIL COMPARTMENTS | PARCEL COMPARTMENT |
|-----------|-----|------------|----------------------------|--------------------|
| MAILBOX 1 | 3   | 16         | 1                          | 2                  |
| MAILBOX 2 | 12  | 20         | 1                          | 2                  |
| MAILBOX 3 | 6   | 0          | 0                          | 4                  |
| MAILBOX 4 | 2   | 0          | 0                          | 2                  |
| TOTALS    | 23  | 288        | 15                         | 58                 |

EXTERIOR FINISH KEY

- RIDGE VENT  
MANUF: TAMKO  
COLOR: TO MATCH ASPHALT SHINGLES
- ARCHITECTURAL DIMENSIONAL SHINGLES  
MANUF: TAMKO  
SERIES: HARTAGE - 30/40 YEAR  
COLOR: "WEATHER WOOD"
- 6" PRE-FINISHED SEAMLESS  
"K" STYLE ALUMINUM GUTTER  
MANUF: MASTIC  
COLOR PALETTE A: "ALMOND"
- 8" SMOOTH ALUM. WRAPPED FASCIA  
MANUF: GEORIGIA PACIFIC  
COLOR PALETTE A: "SW6147 "WOOL SKEIN"
- ENGINEERED WOOD SIDING  
MANUF: LP SIDING  
LAP SIDING  
COLOR: SW2821 "DOWNING STONE"
- 5 1/2" ENGINEERED WOOD TRIM  
MANUF: LP SIDING  
COLOR PALETTE A: SW6147 "WOOL SKEIN"
- ENGINEERED CORNER TRIM  
MANUF: LP SIDING  
LAP SIDING  
COLOR PALETTE A: SW6147 "WOOL SKEIN"
- 3 1/2" ENGINEERED TRIM  
MANUF: LP SIDING  
COLOR: SW6147 "WOOL SKEIN"
- MAILBOX 1  
MODEL: #3715D-16FL  
SALSBURY 3700 SERIES 4C HORIZONTAL  
FRONT LOADING MAILBOX.
- MAILBOX 2  
MODEL: #3715D-20FL  
SALSBURY 3700 SERIES 4C HORIZONTAL  
FRONT LOADING MAILBOX.
- MAILBOX 3  
MODEL: #3710D-4P FL  
SALSBURY 3700 SERIES 4C HORIZONTAL  
FRONT LOADING MAILBOX.
- MAILBOX 4  
MODEL: #3710S-2P FL  
SALSBURY 3700 SERIES 2C HORIZONTAL  
FRONT LOADING MAILBOX.
- WASTE CONTAINER  
SALSBURY VERSATILE TRASH/RECYCLING  
BIN OR ARCHITECT/OWNER APPROVED EQ.

GENERAL NOTES

- ALL INTERIOR DIMS. ARE FROM FACE-OF-STUD TO FACE-OF-STUD.
- PROVIDE (1) MAIL KIOSK STRUCTURE W/ 264 MAIL BOXES. SEE CIVIL DRAWINGS FOR LOCATION.
- ALL MAILBOXES DEDICATED TO FIRST FLOOR UNITS SHALL BE LOCATED 48" A.F.F. MAX.
- DOWNSPOUTS TO TIE INTO CIVIL UNDERGROUND STORM DRAINAGE.
- PROVIDE DIVERTERS & SPLASH GUARDS AT GUTTER CORNERS AND VALLEYS

APPROVAL CERTIFICATE

ENGINEERING  
INITIALS/DATE  
  
PLANNING  
INITIALS/DATE  
  
OWNER  
INITIALS/DATE

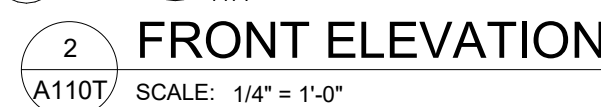
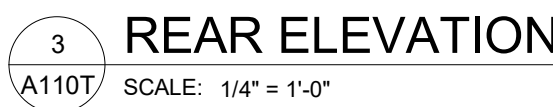
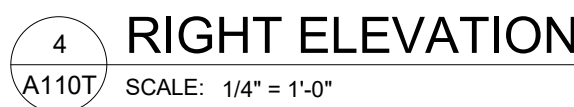


Know what's below.  
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WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
PLANS, ELEVATIONS & SECTION

PROJ. MGR.: JEFF LIEBERGREN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021  
SHEET  
42 OF 67  
CPCGR001





|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

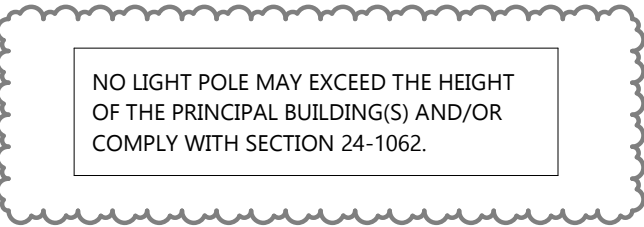
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**43** OF **67**

CPCGRC001



| DATE |            | REVISIONS     | DRAWN BY |
|------|------------|---------------|----------|
| 5    | 08/19/2021 | 5TH SUBMITTAL |          |
| 4    | 07/23/2021 | 4TH SUBMITTAL |          |
| 3    | 05/21/2021 | 3RD SUBMITTAL |          |
| 2    | 03/19/2021 | 2ND SUBMITTAL |          |
| 1    | 01/22/2021 | 1ST SUBMITTAL |          |



|                                    |                        |
|------------------------------------|------------------------|
| <b><u>APPROVAL CERTIFICATE</u></b> |                        |
| ENGINEERING                        | _____<br>INITIALS/DATE |
| PLANNING                           | _____<br>INITIALS/DATE |
| OWNER                              | _____<br>INITIALS/DATE |

PROJ. MGR.: JEFF LIEBERGEN  
PROJ. ASSOC.: #  
DRAWN BY: #  
DATE: 08/19/2021

---

**SHEET**

**44 OF 67**

CPCGRCO01





WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

SITE PLAN PHOTOMETRICS - SOUTH

|                                   |                   |
|-----------------------------------|-------------------|
| PROJ. MGR.: <u>JEFF LIEBERGER</u> |                   |
| PROJ. ASSOC.:                     | <u>#</u>          |
| DRAWN BY:                         | <u>#</u>          |
| DATE:                             | <u>08/19/2021</u> |

| Statistics         |        |        |        |        |         |         |
|--------------------|--------|--------|--------|--------|---------|---------|
| Description        | Symbol | Avg    | Max    | Min    | Max/Min | Avg/Min |
| North Parking      | ⌗      | 0.8 fc | 1.7 fc | 0.1 fc | 17.0:1  | 8.0:1   |
| North-East Parking | ⌗      | 0.8 fc | 1.8 fc | 0.1 fc | 18.0:1  | 8.0:1   |
| Pet Park A         | ⌗      | 0.4 fc | 0.8 fc | 0.0 fc | N/A     | N/A     |
| Pet Park B         | ⌗      | 0.8 fc | 2.4 fc | 0.1 fc | 24.0:1  | 8.0:1   |
| South Parking      | ⌗      | 0.7 fc | 1.7 fc | 0.1 fc | 17.0:1  | 7.0:1   |



NO LIGHT POLE MAY EXCEED THE HEIGHT OF THE PRINCIPAL BUILDING(S) AND/OR COMPLY WITH SECTION 24-1062.



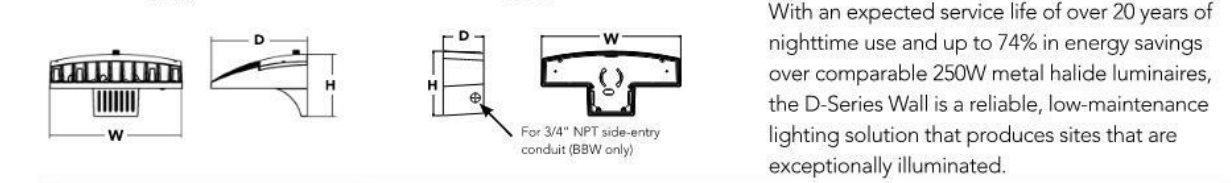






| Specifications Luminaire |                   |
|--------------------------|-------------------|
| Width:                   | 13-3/4" (34.9 cm) |
| Depth:                   | 10" (25.4 cm)     |
| Height:                  | 6-3/8" (16.2 cm)  |
| Weight:                  | 12 lbs (5.4 kg)   |

| Back Box (BBW, ELCW) |                   |
|----------------------|-------------------|
| Width:               | 13-3/4" (34.9 cm) |
| Depth:               | 4" (10.2 cm)      |
| Height:              | 6-3/8" (16.2 cm)  |
| Weight:              | 5 lbs (2.3 kg)    |



Ordering Information

| Series    | LEDs                                                                           | Drive Current                                                                          | Color Temperature                                                              | Distribution                                                                                                                                                                     | Voltage                                                              | Mounting                                           | Control Options                                    |
|-----------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| DSXW1 LED | 3000K<br>3500K<br>4000K<br>5000K<br>6000K<br>7000K<br>8000K<br>9000K<br>10000K | 350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA | 3000K<br>3500K<br>4000K<br>5000K<br>6000K<br>7000K<br>8000K<br>9000K<br>10000K | T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start | 120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V | SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW | PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI |

| Other Options                         | Shipped separately       | Finish                   |
|---------------------------------------|--------------------------|--------------------------|
| SP Single Line (120, 277 or 347V) 15  | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |
| SP Double Line (240, 240V or 480V) 15 | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |
| SP Separate surge protection 15       | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |

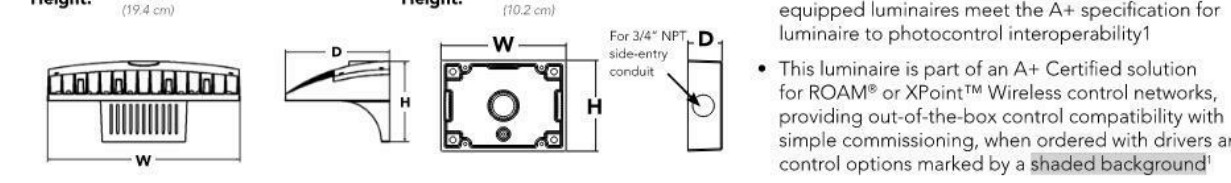
| Accessories | Notes                                                           |
|-------------|-----------------------------------------------------------------|
| DSXW1 LED   | 1. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 2. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 3. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 4. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 5. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 6. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 7. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 8. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 9. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW1 LED   | 10. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV. |
| DSXW1 LED   | 11. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV. |
| DSXW1 LED   | 12. DSXW1 LED is not available with PI, PIR, PIRICW or PIRICWV. |

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| Specifications Luminaire |                   |
|--------------------------|-------------------|
| Width:                   | 18-1/2" (46.7 cm) |
| Depth:                   | 10" (25.4 cm)     |
| Height:                  | 7-5/8" (19.4 cm)  |
| Weight:                  | 21 lbs (9.5 kg)   |

| Back Box (BBW) |                   |
|----------------|-------------------|
| Width:         | 18-1/2" (46.7 cm) |
| Depth:         | 4" (10.2 cm)      |
| Height:        | 7-5/8" (19.4 cm)  |
| Weight:        | 11 lbs (5.0 kg)   |



Ordering Information

| Series    | LEDs                                                                           | Drive Current                                                                          | Color Temperature                                                              | Distribution                                                                                                                                                                     | Voltage                                                              | Mounting                                           | Control Options                                    |
|-----------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|--------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------|----------------------------------------------------|----------------------------------------------------|
| DSXW2 LED | 3000K<br>3500K<br>4000K<br>5000K<br>6000K<br>7000K<br>8000K<br>9000K<br>10000K | 350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA<br>350 mA | 3000K<br>3500K<br>4000K<br>5000K<br>6000K<br>7000K<br>8000K<br>9000K<br>10000K | T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start<br>T25 Type I Start | 120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V<br>120V | SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW<br>SW | PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI<br>PI |

| Other Options                         | Shipped separately       | Finish                   |
|---------------------------------------|--------------------------|--------------------------|
| SP Single Line (120, 277 or 347V) 15  | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |
| SP Double Line (240, 240V or 480V) 15 | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |
| SP Separate surge protection 15       | BSW Back Box (BBW, ELCW) | BBW Back Box (BBW, ELCW) |

| Accessories | Notes                                                           |
|-------------|-----------------------------------------------------------------|
| DSXW2 LED   | 1. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 2. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 3. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 4. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 5. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 6. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
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| DSXW2 LED   | 11. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV. |
| DSXW2 LED   | 12. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV. |

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| Description                                                                                                                                                                                                                                                                                                                                                                                 |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| This contemporary styled D154-TS20 Series combines a cast aluminum housing, a spun aluminum shade and segmented reflector to create an efficient luminaire with Type II(HR3) or Type V(HS) light distribution. Some of the most popular brackets for use with this fixture are shown below, however there are others available in the "Brackets & Wall Luminaires" section of this catalog. |  |

| Electrical                                                                                                                                                                    |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| • High power factor ballast (HPF), core and coil type, pre-wired and tested<br>• Easy ballast pod access<br>• 4KV pulse rated porcelain socket<br>• Suitable for wet location |  |

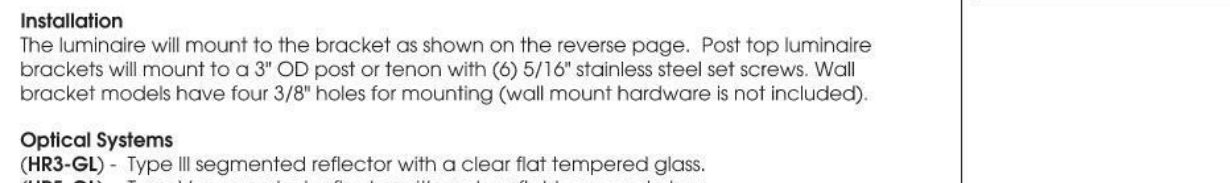
| ETL listed, suitable for wet locations.                                                                                                                                                           |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| The luminaire is A+ Certified when ordered with DTL-L controls marked by a shaded background. DTL-L equipped luminaires meet the A+ specification for luminaires to photocontrol interperability. |  |

| Installation                                                                                                                                                                                                                                                                   |  |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| The luminaire will mount to the bracket as shown on the reverse page. Part top luminaire brackets will mount to a 3" OD post or fenum with (6) 5/16" stainless steel self screws. Wall bracket models have four 3/8" holes for mounting (wall mount hardware is not included). |  |

| Optical Systems                                                                                                                                    |  |
|----------------------------------------------------------------------------------------------------------------------------------------------------|--|
| (HR3-GL) - Type II segmented reflector with a clear flat tempered glass.<br>(HS-GL) - Type V segmented reflector with a clear flat tempered glass. |  |

| Finish                                                                                                                                                                          |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Premium quality thermoset polyester powdercoat for a durable finish in the following:<br>BLK - Soft Black<br>CLB - Classic Bronze<br>GBZ - Gloss Textured Bronze<br>GRN - Green |  |

| Part String                    |  |
|--------------------------------|--|
| Example: D154-TS20-15/70M/VBLK |  |



Ordering Information

| Model     | Lens | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| D154-TS20 | GL   | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

| Accessories | Notes                                                           |
|-------------|-----------------------------------------------------------------|
| DSXW2 LED   | 1. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 2. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 3. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
| DSXW2 LED   | 4. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV.  |
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| DSXW2 LED   | 12. DSXW2 LED is not available with PI, PIR, PIRICW or PIRICWV. |

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| Performance Data                                                                                                                                                |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Lumen Output                                                                                                                                                    |  |
| Lumen values are from photometric tests performed in accordance with IESNA LM-79-06. Contact factory for performance data on any configurations not shown here. |  |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW1 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW2 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

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| Performance Data                                                                                                                                                                                                                                                                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Lumen Output                                                                                                                                                                                                                                                                       |  |
| Lumen values are from photometric tests performed in accordance with IESNA LM-79-06. Data is considered to be representative of the configurations shown, with the exception allowed by lighting facts. Contact factory for performance data on any configurations not shown here. |  |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW2 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW2 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

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| Performance Data                                                                                                                                                                                                                                                                   |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| Lumen Output                                                                                                                                                                                                                                                                       |  |
| Lumen values are from photometric tests performed in accordance with IESNA LM-79-06. Data is considered to be representative of the configurations shown, with the exception allowed by lighting facts. Contact factory for performance data on any configurations not shown here. |  |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW2 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

| LEDs      | Drive Current | Optical System | Light Source                | Voltage                      | Finish                            | Option |
|-----------|---------------|----------------|-----------------------------|------------------------------|-----------------------------------|--------|
| DSXW2 LED | 350 mA        | HR3            | 50/70/100MA<br>20/70/100HPS | 120V<br>208V<br>240V<br>277V | BLK, CLB, GBZ, GRN, TGR, TOR, TCR | PCL    |

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| KEYMAP |  |
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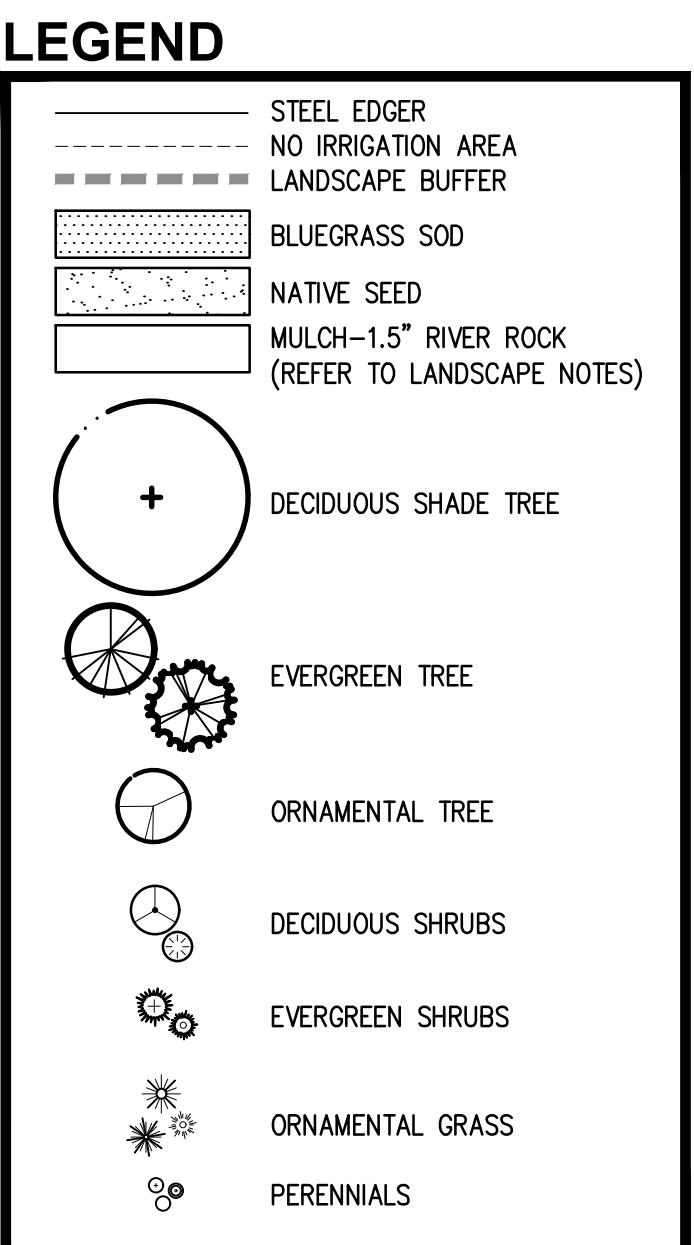
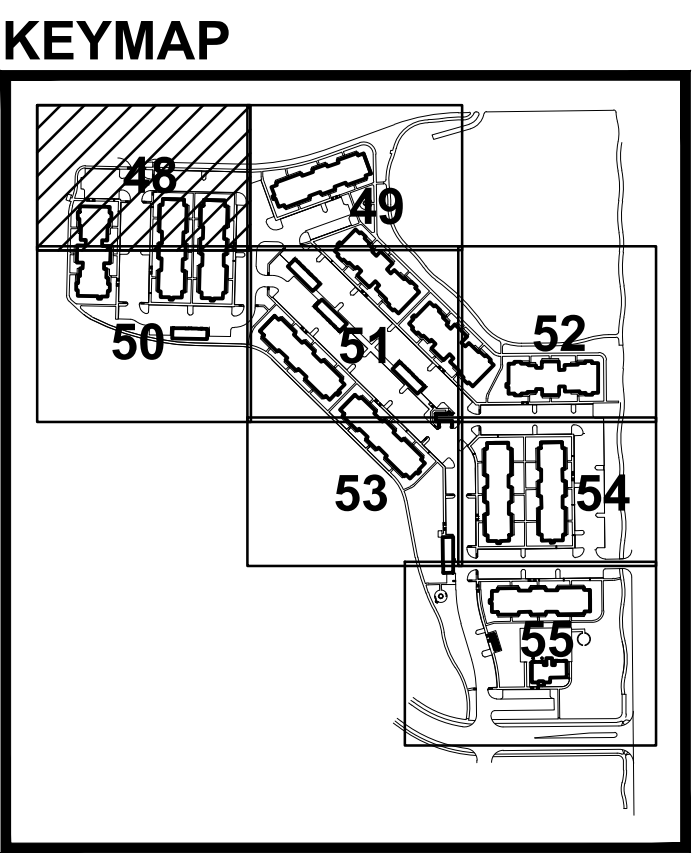
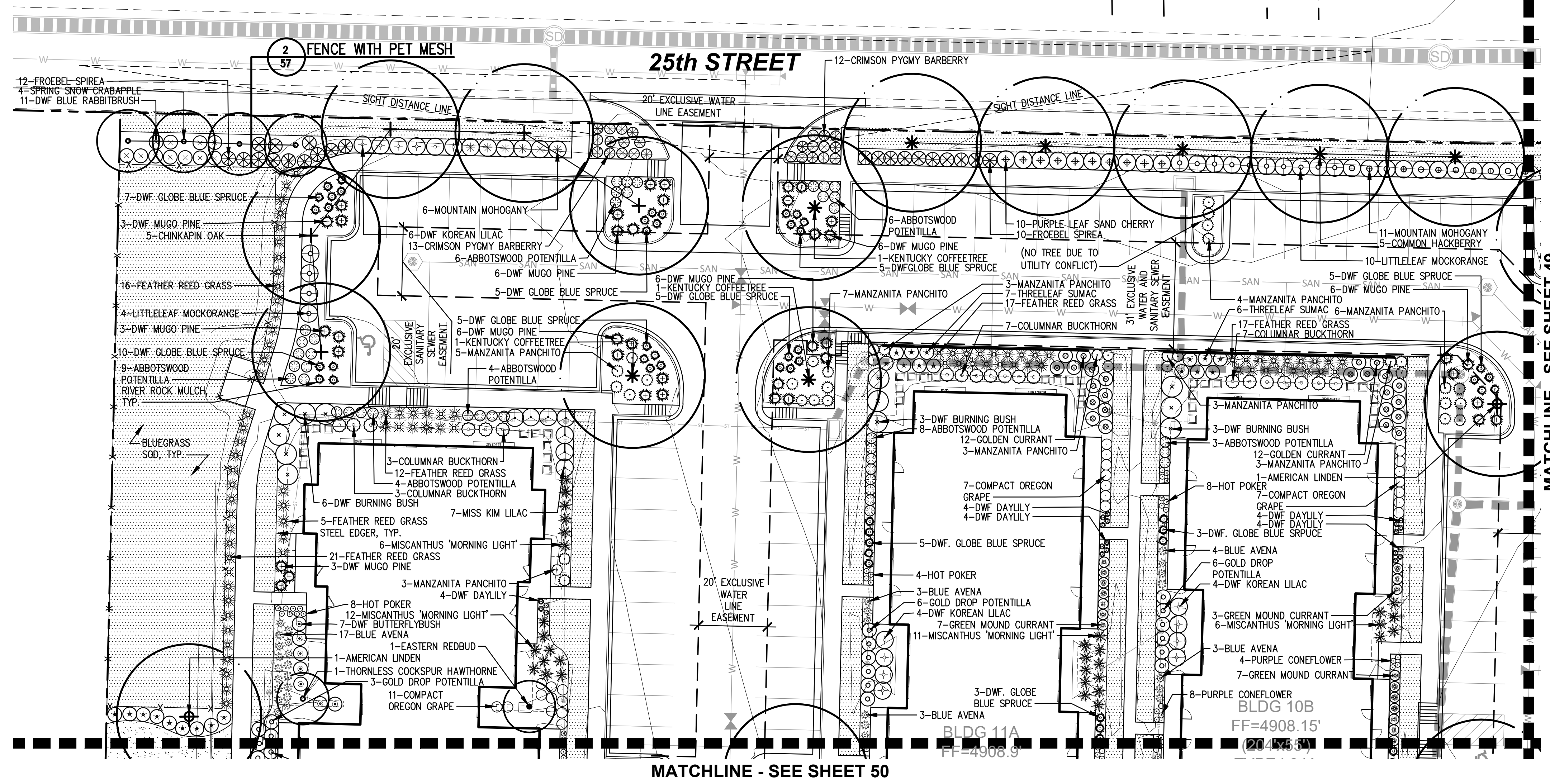
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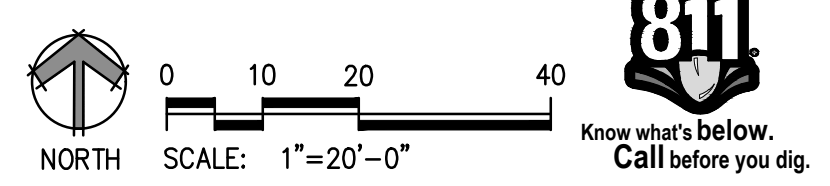


UNPLATTED  
OWNER: JIM L ELLS



APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

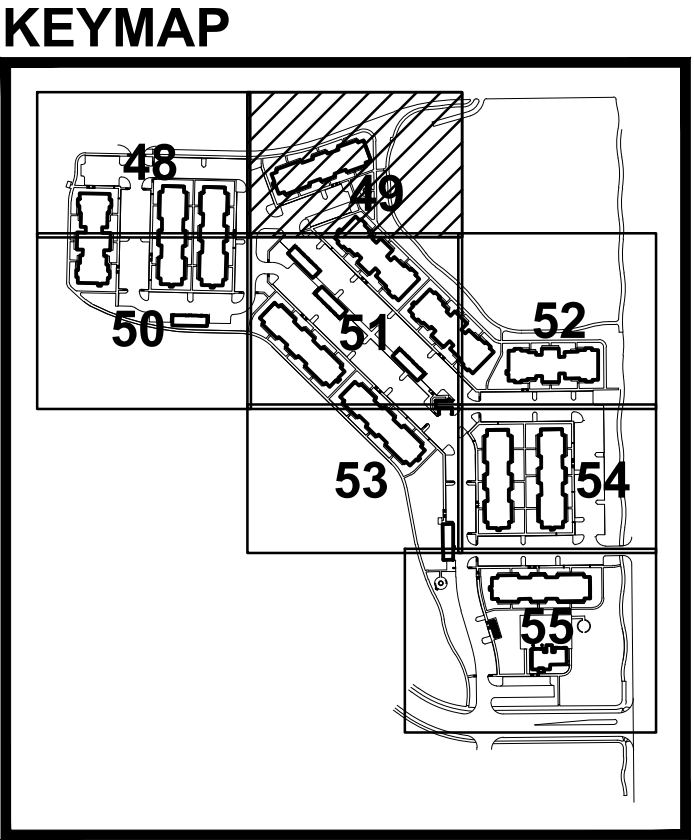


| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 08/19/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
LANDSCAPE PLAN

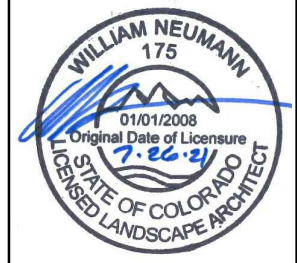
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[illegible]

|                                                                                       |                                                     |
|---------------------------------------------------------------------------------------|-----------------------------------------------------|
|    | STEEL EDGER                                         |
|    | NO IRRIGATION AREA<br>LANDSCAPE BUFFER              |
|    | BLUEGRASS SOD                                       |
|    | NATIVE SEED                                         |
|    | MULCH-1.5" RIVER ROCK<br>(REFER TO LANDSCAPE NOTES) |
|    | DECIDUOUS SHADE TREE                                |
|    | EVERGREEN TREE                                      |
|    | ORNAMENTAL TREE                                     |
|    | DECIDUOUS SHRUBS                                    |
|    | EVERGREEN SHRUBS                                    |
|    | ORNAMENTAL GRASS                                    |
|  | PERENNIALS                                          |

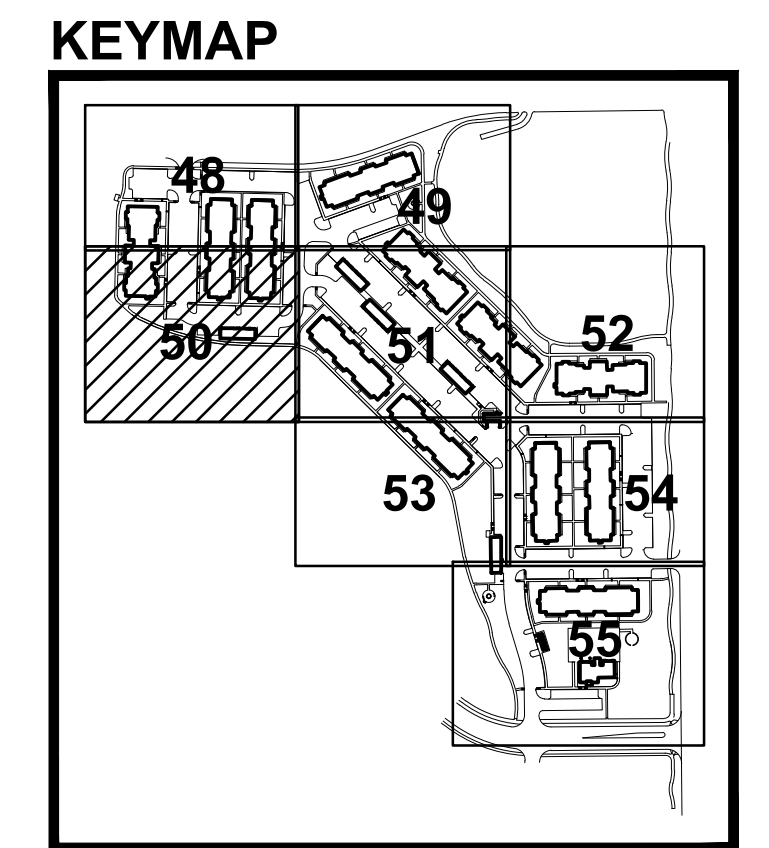
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| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |



PROJ. MGR.: KD  
PROJ. ASSOC.: \_\_\_\_\_  
DRAWN BY: KD/JA  
DATE: 01-22-2021

49 OF 67  
CPCGR001





STEELED EDGER  
NO IRRIGATION AREA  
LANDSCAPE BUFFER  
BLUEGRASS SOO  
NATIVE SEED  
MULCH-1.5" RIVER ROCK  
(REFER TO LANDSCAPE NOTES)

DECIDUOUS SHADE TREE  
EVERGREEN TREE  
ORNAMENTAL TREE  
DECIDUOUS SHRUBS  
EVERGREEN SHRUBS  
ORNAMENTAL GRASS  
PERENNIALS

|      |   |            |               |
|------|---|------------|---------------|
| 2022 | 5 | 08/19/2021 | 5TH SUBMITTAL |
|      | 4 | 07/23/2021 | 4TH SUBMITTAL |
|      | 3 | 05/11/2021 | 3RD SUBMITTAL |
|      | 2 | 03/19/2021 | 2ND SUBMITTAL |
|      | 1 | 01/22/2021 | 1ST SUBMITTAL |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

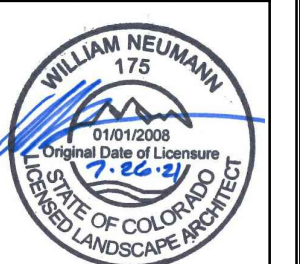
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CITY OF GREELEY, COLORADO

---

LANDSCAPE PLAN

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PROJ. MGR.: KD  
PROJ. ASSOC.: \_\_\_\_\_  
DRAWN BY: KD/JA  
DATE: 01-22-2021

## 50 OF 67

CPCGRC001

112

|             |                        |
|-------------|------------------------|
| ENGINEERING | _____<br>INITIALS/DATE |
| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |

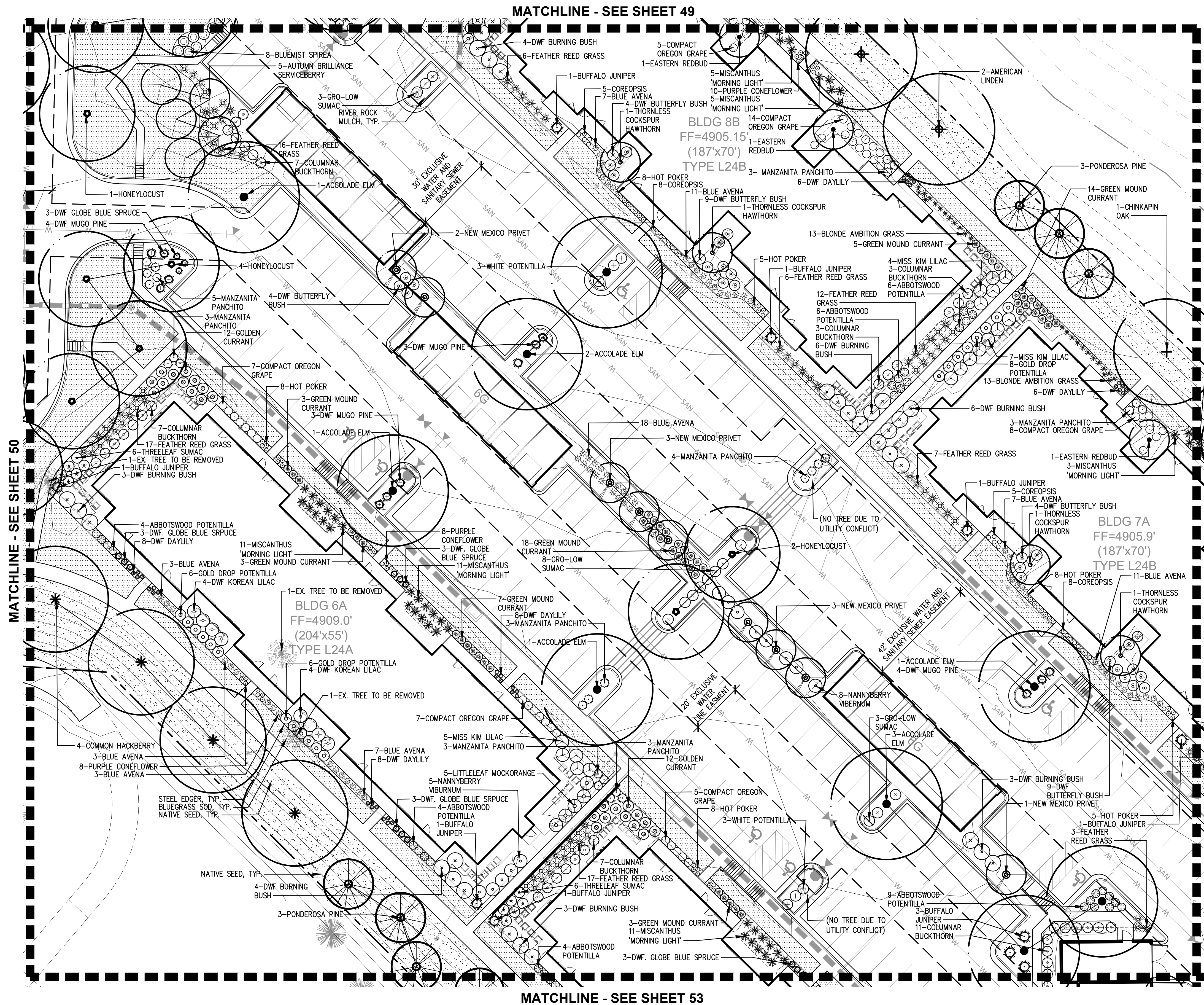


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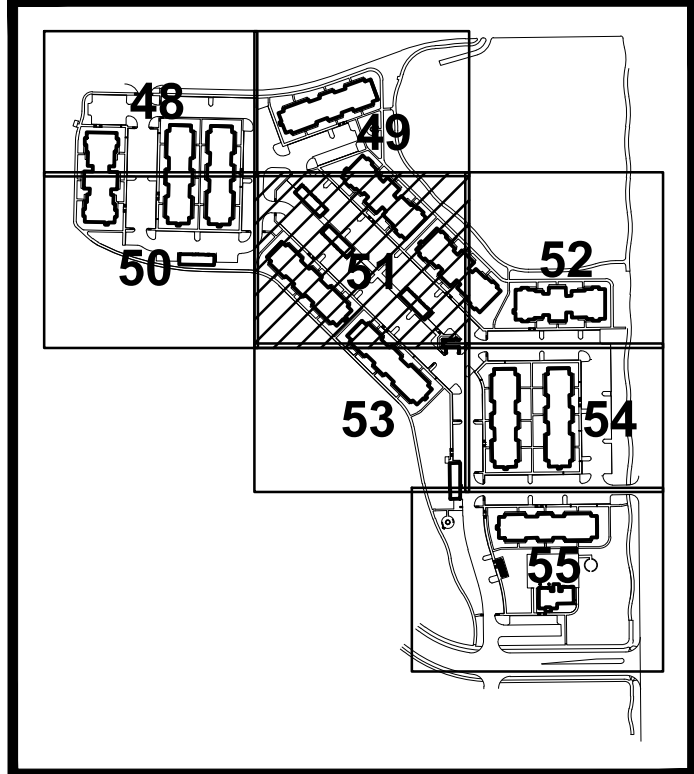


Know what's below.  
Call before you dig.

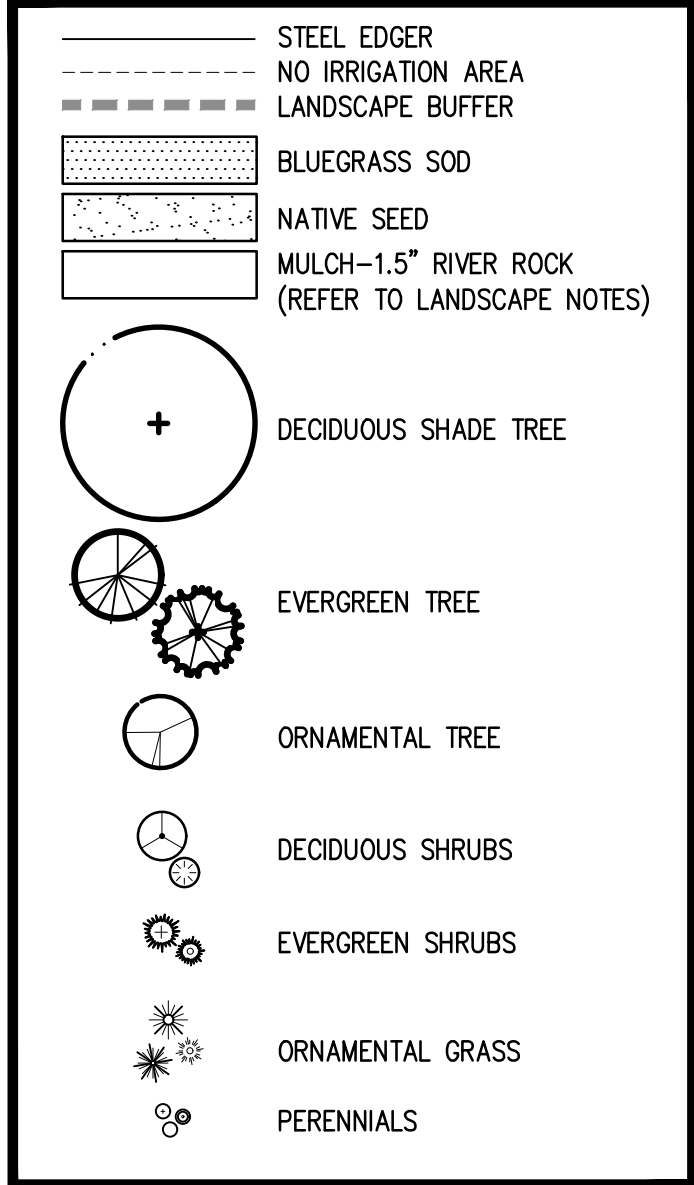




KEYMAP

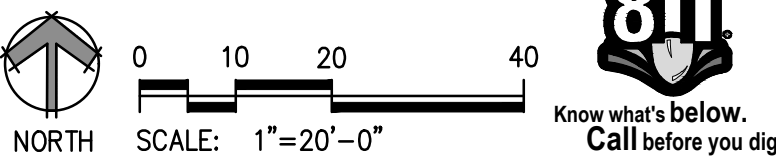


LEGEND



APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_



| DATE       | REVISIONS     |
|------------|---------------|
| 01/22/2021 | 1ST SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 08/19/2021 | 4TH SUBMITTAL |
| 11/19/2021 | 5TH SUBMITTAL |

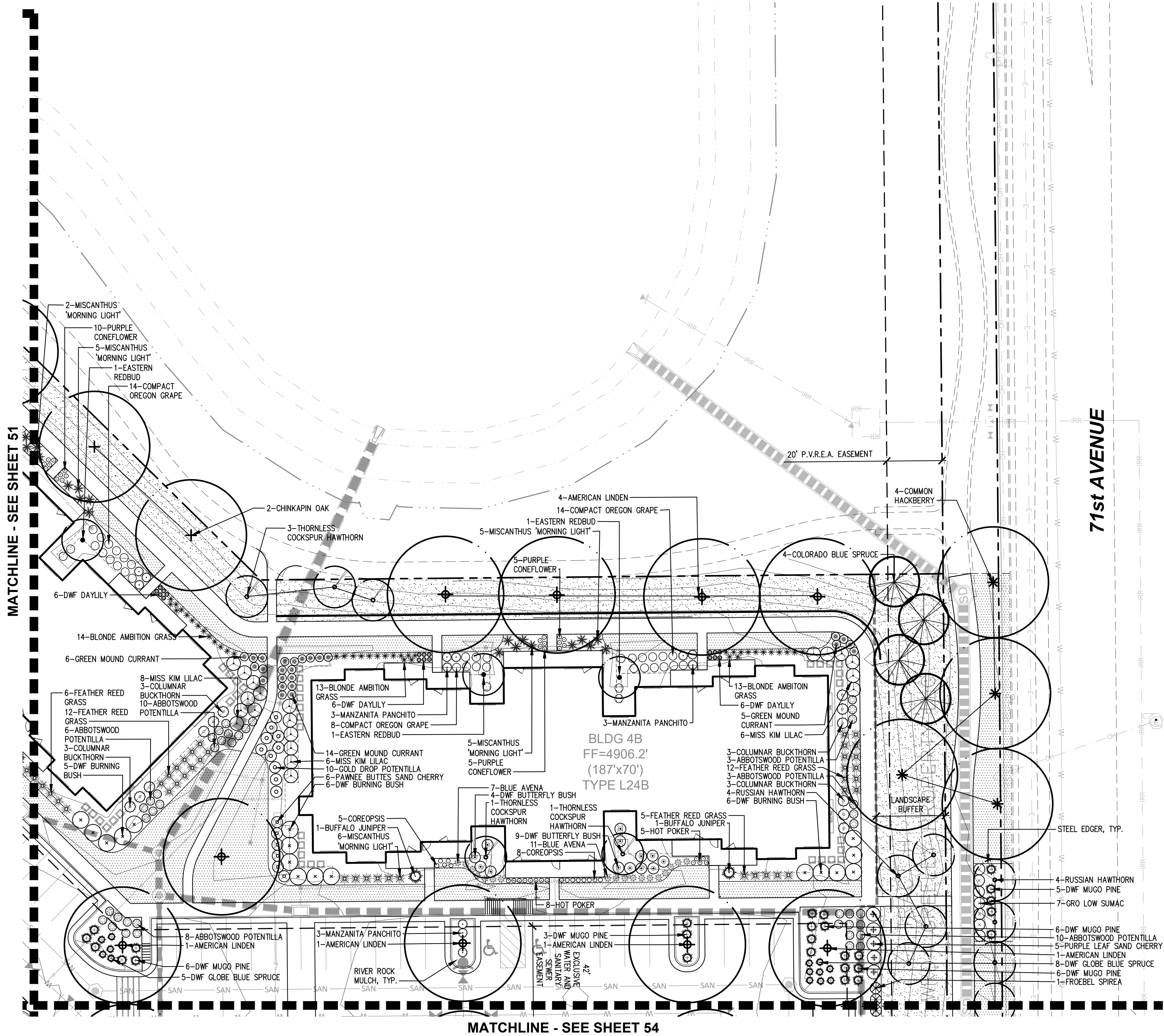
WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
LANDSCAPE PLAN

PROJ. MGR: KD  
PROJ. ASSOC.: KD/JA  
DRAWN BY: KD/JA  
DATE: 01-22-2021

SHEET  
51 OF 67  
CPCGR001



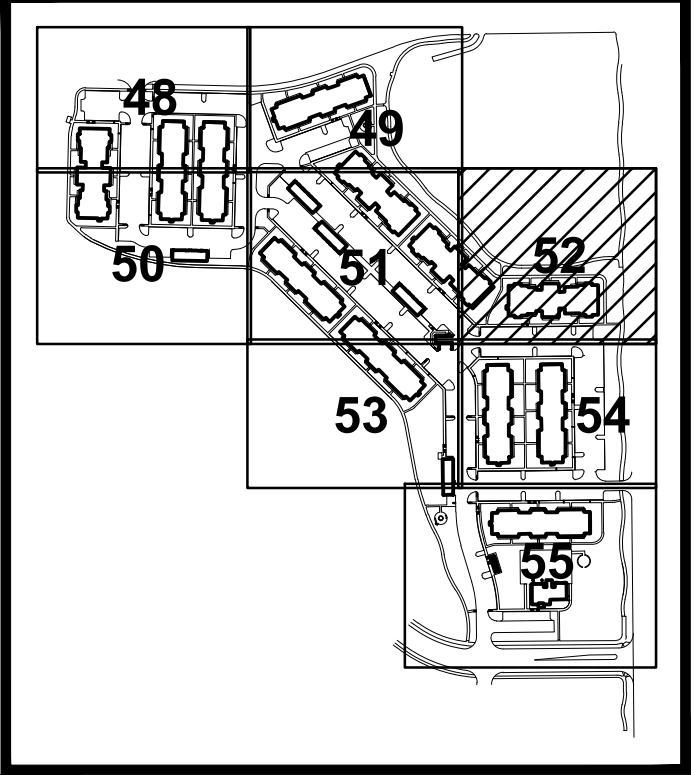




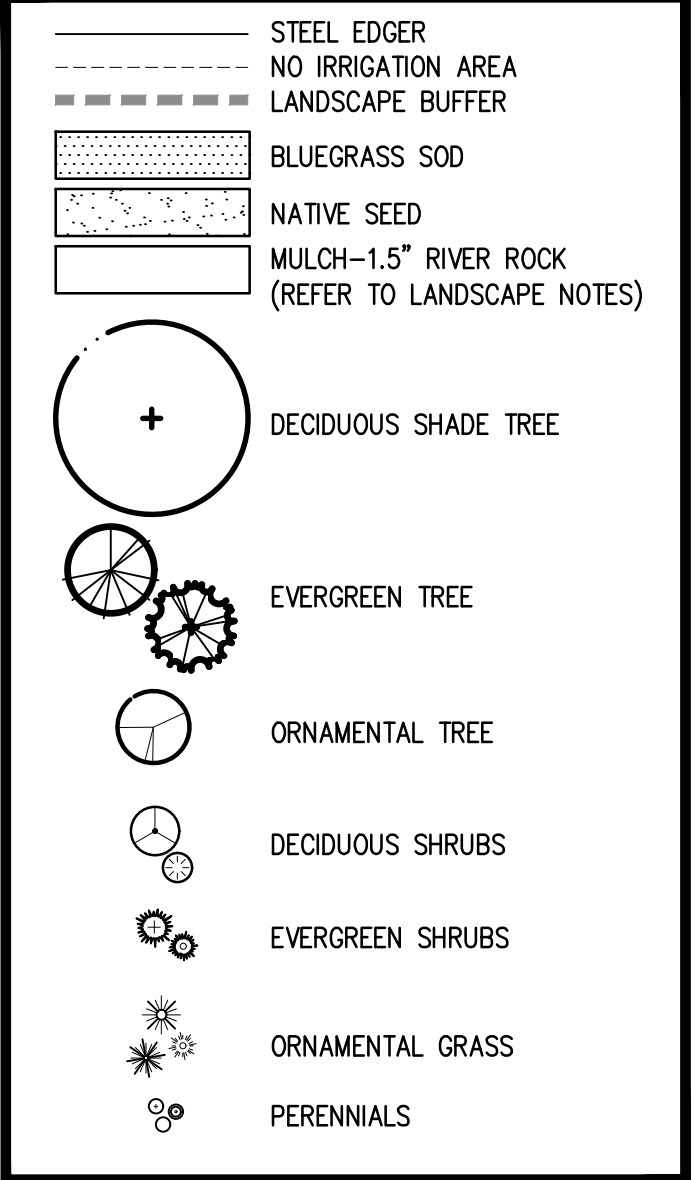
MATCHLINE - SEE SHEET 51

MATCHLINE - SEE SHEET 54

KEYMAP



LEGEND



APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_ INITIALS/DATE \_\_\_\_\_

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SCALE: 1"=20'-0"

Know what's below.  
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| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
| 08/19/2021 | 4TH SUBMITTAL |
| 05/21/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

LANDSCAPE PLAN

PROJ. MGR.: KD  
PROJ. ASSOC.:  
DRAWN BY: KD/JA  
DATE: 01-22-2021

SHEET  
52 OF 67  
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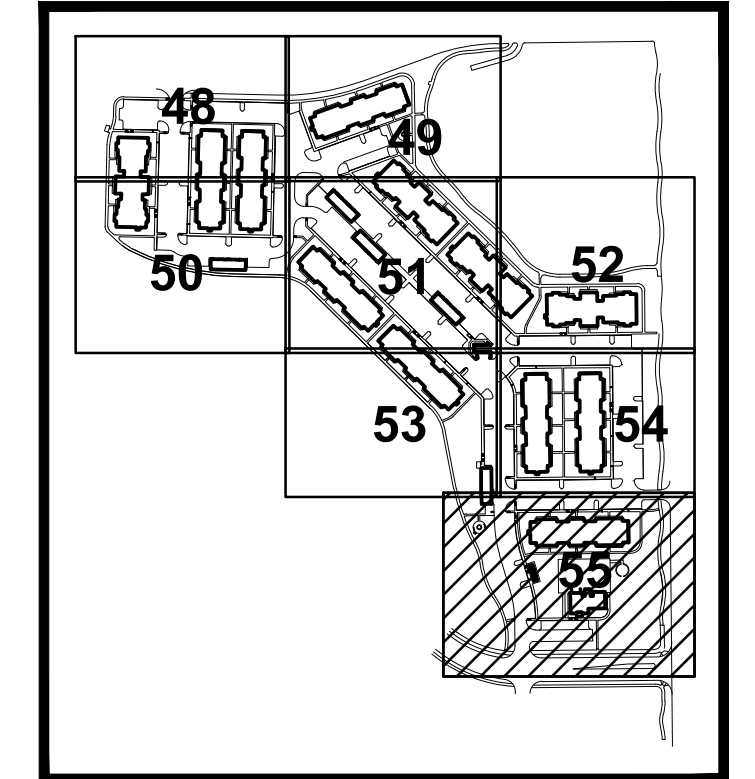






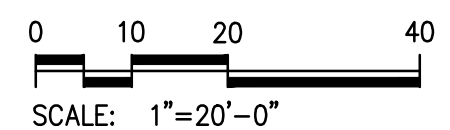


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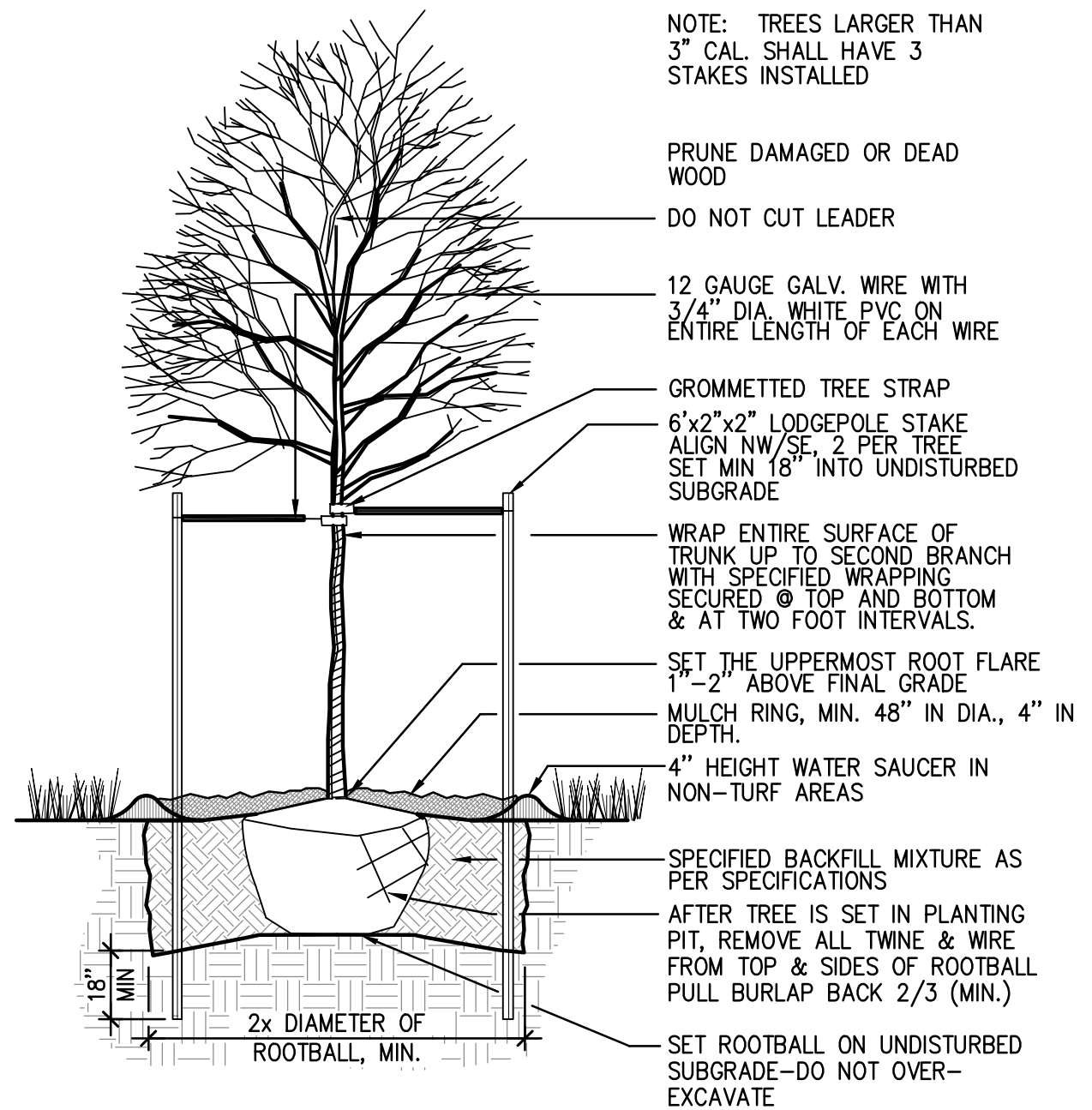


|  |                                                     |
|--|-----------------------------------------------------|
|  | STEEL EDGER                                         |
|  | NO IRRIGATION AREA<br>LANDSCAPE BUFFER              |
|  | BLENDGRASS SOD                                      |
|  | NATIVE SEED                                         |
|  | MULCH-1.5" RIVER ROCK<br>(REFER TO LANDSCAPE NOTES) |
|  | DECIDUOUS SHADE TREE                                |
|  |                                                     |
|  | EVERGREEN TREE                                      |
|  | ORNAMENTAL TREE                                     |
|  | DECIDUOUS SHRUBS                                    |
|  | EVERGREEN SHRUBS                                    |
|  | ORNAMENTAL GRASS                                    |
|  | PERENNIALS                                          |

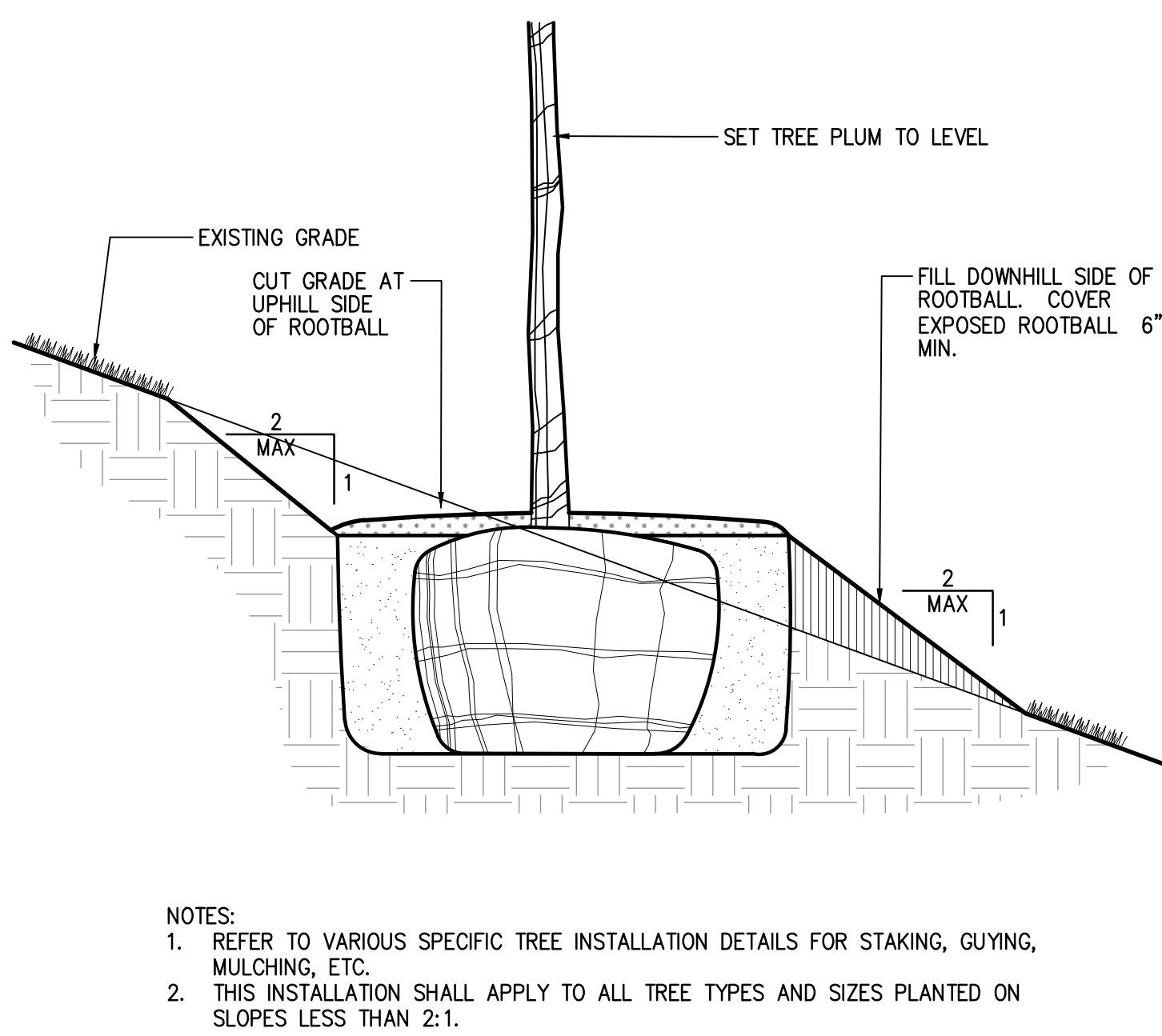
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| PLANNING    | _____<br>INITIALS/DATE |
| OWNER       | _____<br>INITIALS/DATE |



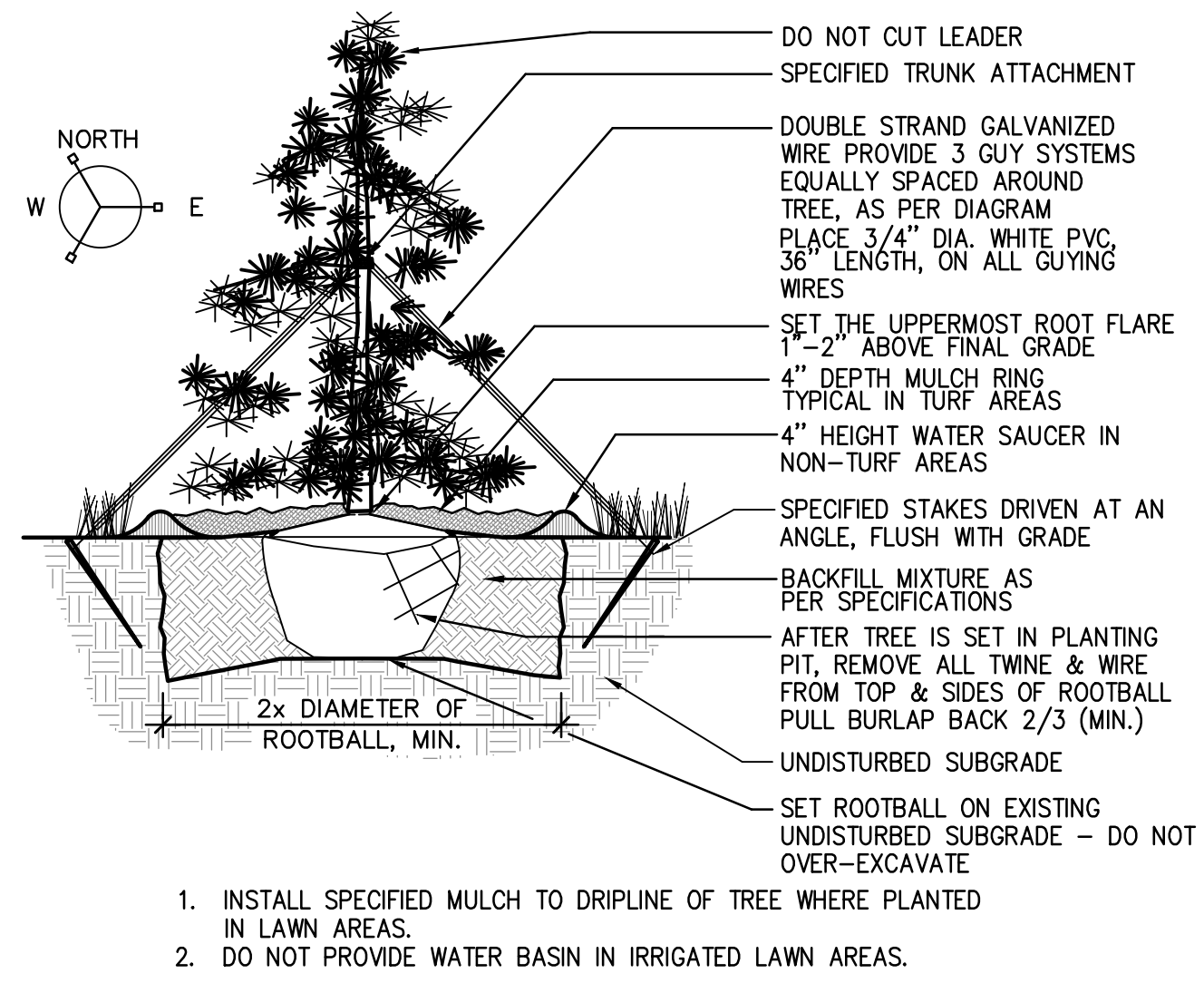




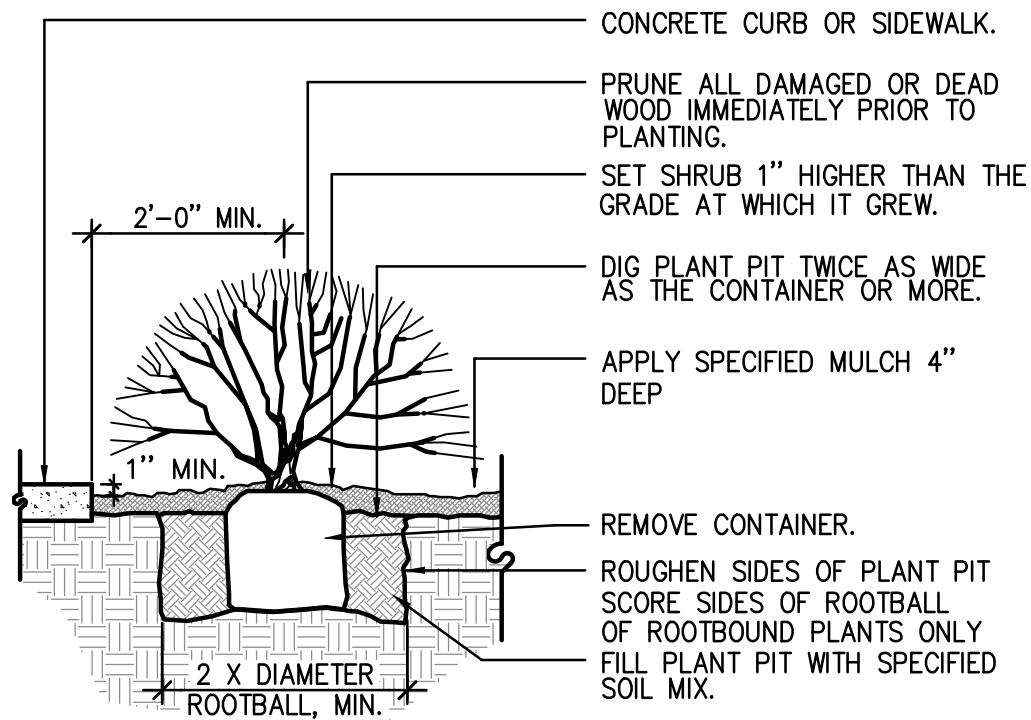
1 TYPICAL DECIDUOUS TREE PLANTING NOT TO SCALE



2 TREE PLANTING ON SLOPE NOT TO SCALE



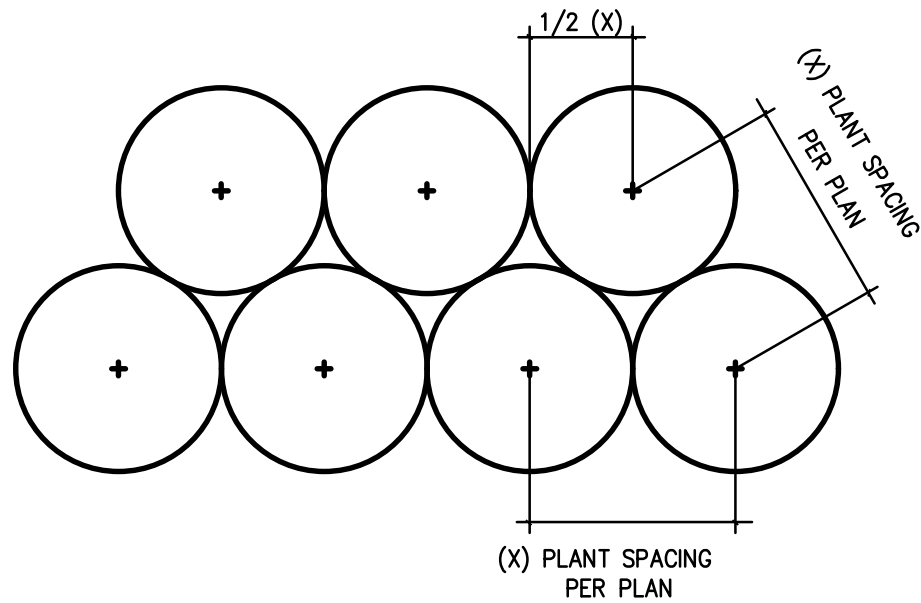
3 TYPICAL EVERGREEN TREE PLANTING NOT TO SCALE



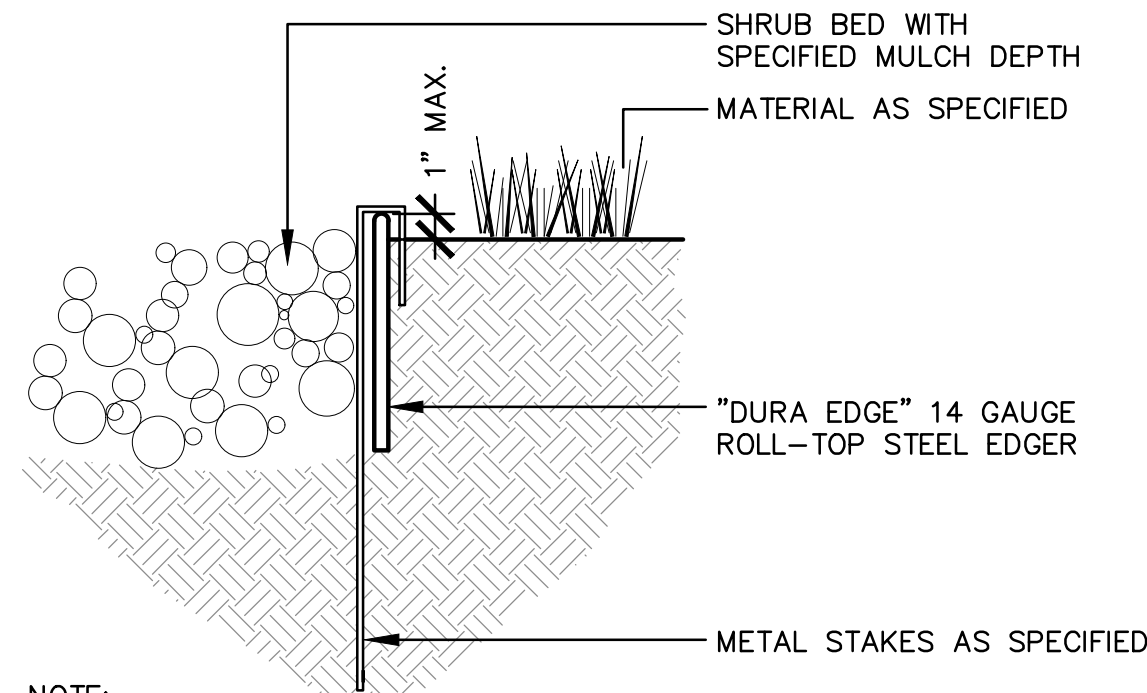
GENERAL NOTES

- HOLD GRADE 1" BELOW EDGE OF WALK OR CURB
- SHRUB PLANTING – REFER TO SHRUB BED LAYOUT FOR PLACEMENT OF SHRUBS.
- FOR GROUPINGS OF SHRUBS, MULCH ENTIRE PLANTING AREA. FOR INDIVIDUAL SHRUBS, MULCH PLANTING PIT AREA ONLY.
- GRADE EDGE OF PLANTING AREAS TO RETAIN MULCH.
- ANY BROKEN OR CRUMBLING ROOTBALL WILL BE REJECTED. REMOVING THE CONTAINERS WILL NOT BE AN EXCUSE FOR DAMAGED ROOTBALLS.

4 TYPICAL SHRUB PLANTING NOT TO SCALE



5 TYPICAL SHRUB LAYOUT NOT TO SCALE



NOTE:

1. SET ALL EDGING 1" MAXIMUM ABOVE FINISH GRADE AS SHOWN
2. EDGING SHALL ABUT ALL CONCRETE CURBS, WALKS AND CRUSHER FINES TRAILS FLUSH WITH ADJACENT GRADES
3. ALL JOINTS TO BE SECURELY STAKED
4. CONTRACTOR TO DRILL 3/4"Ø WEEP HOLES, CENTERED VERTICALLY, 2'-0" O.C.

6 STEEL EDGER NOT TO SCALE

PLANT LIST

| SYM                  | QTY. | COMMON                         | BOTANICAL NAME                                | SIZE      | DESCRIPTION                  |
|----------------------|------|--------------------------------|-----------------------------------------------|-----------|------------------------------|
| DECIDUOUS SHADE TREE |      |                                |                                               |           |                              |
| ☉                    | 28   | Accolade Elm                   | Ulmus davidiana var. japonica 'Morton'        | 2" cal.   | Specimen quality B&B, staked |
| ☉                    | 28   | Hackberry                      | Celtis occidentalis                           | 2" cal.   | Specimen quality B&B, staked |
| ☉                    | 31   | Honeylocust                    | Gleditsia triacanthos x inermis 'Shademaster' | 2" cal.   | Specimen quality B&B, staked |
| ☉                    | 30   | Chinkapin Oak                  | Quercus muehlenbergii                         | 2" cal.   | Specimen quality B&B, staked |
| ☉                    | 27   | American Linden                | Tilia americana                               | 2" cal.   | Specimen quality B&B, staked |
| ☉                    | 14   | Kentucky Coffeetree            | Gymnocladus dioica                            | 2" cal.   | Specimen quality B&B, staked |
| ORNAMENTAL TREE      |      |                                |                                               |           |                              |
| ☉                    | 10   | Autumn Brilliance Serviceberry | Amelanchier x grandiflora 'Autumn Brilliance' | 1.5" cal. | Specimen quality B&B, staked |
| ☉                    | 23   | Thornless Cockspur Hawthorn    | Crataegus crusgalli var. inermis              | 1.5" cal. | Specimen quality B&B, staked |
| ☉                    | 26   | Spring Snow Crabapple          | Malus 'Spring Snow'                           | 1.5" cal. | Specimen quality B&B, staked |
| ☉                    | 8    | Eastern Redbud                 | Cercis canadensis                             | 1.5" cal. | Specimen quality B&B, staked |
| ☉                    | 17   | Russian Hawthorn               | Crataegus ambigua                             | 1.5" cal. | Specimen quality B&B, staked |
| ☉                    | 15   | New Mexico Privet              | Forestiera neomexicana                        | 1.5" cal. | Specimen quality B&B, guyed  |
| EVERGREEN TREE       |      |                                |                                               |           |                              |
| ☉                    | 11   | Austrian Pine                  | Pinus nigra                                   | 6'-8' ht. | Specimen quality B&B, staked |
| ☉                    | 24   | Colorado Blue Spruce           | Picea pungens                                 | 6'-8' ht. | Specimen quality B&B, guyed  |
| ☉                    | 8    | Ponderosa Pine                 | Pinus ponderosa                               | 6'-8' ht. | Specimen quality B&B, guyed  |
| DECIDUOUS SHRUBS     |      |                                |                                               |           |                              |
| ☉                    | 59   | Nannyberry Viburnum            | Viburnum lentago                              | #5        | Container                    |
| ☉                    | 56   | Crimson Pygmy Barberry         | Berberis thunbergii 'Crimson Pygmy'           | #5        | Container                    |
| ☉                    | 27   | Meidiland Shrub Rose – Red     | Rosa 'Red Meidiland'                          | #5        | Container                    |

| SYM              | QTY. | COMMON                    | BOTANICAL NAME                             | SIZE | DESCRIPTION |
|------------------|------|---------------------------|--------------------------------------------|------|-------------|
| DECIDUOUS SHRUBS |      |                           |                                            |      |             |
| ☉                | 131  | Gold Drop Potentilla      | Potentilla fruticosa 'Gold Drop'           | #5   | Container   |
| ☉                | 99   | Dwf. Burning Bush         | Euonymus alatus 'Compactus'                | #5   | Container   |
| ☉                | 74   | Littleleaf Mockorange     | Philadelphus microphyllus                  | #5   | Container   |
| ☉                | 39   | Mountain Mahogany         | Cercocarpus intricatus                     | #5   | Container   |
| ☉                | 31   | Mountain Ninebark         | Physocarpus monogynus                      | #5   | Container   |
| ☉                | 34   | Dwf. Blue Rabbitbrush     | Ericameria nauseosa                        | #5   | Container   |
| ☉                | 31   | White Potentilla          | Potentilla fruticosa 'McKay's White'       | #5   | Container   |
| ☉                | 211  | Abbotswood Potentilla     | Potentilla fruticosa 'Abbotswood'          | #5   | Container   |
| ☉                | 38   | Pawnee Buttes Sand Cherry | Prunus besseyi Pawnee Buttes               | #5   | Container   |
| ☉                | 110  | Miss Kim Lilac            | Syringa pubescens subsp. patula 'Miss Kim' | #5   | Container   |
| ☉                | 60   | Gro Low Sumac             | Rhus aromatica 'Gro-Low'                   | #5   | Container   |
| ☉                | 110  | Three Leaf Sumac          | Philadelphus Philadelphus microphyllus     | #5   | Container   |
| ☉                | 22   | Bluemist Spirea           | Caryopteris x claudensis                   | #5   | Container   |
| ☉                | 73   | Golden Currant            | Ribes aureum                               | #5   | Container   |
| ☉                | 66   | Purple Leaf Sandcherry    | Prunus x cistena                           | #5   | Container   |
| ☉                | 54   | Dwarf Butterfly Bush      | Buddleja x 'Blue Chip'                     | #5   | Container   |
| ☉                | 106  | Columnar Buckthorn        | Rhamnus frangula 'Columnaris'              | #5   | Container   |
| ☉                | 77   | Dwf. Korean Lilac         | Syringa meyeri                             | #5   | Container   |
| ☉                | 208  | Green Mound Currant       | Ribes alpinum 'Green Mound'                | #5   | Container   |
| ☉                | 46   | Froebel Spirea            | Spiraea x bumalda 'Froebelii'              | #5   | Container   |

| SYM                | QTY. | COMMON                  | BOTANICAL NAME                            | SIZE | DESCRIPTION              |
|--------------------|------|-------------------------|-------------------------------------------|------|--------------------------|
| EVERGREEN SHRUBS   |      |                         |                                           |      |                          |
| ☉                  | 44   | Buffalo Juniper         | Juniperus sabina 'Buffalo'                | #5   | Container 18"-24" spread |
| ☉                  | 210  | Dwarf Mugo Pine         | Pinus mugo 'White Bud'                    | #5   | Container 18"-24" spread |
| ☉                  | 203  | Compact Oregon Grape    | Mahonia aquifolium 'Compacta'             | #5   | Container 18"-24" spread |
| ☉                  | 204  | Dwarf Globe Blue Spruce | Picea pungens 'Globosa'                   | #5   | Container 18"-24" spread |
| ☉                  | 142  | Manzanita Panchito      | Arctostaphylos x coloradoensis 'Panchito' | #5   | Container 18"-24" spread |
| ORNAMENTAL GRASSES |      |                         |                                           |      |                          |
| ☉                  | 383  | Feather Reed Grass      | Calamagrostis latifolium                  | #1   | Container 12"-18" spread |
| ☉                  | 213  | Miscanthus Grass        | Miscanthus sinensis 'Morning Light'       | #1   | Container 12"-18" spread |
| ☉                  | 280  | Blue Avena              | Helictotrichon sempervirens               | #1   | Container 12"-18" spread |
| ☉                  | 174  | Blonde Ambition         | Bouteloua gracilis 'Blonde Ambition'      | #1   | Container 12"-18" spread |
| PERENNIALS         |      |                         |                                           |      |                          |
| ☉                  | 189  | Purple Coneflower       | Echinacea Purpurea                        | # 1  | Well Established         |
| ☉                  | 184  | Dwarf Daylily           | Hermerocallis 'Happy Returns'             | # 1  | Well Established         |
| ☉                  | 161  | Red Hot Poker           | Kniphofia Uvaria                          | # 1  | Well Established         |
| ☉                  | 113  | Coreopsis               | Coreopsis Verticillata 'Golden Showers'   | # 1  | Well Established         |

IRRIGATED SOD

KENTUCKY BLUEGRASS SOD  
AVAILABLE THROUGH:  
GRAFTS TURF FARM  
FORT MORGAN, COLORADO  
1-800-280-TURF  
OR APPROVED SUBSTITUTE

IRRIGATED NATIVE SEED

"PBSI LOW-GROW NATIVE" SEED MIX  
AVAILABLE THROUGH:  
PAWNEE BUTTES SEED, INC.  
GREELEY, COLORADO  
1-970-356-7002

ARIZONA FESCUE  
SANDBERG BLUEGRASS  
ROCKY MOUNTAIN FESCUE

RATE: PURE LIVE SEED PER  
MANUFACTURER'S RECOMMENDATION.

MAINTENANCE AND WATERING  
REQUIREMENTS AS PROVIDED BY  
MANUFACTURER.

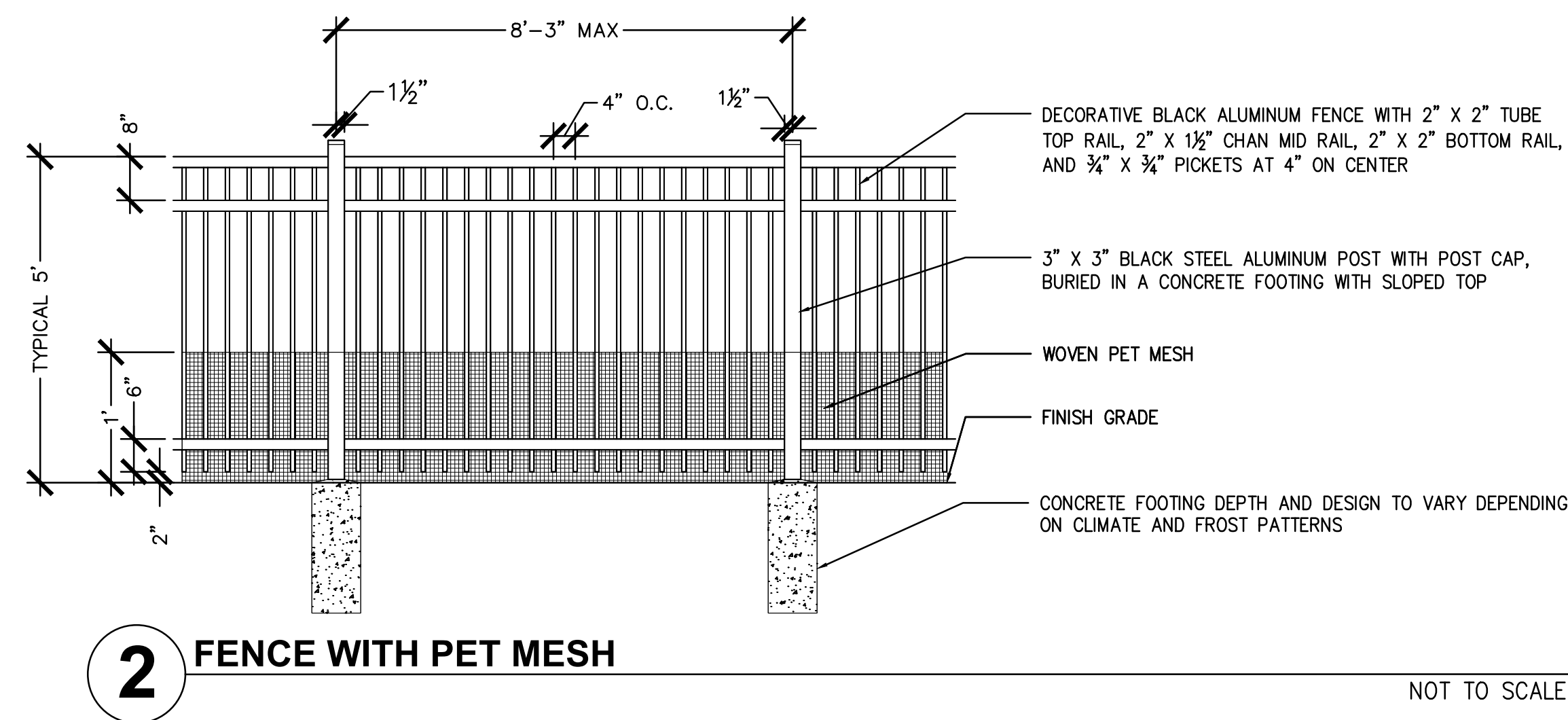
APPROVAL CERTIFICATE

ENGINEERING \_\_\_\_\_  
INITIALS/DATE \_\_\_\_\_  
PLANNING \_\_\_\_\_  
INITIALS/DATE \_\_\_\_\_  
OWNER \_\_\_\_\_  
INITIALS/DATE \_\_\_\_\_

| DATE       | REVISIONS     |
|------------|---------------|
| 01/07/2021 | 1ST SUBMITTAL |
| 01/19/2021 | 2ND SUBMITTAL |
| 02/02/2021 | 3RD SUBMITTAL |
| 02/19/2021 | 4TH SUBMITTAL |
| 03/19/2021 | 5TH SUBMITTAL |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
LANDSCAPE DETAILS





- ## Landscape Requirements

| Requirement Type                  | Requirement Calculation                                                                                          | Landscape Location | Area Take-off | Trees Req.                     | Trees Provided                 | Shrubs Req. | Shrubs Provided | Common Open Space Req.     | Common Open Space Provided |
|-----------------------------------|------------------------------------------------------------------------------------------------------------------|--------------------|---------------|--------------------------------|--------------------------------|-------------|-----------------|----------------------------|----------------------------|
| Common Open Space                 | (1) Shade OR (1) Ev. Tree OR (2) Orn. Tree<br>Per 2,000 SF                                                       | Lot 1              | N/A           | 103                            | 103                            | N/A         | N/A             | 205,692 SF<br>(30% Gross ) | 266,152 SF<br>(6.11 Ac.)   |
| ROW                               | (1) Shade Tree per 35 LF OR (1) Orn. Tree<br>per 25 LF                                                           | 71st Avenue        | 765 LF        | 14 Shade, 11 Orn.              | 14 Shade, 11 Orn.              | N/A         | N/A             | N/A                        | N/A                        |
|                                   |                                                                                                                  | 27th Street        | 296 LF        | 9 Shade                        | 9 Shade                        | N/A         | N/A             | N/A                        | N/A                        |
|                                   |                                                                                                                  | 25th Street        | 653 LF        | 13 Shade, 8 Orn.               | 13 Shade, 8 Orn.               | N/A         | N/A             | N/A                        | N/A                        |
| B-2 Landscape Buffer<br>(per PUD) | (2) Shade Trees AND (2) Orn. Trees AND<br>(1) Ev. Tree AND (8) Shrubs per 100 LF -<br>20' Min. buffer width      | 71st Avenue        | 765 LF        | 15 Shade,<br>15 Orn.,<br>8 Ev. | 15 Shade,<br>15 Orn.,<br>8 Ev. | 60          | 60              | N/A                        | N/A                        |
| Parking                           | (1) 2.5" Caliper Tree per 2,500 SF OR (1)<br>2" Caliper Tree per 1,600 SF OR (1) 3"<br>Caliper Tree per 4,000 SF | Lot 1              | 199,761 SF    | 80                             | 80*                            | N/A         | N/A             | N/A                        | N/A                        |

\* Due to the required placement of utilities, not all parking lot islands can include trees. These trees have been placed along the drive aisles.

### TREE REPLACEMENT TABLE

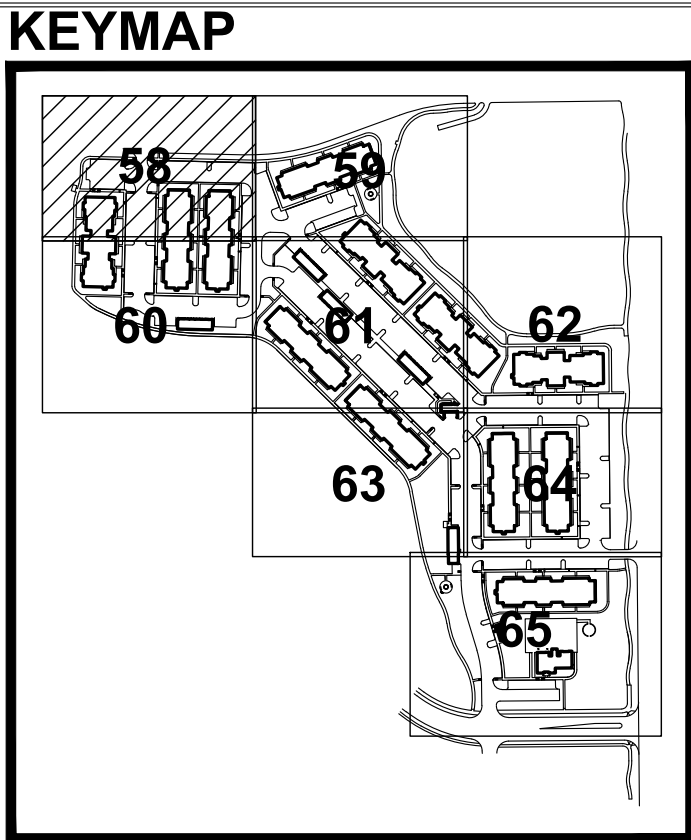
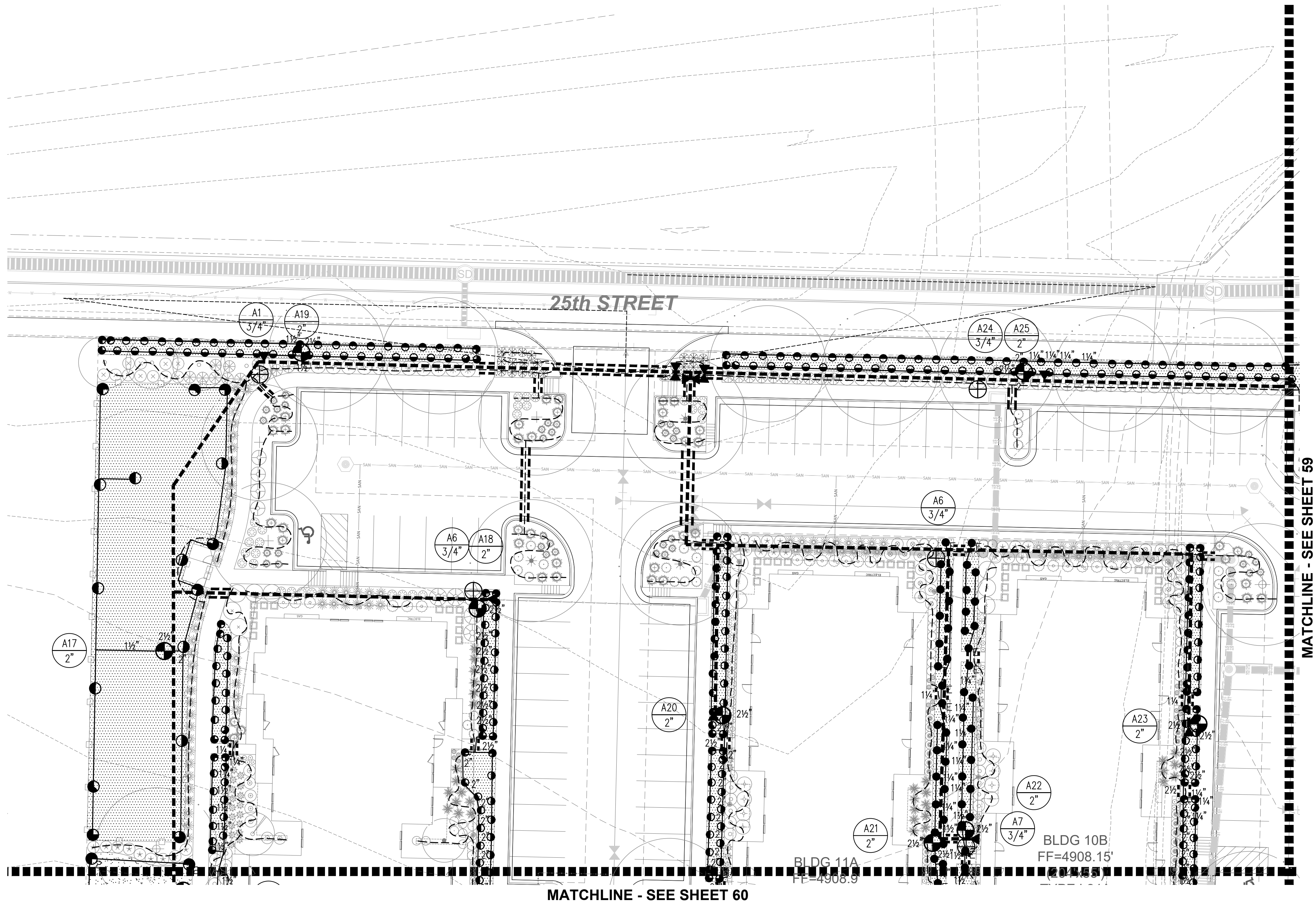
| EXISTING TREES TO BE REMOVED |         | REQ. MITIGATED TREES (4X) | PROVIDED MITIGATED TREES |
|------------------------------|---------|---------------------------|--------------------------|
| QTY.                         | CALIPER |                           |                          |
| 6                            | 20"*    | 24                        | 24                       |

\* ASSUMING WORST-CASE SCENARIO

## APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |





| DATE       | REVISIONS     | DRAWN BY |
|------------|---------------|----------|
| 08/19/2021 | 5TH SUBMITTAL |          |
| 09/02/2021 | 6TH SUBMITTAL |          |
| 09/02/2021 | 7TH SUBMITTAL |          |
| 09/19/2021 | 2ND SUBMITTAL |          |
| 01/22/2021 | 1ST SUBMITTAL |          |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

IRRIGATION PLAN

PROJ. MGR.: SN

PROJ. ASSOC.: SN

DRAWN BY: SN

DATE: 01-22-2021

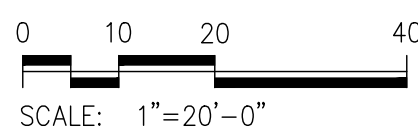
SHEET

58 OF 67

CPCGR001

IDC  
IRRIGATION DESIGN & CONSULTING, INC.  
303-442-7027  
303-665-8485 FAX

 NORTH

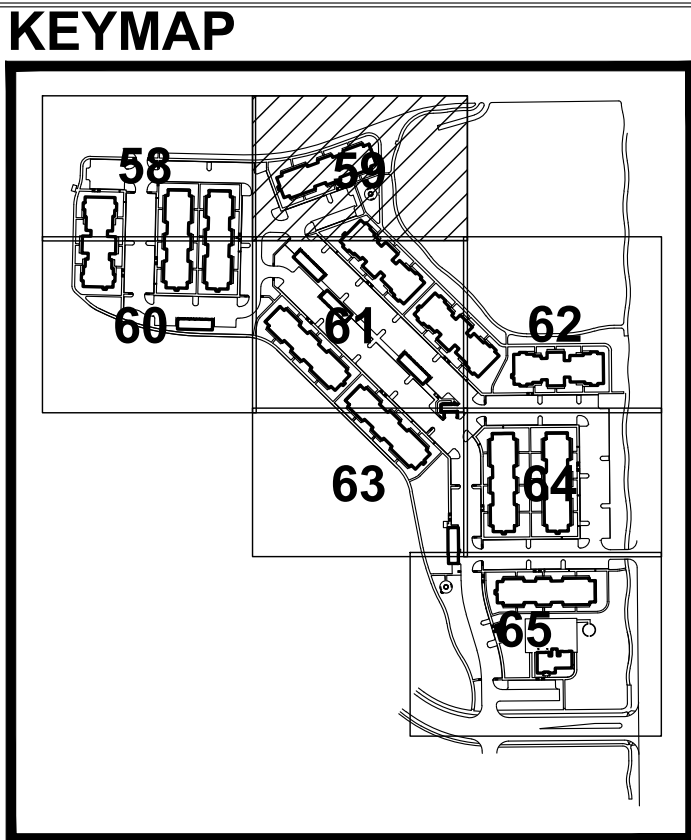
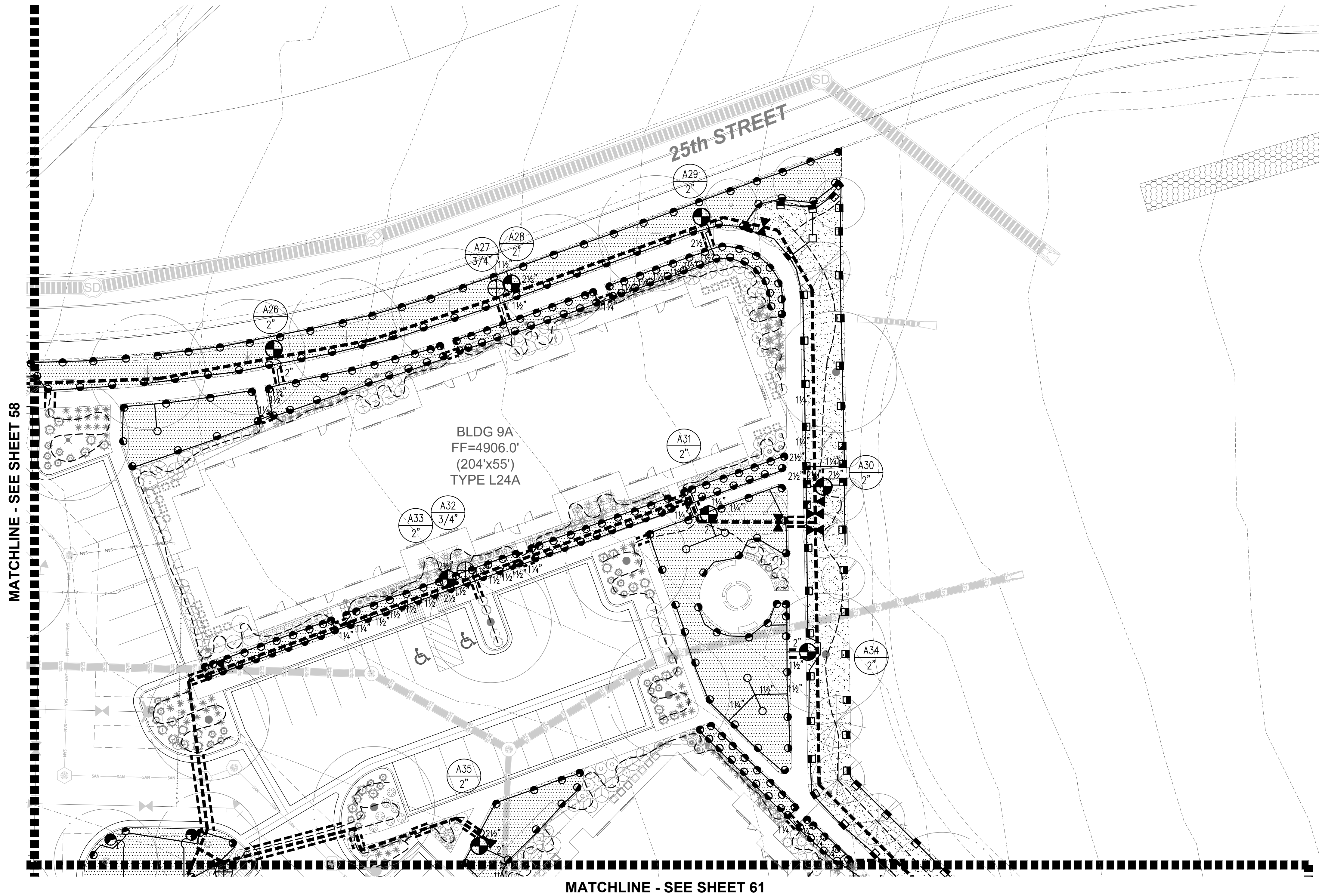
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| APPROVAL CERTIFICATE |               |
|----------------------|---------------|
| ENGINEERING          | INITIALS/DATE |
| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

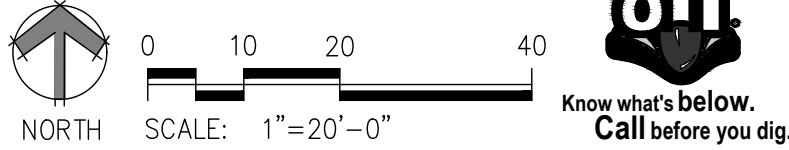
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| DATE       | REVISIONS     | DRAWN BY |
|------------|---------------|----------|
| 08/19/2021 | 5TH SUBMITTAL |          |
| 09/02/2021 | 6TH SUBMITTAL |          |
| 09/02/2021 | 7TH SUBMITTAL |          |
| 09/16/2021 | 2ND SUBMITTAL |          |
| 01/22/2021 | 1ST SUBMITTAL |          |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN



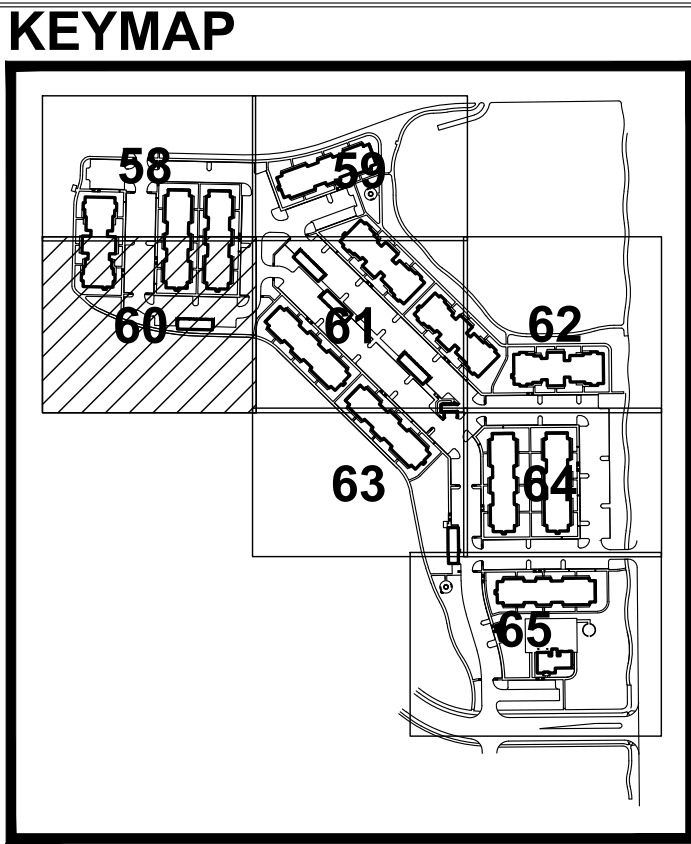
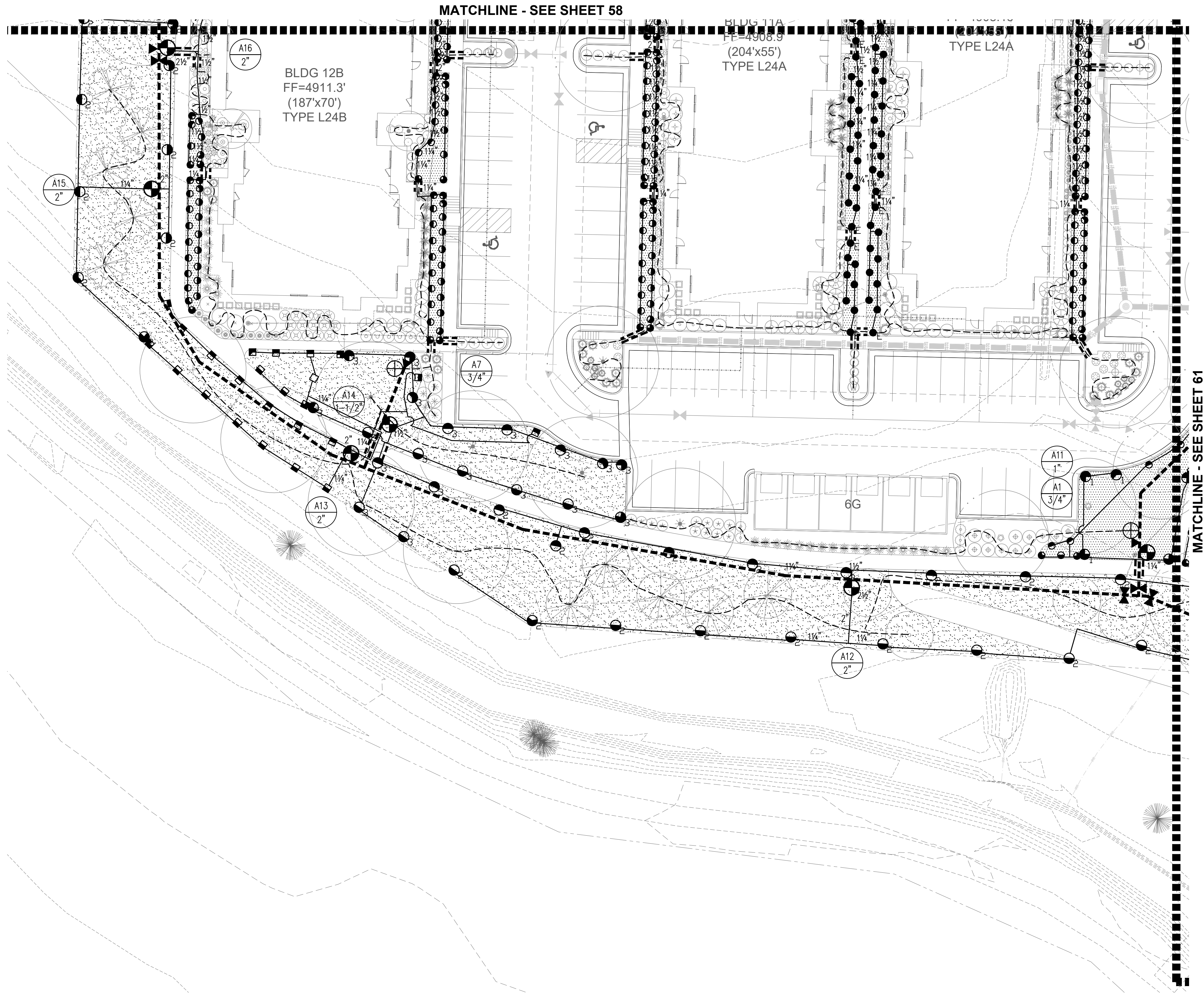
APPROVAL CERTIFICATE

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|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

|               |            |
|---------------|------------|
| PROJ. MGR.:   | SN         |
| PROJ. ASSOC.: | SN         |
| DRAWN BY:     | SN         |
| DATE:         | 01-22-2021 |

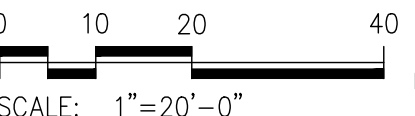
SHEET  
59 OF 67  
CPCGR001





APPROVAL CERTIFICATE

|             |               |
|-------------|---------------|
| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



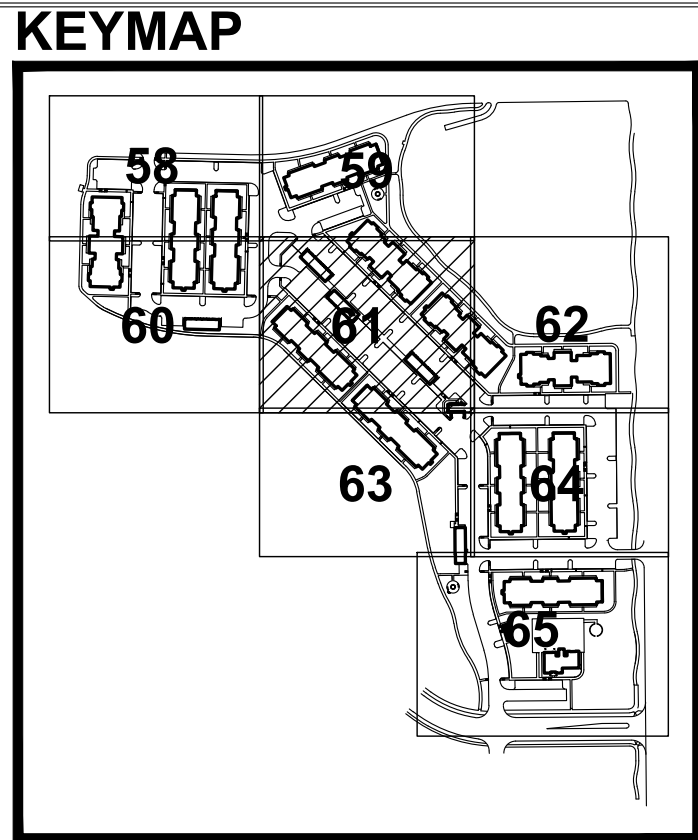
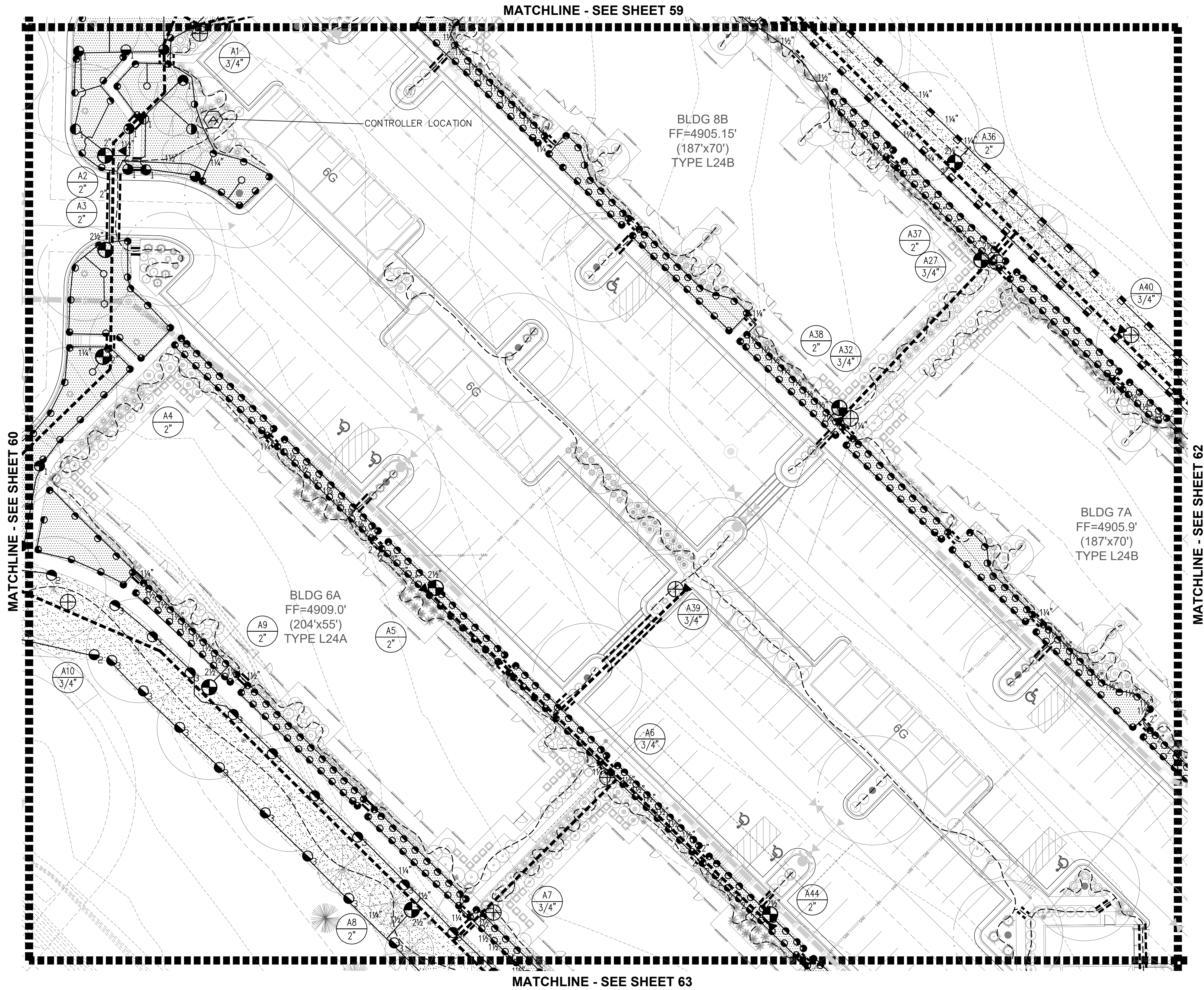
WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN

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|---------------|------------|
| PROJ. MGR.:   | SN         |
| PROJ. ASSOC.: | SN         |
| DRAWN BY:     | SN         |
| DATE:         | 01-22-2021 |

SHEET  
60 OF 67  
CPCGR001

| DATE       | REVISIONS     |
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| 08/19/2021 | 5TH SUBMITTAL |
| 06/22/2021 | 4TH SUBMITTAL |
| 05/27/2021 | 3RD SUBMITTAL |
| 03/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |





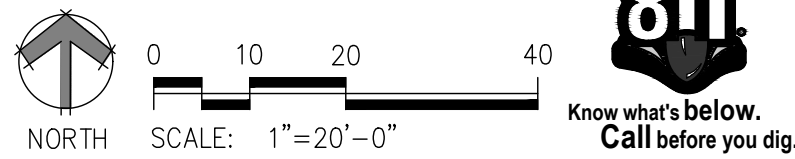
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| 09/02/2021 | 6TH SUBMITTAL  |
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| 09/02/2021 | 8TH SUBMITTAL  |
| 09/02/2021 | 9TH SUBMITTAL  |
| 09/02/2021 | 10TH SUBMITTAL |
| 09/02/2021 | 11TH SUBMITTAL |
| 09/02/2021 | 12TH SUBMITTAL |
| 09/02/2021 | 13TH SUBMITTAL |
| 09/02/2021 | 14TH SUBMITTAL |
| 09/02/2021 | 15TH SUBMITTAL |

MATCHLINE - SEE SHEET 60

MATCHLINE - SEE SHEET 62

MATCHLINE - SEE SHEET 59

MATCHLINE - SEE SHEET 63



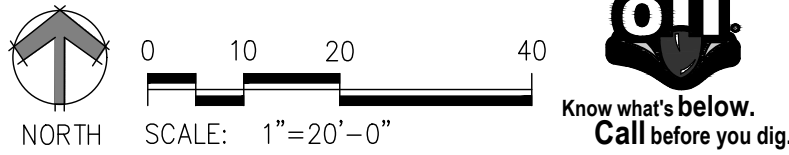
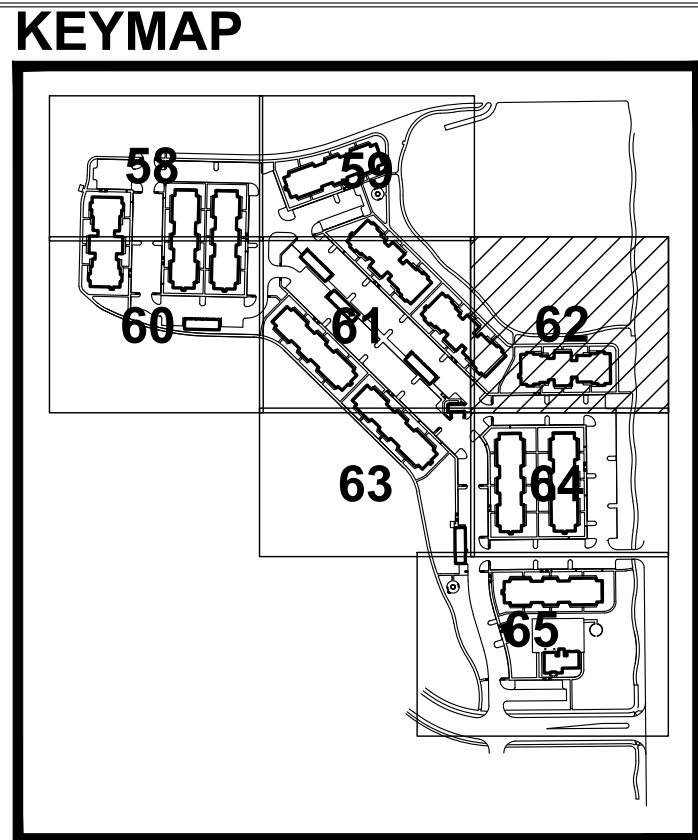
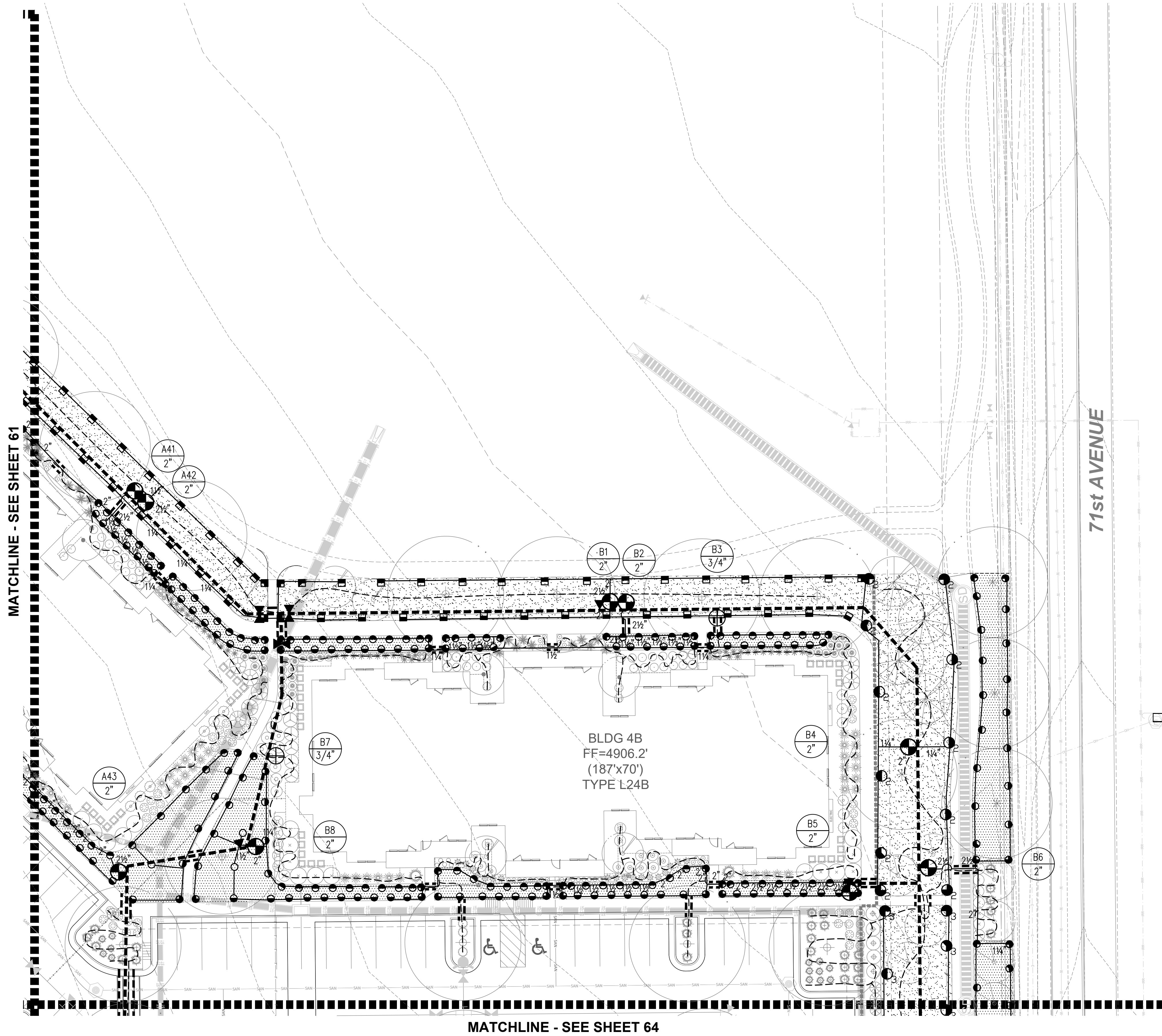
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| PLANNING             | INITIALS/DATE |
| OWNER                | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN

PROJ. MGR.: SN  
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DRAWN BY: SN  
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SHEET  
61 OF 67  
CPCGRCO01

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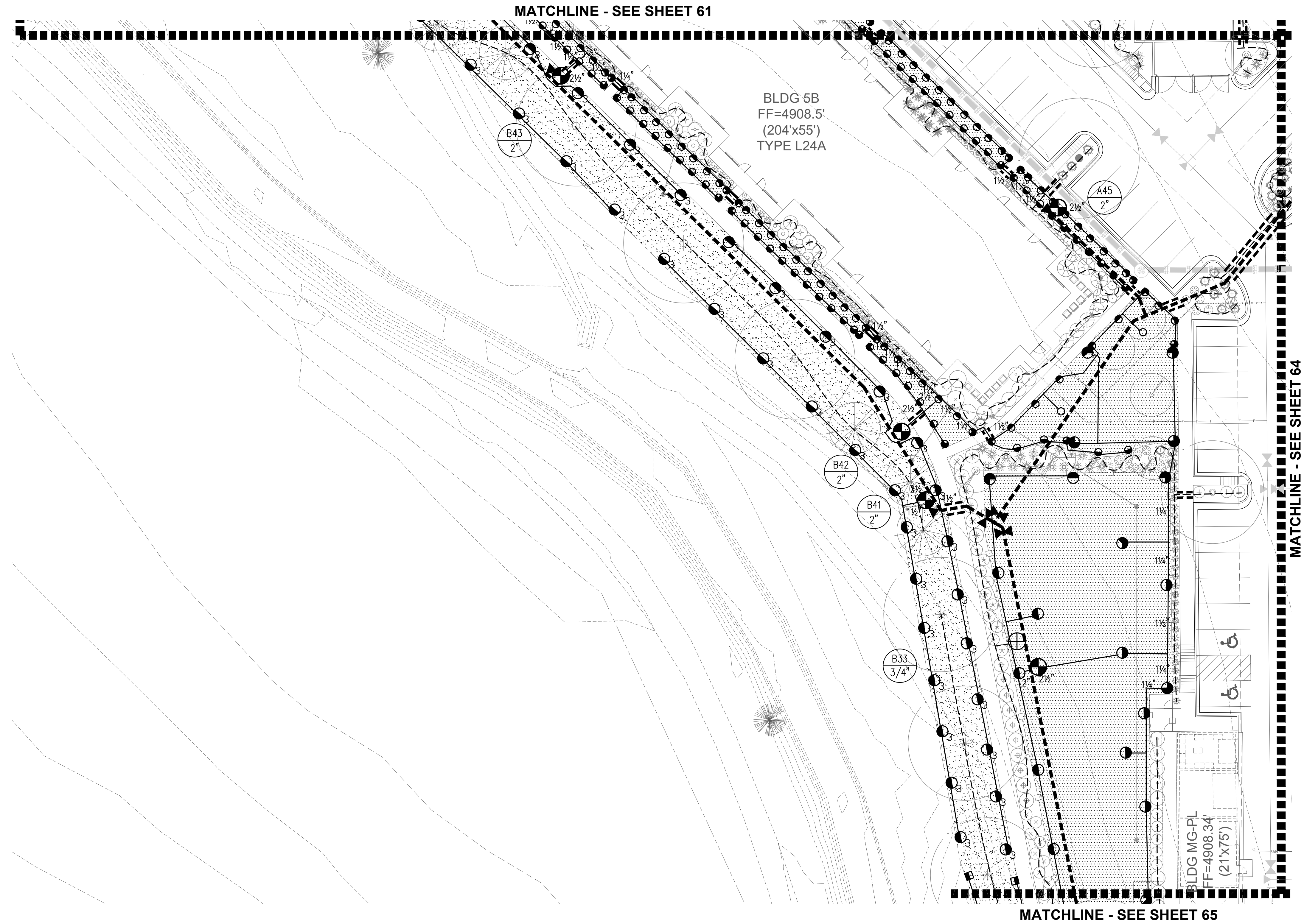
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| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN

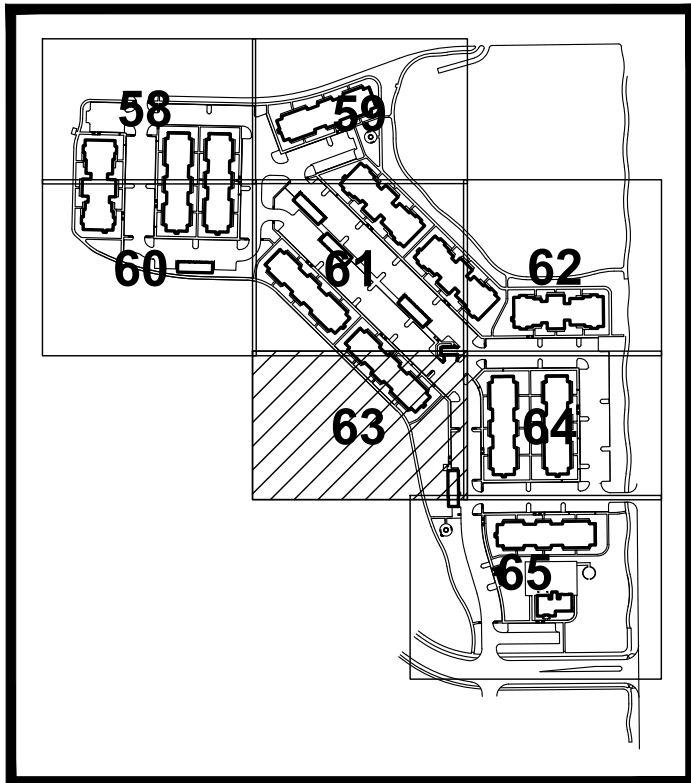
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DATE: 01-22-2021

SHEET  
62 OF 67  
CPCGR001



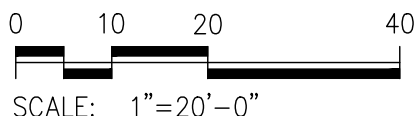


KEYMAP



APPROVAL CERTIFICATE

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| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



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WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1

CITY OF GREELEY, COLORADO

IRRIGATION PLAN

PROJ. MGR.: SN  
PROJ. ASSOC.:  
DRAWN BY: SN  
DATE: 01-22-2021

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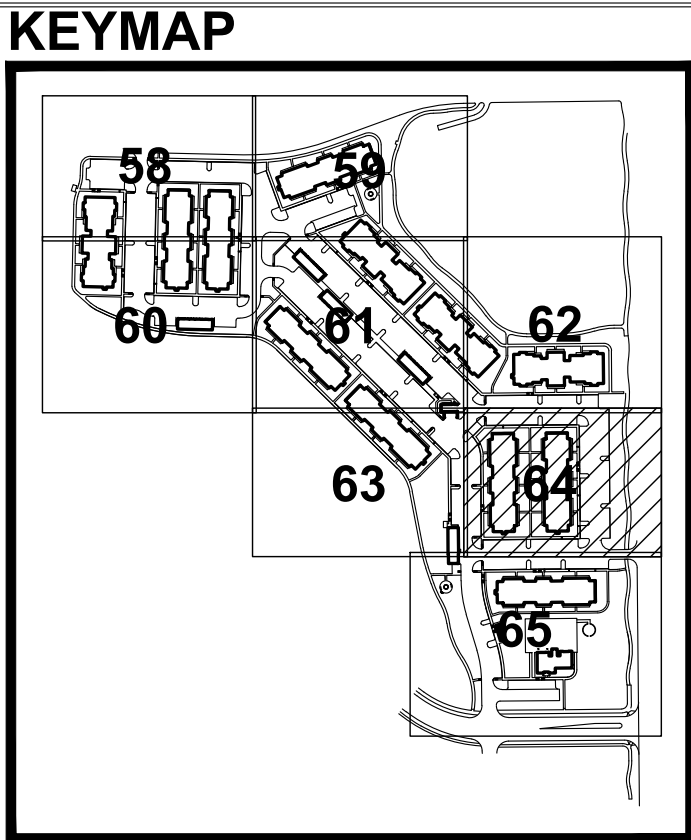
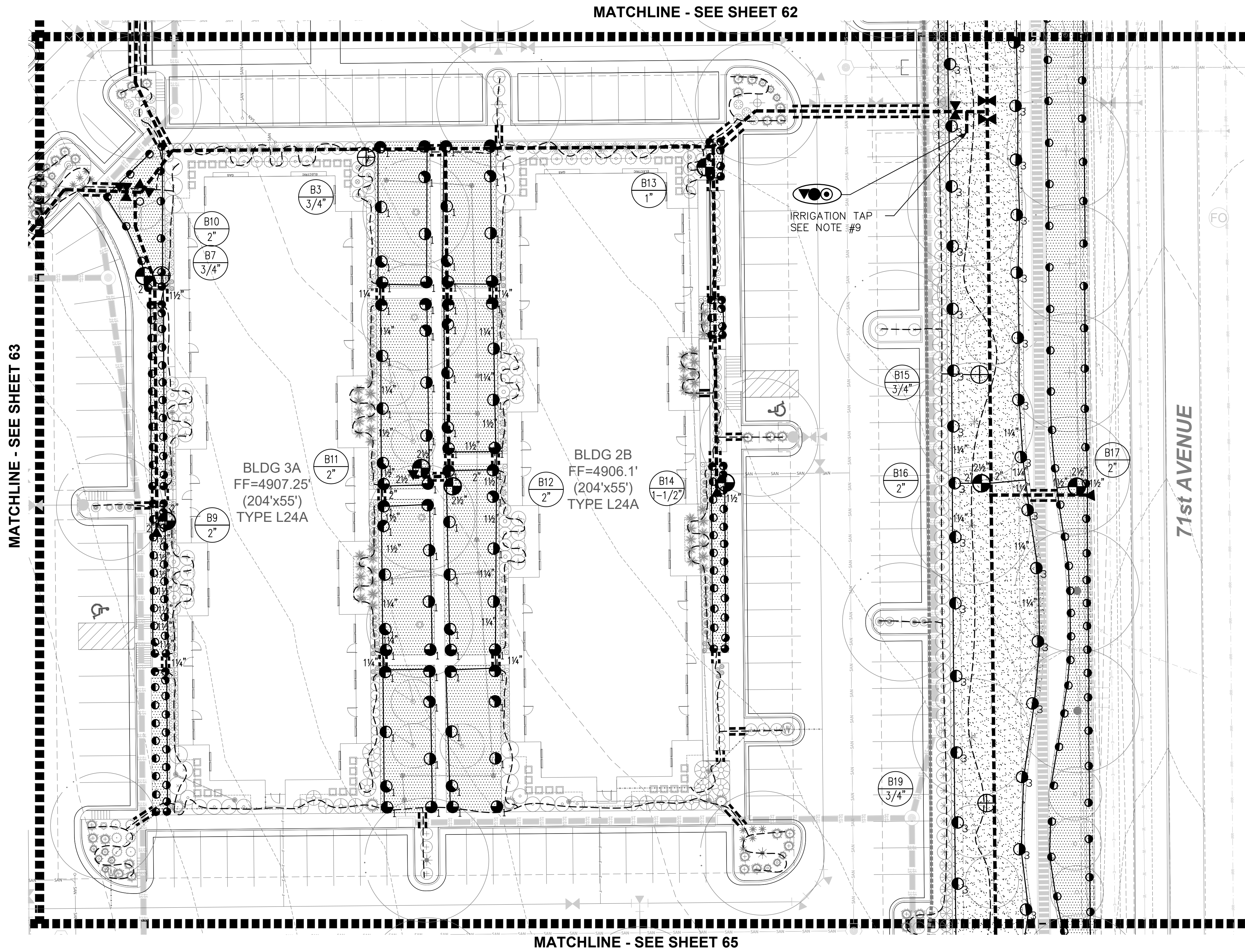
63 OF 67

CPCGR001

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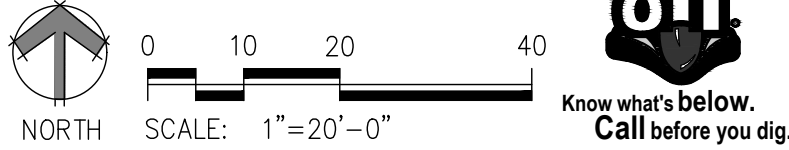
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| 09/02/2021 | 4TH SUBMITTAL |          |
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| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |



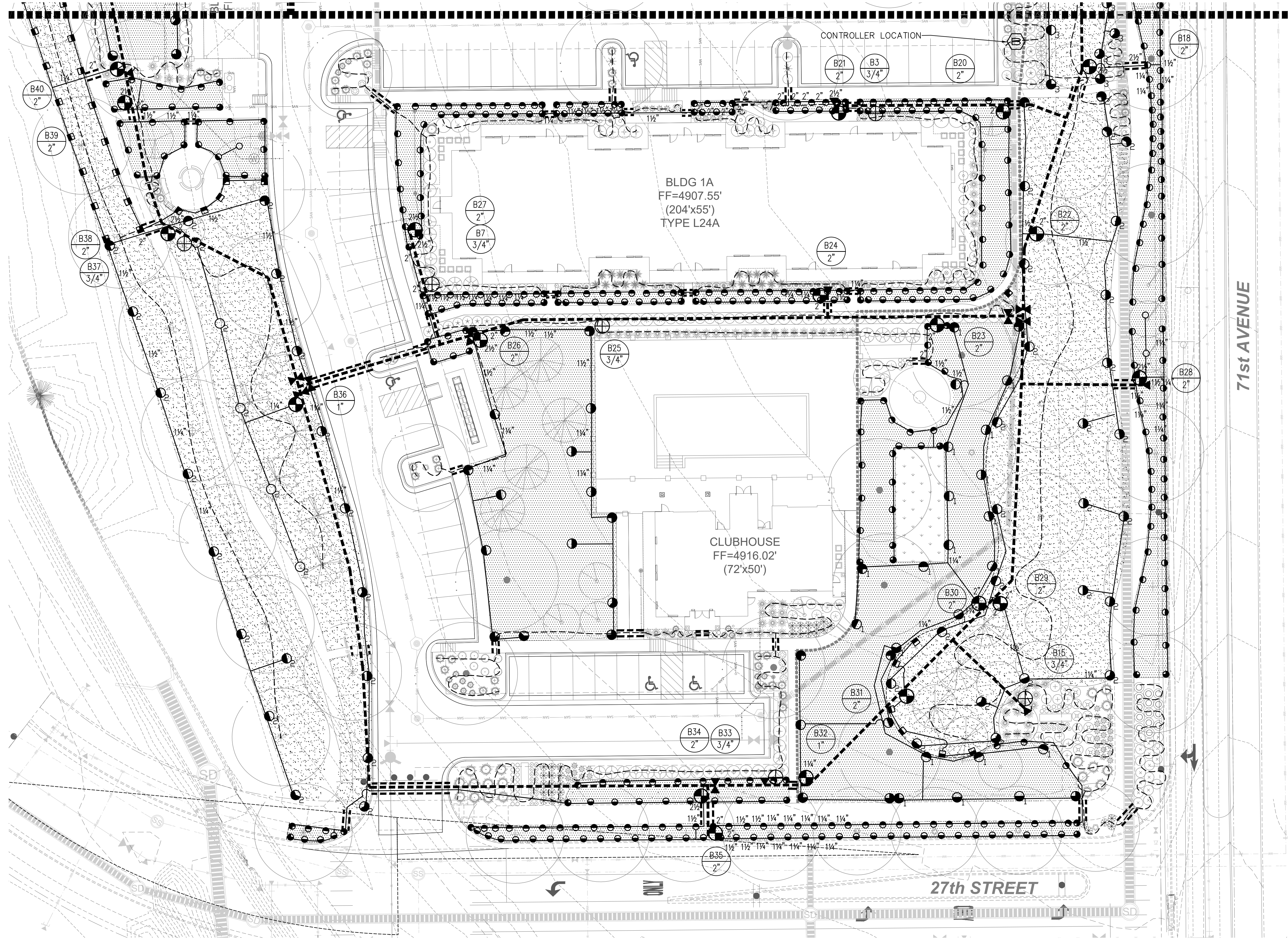
WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN

PROJ. MGR.: SN  
PROJ. ASSOC.: SN  
DRAWN BY: SN  
DATE: 01-22-2021  
SHEET  
64 OF 67  
CPCGR001

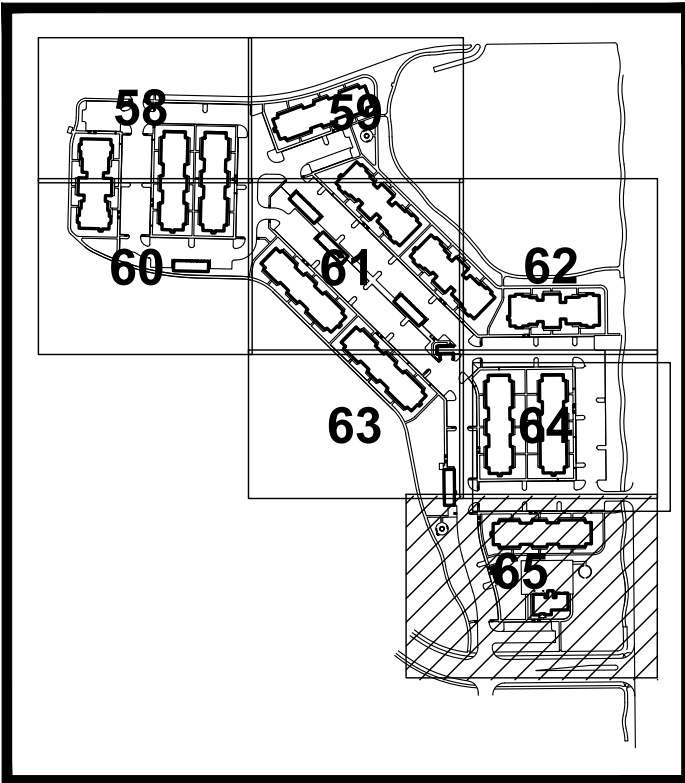
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| 09/02/2021 | 6TH SUBMITTAL |          |
| 09/16/2021 | 7TH SUBMITTAL |          |
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| 01/22/2021 | 1ST SUBMITTAL |          |



MATCHLINE - SEE SHEET 64

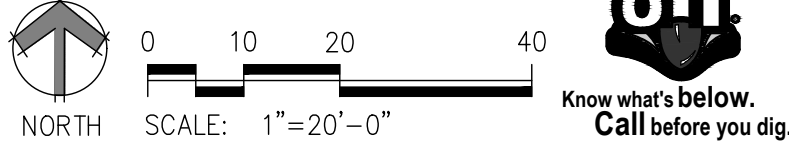


KEYMAP



| DATE       | REVISIONS     |
|------------|---------------|
| 08/19/2021 | 5TH SUBMITTAL |
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| 09/02/2021 | 3RD SUBMITTAL |
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WESTGATE FINAL PUD - FILING NO.1, BLOCK 9, LOT 1  
CITY OF GREELEY, COLORADO  
IRRIGATION PLAN



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| PLANNING    | INITIALS/DATE |
| OWNER       | INITIALS/DATE |

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| PROJ. ASSOC.: | SN         |
| DATE:         | 01-22-2021 |

SHEET  
65 OF 67  
CPCGRCO01



IRRIGATION SCHEDULE

| SYMBOL                                                      | MODEL                              | DESCRIPTION                              | DETAIL |
|-------------------------------------------------------------|------------------------------------|------------------------------------------|--------|
| ●●●●○●●E                                                    | 1806 –SAM–PRS<br>W/ 15 SER. NOZZLE | RAINBIRD POP UP SPRAY HEAD               | 1      |
| ■■□□■□■E                                                    | 1812 –SAM–PRS<br>W/ 15 SER. NOZZLE | RAINBIRD POP UP SPRAY HEAD               | 1      |
| ●                                                           | PGP–06–CV–R–2.5                    | HUNTER ROTOR                             | 2      |
| ○●●●                                                        | PGP–06–CV–R–3.0                    | HUNTER ROTOR                             | 2      |
| ● <sub>1</sub>                                              | PGJ–06–V–R–1.5                     | HUNTER ROTOR                             | 2      |
| ○ <sub>1</sub> ● <sub>1</sub> ● <sub>1</sub> ● <sub>1</sub> | PGP–06–V–R–2.0                     | HUNTER ROTOR                             | 2      |
| ● <sub>2</sub>                                              | PGP–12–CV–R–2.5                    | HUNTER ROTOR                             | 2      |
| ○ <sub>2</sub> ● <sub>2</sub> ● <sub>2</sub> ● <sub>2</sub> | PGP–12–CV–R–3.0                    | HUNTER ROTOR                             | 2      |
| ● <sub>3</sub>                                              | PGJ–12–V–R–1.5                     | HUNTER ROTOR                             | 2      |
| ○ <sub>3</sub> ● <sub>3</sub> ● <sub>3</sub> ● <sub>3</sub> | PGJ–12–V–R–2.0                     | HUNTER ROTOR                             | 2      |
| ⊙                                                           | 700 SERIES<br>RW60–KIT             | HARDIE CONTROL VALVE                     | 3      |
| ⊗                                                           | LINE SIZE                          | GATE VALVE                               | 4      |
| ⊕                                                           | ¾"                                 | DRIP VALVE                               | 5      |
| ▼                                                           | 44NP                               | RAINBIRD QUICK COUPLER                   | 6      |
| ⬡                                                           | ESP–LXME SERIES<br>48 STATION      | RAINBIRD CONTROLLER – PEDESTAL MOUNT     |        |
| ●                                                           | 20930 SERIES –2"                   | BUCKNER MASTER VALVE                     |        |
| ⊙                                                           | 600 SERIES –2"                     | WILKINS PRV                              |        |
| —                                                           | CL. 200 R.T. (3")                  | PVC MAINLINE – 3" UNLESS OTHERWISE NOTED |        |
| —                                                           | CL. 200 B.E. (1")                  | PVC LATERALS – 1" UNLESS OTHERWISE NOTED |        |
| — — — —                                                     | CLASS 200                          | PVC SLEEVING                             |        |
| — — — —                                                     | ¾"                                 | DRIP TUBING                              |        |
| ⊙                                                           |                                    | CONTROLLER NUMBER<br>VALVE SIZE          |        |
|                                                             | FOR ●E , USE HUNTER ES–515 NOZZLE  |                                          |        |
|                                                             | FOR ● , USE HUNTER SS–530 NOZZLE   |                                          |        |

NOTE:

- ALL EQUIPMENT AND PIPING FOR THE IRRIGATION SYSTEM COMING FROM THE NON–POTABLE WATER SOURCE IS TO BE NON–POTABLE AND PURPLE IN COLOR.

NOTES

- REFER TO SPECIFICATIONS AND DETAILS FOR INSTALLATION INSTRUCTIONS.
- ALL BASE PLAN INFORMATION HAS BEEN TAKEN FROM DRAWINGS PREPARED BY DHM DESIGN. INC.
- IRRIGATION SYSTEM IS DESIGNED FOR A STATIC WATER PRESSURE OF 80 PSI. CONTRACTOR IS TO VERIFY PRESSURE PRIOR TO INSTALLATION OF IRRIGATION SYSTEM AND NOTIFY LANDSCAPE ARCHITECT WITH VERIFICATION FIGURES. FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR TAKING RESPONSIBILITY FOR ANY ALTERATIONS AT HIS/HER OWN COST.
- INSTALL DRIP EMITTERS IN BED AREAS AS DESCRIBED BELOW:  
THE FOLLOWING DRIP EMITTER SCHEDULE IS FOR MODERATE PLANTS. DECREASE WATER BY HALF FOR LOW WATER PLANT MATERIAL.

|                                    |                |                            |
|------------------------------------|----------------|----------------------------|
| GROUND COVER                       | AGRIFIM IFT–5  | 1 EA. 12" RADIUS, 15" O.C. |
| 1 GALLON MAT'L.                    | AGRIFIM IFT–5  | 1 EA.                      |
| 5 GALLON MAT'L.                    | AGRIFIM IFT–5  | 2 EA.                      |
| DECIDUOUS TREES<br>(1½" – 2" CAL.) | AGRIFIM IFT–10 | 3 EA.                      |
| DECIDUOUS TREES<br>(3"–4" CAL.)    | AGRIFIM IFT–10 | 4 EA.                      |
| PINE TREES<br>(6'–10')             | AGRIFIM IFT–10 | 2 EA.                      |
| PINE TREES<br>(11'–14')            | AGRIFIM IFT–10 | 3 EA.                      |

- CONTRACTOR TO COORDINATE INSTALLATION OF SLEEVING WITH INSTALLATION OF PAVING AND SIDEWALKS.
- USE RAINBIRD 12 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 13'.
- USE RAINBIRD 10 SERIES NOZZLES FOR SPRAY HEADS SPACED LESS THAN 11'.
- ELECTRICAL POWER TO THE NEW CONTROLLER IS SUPPLIED BY CONTRACTOR.
- TAP LOCATION:  
CONNECT TO EXISTING NON–POTABLE IRRIGATION LINE AND INSTALL 2" PRV, 2" MASTER VALVE AND EXTEND 3" MAINLINE AS SHOWN.  
INSTALL MASTER VALVE AND PRV IN SEPARATE CARSON #1419–13B VALVE BOXES. INSTALL TAP AND ALL RELATED EQUIPMENT AS PER CITY SPECIFICATIONS AND DETAILS.
- INSTALL SLEEVING BASED ON SLEEVING GUIDE BELOW:

| PIPE SIZE OR WIRE   | QUANTITY | REQUIRED SLEEVE |
|---------------------|----------|-----------------|
| 3/4" TO 1" PIPING   |          | 2" SLEEVE       |
| 1–1/4" TO 2" PIPING |          | 4" SLEEVE       |
| 2–1/2" TO 3" PIPING |          | 6" SLEEVE       |
| 4" PIPING           |          | 8" SLEEVE       |
| 6" PIPING           |          | 10" SLEEVE      |
| CONTROL WIRES       |          | 2" SLEEVE       |

NOTE: EACH LENGTH OF SLEEVED PIPE SHOWN SHALL BE ROUTED THROUGH A SEPARATE SLEEVE.

- INSTALL RAINBIRD WR2–RFC WIRELESS RAIN/FREEZE SENSOR AT EACH CONTROLLER. INSTALL REMOTE SENSOR AT LOCATIONS DIRECTED BY OWNERS REPRESENTATIVE.
- FOR 3" MAINLINE, ALL MAINLINE FITTINGS SHALL BE HARCO DUCTILE IRON FITTINGS INCLUDING INSTALLING SERVICE TEES FOR ALL VALVES. INSTALL GATE VALVES WITH MECHANICAL JOINT FITTINGS.
- INSTALL THRUST BLOCKS ON ALL MAINLINE AND VALVE FITTINGS AS PER MANUFACTURER'S RECOMMENDATIONS.
- ADJUST HUNTER NOZZLES FOR PGJ HEADS AS NEEDED FOR DIFFERENT SPACINGS.
- IRRIGATION SYSTEM IS TO FOLLOW ALL REQUIREMENTS FOR INSTALLATION OF RECLAIMED WATER SYSTEMS AS DESCRIBED IN THE STATE OF COLORADO, WATER CONTROL DIVISION, "GUIDELINES FOR USE OF RECLAIMED WATER". LOCATOR TAPE FOR MAINLINE TO BE A MINIMUM OF 2" IN WIDTH, MAGNETIC BACKED, LAVENDER COLORED WITH BLACK LETTERING STATING: "RECLAIMED WATER – DO NOT DRINK".
- ALL CONTROL VALVE AND GATE VALVE BOXES MUST HAVE ACCEPTABLE LAVENDER COLORED LABELS PERMANENTLY AFFIXED TO OUTSIDE OF LID STATING: "RECLAIMED WATER – DO NOT DRINK", OR SIMILAR TAGS ATTACHED TO VALVES THEMSELVES. ALL CONTROLLERS TO HAVE SIMILAR SIGNAGE (4"x6") PERMANENTLY AFFIXED TO DOOR OF EACH CONTROLLER.

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| ENGINEERING | INITIALS/DATE |
| PLANNING    | INITIALS/DATE |
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|---------------|------------|
| PROJ. MGR.:   | SN         |
| PROJ. ASSOC.: |            |
| DRAWN BY:     | SN         |
| DATE:         | 01-22-2021 |

SHEET

66 OF 67

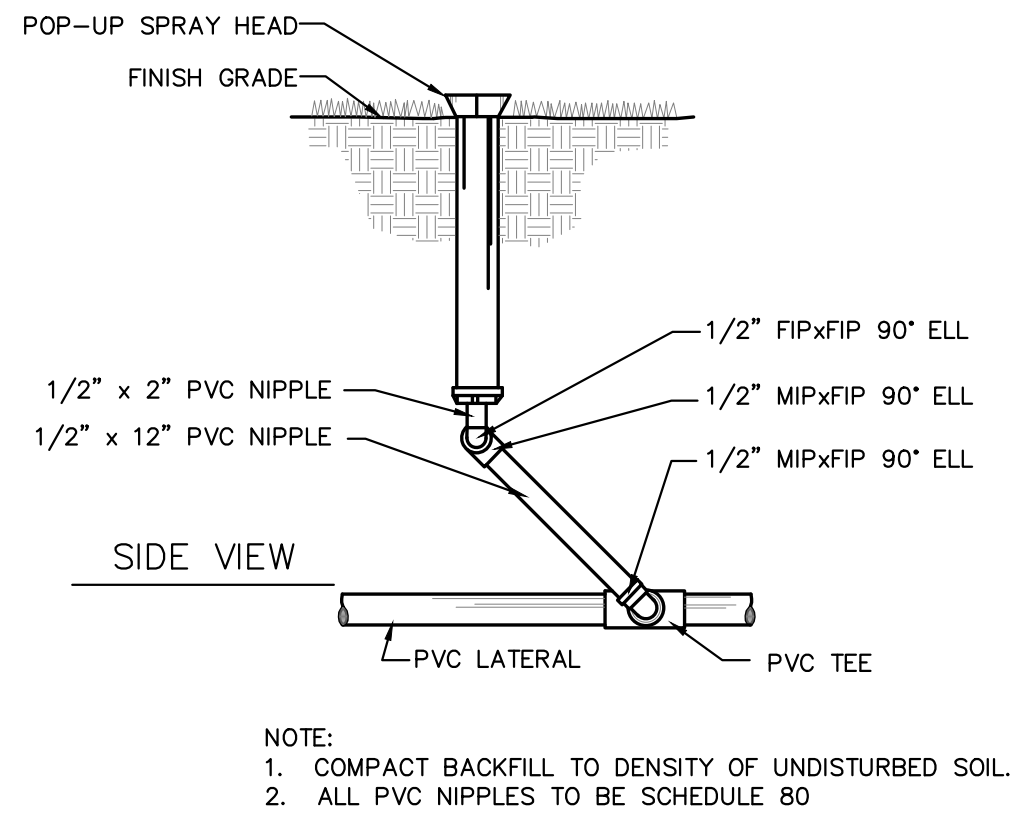
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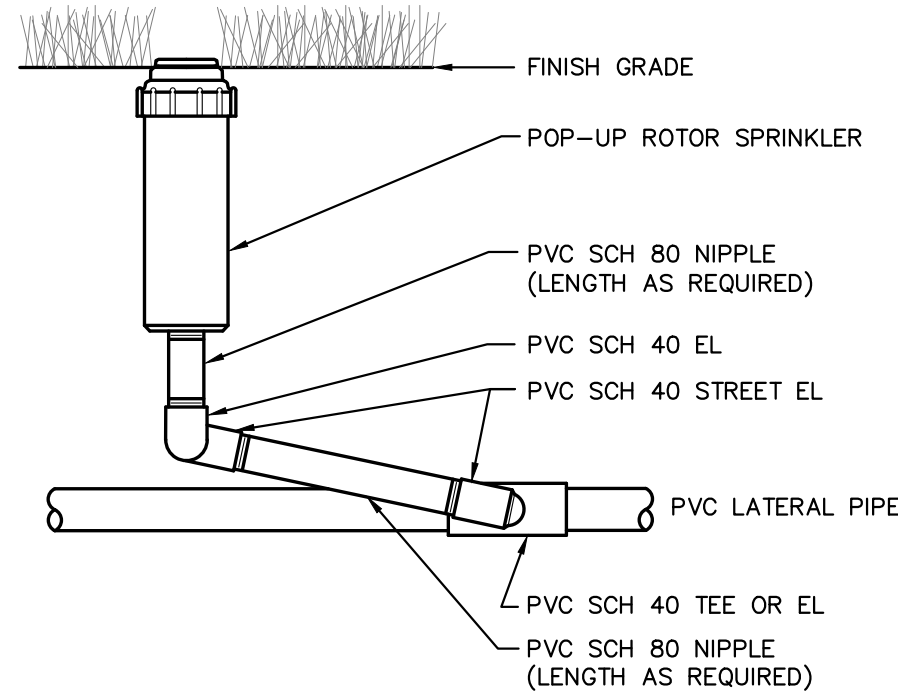
CITY OF GREELEY, COLORADO

IRRIGATION DETAILS

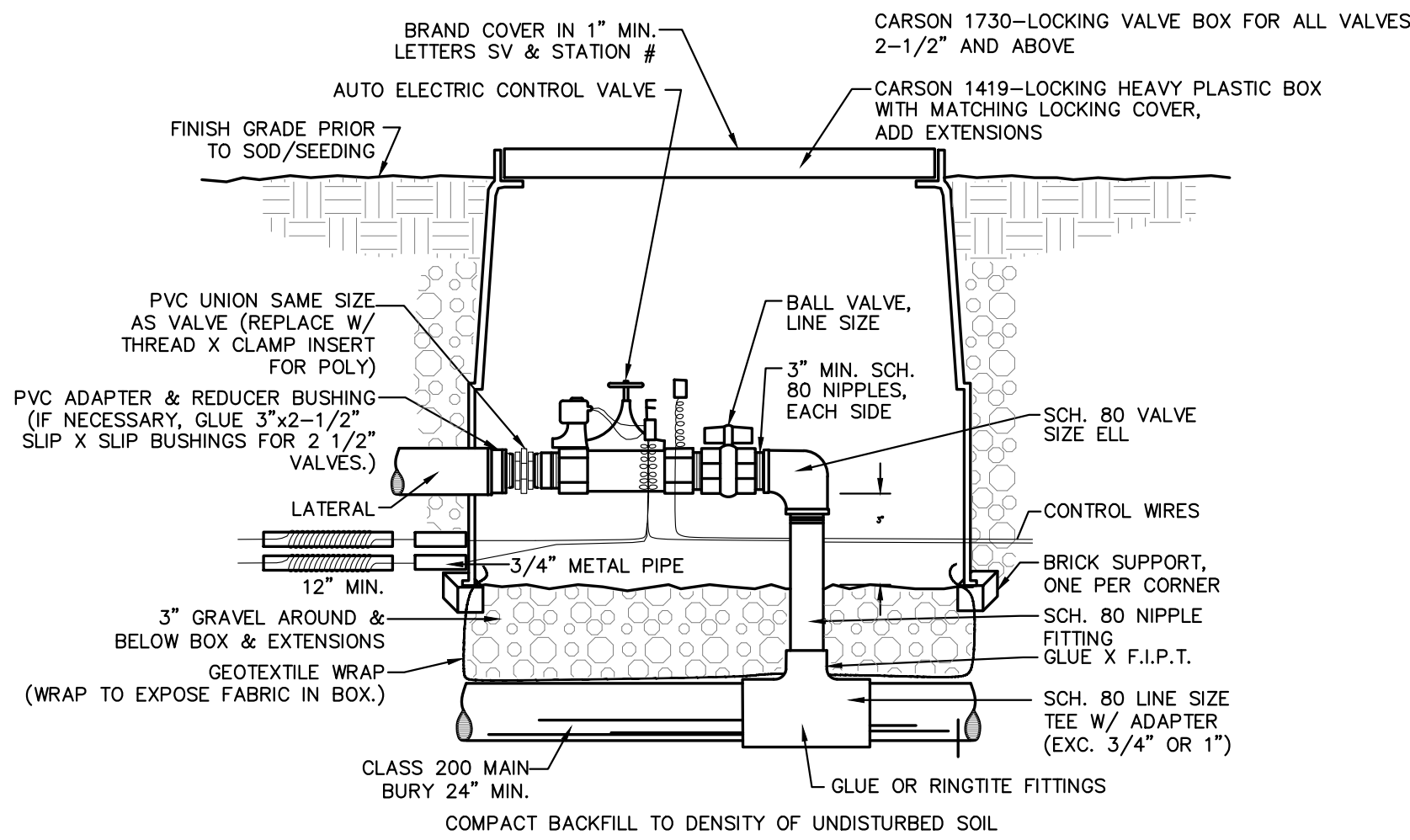




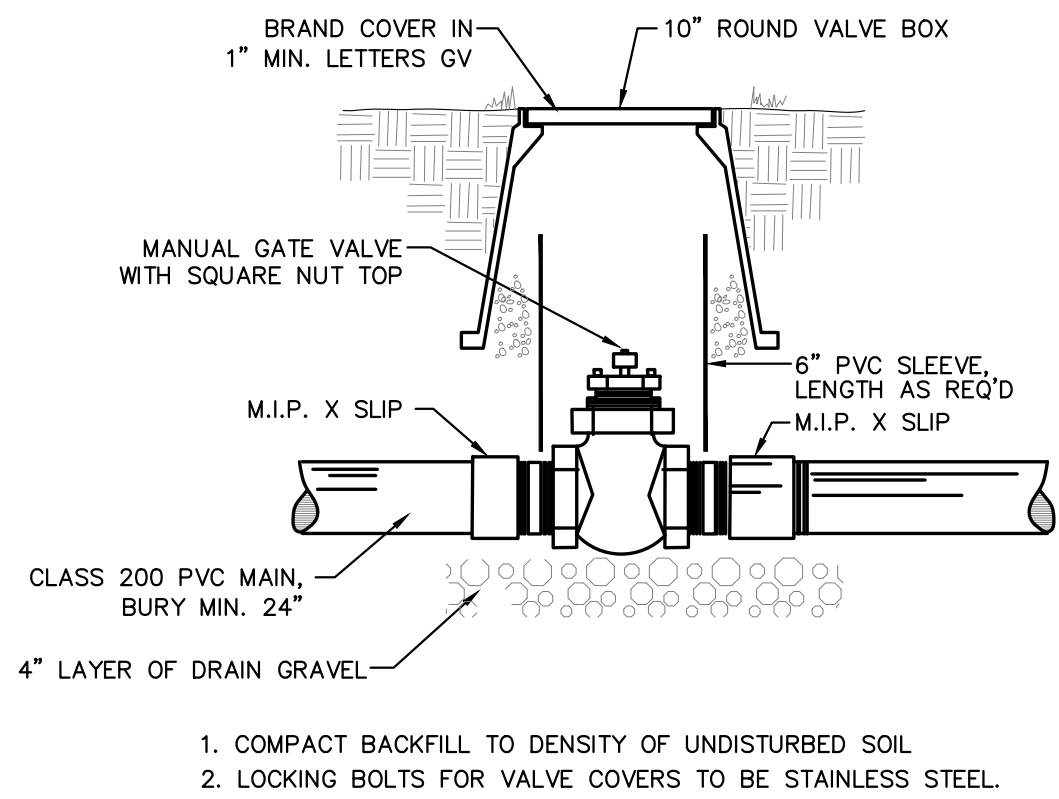
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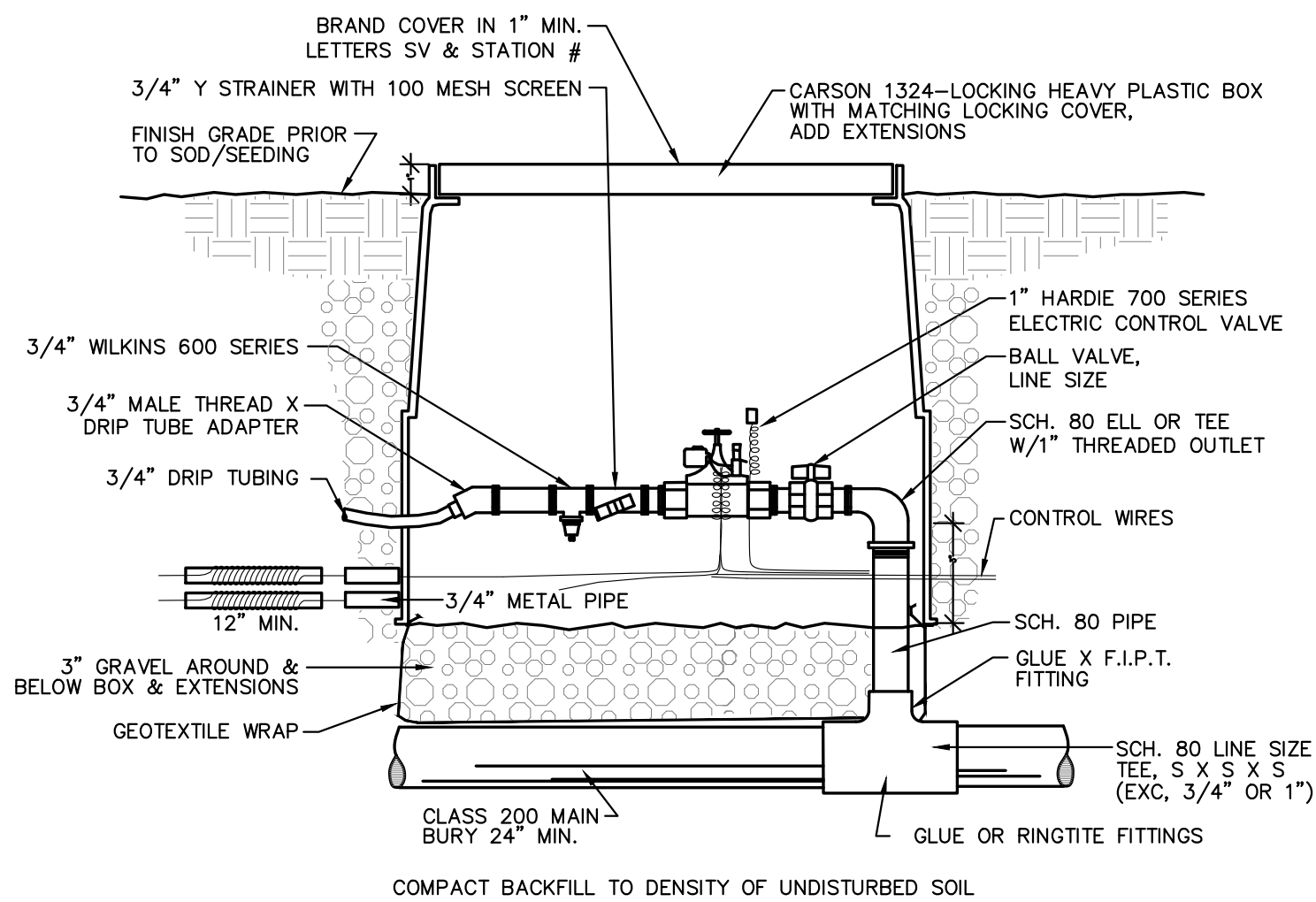
2 POP-UP ROTOR HEAD



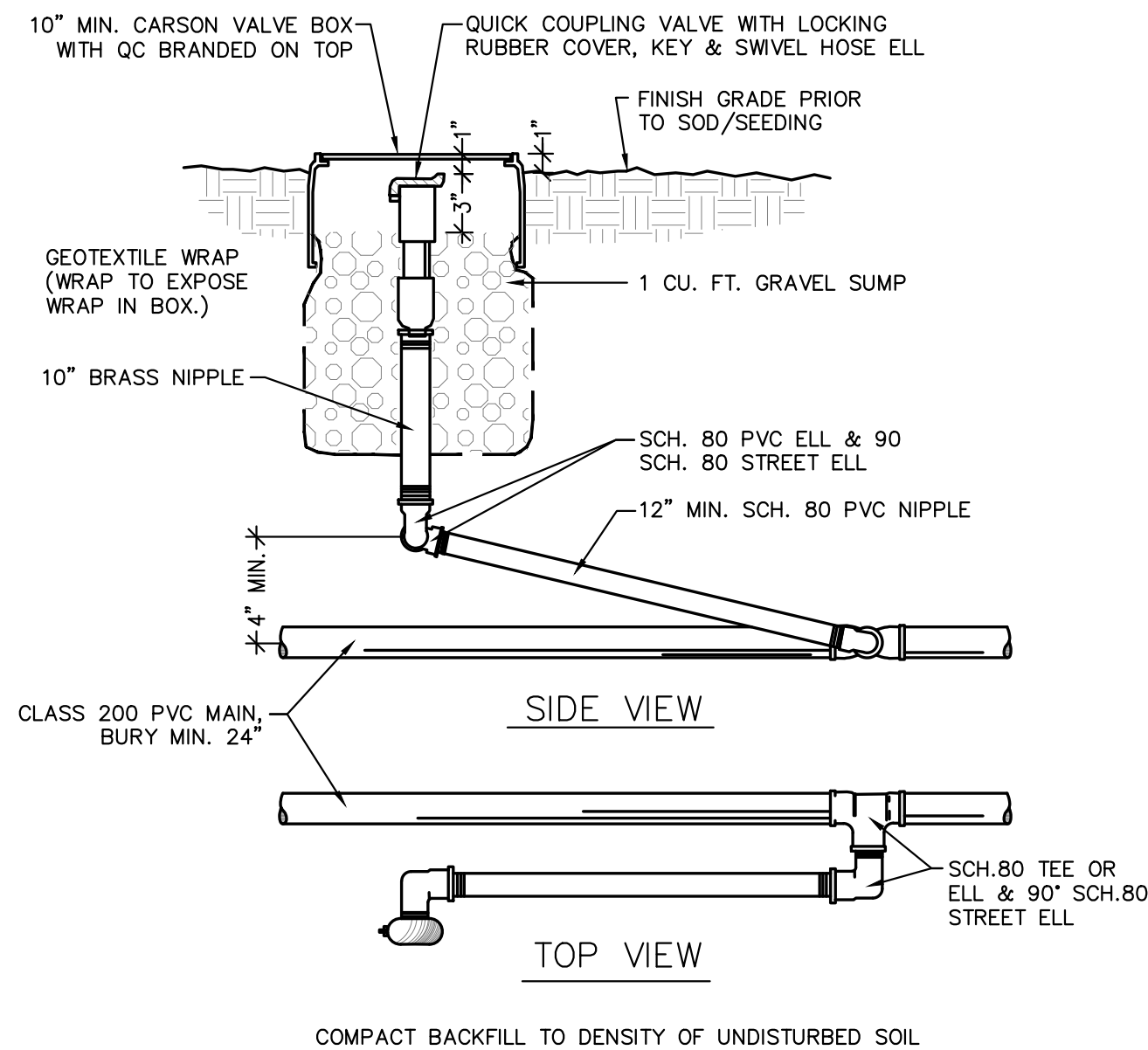
3 CONTROL VALVE



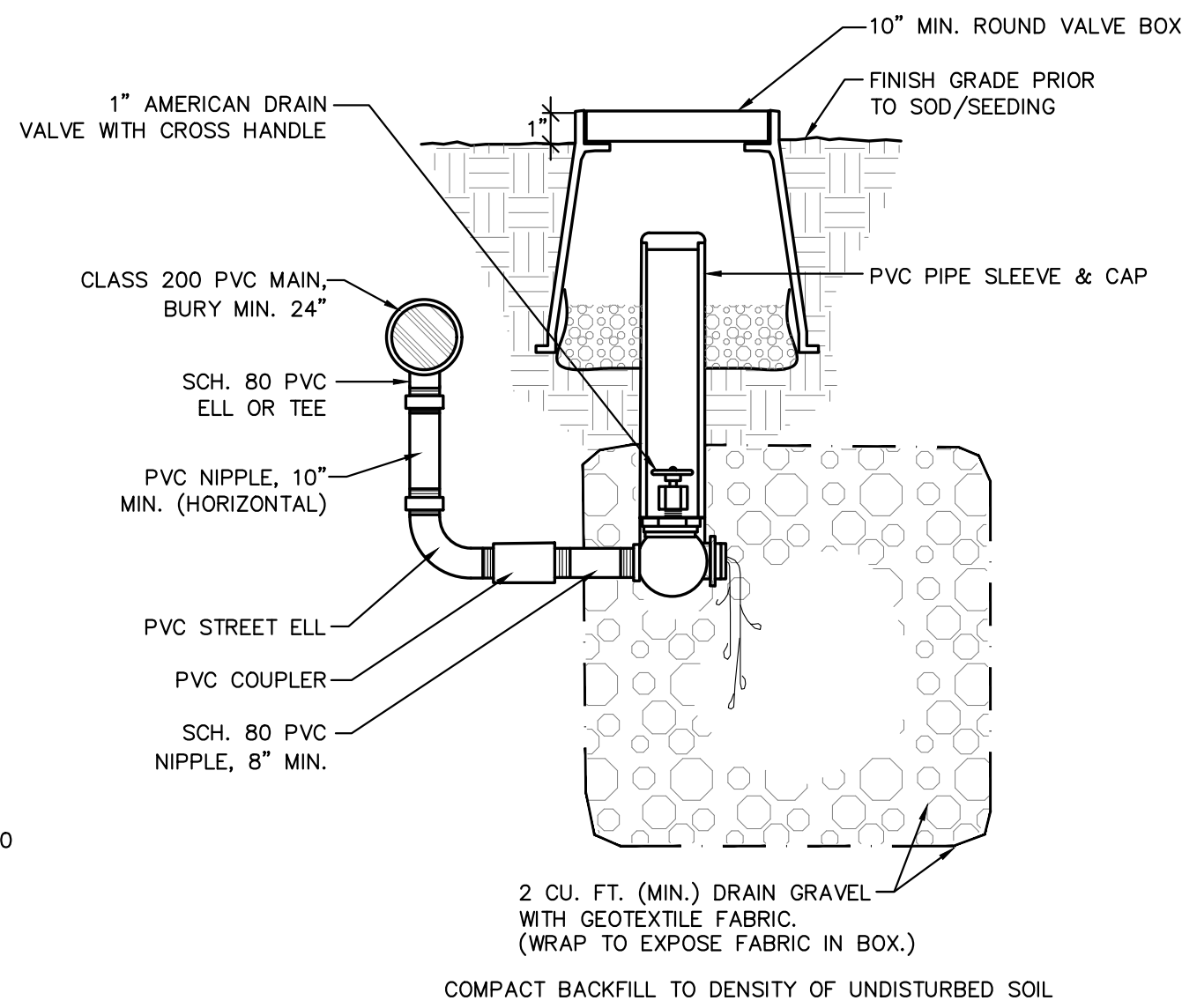
4 ISOLATION GATE VALVE



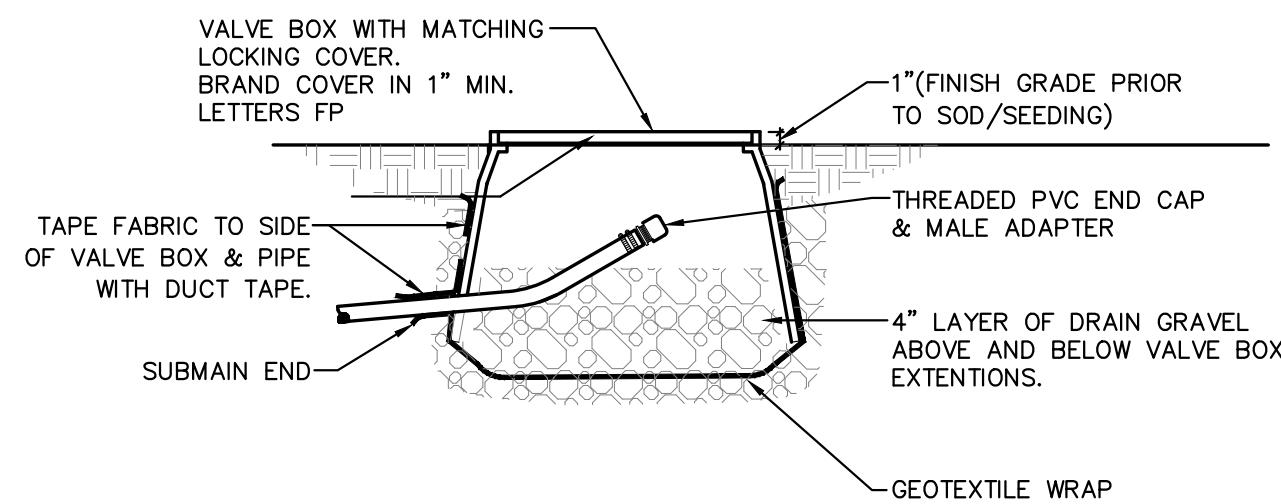
5 DRIP VALVE



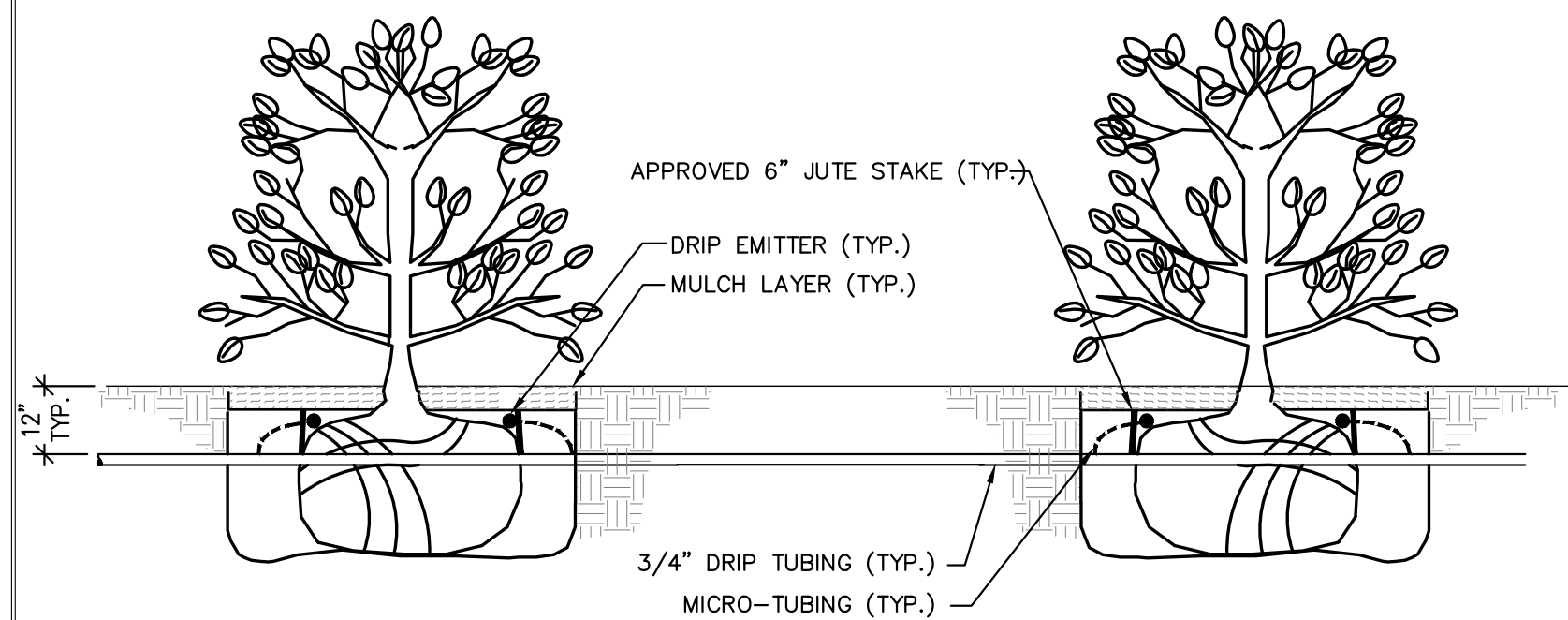
6 QUICK COUPLER



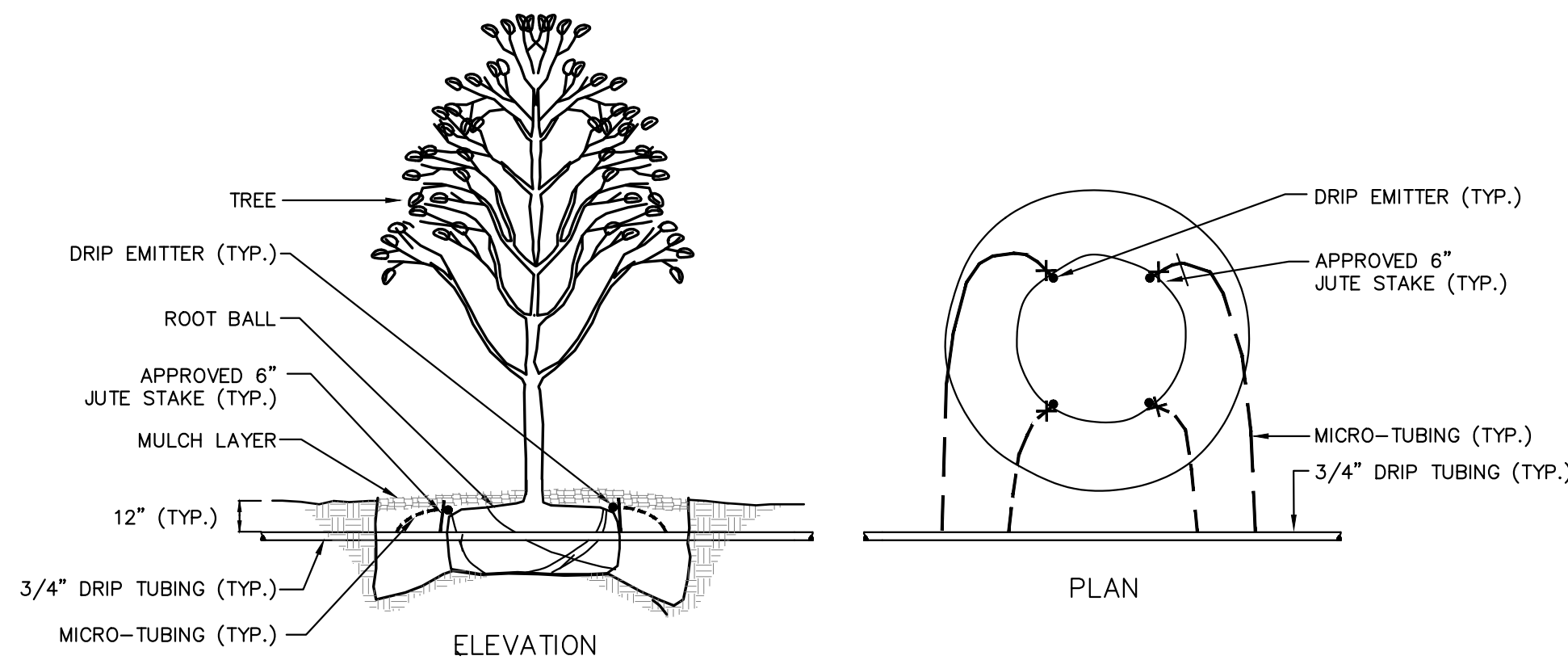
7 DRAIN VALVE



8 DRIP-BLOWOUT



9 DRIP-SHRUB



10 DRIP-TREE

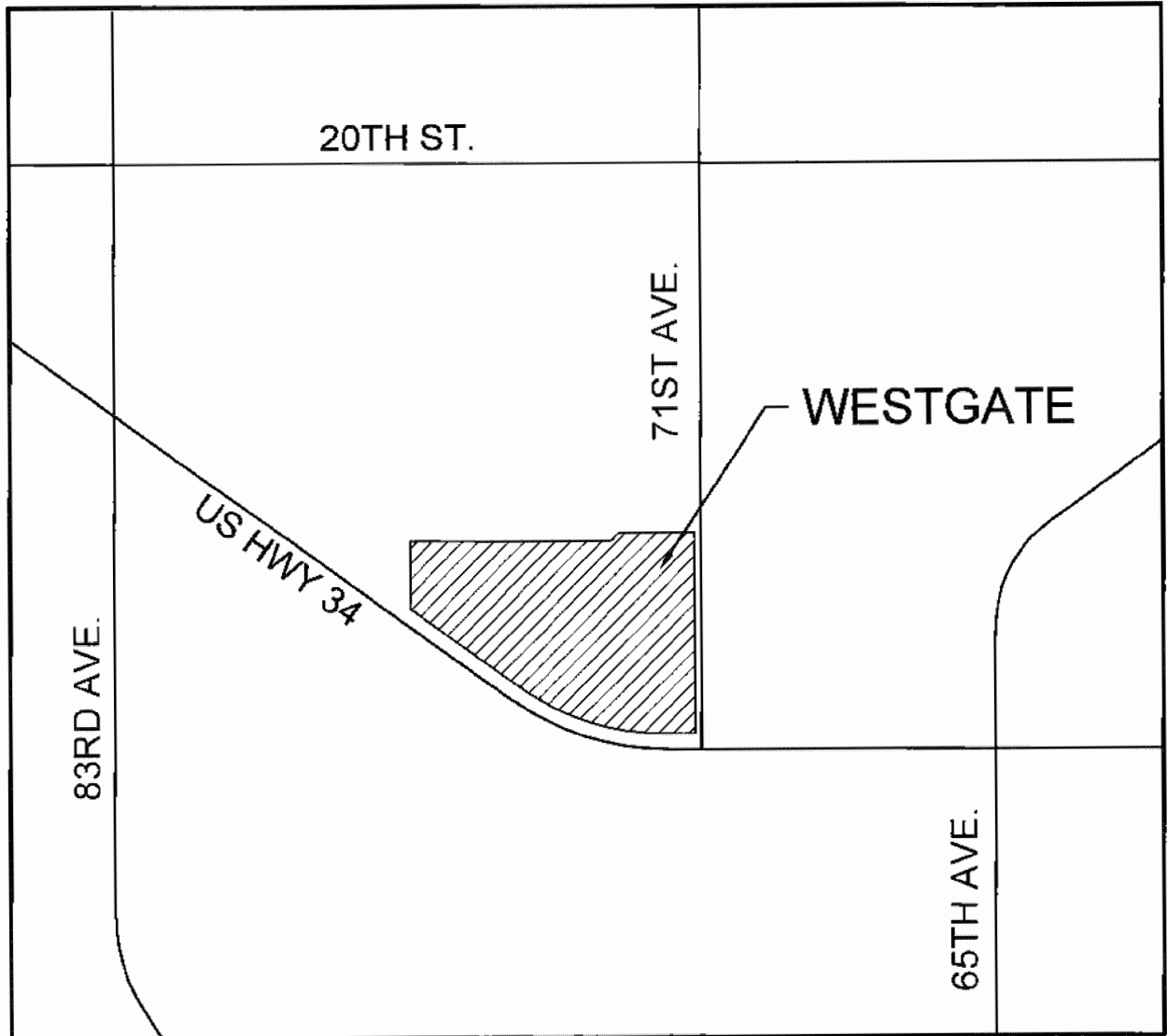
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|------------|---------------|
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| 09/02/2021 | 3RD SUBMITTAL |
| 09/19/2021 | 2ND SUBMITTAL |
| 01/22/2021 | 1ST SUBMITTAL |



VICINITY MAP



LEGAL DESCRIPTION

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER QUARTER CORNER OF SECTION 17 AND CONSIDERING THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 17 TO BEAR SOUTH 00°53'32" EAST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

THENCE SOUTH 00°53'32" EAST ALONG SAID WEST LINE A DISTANCE OF 807.69 FEET TO THE POINT OF BEGINNING;  
THENCE SOUTH 89°28'24" EAST A DISTANCE OF 908.92 FEET;  
THENCE SOUTH 88°41'13" EAST A DISTANCE OF 898.87 FEET;  
THENCE NORTH 45°43'18" EAST A DISTANCE OF 145.25 FEET;  
THENCE NORTH 89°06'23" EAST A DISTANCE OF 709.29 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF 71ST AVENUE;  
THENCE SOUTH 00°31'27" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,759.79 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY 34 BYPASS;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES:  
1. SOUTH 34°22'22" WEST A DISTANCE OF 122.10 FEET;  
2. SOUTH 89°25'51" WEST A DISTANCE OF 169.30 FEET;  
3. NORTH 85°27'50" WEST A DISTANCE OF 297.34 FEET TO A POINT OF CURVATURE, THE RADIUS POINT OF WHICH BEARS NORTH 06°03'18" EAST;  
4. ALONG A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 29°57'28", A RADIUS OF 2,292.00 FEET, AN ARC LENGTH OF 1,198.40 FEET AND A CHORD THAT BEARS NORTH 68°57'58" WEST A DISTANCE OF 1,184.80 FEET;  
5. NORTH 53°28'36" WEST ALONG A NON-TANGENT LINE A DISTANCE OF 293.40 FEET;  
6. NORTH 51°54'13" WEST A DISTANCE OF 955.01 FEET TO THE WEST LINE OF SAID SOUTHERLY QUARTER OF SECTION 17;  
THENCE NORTH 00°53'32" WEST ALONG SAID WEST LINE A DISTANCE OF 566.55 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS AN AREA OF 3,677,992 SQUARE FEET, OR 84.435 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING, IS BASED ON MY KNOWLEDGE, INFORMATION AND BELIEF, AND IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE, AND DOES NOT REPRESENT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.

THOMAS D. STAAB, P.L.S. 25965  
FOR AND ON BEHALF OF  
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990 SOUTH BROADWAY  
SUITE 230  
DENVER, COLORADO 80209  
P 303.561.3333

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# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

## A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

### TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

#### CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

#### PUD2019-0014

P.U.D. JUSTIFICATION

THE WESTGATE P.U.D. IS DESIGNED TO PROMOTE A MIXED USE PLANNED DEVELOPMENT WHICH DRAWS FROM THE CITY'S CURRENT UNDERLYING ZONING DISTRICTS AND ENHANCES THEM TO CREATE A HARMONIOUS SITE WITH THE OPPORTUNITY FOR A MIX OF SINGLE FAMILY, MULTI-FAMILY AND COMMERCIAL USES. THE FLEXIBILITY OF THIS PUD ALLOWS FOR CREATIVE DESIGN SOLUTIONS TO ENHANCE THE OVERALL APPEARANCE OF THIS SITE, WHICH IS A PROMINENT GATEWAY TO THE CITY.

THE P.U.D. INCLUDES FOUR PLANNING AREAS. PLANNING AREA 1 IS PROPOSED SINGLE FAMILY RESIDENTIAL WITH LOT SIZE MINIMUMS AND SETBACKS TO PROMOTE A NEIGHBORHOOD OF SINGLE FAMILY UNITS, OFFER VARIETY AND ADDRESS MARKET DEMANDS. PLANNING AREAS 2 AND 3 HAVE A RANGE OF ALLOWABLE RESIDENTIAL USES THAT INCLUDE: SINGLE FAMILY; TWO-FAMILY; TOWNHOUSES; AND MULTI-FAMILY. THE FLEXIBILITY OF RESIDENTIAL USES FOR PLANNING AREAS 2 AND 3 IN COMBINATION WITH VARIABLE LOT SIZES AND SETBACKS PROVIDES GREATER OPPORTUNITY TO DELIVER PRODUCTS THAT MEET THE NEEDS OF A VARIETY OF HOMEOWNERS. PLANNING AREA 3 WILL ALSO ALLOW FOR COMMERCIAL USES SHOULD THE DEMAND EXCEED WHAT CAN BE PROVIDED IN PLANNING AREA 4. THE P.U.D. ALSO ENCOURAGES DIVERSITY BY REQUIRING ONE ADDITIONAL HOUSE MODEL BEYOND THE CODE (AS AMENDED) REQUIREMENT. PLANNING AREA 4 IS PROPOSED RESIDENTIAL / COMMERCIAL WHICH WILL OFFER THE FLEXIBILITY FOR A VARIETY OF RESIDENTIAL AND COMMERCIAL USES TO BENEFIT THE NEIGHBORING RESIDENTS.

PLANNING AREAS WILL HAVE SIDEWALK AND TRAIL NETWORKS THAT ALLOW FOR PEDESTRIAN CONNECTIONS BETWEEN PLANNING AREAS AND DEVELOPED FEATURES. FOR PEDESTRIANS, A REGIONAL TRAIL SYSTEM RUNNING EAST TO WEST THROUGH THE SITE IS PROPOSED TO COORDINATE WITH OPEN SPACE AND AMENITY FEATURES. FOR VEHICULAR ACCESS, THERE IS AN ENHANCED MAIN ENTRANCE DRIVE TO THE COMMUNITY WITH A MEDIAN, PRIMARY MONUMENT FEATURE, AND INCREASED LANDSCAPING. IN ADDITION, ALTERNATIVE STREET 'KNUCKLE' DESIGNS ARE PROPOSED TO CREATE A DESIRABLE FEEL FOR THE COMMUNITY AND PROMOTE SLOWER TRAFFIC SPEEDS. THERE WILL BE CONTINUITY OF SITE ELEMENTS SUCH AS FENCING, MONUMENTS, AND BENCHES. THIS CONTINUITY IS IMPORTANT IN CREATING THE NEIGHBORHOOD IDENTITY AND MAKING IT FEEL LIKE A UNIQUE PLACE. PHYSICAL SITE FEATURES SUCH AS THE EXISTING BOOMERANG DITCH CREATE OPPORTUNITY FOR OPEN SPACE AND A SITE AMENITIES CORRIDOR WHICH LINKS THE WESTGATE COMMUNITY TO ADJACENT FUTURE NEIGHBORHOODS.

THE P.U.D. INCORPORATES ENHANCED LANDSCAPE BUFFER STANDARDS. THESE BUFFERS ARE BETWEEN DIFFERING USES AND ADJACENT TO SOME PUBLIC RIGHT-OF-WAYS. ADDITIONALLY, THE P.U.D. INCLUDES SUGGESTED FENCING TYPES FOR SINGLE FAMILY LOTS AND FOR BUFFERING BETWEEN CERTAIN USES. THE PROPOSED OPEN FENCING TYPES FOR SINGLE FAMILY ADJACENT TO THE OPEN SPACE CORRIDOR CREATES A MORE OPEN FEEL IN THE COMMUNITY AND PROVIDES BETTER VIEWS FOR THE RESIDENTS ADJACENT TO THE OPEN SPACE. THE PROPOSED OPAQUE FENCING WITH ENHANCED COLUMN DETAILS PROVIDES AN ATTRACTIVE SCREEN FOR SEPARATION BETWEEN CERTAIN USES AND PRIVACY ADJACENT TO RIGHT-OF-WAYS. THESE ENHANCED LANDSCAPE BUFFERS (WITH REQUIRED MINIMUMS GREATER THAN THE DEVELOPMENT CODE, AS AMENDED) IN COMBINATION WITH COORDINATED FENCING STANDARDS THROUGHOUT THE P.U.D. WILL PROVIDE A COORDINATED, CONSISTENT, COHESIVE AND ATTRACTIVE LOOK THROUGHOUT THE COMMUNITY.

OVERALL, THIS PROPOSED PUD IS DESIGNED TO BE AN ASSET TO THE CITY'S WESTERN GATEWAY BY PROVIDING DESIRED COMMERCIAL SPACE AND THE DEVELOPMENT OPPORTUNITY FOR DIVERSIFIED RESIDENTIAL HOUSING PRODUCTS TO MEET A VARIETY OF MARKET DEMANDS.

DEVELOPMENT SUMMARY

ZONING

CURRENT ZONING \_\_\_\_\_ PLANNED UNIT DEVELOPMENT (PUD)  
PROPOSED ZONING \_\_\_\_\_ PLANNED UNIT DEVELOPMENT (PUD)

EXISTING SITE ACREAGE \_\_\_\_\_ 84.44 AC 3,677,992 SF

PUD SITE DEVELOPMENT

| AREA     | USE                       | ACRES    | MAX. DU / AC | MAX. COMM |
|----------|---------------------------|----------|--------------|-----------|
| PA-1     | RESIDENTIAL               | 36.32 AC | 6.0          |           |
| PA-2     | RESIDENTIAL               | 24.66 AC | 19.0         |           |
| PA-3     | RESIDENTIAL / COMMERCIAL  | 18.07 AC | 8.0          |           |
| PA-4     | COMMERCIAL / RESIDENTIAL  | 4.16 AC  | 8.0          |           |
| 71ST AVE | REQUIRED DEDICATED R.O.W. | 1.23 AC  |              |           |

TOTAL 84.44 AC 494 UNITS 150,000 SF

PUD OPEN SPACE REQUIREMENTS

MIN. 30% OF PA-1, PA-2 AND PA-3 AREAS (79.05 AC) 23.72 AC  
REQUIRED (SEE NOTES 1 AND 2)

MIN. 50% OF REQUIRED OPEN SPACE SHALL BE 11.88 AC  
USABLE OPEN SPACE (SEE NOTES 1 AND 2)

NOTES:

- ALL REQUIRED OPEN SPACE IS CALCULATED BASED ON RESIDENTIAL PORTIONS OF PUD ONLY. A MINIMUM OF 30% OPEN SPACE IS REQUIRED, AND A MINIMUM OF 50% OF THE REQUIRED 30% OPEN SPACE SHALL BE USABLE OPEN SPACE (CODE SECTION 18.32.060)
- QUALIFYING OPEN SPACE THROUGHOUT ALL AREAS OF THE PUD CAN BE USED TO COUNT TOWARDS REQUIRED OPEN SPACE CALCULATIONS. SEE PUD OPEN SPACE SCENARIO CONCEPT IN NARRATIVE.
- PLANNING AREA BOUNDARIES MAY VARY UP TO 20% OF THEIR AREA AT THE TIME OF FINAL PUD AND PLATTING BASED ON ADJUSTMENT TO ROAD NETWORK AND LOT CONFIGURATIONS.
- MAXIMUM DWELLING UNITS PER PLANNING AREA IS DEFINED BY THE MAXIMUM DENSITY SET PER PLANNING AREA; HOWEVER, THE OVERALL PUD AREA CANNOT EXCEED 494 DWELLING UNITS WITHOUT AMENDING THE PLAN. TRANSFERRING UNITS BETWEEN PLANNING AREAS IS PERMITTED AT FINAL PUD AND FINAL PLAT AS LONG AS TOTAL MAXIMUM DENSITY OF PLANNING AREA IS NOT EXCEEDED AND THE TOTAL PERMITTED UNITS FOR THE OVERALL PUD IS NOT EXCEEDED. AN OVERALL DENSITY AND UNIT COUNT TABLE SHALL BE SUBMITTED WITH EACH PHASE OF THE PROJECT.
- TOTAL FLOOR AREA OF COMMERCIAL USES WITHIN THE PUD AREA IS LIMITED TO 150,000 SQUARE FEET.

AMENDMENT HISTORY

WESTGATE PRELIMINARY PUD - APPROVED SEPTEMBER 13, 2016 (PROJECT PUD 11-15)  
WESTGATE PRELIMINARY PUD - EXTENSION APPROVED THROUGH SEPTEMBER 13, 2020  
WESTGATE PRELIMINARY PUD - FIRST AMENDMENT (PROJECT PUD2019-0014)

- RECONFIGURES PLANNING AREAS
- SETS A MAXIMUM NUMBER OF UNITS AND COMMERCIAL AREA (SQUARE FEET)
- REMOVE OIL / GAS FACILITIES AND OUTLOTS
- SHIFTS DETAILED ENGINEERING PLANS TO PLAT PROCESS
- INCREASES BUILDING HEIGHT FOR COMMERCIAL USES
- INCREASE AMOUNT OF PREVIOUSLY APPROVED PARKING FOR MULTI-FAMILY

GENERAL NOTES

- ALL REFERENCES TO CITY OF GREELEY DEVELOPMENT CODE SHALL REFERENCE THE CODE ENACTED DECEMBER 18, 2018 AND AMENDED THROUGH APRIL 2019 AND ANY FUTURE AMENDMENTS.
- PHASING WILL BE ALLOWED WITHIN THIS P.U.D. THE SPECIFICS FOR BOUNDARY AND TECHNICAL CRITERIA TO BE DEFINED WITHIN FINAL P.U.D.
- CITY OF GREELEY REGIONAL TRAIL
  - A CITY OF GREELEY REGIONAL TRAIL SHALL BE PROVIDED THROUGH THIS P.U.D. SITE, IN ACCORDANCE WITH THE CITY MASTER TRAILS PLAN. A PUBLIC ACCESS EASEMENT SHALL BE GRANTED FOR THE TRAIL CORRIDOR. THE EASEMENT SHALL GENERALLY BE LOCATED ADJACENT TO AND ON ONE SIDE OF THE BOOMERANG LATERAL DITCH. THE EASEMENT SHALL BE OF A TYPICAL MINIMUM WIDTH OF 50', PROVIDED HOWEVER THAT THE WIDTH MAY BE LESS WHERE THERE IS NOT A 50' DISTANCE BETWEEN THE BOOMERANG LATERAL DITCH AND THE SITE PROPERTY LINE. A PORTION OF THE EASEMENT MAY BE LOCATED WITHIN PUBLIC STREET RIGHT-OF-WAY IN CERTAIN AREAS AS MAY BE APPROVED BY THE CITY.
  - SEE PUBLIC IMPROVEMENTS COMMITMENTS MATRIX BELOW FOR SPECIFIC BOOMERANG TRAIL TIMING, CONSTRUCTION AND MAINTENANCE RESPONSIBILITIES.
- RAW WATER DEDICATION. THE RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT FOR THE WESTGATE P.U.D IS THREE (3) ACRE-FEET PER GROSS ACRE OF RESIDENTIAL LAND, PLUS 50% OF THE ACREAGE OF THE ADJACENT RIGHT OF WAYS. FOR THE COMMERCIAL COMPONENT OF THE WESTGATE P.U.D THE RAW WATER DEDICATION REQUIREMENT WILL BE BASED ON THE WATER TAP SIZES SELECTED DURING DEVELOPMENT DESIGN AND SHALL BE DUE WITH THE COMMERCIAL BUILDING PERMITS. RAW WATER FOR THE WESTGATE P.U.D. FROM A SOURCE AND IN A FORM ACCEPTABLE TO THE CITY OF GREELEY, HAS BEEN DEDICATED TO THE CITY OF GREELEY PURSUANT TO THE AMENDED AND RESTATED RESTRICTIVE COVENANTS (NO IRRIGATION) AT RECEPTION NUMBER 4441912, WELD COUNTY, AS AMENDED AND REVISED. AS A RESULT, GREELEY HAS CREDITED THE WESTGATE P.U.D. WITH 258 ACRE-FEET OF WATER DEDICATION, WHICH FULLY SATISFIES THE RESIDENTIAL DOMESTIC WATER DEDICATION REQUIREMENT FOR THE ENTIRE WESTGATE P.U.D. THE PORTION OF SUCH 258 ACRE-FEET THAT IS IN EXCESS OF THE WESTGATE P.U.D. RESIDENTIAL DOMESTIC RAW WATER DEDICATION REQUIREMENT SHALL BE CREDITED TO THE WESTGATE P.U.D. COMMERCIAL WATER DEDICATION REQUIREMENT.
- BOOMERANG DITCH
  - ANY RELOCATION OR PIPING OF THE BOOMERANG LATERAL DITCH WITHIN OR ADJACENT TO ALL PLANNING AREAS SHALL BE CONDUCTED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE BOOMERANG IRRIGATION DITCH RELOCATION AGREEMENT THAT HAS BEEN EXECUTED BETWEEN OWNER AND BOOMERANG LATERAL DITCH COMPANY, PER THE CONDITIONS OF THAT AGREEMENT. A DEFINED IRRIGATION DITCH EASEMENT SHALL BE GRANTED IN CONJUNCTION WITH THE DEVELOPMENT OF PA-3 AND/OR PA-4.
  - ANY OTHER PROPOSED CROSSINGS OF OR IMPACTS TO THE EXISTING DITCH BY STREET, UTILITY, OR OTHER IMPROVEMENTS (AND ANY ASSOCIATED MINOR PLACEMENT OF THE DITCH IN PIPE OR CULVERTS) SHALL BE DONE IN ACCORDANCE WITH THE STANDARD DITCH CROSSING POLICY AND PROCEDURES OF THE BOOMERANG LATERAL DITCH COMPANY.
- MAJOR AMENDMENTS TO AN APPROVED PRELIMINARY OR FINAL PUD SHALL REQUIRE WRITTEN NOTICE TO ALL PROPERTY OWNERS WITHIN THE PUD.
- A NON-POTABLE WATER SYSTEM WILL BE USED FOR IRRIGATION OF ALL COMMON AREAS. SERVICE TO INDIVIDUAL HOME FOR IRRIGATION WILL BE PROVIDED UNLESS NOT FEASIBLE.
- DRAINAGE & DETENTION FOR THIS DEVELOPMENT ARE PER THE ACCEPTED PRELIMINARY DRAINAGE REPORT DATED JULY 21, 2020.

| Public Improvements Commitments Matrix |                                                                                                                          |                                                                                                                                       |                                                                                   |                                                |                                                |
|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| Area / Improvement                     | Plan Preparation and Approval                                                                                            | Construction Timing*                                                                                                                  | Construction Responsibility                                                       | Maintenance Responsibility                     | Ownership                                      |
| Boomerang Regional Trail Corridor      | Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area. | Prior to 25% of building permits issued in Phase continuing the trail                                                                 | Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley | City of Greeley                                | City of Greeley                                |
| Neighborhood Park                      | Area to be dedicated will be determined in conjunction with the final plan / final plat for each phase or planning area. | The Neighborhood Park in PA-1 shall be constructed prior to issuance of 25% of the building permits in the Phase containing the park. | Developer and/or Westgate Metropolitan District                                   | City of Greeley or Metropolitan District / HOA | City of Greeley or Metropolitan District / HOA |
| 71st Avenue Improvements               | Area to be dedicated and extent of improvements will be determined in with the final plan / final plat.                  | Prior to the first CO in PA-1 and/or 25% of COs issued in first phase of PA-2.                                                        | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Water & Sewer Improvements             | Determined at Final Plan/Final Plat                                                                                      | Prior to issuance of first building permit                                                                                            | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Public Streets & Sidewalks             | R.O.W dedicated at Subdivision Plat                                                                                      | Prior to construction of first lot in filing.                                                                                         | Developer and/or Westgate Metropolitan District                                   | City of Greeley                                | City of Greeley                                |
| Non-potable Pond                       | Pond will be portion of detention pond in Filing No.1 plat.                                                              | Prior to construction of first lot in filing.                                                                                         | Developer and/or Westgate Metropolitan District and reimbursed by City of Greeley | City of Greeley                                | City of Greeley/Metropolitan District          |
| Hwy. 34 Trail                          | Public access to open space tract along highway to be granted should trail be needed.                                    | Construction Timing based on City need.                                                                                               | City of Greeley                                                                   | City of Greeley                                | City of Greeley                                |

\* A development agreement will be drafted at the time of the final plat, which may supercede these commitments.

### PRELIMINARY PLANNED UNIT DEVELOPMENT CERTIFICATION BLOCK

THIS PRELIMINARY PLANNED UNIT DEVELOPMENT (PUD) HAS BEEN REVIEWED AND FOUND TO BE COMPLETE AND IN ACCORDANCE WITH THE CITY OF GREELEY DEVELOPMENT CODE REGULATIONS. THIS PRELIMINARY PLANNED UNIT DEVELOPMENT APPROVAL SHALL BE VALID FOR 3 YEARS FROM THE DATE OF THE APPROVAL BY CITY COUNCIL.

WRD4 GREELEY PROPERTY

BY: [Signature]  
(OWNER)

TITLE: Manager

DATE: 12/21/2020

### CLERK & RECORDER

THIS PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE WELD

COUNTY CLERK AND RECORDER THIS \_\_\_\_\_ DAY OF

\_\_\_\_\_, 20\_\_\_\_ AND WAS RECORDED PER

RECEPTION NUMBER \_\_\_\_\_

WELD COUNTY CLERK AND RECORDER BY \_\_\_\_\_

### CITY COUNCIL APPROVAL

APPROVED BY THE GREELEY CITY COUNCIL ON THIS 17<sup>th</sup> DAY OF

November, 2020.

### PLANNING COMMISSION RECOMMENDATION

RECOMMENDED NOT RECOMMENDED BY THE CITY OF GREELEY

PLANNING COMMISSION, THIS 13<sup>th</sup> DAY OF

October, 2020.

### COMMUNITY DEVELOPMENT DIRECTOR

[Signature]  
DIRECTOR OF COMMUNITY DEVELOPMENT

12/14/20  
DATE

### SHEET INDEX

|                       |       |
|-----------------------|-------|
| COVER SHEET / SUMMARY | 1     |
| MASTER PLAN           | 2     |
| DEVELOPMENT STANDARDS | 3 - 5 |
| CONCEPT PLANS         | 6     |
| OVERALL GRADING PLAN  | 7     |
| OVERALL UTILITY PLAN  | 8     |

#### OWNER

WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

#### DEVELOPER

BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

#### CIVIL ENGINEER

WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

#### PLANNER

**PLANMARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL

REVIEWED BY: MN

PROJECT NO:

ISSUE DATE: 9/12/2019

#### REVISIONS:

| # | DATE       | DESC          |
|---|------------|---------------|
| 1 | 11/22/2019 | CITY COMMENTS |
| 2 | 03/10/2020 | CITY COMMENTS |
| 3 | 05/12/2020 | CITY COMMENTS |
| 4 | 08/07/2020 | CITY COMMENTS |
| 5 | 09/22/2020 | CITY COMMENTS |
| 6 | 11/24/2020 | CITY COMMENTS |

### COVER SHEET/ SUMMARY

1 OF 8



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

## A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

### TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

#### CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

PUD2019-0014

| APPROVAL CERTIFICATE |                                 |
|----------------------|---------------------------------|
| ENGINEERING          | INITIALS / DATE<br>BPM 12/14/20 |
| PLANNING             | INITIALS / DATE<br>WBS 12/15/20 |
| OWNER                | INITIALS / DATE                 |

**OWNER**  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

**DEVELOPER**  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

**CIVIL ENGINEER**  
WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

**PLANNER**  
  
**PLANMARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

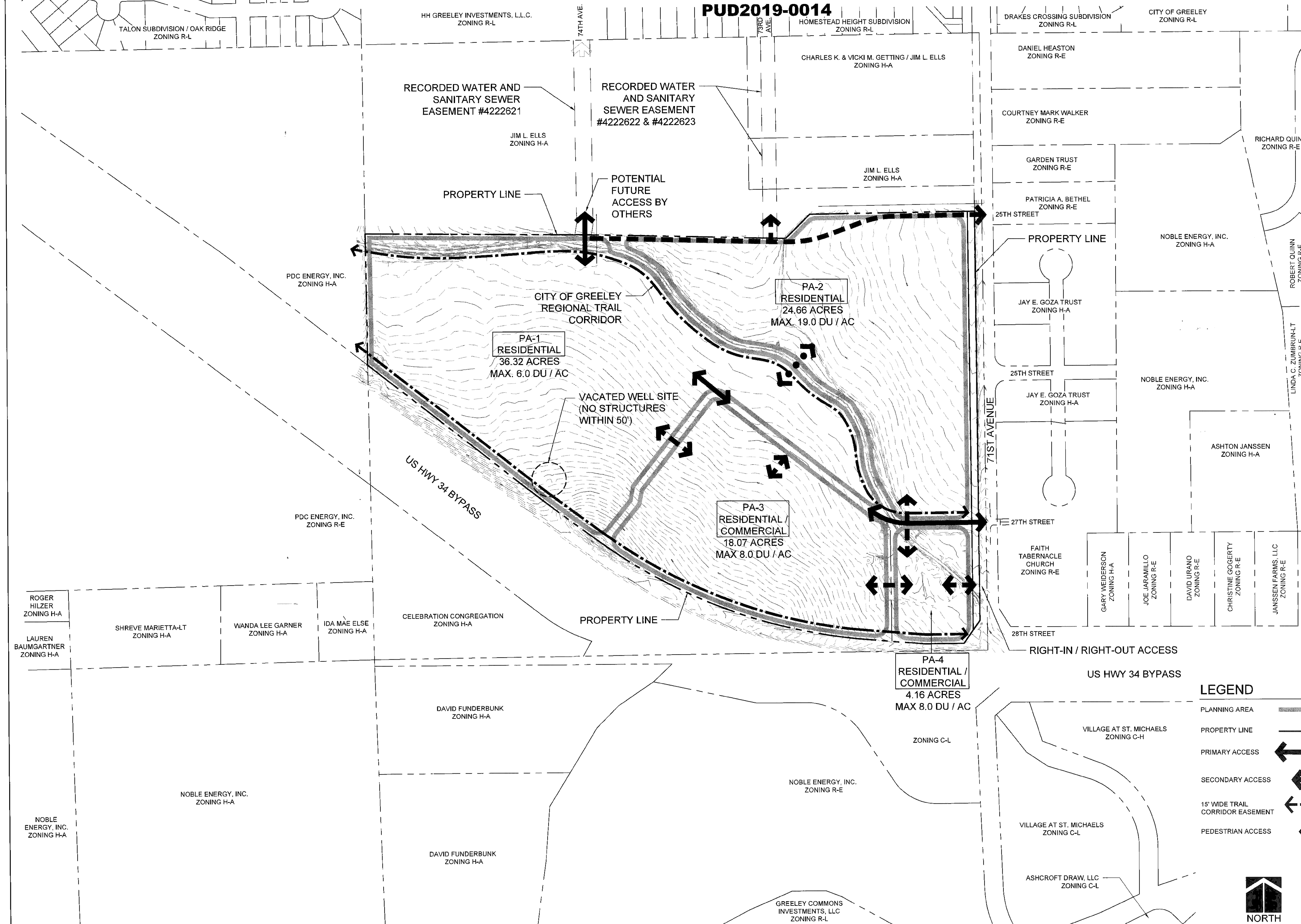
P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

| REVISIONS: |            |               |
|------------|------------|---------------|
| #          | DATE       | DESC          |
| 1          | 11/22/2019 | CITY COMMENTS |
| 2          | 03/10/2020 | CITY COMMENTS |
| 3          | 06/12/2020 | CITY COMMENTS |
| 4          | 08/07/2020 | CITY COMMENTS |
| 5          | 08/22/2020 | CITY COMMENTS |

MASTER  
PLAN

2 OF 8





**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**  
**PUD2019-0014**

**PUD DEVELOPMENT STANDARDS**

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

**1.0 DEVELOPMENT STANDARDS CHART**

| AREA                                 | LOT MINIMUMS | MINIMUM BUILDING SETBACKS |           |               |                 |                   |                   | ADDITIONAL REQUIREMENTS |                   |                            |
|--------------------------------------|--------------|---------------------------|-----------|---------------|-----------------|-------------------|-------------------|-------------------------|-------------------|----------------------------|
|                                      |              | FRONT                     | TO GARAGE | REAR / GARAGE | SIDE            | SIDE ADJ. TO ROW* | INTERNAL LOT LINE | MAX. BLDG. HT.          | MAX. LOT COVERAGE | MIN. PARKING SPACES / UNIT |
| PLANNING AREA 1<br>SINGLE FAMILY     | 5,000 SF     | 15 FT                     | 20 FT     | 15 FT / 5 FT  | 5 FT            | 10 FT             | N/A               | 30 FT                   | 70% (NOTE 2)      | 2 SPACES                   |
| PLANNING AREA 2<br>SINGLE FAMILY     | 3,200 SF     | 15 FT                     | 20 FT     | 15 FT / 5 FT  | 5 FT            | 10 FT             | N/A               | 30 FT                   | 80%               | 2 SPACES                   |
| FRONT-LOADED TWO-FAMILY TOWNHOUSE ** | 2,500 SF     | 15 FT                     | 20 FT     | 10 FT         | 5 FT            | 10 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | 20 FT     | 10 FT         | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| REAR-LOADED TWO-FAMILY TOWNHOUSE **  | 2,500 SF     | 15 FT                     | N/A       | 5 FT          | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | N/A       | 5 FT          | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| MULTI-FAMILY                         | N/A          | 15 FT. R.O.W.             | 20 FT     | N/A           | N/A             | 25 FT             | 0 FT.             | 40 FT                   | 80%               | SEE SEC. 3.0               |
|                                      | N/A          | 15 FT                     | 20 FT     | 15 FT         | 5 FT            | 10 FT             | N/A               | 30 FT                   | 80%               | 2 SPACES                   |
| FRONT-LOADED TWO-FAMILY TOWNHOUSE ** | 2,500 SF     | 15 FT                     | 15 FT     | 10 FT         | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | 20 FT     | 10 FT         | 7.5 FT          | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| REAR-LOADED TWO-FAMILY TOWNHOUSE **  | 2,500 SF     | 15 FT                     | N/A       | 5 FT          | 5 FT            | 15 FT             | 0 FT              | 40 FT                   | 80%               | 2 SPACES                   |
|                                      | N/A          | 15 FT                     | N/A       | 5 FT          | 7.5 FT (NOTE 2) | 15 FT             | 0 FT              | 40 FT                   | N/A               | 2 SPACES                   |
| COMMERCIAL                           | N/A          | 25 FT                     | N/A       | N/A           | PER CODE        | 25 FT*            | 0 FT              | 50 FT (NOTE 5)          | 80%               | SEE SEC. 3.0               |

\*AND EXTERNAL P.U.D. BOUNDARY

**\*\* TOWNHOUSE NOTES**

- SEE PRIVATE ALLEY REQUIREMENTS IN SECTION 2.0 OF THIS P.U.D.
- PARKING SETBACK FOR ATTACHED RESIDENTIAL OR TOWNHOUSE PRODUCT IS 3 FEET FROM PROPERTY LINES.
- SHOULD TOWNHOUSES BE DESIGNED WITH BOTH PUBLIC R.O.W. AND PRIVATE ALLEY, THEN MINIMUM SETBACKS FOR REAR-LOADED TOWNHOUSES IN DEVELOPMENT STANDARDS CHART APPLY.
- SIDE YARD SETBACKS ONLY APPLY TO END UNITS OF TOWNHOUSE BUILDINGS. INTERNAL LOTS HAVE 0' LOT LINE SETBACKS OR MINIMUM SEPARATION PER BUILDING CODE.

**1.0 DEVELOPMENT STANDARDS CHART NOTES**

THE FOLLOWING NOTES REFERENCE THE DEVELOPMENT STANDARDS CHART.

- THE PLANNING AREAS FOLLOW THE NOTED ZONING DISTRICTS IN THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED). WHERE THIS CHART OR OTHER NOTES IN THIS P.U.D. DO NOT ADDRESS AN ITEM, REFER TO ZONING CODE. CHART LISTS BASE STANDARDS FOR P.U.D. PERFORMANCE OPTIONS MAY STILL APPLY WHERE NECESSARY. SHOULD FUTURE ALTERATIONS BE MADE TO THIS P.U.D. AFFECTING THE LOCATION OF THE PLANNING AREA TYPES AND THEIR BOUNDARIES, THIS CHART MAY NEED TO BE ALTERED TO ACCOMPLISH THE INTENT OF THIS P.U.D. WITH THE PROPOSED CHANGES.
- MAXIMUM COVERAGE FOR A CUL-DE-SAC BULB LOT IS 75% PER CODE SECTION 18.40.100, AS AMENDED. LOT COVERAGE IS THE RATIO OF THE TOTAL FOOTPRINT AREA OF ALL STRUCTURES ON A LOT TO THE NET LOT AREA, TYPICALLY EXPRESSED AS A PERCENTAGE. THE FOOTPRINTS OF ALL PRINCIPAL AND ACCESSORY STRUCTURES, INCLUDING GARAGES, CARPORTS, COVERED PATIOS, AND ROOFED PORCHES, SHALL BE SUMMED IN ORDER TO CALCULATE LOT COVERAGE.
- IF A DRIVEWAY IS TO BE USED TO SATISFY GUEST PARKING REQUIREMENTS FOR ANY RESIDENTIAL UNIT, THEN MINIMUM SETBACK TO THE GARAGE FACE ON THE DRIVEWAY SIDE OF THE UNIT (FRONT OR REAR) IS 20 FEET. SEE SECTION 3.0 PARKING STANDARDS IN THIS P.U.D.  
3.1. DRIVEWAYS CAN COUNT TOWARDS GUEST PARKING REQUIREMENTS SO LONG AS TWO-CAR GARAGE IS PROVIDED AND MINIMUM DEPTH OF DRIVEWAY IS MET.
- FOR INTERIOR REAR AND SIDE SETBACKS ON MULTI-FAMILY AND COMMERCIAL BUILDINGS, REFER TO THE INTERNATIONAL BUILDING CODE AND/OR CITY CODE REQUIREMENTS, AS AMENDED.
- COMMERCIAL BUILDING HEIGHT MEANS THE VERTICAL DISTANCE AT ANY POINT FROM NATURAL GROUND LEVEL TO THE UPPERMOST PART OF THE BUILDING STRUCTURE INCLUDING PARAPET. FOR COMMERCIAL USES, IT DOES NOT INCLUDE ELEVATOR PENTHOUSES, MECHANICAL EQUIPMENT, MECHANICAL SCREENS, CONDENSERS, EXHAUST FANS AND OTHER MINOR PROJECTIONS ABOVE 50'. ONE FOOT OF ADDITIONAL BUILDING HEIGHT PERMITTED FOR EACH ADDITIONAL 3 FOOT INCREMENT OF SETBACK FROM ALL PARCEL BOUNDARIES.

**1.1 PLANNING AREA 1 - RESIDENTIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 1 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-L ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

**1.2 PLANNING AREA 2 - RESIDENTIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREA 2 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING EXCEPT FOR THE CHANGES NOTED IN THE DEVELOPMENT STANDARDS CHART.

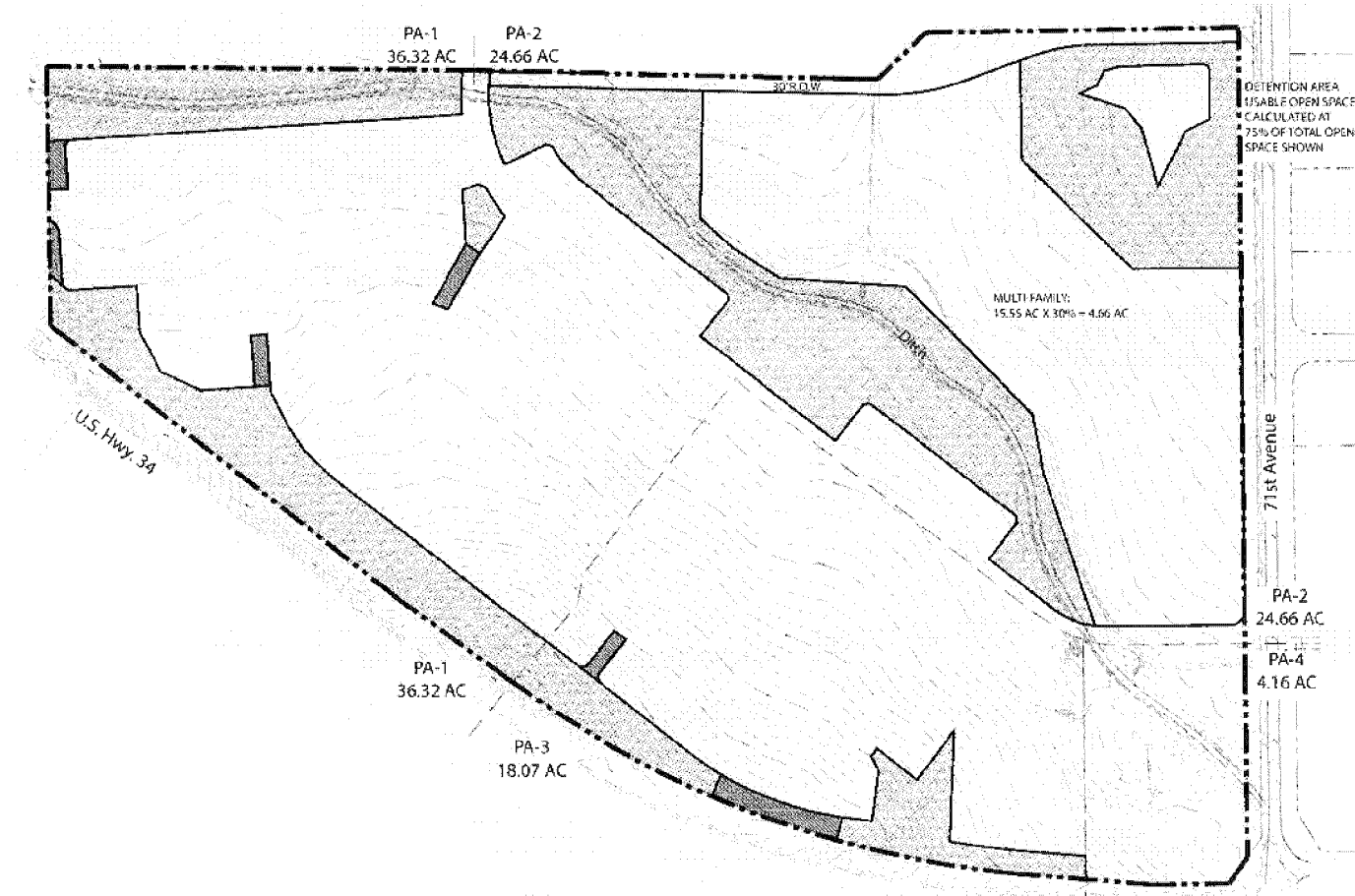
**1.3 PLANNING AREAS 3 & 4 - RESIDENTIAL / COMMERCIAL**

IN ADDITION TO THE PUD DEVELOPMENT STANDARDS, PLANNING AREAS 3 & 4 SHALL FOLLOW CITY OF GREELEY MUNICIPAL CODE AND R-H ZONING AND C-H ZONING INCLUDING USES SUCH AS ASSISTED LIVING, MEMORY CARE AND MEDICAL OFFICE / CLINIC. EXCEPTIONS ARE LISTED IN THE DEVELOPMENT STANDARDS CHART AND PROHIBITED USES ARE LISTED BELOW.

- A. PROHIBITED USES:
- AUTO RENTAL
  - AUTO REPAIR / SALES
  - COMMERCIAL TRUCK WASH
  - TOWING SERVICES
  - BINGO HALLS & PARLORS
  - BUILDERS, CONTRACTORS SUPPLY, OFFICES & YARDS
  - EMISSION TESTING CENTERS
  - MORTUARIES, FUNERAL HOMES
  - PARKING STRUCTURES (MULTI-LEVEL PARKING DECKS) AND PAY PARKING LOTS
  - PAVN SHOPS
  - SELF SERVE STORAGE UNITS
  - LAUNDROMATS
- B. THE FOLLOWING USES ARE NOT SPECIFICALLY DEFINED IN SECTION 18.30.070 OF THE CITY ZONING CODE; HOWEVER, THEY ARE PROHIBITED IN THIS P.U.D.:
- B.1. THRIFT / SECOND HAND STORES
- B.1.a DEFINITIONS
- THRIFT STORE - A PLACE WHERE GOODS CAN BE DONATED OR SOLD TO BE REFURBISHED AND RESOLD AT REDUCED PRICES.
- SECOND HAND STORE - A SHOP WHICH SELLS GOODS THAT ARE NOT NEW
- B.2. TATTOO AND/OR BODY PIERCING ESTABLISHMENT
- B.2.a. DEFINITION: A PLACE WHERE PERMANENT TATTOOS AND/OR BODY PIERCING ARE GIVEN.
- B.3. MARIJUANA ESTABLISHMENTS

**PUD OPEN SPACE**

CONCEPTUAL SCENARIO - DOES NOT REPRESENT FINAL PLAN



RESIDENTIAL PLANNING AREAS (1, 2, 3) = 79.05 AC  
OPEN SPACE REQUIRED (30%) = 23.72 AC  
OPEN SPACE PROVIDED IN CONCEPT = 24.81 AC

USABLE OPEN SPACE: 19.41 AC (78%)  
ADDITIONAL OPEN SPACE: 5.40 AC (22%)

| APPROVAL CERTIFICATE |                                 |
|----------------------|---------------------------------|
| ENGINEERING          | INITIALS / DATE<br>BPM 12/14/20 |
| PLANNING             | INITIALS / DATE<br>WMS 12/13/20 |
| OWNER                | INITIALS / DATE                 |

**OWNER**  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

**DEVELOPER**  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

**CIVIL ENGINEER**  
**WARE MALCOMB**  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

**PLANNER**  
**PLAN MARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

| # | DATE       | DESC          |
|---|------------|---------------|
| 1 | 11/22/2019 | CITY COMMENTS |
| 2 | 03/10/2020 | CITY COMMENTS |
| 3 | 06/12/2020 | CITY COMMENTS |
| 4 | 08/07/2020 | CITY COMMENTS |
| 5 | 09/22/2020 | CITY COMMENTS |

**DEVELOPMENT STANDARDS**  
3 OF 8



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

## A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17

### TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

#### CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

#### PUD2019-0014

| APPROVAL CERTIFICATE |                                        |
|----------------------|----------------------------------------|
| ENGINEERING          | INITIALS / DATE<br><i>SPH</i> 12/11/20 |
| PLANNING             | INITIALS / DATE<br><i>WKS</i> 12/15/20 |
| OWNER                | INITIALS / DATE                        |

OWNER  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

#### DEVELOPER

BROE REAL ESTATE GROUP  
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PLANNER  
PLAN MARK  
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P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

#### PUD DEVELOPMENT STANDARDS

DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

#### 2.0 DESIGN STANDARDS

P.U.D. SITE PLAN MUST MEET THE FOLLOWING SITE DESIGN STANDARDS.

- A. ARCHITECTURAL VARIETY - SINGLE FAMILY DETACHED RESIDENTIAL AREAS OF THE P.U.D. SHALL PROVIDE A MIX OF RESIDENTIAL HOUSE MODELS IN ORDER TO AVOID MONOTONOUS STREETSCAPES.
- A.1. THE NUMBER OF HOUSE MODELS REQUIRED IN A PLANNING AREA SHALL BE THE NUMBER REQUIRED BASED ON THE NUMBER OF LOTS THAT THE ACCOMPANYING PLAT INDICATES AND AS DEFINED IN SECTION 18.40.100 OF THE CITY OF GREELEY DEVELOPMENT CODE (AS AMENDED) PLUS ONE ADDITIONAL HOUSE MODEL. THE DEFINITION OF HOUSE MODEL SHALL BE THAT GIVEN WITHIN CITY CODE, PROVIDED THAT IT IS EXPLICITLY UNDERSTOOD THAT A SPECIFIC HOUSE MODEL DOES NOT NECESSARILY MEAN A COMPLETELY UNIQUE FLOOR PLAN. A DIFFERING HOUSE MODEL MAY BE A UNIQUELY DESIGNED AND FINISHED FRONT ELEVATION ON THE SAME FLOOR PLAN. DEVELOPER TO PROVIDE ROSTER OF HOUSE MODELS.
- A.2. THE FRONT FACADE OF THE DWELLING HAS AT LEAST ONE (1) CHANGE OF BUILDING PLANE, EXCLUSIVE OF THE GARAGE, PORCHES, ADDITIONAL SHED ROOF LINES, OVERSIZED TWO (2) CAR GARAGES, AND THIRD (3RD) CAR GARAGES SHALL BE APPROVED AS CHANGE OF BUILDING PLANES. NO MORE THAN 60% OF THE GROUND FLOOR FRONT FACADE SHALL BE OCCUPIED BY A GARAGE FRONT.
- A.3. WINDOW AND DOORWAY OPENINGS COVERING AT LEAST TWENTY PERCENT (20%) OF ANY FACADE FACING A PUBLIC STREET (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA). ON THE SIDE STREET FACADES OF CORNER LOTS, WINDOW AND DOORWAY OPENINGS MAY BE REDUCED TO FIVE PERCENT (5%) OF THE SIDE STREET FACADE (EXCLUSIVE OF GARAGE OPENINGS AND GARAGE AREA). REAR FACADES SHALL BE EXCLUDED FROM REQUIRED WINDOW AND DOORWAY OPENINGS.
- A.4. A PARTICULAR HOUSE MODEL SHALL BE USED FOR NO MORE THAN TWO-THIRD (2/3) OF THE LOTS IN A DEVELOPMENT. IN SOME CASES, SIMILARITY OF DESIGN MAY BE DESIRABLE IN SINGLE-FAMILY AND TWO-FAMILY DEVELOPMENTS DUE TO THE SIZE OR SCALE OF THE DEVELOPMENT, OR THE PROPOSED HOUSING UNIT TYPE. IN THIS CASE, ALTERNATIVE COMPLIANCE, AS PROVIDED FOR IN SECTION 18.38.140, MAY BE USED TO ADDRESS SUCH DEVELOPMENT PROPOSALS.
- A.5. THE FRONT ENTRANCE TO THE DWELLING SHALL HAVE EITHER:
- A.5.1. A COVERED PORCH AT LEAST SIX (6) FEET BY SIX (6) FEET IN SIZE; OR
- A.5.2. THE FRONT ENTRANCE IS WELL-DEFINED WITH A COVERED OR GABLED ENTRY, DISTINCT CHANGE IN ROOF LINE OR COLUMNS.
- B. CONTINUITY OF SITE ELEMENTS / PRODUCTS - SITE ELEMENTS / PRODUCTS SUCH AS BENCHES, RAILINGS, FENCING, ENCLOSURES, BIKE RACKS, TRASH RECEPTACLES, RETAINING WALLS, MONUMENTS, SIGNAGE, ETC. SHALL BE COORDINATED THROUGHOUT THE P.U.D. IT IS PREFERRED THAT THE SAME PRODUCT BE USED CONSISTENTLY THROUGHOUT THE P.U.D.; HOWEVER, IF USING THE SAME PRODUCT IS NOT POSSIBLE, THEN THE ALTERNATE PRODUCT SHALL BE SIMILAR IN MATERIAL, COLOR, AND STYLE. ALL ELEMENTS TO BE OWNED AND MAINTAINED BY THE METROPOLITAN DISTRICT.
- C. SITE MONUMENTS / SIGNAGE
- C.1. SITE MONUMENT / SIGNAGE THROUGHOUT THE P.U.D. SHOULD HAVE CONTINUITY ON MATERIALS, COLORS, AND OVERALL DESIGN. PRIMARY AND SECONDARY MONUMENTS, DECORATIVE COLUMNS, AND ANY OTHER PERMANENT CORRESPONDING SIGNAGE RELATING TO THE P.U.D. ARE SUBJECT TO THESE STANDARDS. FOR ALL OTHER SIGNAGE, INCLUDING ANY INDIVIDUAL COMMERCIAL TENANT SIGNS REFER TO CODE (AS AMENDED).
- C.1.1. PRIMARY MONUMENTS - SIGNAGE USED TO ENHANCE THE PRIMARY ENTRANCES TO THE P.U.D. THESE SIGNS MARKET THE P.U.D. AS A WHOLE.
- C.1.2. SECONDARY MONUMENTS - SIGNAGE USED TO ENHANCE INDIVIDUAL PLANNING AREAS AND THEIR USES, WHETHER RESIDENTIAL (INCLUDING MULTI-FAMILY COMMUNITY IDENTITY AT 71ST AND HWY 34), COMMERCIAL, OR RELATED FEATURES SUCH AS PARKS.
- C.2. MATERIALS - SHOULD BE PRIMARILY OF STONE, BRICK, OR STUCCO WITH ADDED FEATURES OF WOOD AND/OR METAL.
- C.3. HEIGHT - MAXIMUM HEIGHT FOR MONUMENTS SHALL BE NINE (9) FEET HIGH FROM TOP OF MONUMENT FOUNDATION.
- C.4. LETTERING
- C.4.1. PRIMARY MONUMENTS SHALL NOT EXCEED 60 PERCENT OF THE TOTAL SIGN AREA.
- C.4.2. SECONDARY MONUMENTS FOR RESIDENTIAL SHALL NOT EXCEED 50 PERCENT OF THE TOTAL SIGN AREA.
- C.4.3. SECONDARY MONUMENTS FOR COMMERCIAL SHALL NOT EXCEED 70 PERCENT OF THE TOTAL SIGN AREA.
- C.5. LIGHTING - PRIMARY MONUMENTS SHALL HAVE SUFFICIENT LIGHTING TO FULLY ILLUMINATE TEXT ON THE FACE OF THE SIGN.
- C.6. LOCATION
- C.6.1. MONUMENTS AND SIGNS ARE TO REMAIN OUTSIDE OF ANY PUBLIC OR PRIVATE UTILITY EASEMENTS OR SIGHT DISTANCE TRIANGLES.
- C.6.2. MONUMENTS AND SIGNS CANNOT BE LOCATED IN OR ENCRDACHING INTO A PUBLIC RIGHT-OF-WAY UNLESS A R.O.W. ENCROACHMENT AGREEMENT IS APPROVED BY THE CITY.
- C.7. SIGN PERMITS ARE REQUIRED FOR ALL MONUMENTS AND SIGNS.
- C.8. BUILDING MOUNTED SIGNAGE IS PERMITTED FOR COMMERCIAL USES VISIBLE FROM ALL PUBLIC RIGHT-OF-WAYS AND SHALL COMPLY WITH THE CITY'S SIGN CODE REGULATIONS.
- D. BLOCK LENGTH - MAXIMUM ALLOWABLE PUBLIC R.O.W. BLOCK LENGTH IS 1,450 FEET, MEASURED BETWEEN INTERSECTIONS OR TRACTS.
- E. PRIVATE ALLEYS - PRIVATE ALLEYS ARE PERMITTED IN PLANNING AREAS 2, 3 AND 4. PUBLIC UTILITIES MAY BE LOCATED IN PRIVATE ALLEYS AS LONG AS APPROPRIATE EASEMENTS ARE PROVIDED.
- E.1. PRIVATE ALLEY ROW / EASEMENT TO BE MINIMUM 20 FEET IN WIDTH.
- F. USABLE OPEN SPACE - IF REQUIRED AMOUNT OF USABLE OPEN SPACE CANNOT BE MET ON PROPOSED PLAN, ADDITIONAL NEIGHBORHOOD IDENTITY FEATURES, ABOVE AND BEYOND THE MINIMUM REQUIRED, SHALL COUNT TOWARDS USABLE OPEN SPACE AT ONE (1) FEATURE TO 1,000 SF OF REQUIRED USABLE OPEN SPACE. SEVENTY-FIVE PERCENT OF ON-SITE DETENTION BASIN AREAS WILL COUNT TOWARDS USABLE OPEN SPACE CALCULATIONS.
- G. NEIGHBORHOOD IDENTITY FEATURES (SECTION 18.40.100) - THE NUMBER OF FEATURES REQUIRED IS BASED ON THE TOTAL NUMBER OF SINGLE FAMILY DETACHED AND SINGLE FAMILY ATTACHED RESIDENTIAL UNITS WITHIN THE ENTIRE P.U.D. AREA. THE FEATURES MAY BE LOCATED THROUGHOUT THE PLANNING AREAS AND WILL BE ACCESSIBLE BY ALL RESIDENTS. ONE HALF IDENTITY FEATURE CREDIT WILL BE GIVEN FOR INCREASING LANDSCAPE BUFFERS TO THE NEXT LEVEL. MULTI-FAMILY DEVELOPMENTS WILL REQUIRE SEPARATE ADDITIONAL RECREATIONAL AMENITIES BASED ON TOTAL MULTI-FAMILY UNITS AND WILL BE ACCESSIBLE ONLY TO MULTI-FAMILY RESIDENTS.
- H. STREET TREES ALONG LOCAL RESIDENTIAL STREETS WITH ADJACENT PRIVATE RESIDENTIAL LOTS TO BE PROVIDED AT A RATE OF ONE TREE PER RESIDENTIAL LOT. LOTS WHICH SIDE TO LOCAL RESIDENTIAL STREET RIGHT-OF-WAY TO PROVIDE TWO ADDITIONAL STREET TREES ALONG SIDE.

#### 3.0 PARKING STANDARDS

THE FOLLOWING PARKING STANDARDS APPLY TO THIS P.U.D. IN ADDITION TO THE DEVELOPMENT SUMMARY CHART REQUIREMENTS. REFERENCE CITY CODE FOR ITEMS NOT ADDRESSED IN THIS P.U.D.

#### OFF-STREET PARKING

- A. PARKING REQUIREMENTS:
- NUMBER OF PARKING SPACES FOR MULTI-FAMILY DWELLINGS:
- EFFICIENCY UNITS 1.25 SPACE PER UNIT
  - ONE-BEDROOM UNITS 1.50 SPACE PER UNIT
  - TWO-BEDROOM UNITS 1.75 SPACES PER UNIT
  - THREE+ BEDROOM UNITS 2.0 SPACES PER UNIT
- ASSISTED LIVING / MEMORY CARE / GROUP HOME:
- 1 SPACE PER 2 BEDS
  - 1 SPACE PER EMPLOYEE BASED ON PEAK SHIFT PLUS 10% ADDITIONAL SPACES FOR OVERLAP BETWEEN SHIFTS
- B. DRIVEWAYS FOR GARAGES FOR SINGLE FAMILY RESIDENTIAL AND TOWNHOMES MAY COUNT TOWARDS REQUIRED PARKING SO LONG AS THE DRIVEWAYS HAVE A MINIMUM DEPTH OF 20 FEET FROM RIGHT-OF-WAY OR ALLEY. NO PARKING IN ALLEYS UNLESS IN FULL DEPTH (20') OF DRIVEWAY. AT NO TIME MAY VEHICLES PARKED IN THE DRIVEWAYS OVERLAP OR OVERHANG THE SIDEWALKS.

#### 4.0 LANDSCAPE BUFFERS

THE FOLLOWING LANDSCAPE BUFFERS CORRESPOND TO THE REQUIREMENTS LISTED IN GREELEY CODE 18.44.

- A. BUFFERS LISTED BELOW SERVE AS BOTH BUFFERS AND PERIMETER TREATMENTS FOR THE P.U.D. AND PLANNING AREAS.
- B. THE FOLLOWING BUFFER LEVELS ARE MINIMUMS, HOWEVER, IF PLANT QUANTITIES ARE INCREASED AT FINAL PUD, THEN NEIGHBORHOOD BUFFER LEVEL SHALL COUNT AS (1/2) IDENTITY FEATURE FOR EVERY (1/4) MILE OF INCREASED BUFFER. PLANTINGS CAN BE CLUSTERED AND DO NOT NEED TO BE EVENLY SPACED.
- B-1: 15' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
  - 1 ORNAMENTAL TREE
  - 5 SHRUBS (TYPE 1 - SMALL)
- B-2: 20' WIDE MINIMUM. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 2 SHADE TREES
  - 2 ORNAMENTAL TREES
  - 1 EVERGREEN TREE
  - 8 SHRUBS (TYPE 1 - SMALL)
- B-3: 25' WIDE MINIMUM. BERMING MAY BE INCORPORATED IN BUFFER. FOR EVERY 100 LINEAR FEET OF BUFFER THE FOLLOWING PLANTS ARE REQUIRED:
- 3 SHADE TREES
  - 2 ORNAMENTAL TREES
  - 2 EVERGREEN TREES
  - 12 SHRUBS (TYPE 1 - SMALL)
- C. IF A PORTION OF A BUFFER IS IMPACTED BY EXISTING OR PROPOSED UTILITIES, IRRIGATION DITCH, OR DRAINAGE SUCH THAT TREES ARE NOT ALLOWED TO BE PLANTED WITHIN THAT AREA, THE FOLLOWING SUBSTITUTIONS ARE ALLOWED:
- C.1. THREE (3) SHRUBS (TYPE 3-LARGE) FOR EVERY SHADE TREE AND/OR EVERGREEN TREE.
- C.2. FIVE (5) SHRUBS (TYPE 2-MEDIUM) FOR EVERY ORNAMENTAL TREE.
- C.3. REFER TO CODE (APPENDIX 18-D) FOR APPROVED PLANT LIST.
- D. BUFFERING FOR A P.U.D. PLANNING AREA TO BE CONSTRUCTED AT TIME OF DEVELOPMENT OF EACH INDIVIDUAL PLANNING AREA. BUFFERS WITHIN A GIVEN PLANNING AREA MAY BE PHASED PROVIDED THAT A FINANCIAL GUARANTEE IS PROVIDED FOR THE LATER PHASED PORTION IN ACCORDANCE WITH GREELEY CODE SECTION 18.04.1180(a)(3):
- D.1. PLANNING AREA 4 (COMMERCIAL): THE BUFFERING FOR PLANNING AREA 4 CAN BE CONSTRUCTED IN PHASES WITHOUT THE REQUIREMENT TO FINANCIALLY GUARANTEE THE ENTIRE BUFFER PROVIDED THAT THE AREA IS DEVELOPED IN SEPARATE PHASES / SEPARATE SITES, AND EACH SEPARATE SITE BUILDER / DEVELOPER CONSTRUCTS THE NECESSARY BUFFER ADJACENT TO THEIR INDIVIDUAL SITE PLANS.

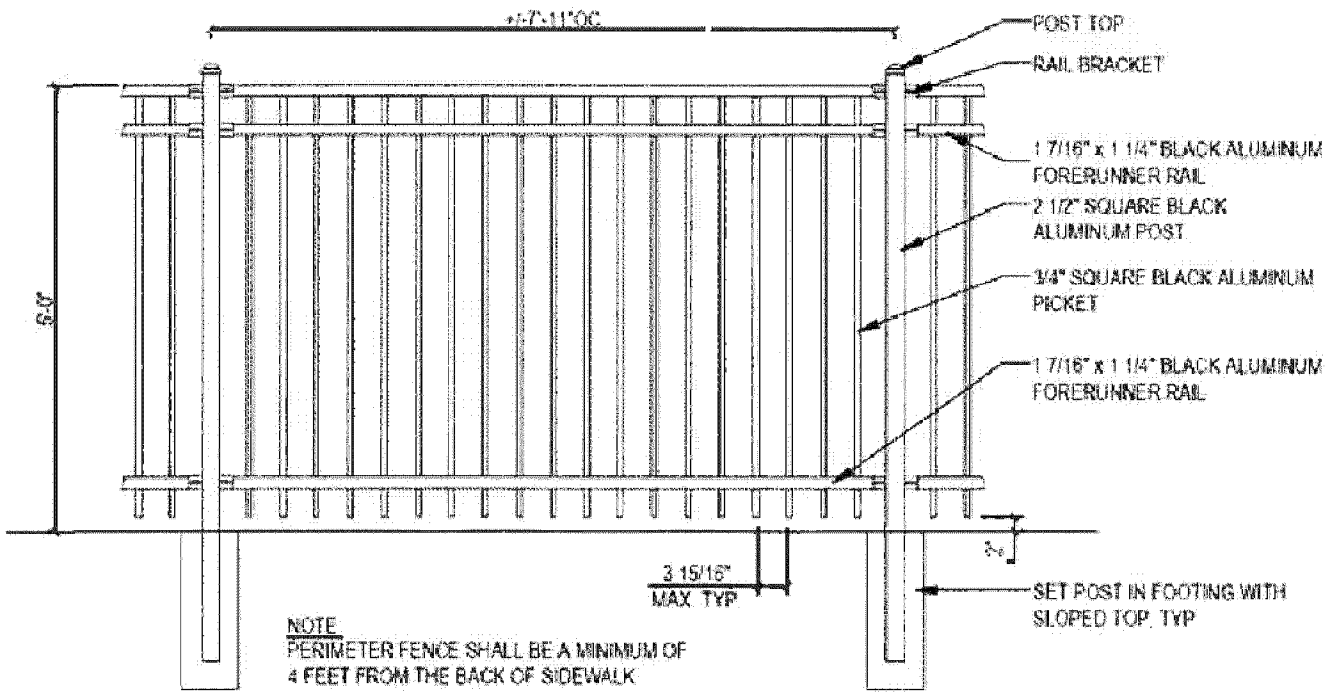
#### 5.0 FENCING

THE FOLLOWING SUGGESTED FENCING TYPES REPRESENT GENERAL EXAMPLES WITH OTHER TYPES THAT MAY BE PERMITTED AT FINAL PUD.

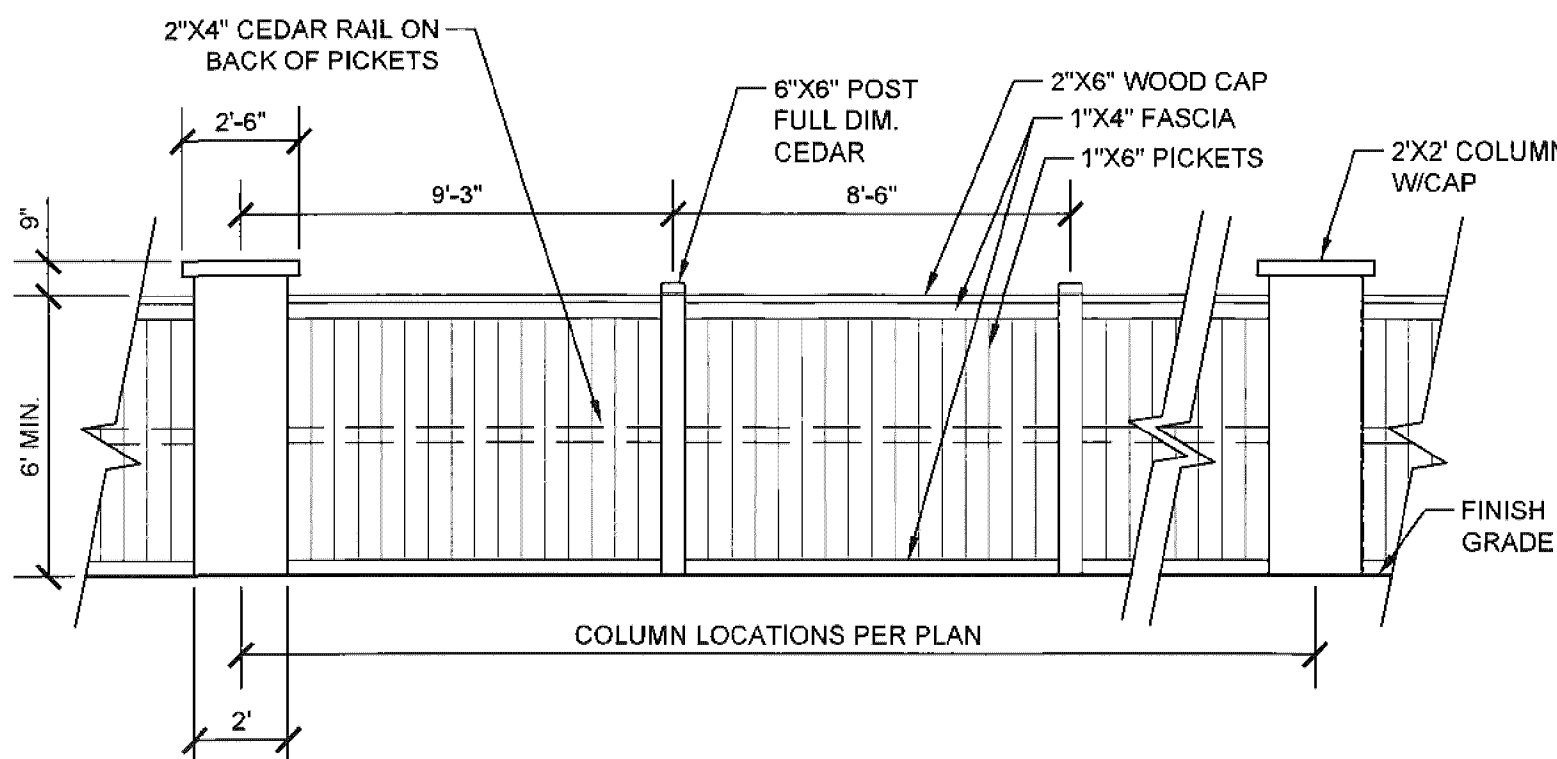
- F-1: MAXIMUM SIX (6) FOOT TALL DECORATIVE IRON FENCING.
- F-2: MAXIMUM SIX (6) FOOT TALL OPAQUE FENCE / WALL (WOOD, STONE, BRICK, STUCCO, COMPOSITE MATERIAL, DECORATIVE CONCRETE OR SIMILAR MATERIAL) WITH DECORATIVE COLUMNS OF STONE, BRICK STUCCO, DECORATE CONCRETE OR SIMILAR MATERIAL.
- F-3: MINIMUM FOUR (4) FOOT TALL OPEN RAIL FENCE (WOOD, COMPOSITE OR CONCRETE). OPTIONAL WIRE MESH (NO CHICKEN WIRE OR CHAINLINK) CAN BE ADDED TO THE LOT SIDE OF THE FENCE

#### EXAMPLES OF FENCING TYPES

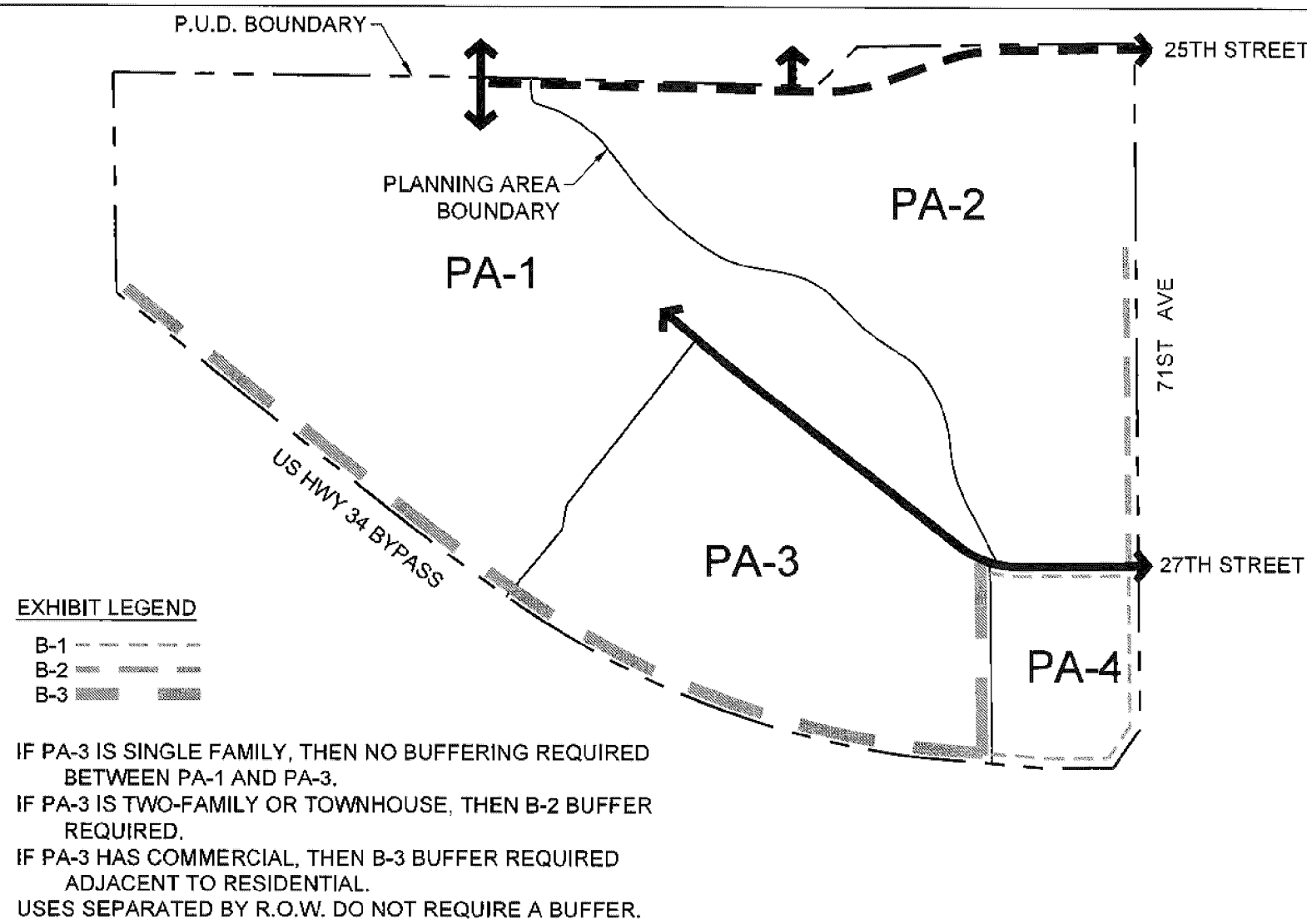
##### F-1 IRON FENCING



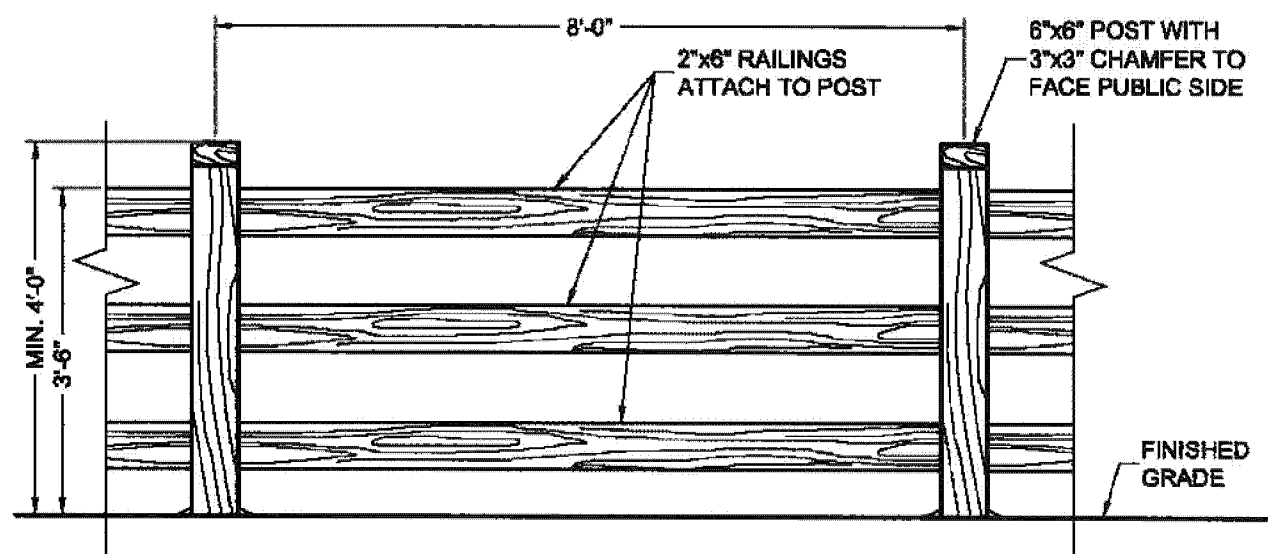
##### F-2 SOLID FENCING



#### 4.1 LANDSCAPE BUFFERS EXHIBIT

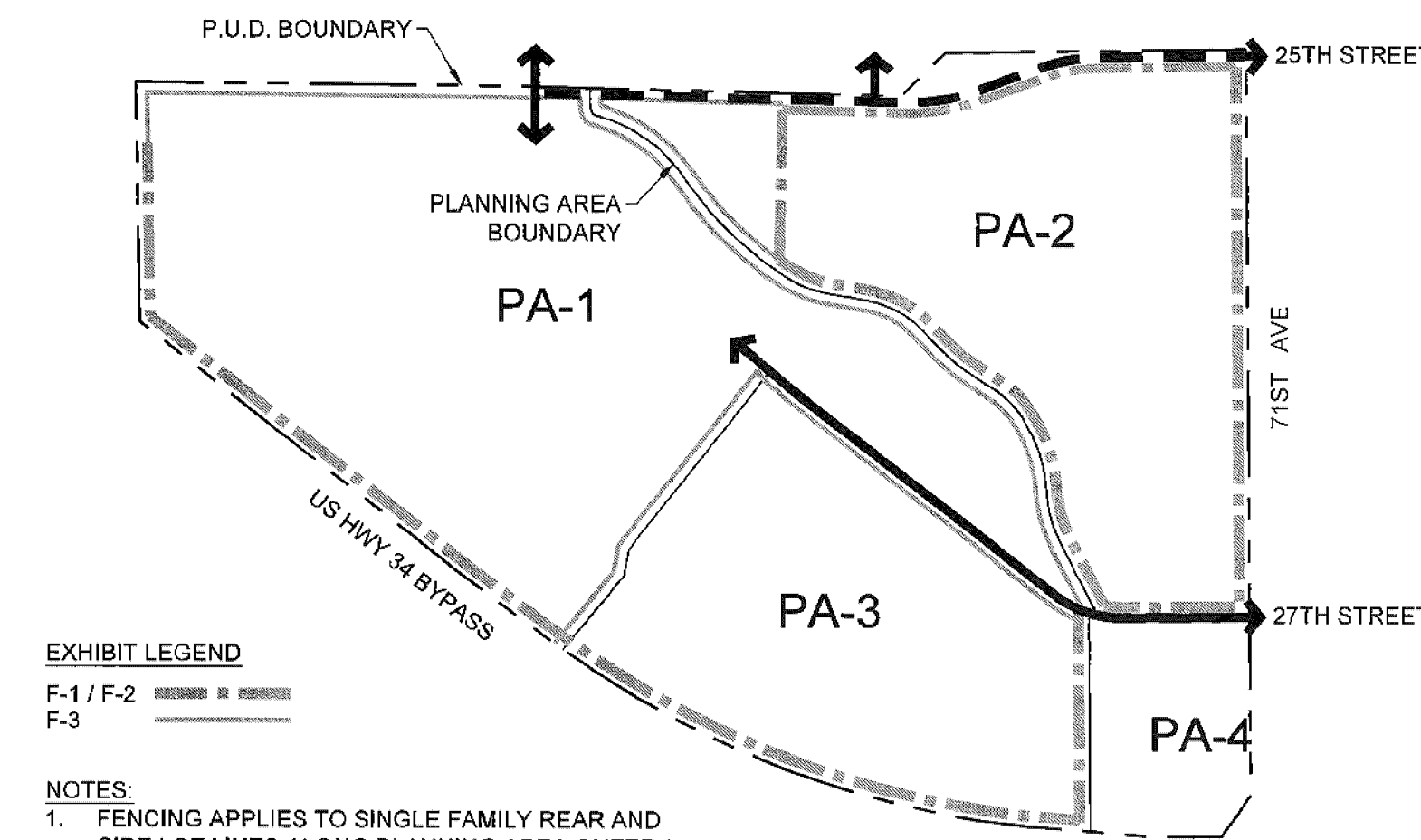


#### F-3 OPEN RAIL FENCING



#### 5.1 FENCING EXHIBIT

CONCEPTUAL LOCATIONS & TYPES TO BE FINALIZED AT FINAL PLAT



- NOTES:
1. FENCING APPLIES TO SINGLE FAMILY REAR AND SIDE LOT LINES ALONG PLANNING AREA OUTER / PERIMETER LOTS AND TO PERIMETER OF PLANNING AREA FOR ALL MULTI-FAMILY USES. FENCING ALIGNMENT DOES NOT NEED TO BE ON TRACT BOUNDARY BUT MAY FOLLOW SHAPE OF INDIVIDUAL LOTS.

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

| REVISIONS: | #          | DATE          | DESC |
|------------|------------|---------------|------|
| 1          | 11/22/2019 | CITY COMMENTS |      |
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| 4          | 08/07/2020 | CITY COMMENTS |      |
| 5          | 09/22/2020 | CITY COMMENTS |      |

DEVELOPMENT  
STANDARDS



# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
PUD2019-0014

|                      |                 |
|----------------------|-----------------|
| APPROVAL CERTIFICATE |                 |
| ENGINEERING          | INITIALS / DATE |
| PLANNING             | 8/2/20 12/14/20 |
| OWNER                | WBS 12/5/20     |
|                      | INITIALS / DATE |

OWNER  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
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P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

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DEVELOPMENT  
STANDARDS

5 OF 8

PUD DEVELOPMENT STANDARDS (Continued)

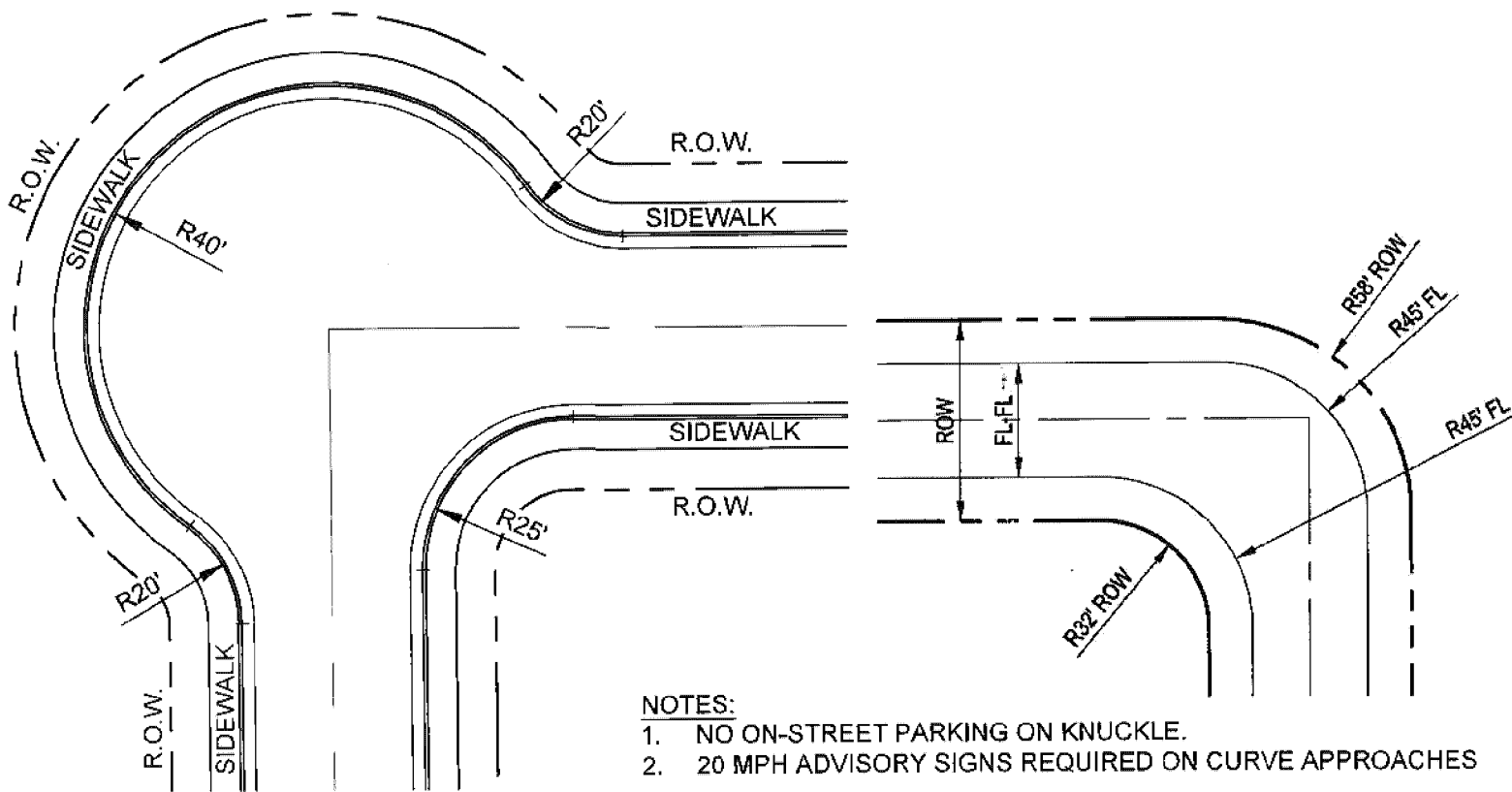
DEVELOPMENT IN THIS P.U.D. SHALL MEET THE FOLLOWING STANDARDS HEREIN ESTABLISHED, IN ADDITION TO OTHER SECTIONS OF THE GREELEY DEVELOPMENT CODE (AS AMENDED) AS APPLICABLE. WHERE CONFLICT OCCURS, OR THE CODE (AS AMENDED) IS SILENT, THE MORE RESTRICTIVE REGULATION APPLIES.

6.0 STREET DESIGN

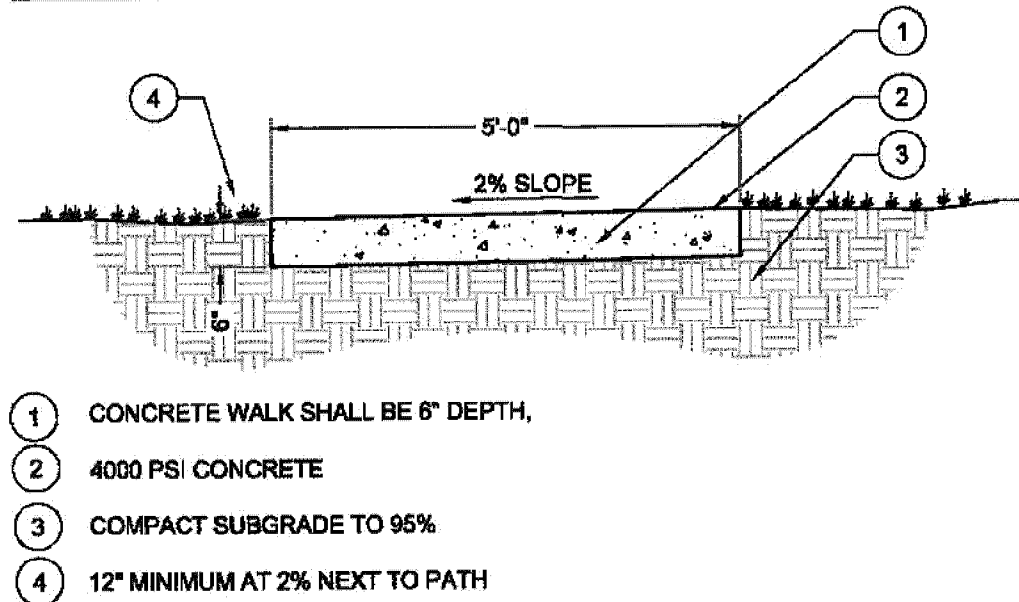
THE FOLLOWING STREET DESIGN DETAILS MAY BE USED IN ADDITION TO THE APPROVED STANDARD STREET DETAILS IN THE CITY CODE.

6.1 KNUCKLE DETAIL

THESE DETAILS MAY BE APPLIED TO LOCAL RESIDENTIAL STREETS.

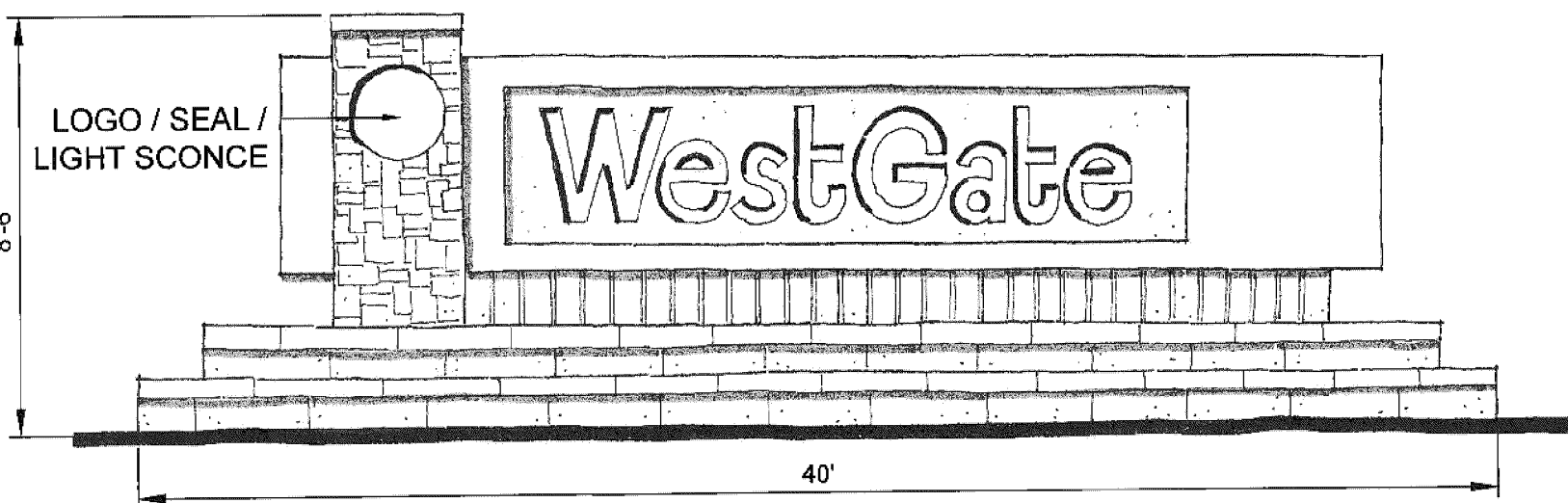
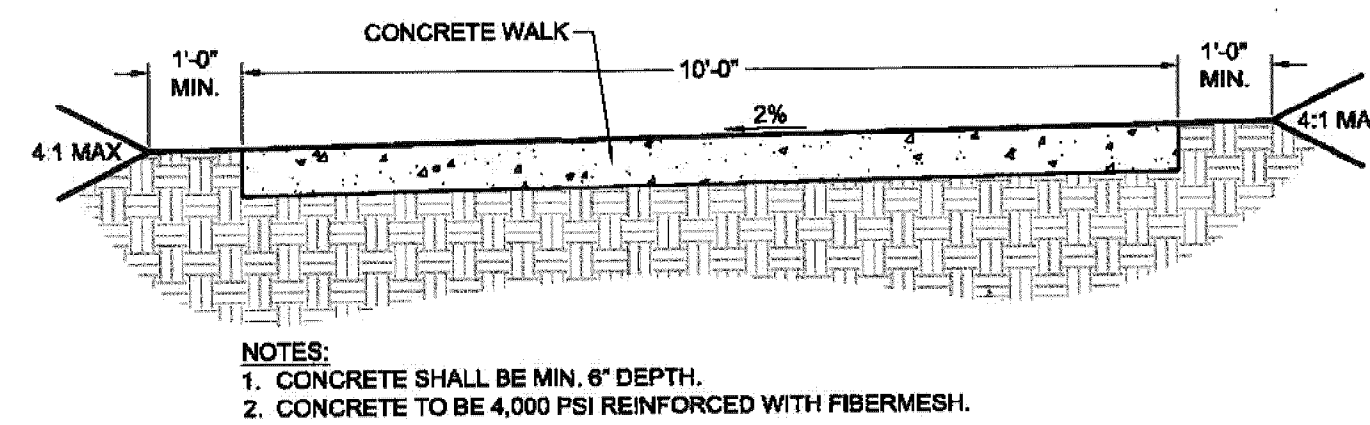


CONCRETE WALK



10' REGIONAL TRAIL

SCALE: 1/2" = 1'-0"

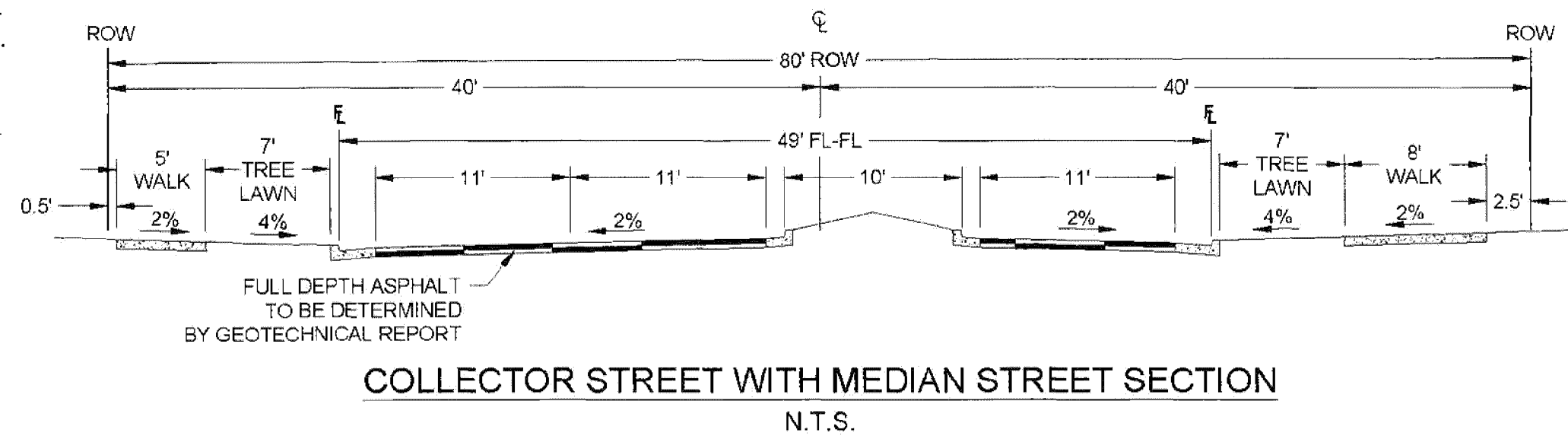


PRIMARY MONUMENT SIGN

MAIN ENTRANCE / INTERSECTION WITH HWY. 34  
MATERIALS: STONE, BRICK, METAL, STUCCO

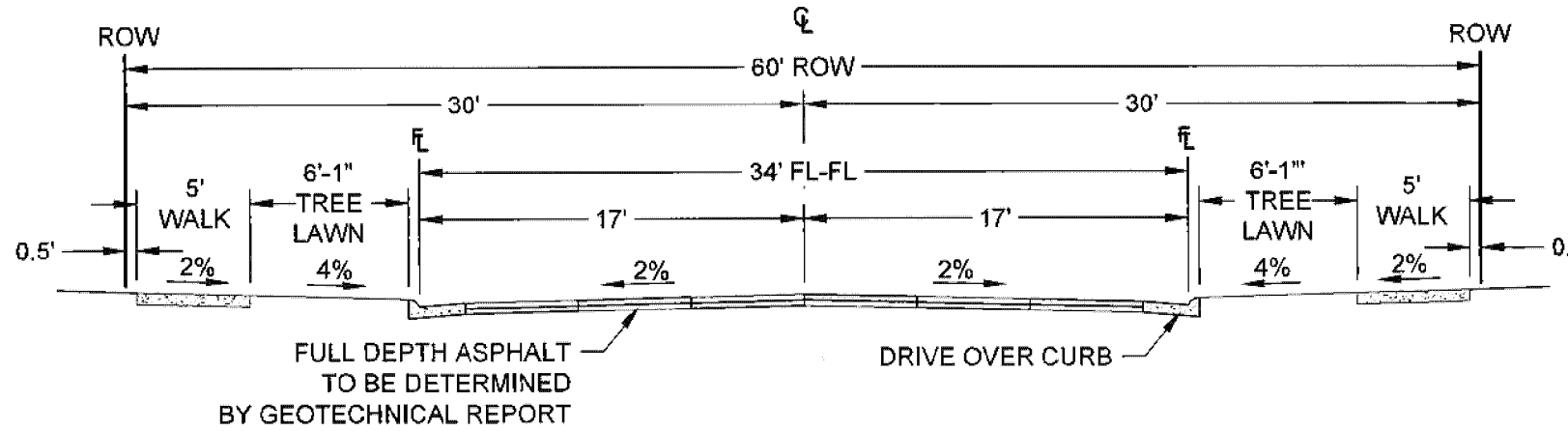
SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.

6.2 80 FT COLLECTOR STREET WITH MEDIAN (27TH STREET)



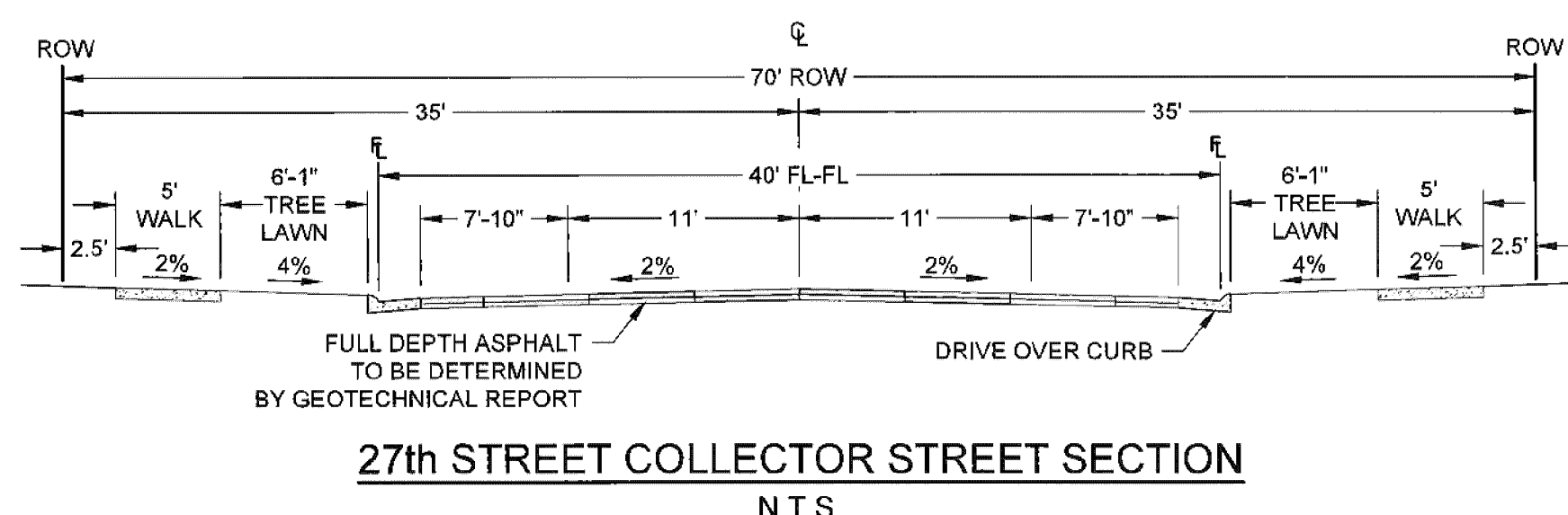
COLLECTOR STREET WITH MEDIAN STREET SECTION  
N.T.S.

6.4 TYPICAL LOCAL STREET

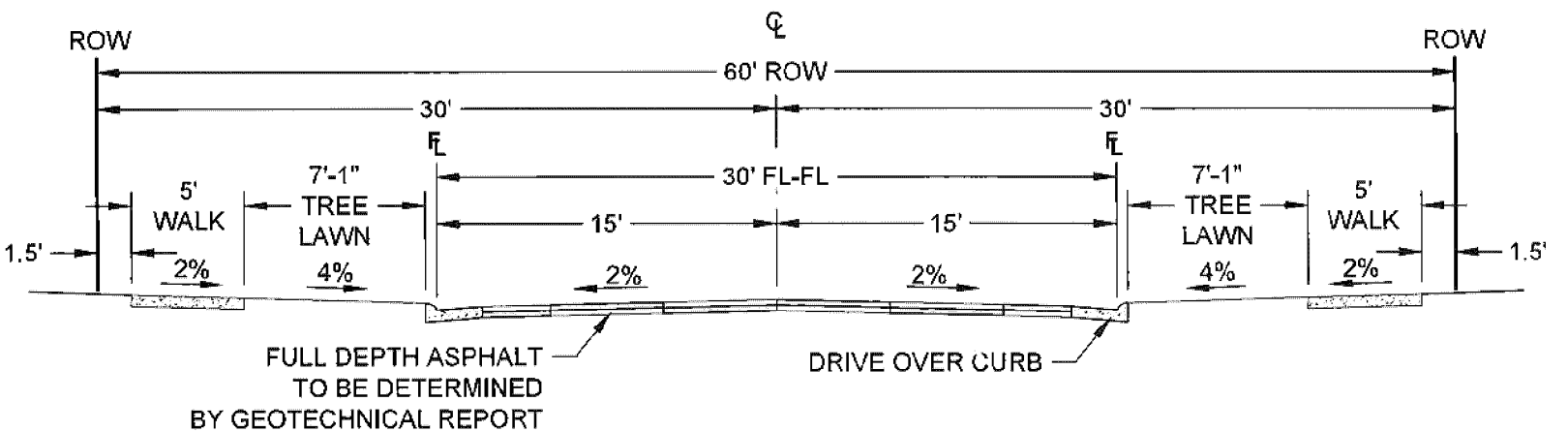


TYPICAL LOCAL RESIDENTIAL STREET SECTION  
(UP TO 1,500 VEHICLES PER DAY) - N.T.S.

6.3 TYPICAL COLLECTOR STREET (27TH STREET)

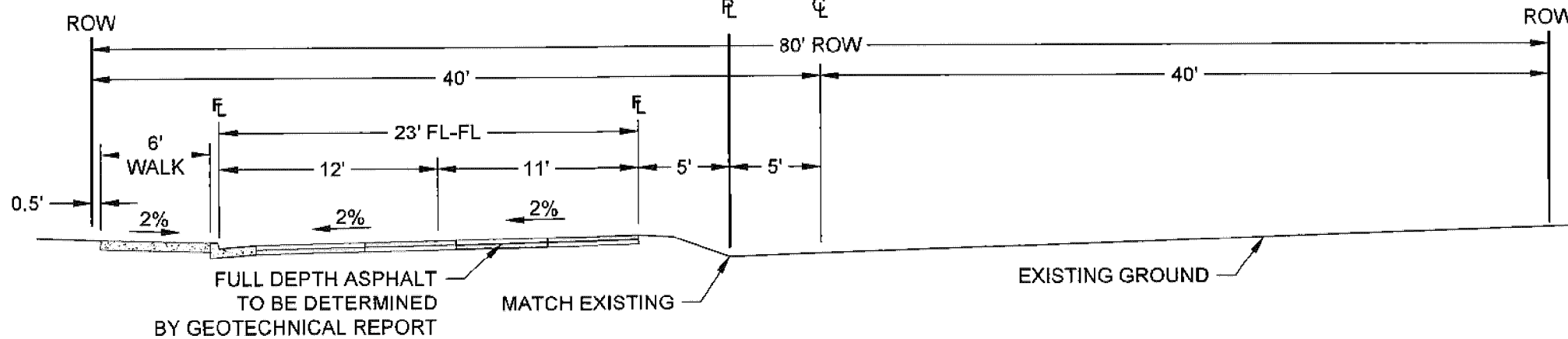


27th STREET COLLECTOR STREET SECTION  
N.T.S.



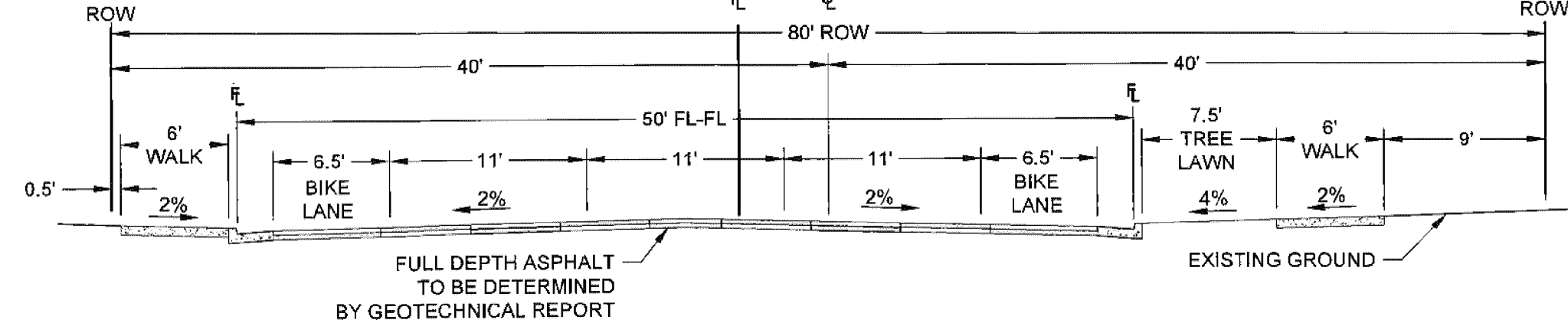
TYPICAL LOCAL RESIDENTIAL STREET SECTION  
(UP TO 750 VEHICLES PER DAY) - N.T.S.

6.5 TYPICAL COLLECTOR STREET (25TH STREET)

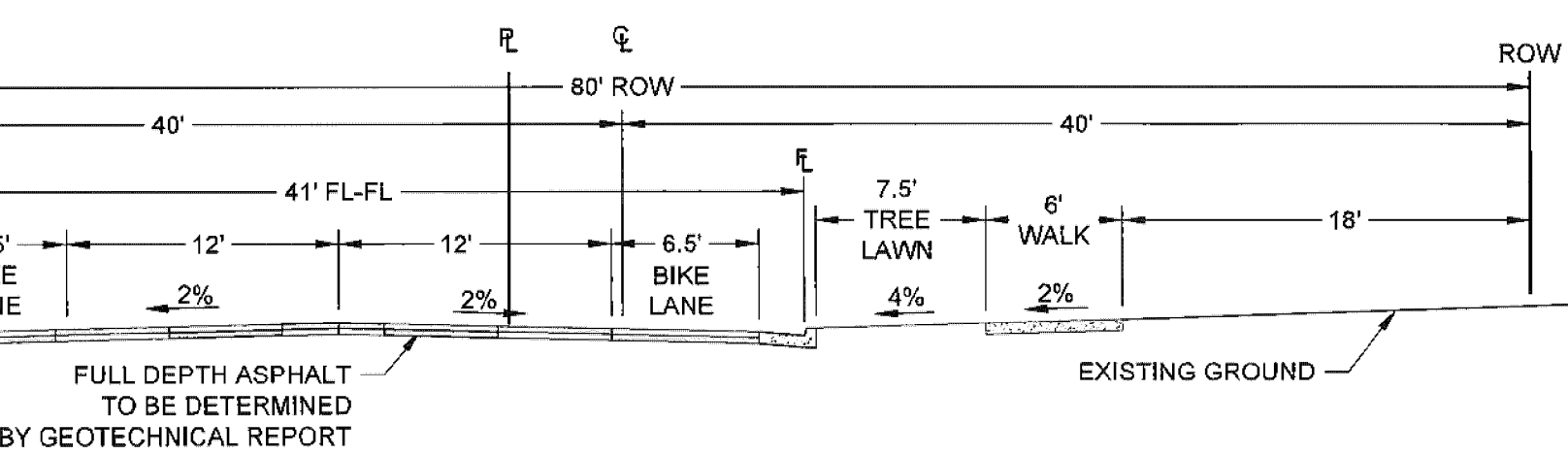


25th STREET COLLECTOR STREET SECTION - INTERIM  
N.T.S.

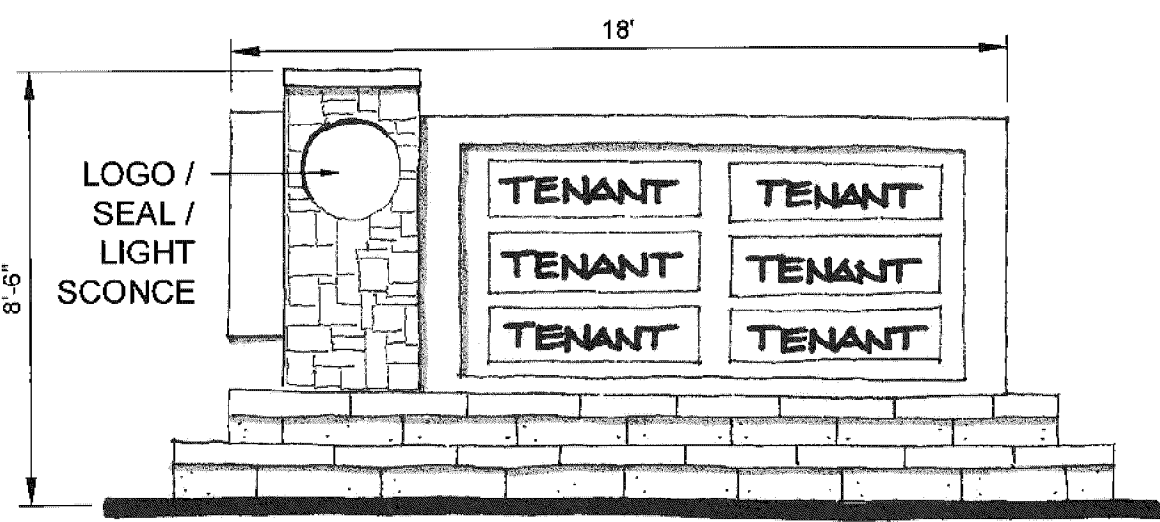
6.6 TYPICAL COLLECTOR STREET (25TH STREET - ULTIMATE AT 71ST AVE)



25th STREET COLLECTOR STREET SECTION - ULTIMATE AT 71st AVENUE  
N.T.S.



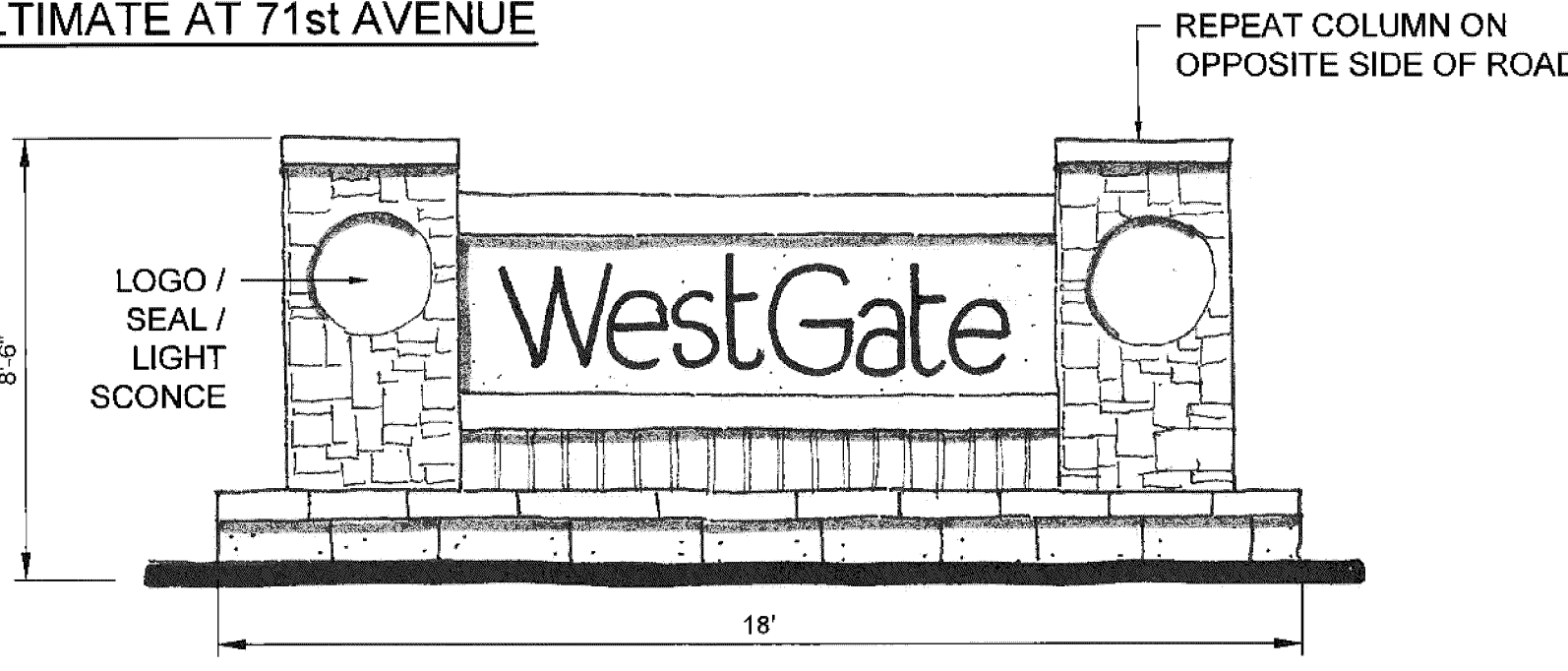
25th STREET COLLECTOR STREET SECTION - ULTIMATE  
N.T.S.



SECONDARY MONUMENT  
SIGN (COMMERCIAL)

L-SHAPED LAYOUT FOR  
VISIBILITY FROM TWO  
DIRECTIONS

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.



SECONDARY MONUMENT SIGN (RESIDENTIAL)

SIGNAGE SHOWN FOR ILLUSTRATIVE PURPOSES  
ONLY. SEPARATE SIGN PERMIT REQUIRED.



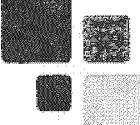
**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**  
**PUD2019-0014**

|                      |                 |
|----------------------|-----------------|
| APPROVAL CERTIFICATE |                 |
| ENGINEERING          | INITIALS / DATE |
| PLANNING             | INITIALS / DATE |
| OWNER                | INITIALS / DATE |

OWNER  
WRD4 GREELEY PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

DEVELOPER  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

CIVIL ENGINEER  
WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

PLANNER  
  
**PLAN MARK**  
DESIGN, LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

P.U.D. MASTER PLAN

DRAWN BY: AL  
REVIEWED BY: MN  
PROJECT NO:  
ISSUE DATE: 9/12/2019

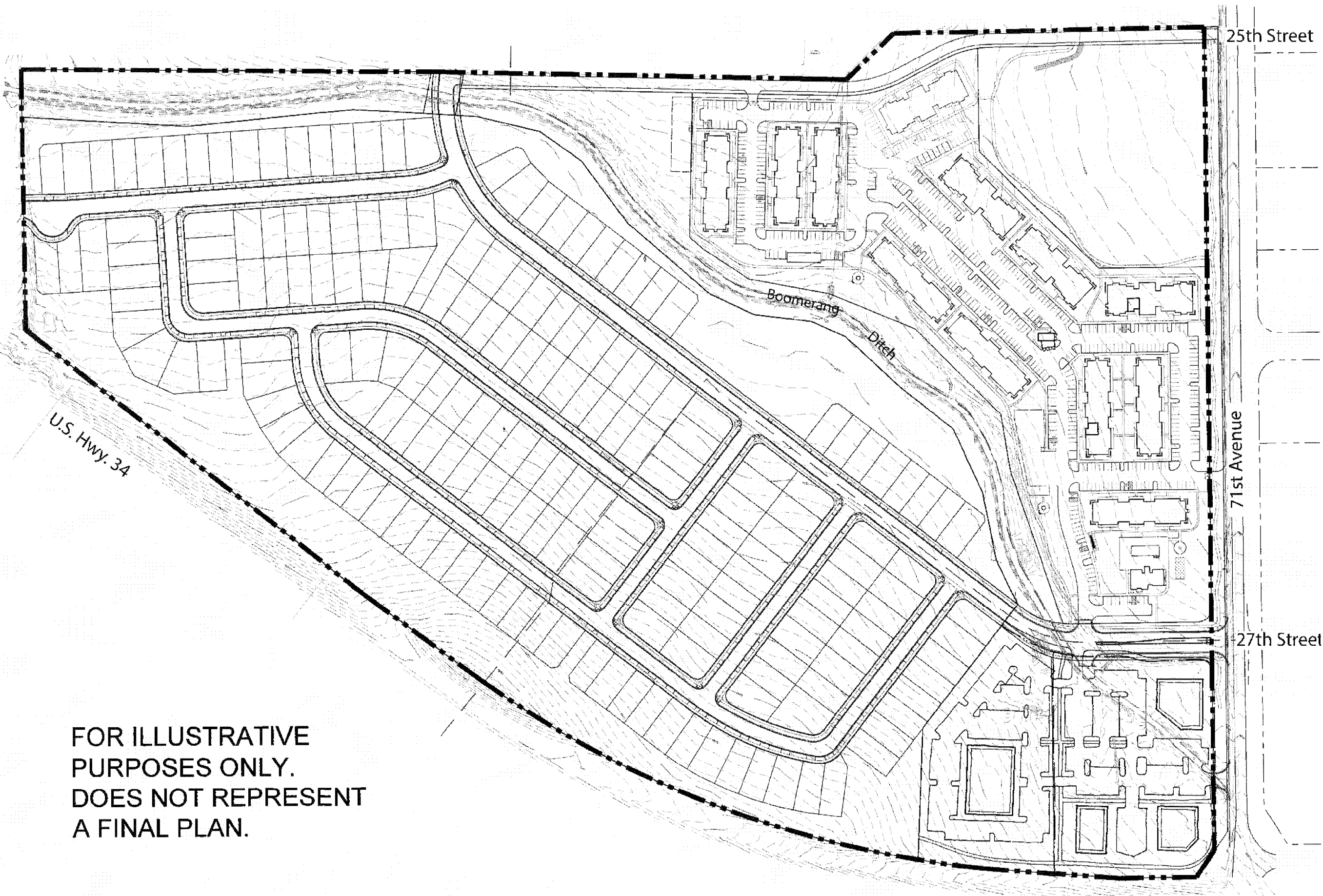
| REVISIONS: |            |               |
|------------|------------|---------------|
| #          | DATE       | DESC          |
| 1          | 11/22/2019 | CITY COMMENTS |
| 2          | 03/10/2020 | CITY COMMENTS |
| 3          | 09/12/2020 | CITY COMMENTS |
| 4          | 08/07/2020 | CITY COMMENTS |
| 5          | 09/22/2020 | CITY COMMENTS |

CONCEPT  
PLANS

6 OF 8

CONCEPT PLAN

1" = 200'



FOR ILLUSTRATIVE  
PURPOSES ONLY.  
DOES NOT REPRESENT  
A FINAL PLAN.

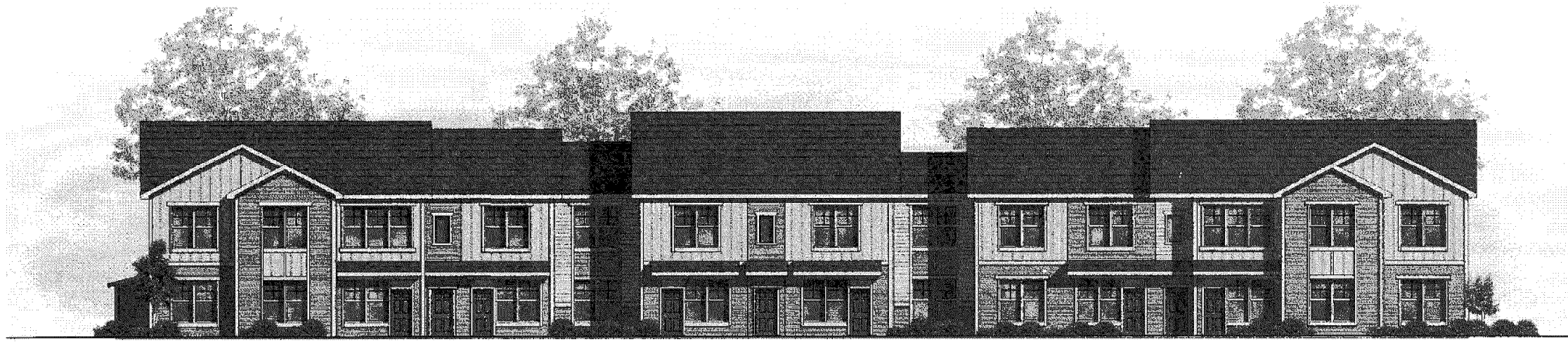
ARCHITECTURAL CHARACTER

MULTI-FAMILY

THE WESTGATE MULTI-FAMILY COMMUNITY WILL FEATURE TWO- STORY OR THREE- STORY RESIDENTIAL APARTMENT STRUCTURES WITH PRIVATE, GROUND LEVEL, DIRECT ENTRIES TO EACH UNIT. EXTERIOR ELEVATIONS PROVIDE ARCHITECTURAL INTEREST THROUGH VARIED ROOF LINES AND FAÇADE PROJECTIONS/RECESSIONS. ROOF ACCENTS OVER UNIT ENTRIES WILL BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. QUALITY BUILDING MATERIALS, SUCH AS LP SMART SIDING MAY BE INCORPORATED INTO THE BUILDING ELEVATIONS FOR GREATER DURABILITY. ALONGSIDE A COMPLEMENTARY COLOR PALETTE (PROVIDED AT FINAL PLAT), ROOF ACCENTS OVER UNIT ENTRIES BRING ADDITIONAL ARTICULATION TO THE BUILDINGS. LARGE-SCALE WINDOWS SHALL BE PROVIDED IN EACH UNIT TO PROMOTE NATURAL LIGHTING, ALONG WITH CREATING OPPORTUNITIES TO OPTIMIZE PASSIVE SOLAR HEATING AND COOLING. EACH BUILDING PROVIDES ARTICULATION TO BREAK UP THE STRUCTURE'S MASSING AND PROVIDE HUMAN SCALE BY INCORPORATING PATIOS, COVERED DOORWAYS, AND UNIT PROJECTIONS TO CREATE VARIATION WITH EACH FAÇADE. THE TWO-STORY AND THREE-STORY STRUCTURES PROVIDES A GOOD TRANSITIONAL BUILDING STYLE BETWEEN COMMERCIAL AND RESIDENTIAL LAND USES.



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION



CONCEPTUAL ELEVATION DESIGN - SCHEME A FRONT ELEVATION

SINGLE-FAMILY

THE SINGLE FAMILY RESIDENTIAL NEIGHBORHOODS WILL BE PREDOMINATELY DETACHED UNITS THAT WILL LIKELY BE FRONT LOADED DUE TO THE CONFIGURATION OF THE SITE AND OPEN SPACE AREAS. ALTHOUGH ALLEY LOADED PRODUCT IS PERMITTED, THE NEIGHBORHOOD LAYOUT WILL OFFER A NUMBER OF DIRECT CONNECTIONS TO REGIONAL TRAILS ALONG THE BOOMERANG DITCH. THERE WILL ALSO BE A NEIGHBORHOOD PARK ALONG THE DITCH THAT OFFERS OPEN PLAY AREA, PLAYGROUND, AND PICNIC AREAS. THE PUD SPECIFIES A MIX OF HOUSE MODELS AND ELEVATIONS IN ORDER TO AVOID A MONOTONOUS STREETSCAPE. SOME CONCEPTUAL IMAGERY IS PROVIDED TO ILLUSTRATE THE ARCHITECTURAL CHARACTER, THE MASSING OF ARCHITECTURAL ELEMENTS AND THE VARIETY OF MATERIAL. ONE ADDITIONAL HOUSE MODEL/ELEVATION ABOVE THE CODE REQUIREMENT WILL APPLY TO THE SINGLE FAMILY NEIGHBORHOOD MODELS TO BE USED. THE BUILDER WILL PROVIDE COLOR SCHEMES THAT WILL HAVE A VARIETY OF EARTH TONES AND THAT WILL BE COMPLEMENTARY TO THE SURROUNDING NEIGHBORHOODS. ARCHITECTURE STYLES AND ROOF LINES MAY DIFFER THROUGHOUT THE COMMUNITY AND REPRESENT SOME STYLES, FOR EXAMPLE MODERN FARMHOUSE, COLORADO RANCH AND TRADITIONAL PRAIRIE ELEVATIONS.





# WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT

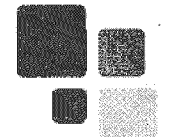
A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17  
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

|                      |                                   |
|----------------------|-----------------------------------|
| APPROVAL CERTIFICATE |                                   |
| ENGINEERING          | INITIALS / DATE<br>BPM / 12/14/20 |
| PLANNING             | INITIALS / DATE                   |
| OWNER                | INITIALS / DATE<br>AKS / 12/14/20 |

**OWNER**  
WRD4 GREELEY  
PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

**DEVELOPER**  
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

**CIVIL ENGINEER**  
WARE MALCOMB  
WARE MALCOMB  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

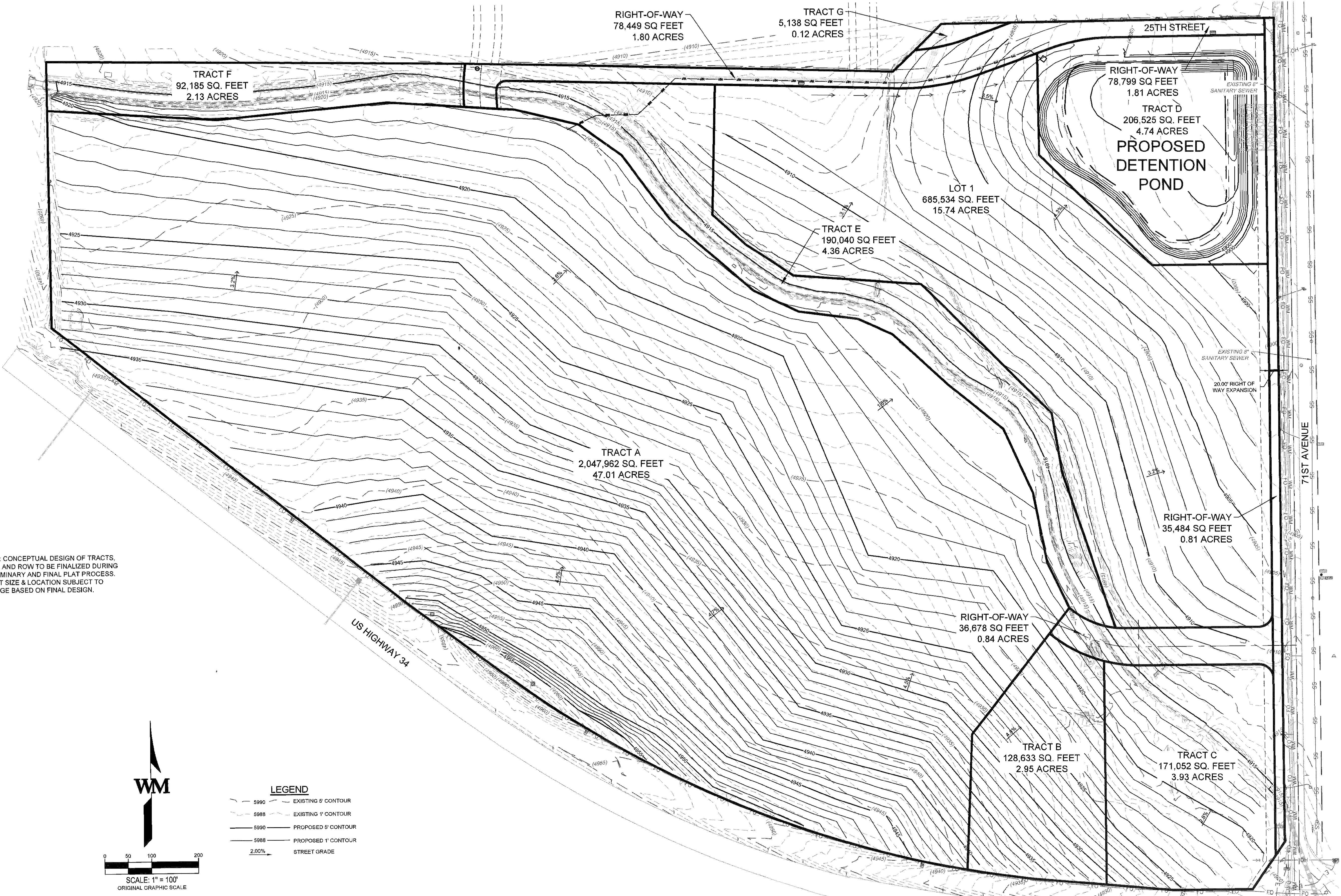
**PLANNER**  
  
**PLAN MARK**  
DESIGN LLC  
PLANMARK DESIGN  
P.O. BOX 202411  
DENVER, CO 80220  
PHONE: (720) 232-5081

## P.U.D. MASTER PLAN

DRAWN BY: SL  
REVIEWED BY: GB  
PROJECT NO: 19-4021  
ISSUE DATE: 9/03/2019

| REVISIONS: | # | DATE     | DESC         |
|------------|---|----------|--------------|
|            | 1 | 11/22/19 | CITY COMMENT |
|            | 2 | 02/20/20 | CITY COMMENT |
|            | 3 | 06/12/20 | CITY COMMENT |
|            | 4 | 08/10/20 | CITY COMMENT |
|            | 5 | 09/22/20 | CITY COMMENT |

OVERALL  
GRADING  
PLAN  
7 OF 8





**WESTGATE PRELIMINARY P.U.D. - FIRST AMENDMENT**  
**A PARCEL OF LAND BEING A PART OF THE SOUTHEAST QUARTER OF SECTION 17**  
**TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.**  
**CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO**

| APPROVAL CERTIFICATE |                                                |
|----------------------|------------------------------------------------|
| ENGINEERING          | INITIALS / DATE<br><i>[Signature]</i> 12/14/20 |
| PLANNING             | INITIALS / DATE<br><i>[Signature]</i> 12/15/20 |
| OWNER                | INITIALS / DATE<br><i>[Signature]</i> 12/15/20 |

OWNER

WRD4 GREELEY  
PROPERTY  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-0401

DEVELOPER

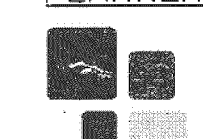
BROE REAL ESTATE GROUP  
252 CLAYTON STREET  
DENVER, CO 80208  
PHONE: (303) 398-4575

CIVIL ENGINEER

WARE MALCOMB

**WARE MALCOMB**  
990 S. BROADWAY SUITE 230  
DENVER, CO 80209  
PHONE: (303) 561-3333

PLANNER



PLAN MARK

PLANMARK DESIGN LLC  
PLANMARK DESIGN

PLANMARK DESIGN  
P.O. BOX 202411

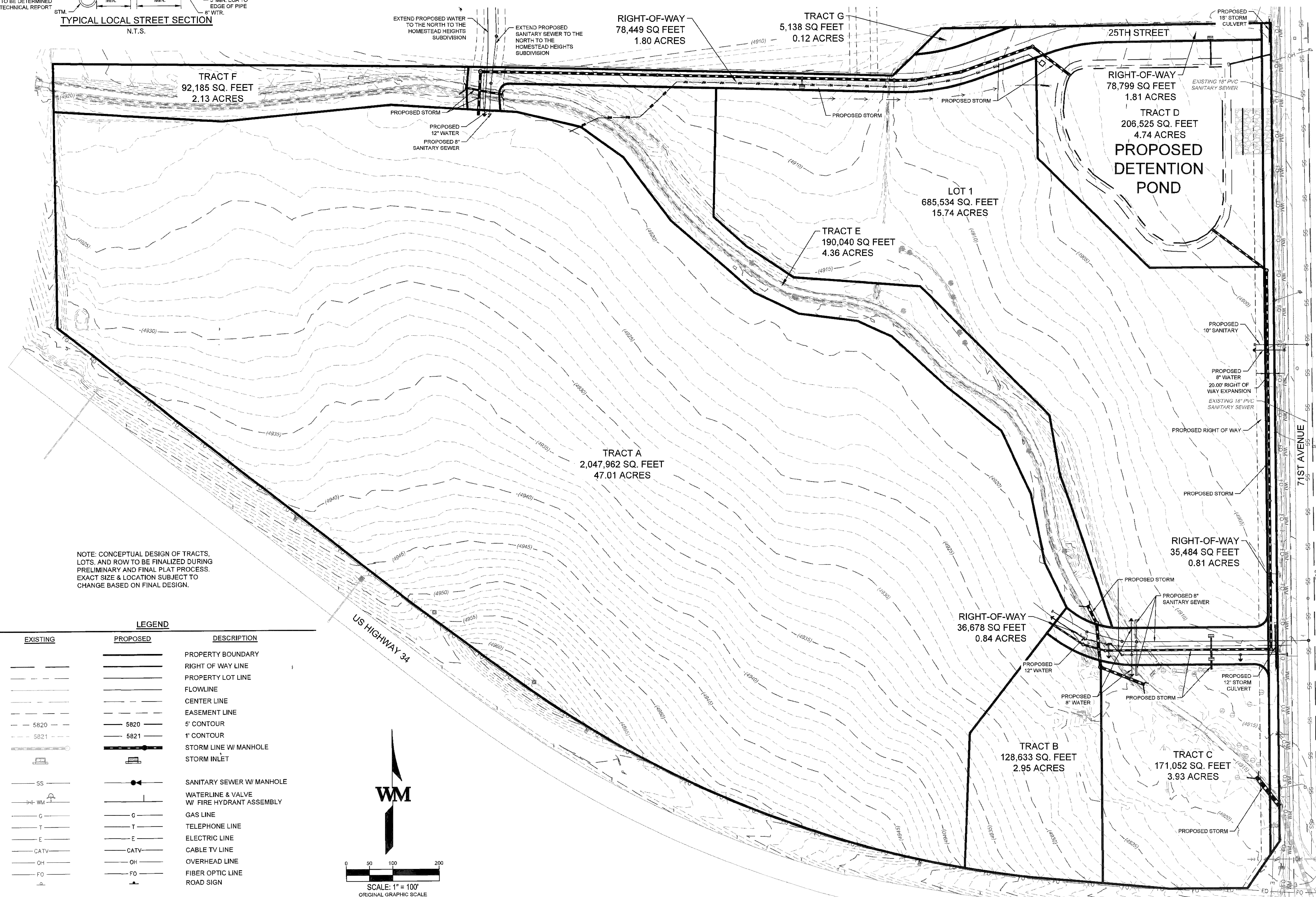
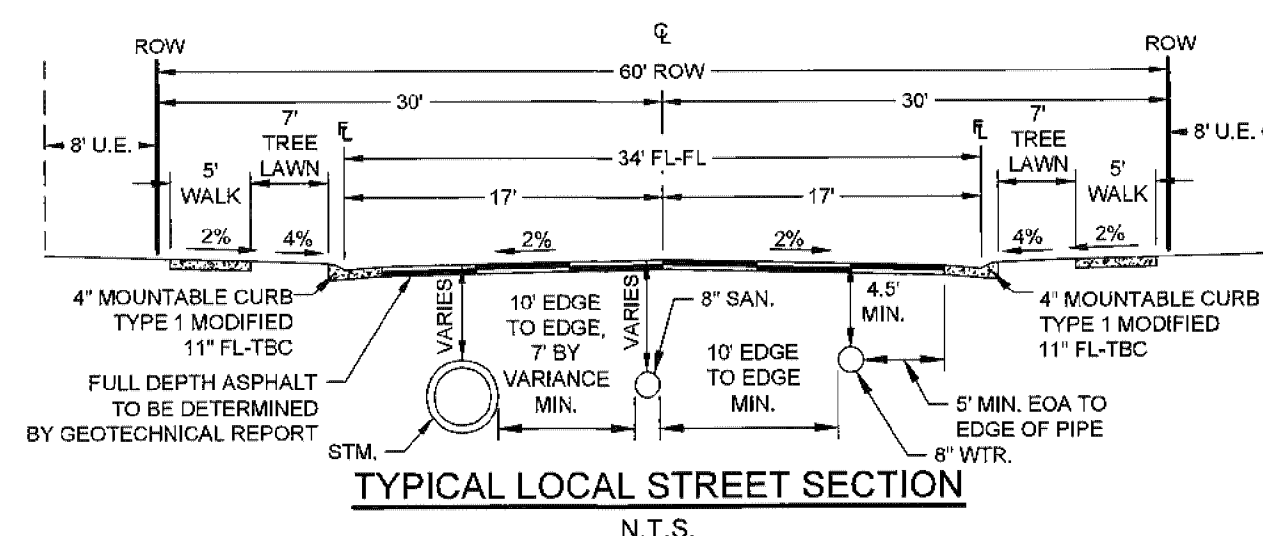
DENVER, CO 80220  
PHONE: (720) 232-5081

# P.U.D. MASTER PLAN

DRAWN BY: SL  
REVIEWED BY: GE  
PROJECT NO: 19-4021  
ISSUE DATE: 9/03/2019

| REVISIONS: |          |           |
|------------|----------|-----------|
| #          | DATE     | DESC      |
| 1          | 11/22/19 | CITY COMM |
| 2          | 02/20/20 | CITY COMM |
| 3          | 06/12/20 | CITY COMM |
| 4          | 08/10/20 | CITY COMM |
| 5          | 09/22/20 | CITY COMM |

OVERALL  
UTILITY  
PLAN  
8 OF 8



NOTE: CONCEPTUAL DESIGN OF TRACTS, LOTS, AND ROW TO BE FINALIZED DURING PRELIMINARY AND FINAL PLAT PROCESS. EXACT SIZE & LOCATION SUBJECT TO CHANGE BASED ON FINAL DESIGN.

| EXISTING | PROPOSED | DESCRIPTION                                   |
|----------|----------|-----------------------------------------------|
|          |          | PROPERTY BOUNDARY                             |
|          |          | RIGHT OF WAY LINE                             |
|          |          | PROPERTY LOT LINE                             |
|          |          | FLOWLINE                                      |
|          |          | CENTER LINE                                   |
|          |          | EASEMENT LINE                                 |
|          |          | 5' CONTOUR                                    |
|          |          | 1' CONTOUR                                    |
|          |          | STORM LINE W/ MANHOLE                         |
|          |          | STORM INLET                                   |
|          |          | SANITARY SEWER W/ MANHOLE                     |
|          |          | WATERLINE & VALVE<br>W/ FIRE HYDRANT ASSEMBLY |
|          |          | GAS LINE                                      |
|          |          | TELEPHONE LINE                                |
|          |          | ELECTRIC LINE                                 |
|          |          | CABLE TV LINE                                 |
|          |          | OVERHEAD LINE                                 |
|          |          | FIBER OPTIC LINE                              |
|          |          | ROAD SIGN                                     |

