

Planning Commission Agenda

Regular Meeting
Tuesday July 9, 2024 at 1:15 p.m.

City Council Chambers-City Center South
1001 11th Ave, Greeley, CO 80631 Zoom

Webinar Link:

<https://greeleygov.zoom.us/j/89113217281>

NOTICE:

Planning Commission meetings are held on the 2nd and 4th Tuesdays of each month. Meetings are conducted in a hybrid format, with a Zoom webinar in addition to the in-person meeting in Council Chambers. Members of the public may participate in Planning Commission meetings in the manner that works best for them.

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Comment in Real Time:



Join the Zoom webinar (link above). During the public hearing, members of the public may address the Commission.

Submit Written Comments:



Email comments about any item on the agenda to cd_admin_team@greeleygov.com



Written comments can be mailed or dropped off at the Planning office at 1100 10th Street, Greeley, CO 80631. Written comments received prior to the meeting will be read into the record in real time.

Meeting agendas and minutes are available on the City's meeting portal at [Greeleyco.municodemeetings.com/](https://greeleyco.municodemeetings.com/) For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Planning Commission

July 9, 2024 at 1:15 PM

1001 11th Avenue, City Center South, Greeley, CO 80631

Agenda

1. Call to Order
 2. Roll Call
 3. Approval of the Agenda
 4. Approval of the June 25, 2024, Planning Commission Meeting Minutes
-

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. A public hearing to consider a request submitted by Poudre Bay Partners, LLC and HR Green for a preliminary subdivision of 275.164 acres of land into ten tracts for future industrial, residential, and mixed-use development as well as open space and dedication of rights-of-way. Located north of 10th Street, also known as US Highway 34 Business, west of 101st Avenue, and east of Missile Silo Road (Case Number SUB2023-0008, Poudre Heights Preliminary Plat)
-

END OF EXPEDITED AGENDA

6. Driving Greeley, Protecting Greeley- Ballot Presentation
7. Staff Report
8. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
June 25, 2024

[Greeley Planning Commission- June 25, 2024- YouTube](#)

1. Call to Order

Acting Chair Briscoe called the meeting to order at 1:22 pm.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Acting Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Larry Modlin
Commissioner Brian Franzen

ABSENT

Chair Justin Yeater
Commissioner Jeff Carlson
Commissioner Christian Schulte

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of May 28, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated May 28, 2024. Commissioner Franzen seconded the motion.

Motion carried 4-0 (Chair Yeater, Commissioner Carlson, Commissioner Schulte absent).

5. Staff Report

Brian McBroom (Community Development Director) introduced and welcomed new staff to the Planning Department including, Kaitlyn Puga (Planner III), Sam Eddy (Planning Tech) and Kaida Pierot (Intern).

Mr. McBroom continued, sharing staff is working through the final draft to amendments to sign regulations, City Council would be hearing about Metro District policy regulations in Work Session later in the day, staff is nearly complete with requests for qualifications for an East Sub Area Plan and it would be a comprehensive planning effort for a portion of the city. Some discussion commenced between Mr. McBroom and the commission regarding potential for other sub area planning throughout the city.

6. Adjournment

With no further business before the Commission, Acting Chair Briscoe adjourned the meeting at 1:36 PM.

Erik Briscoe, Acting Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

July 9, 2024

Key Staff Contact: Douglas May, Planner III

Title:

Case Number SUB2023-0008, Poudre Heights Preliminary Plat

Summary:

A public hearing to consider a request submitted by Poudre Bay Partners, LLC and HR Green for a preliminary subdivision of 275.164 acres of land into ten tracts for future industrial, residential, and mixed-use development as well as open space and dedication of rights-of-way. Located north of 10th Street, also known as US Highway 34 Business, west of 101st Avenue, and east of Missile Silo Road (Case Number SUB2023-0008, Poudre Heights Preliminary Plat)

Recommended Action:

Approval

Attachments:

1. PC Staff Report
2. Neighbor Notification Boundary Map
3. Vicinity Map
4. Photo Aerial
5. Project Narrative
6. Preliminary Plat
7. Staff Presentation

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision for ten Tracts for future development, and Dedication of Rights-of-Way in a PUD (Planned Unit Development) Zone District

FILE NUMBER: SUB2023-0008

PROJECT: Poudre Heights, Preliminary Subdivision

LOCATION: North of 10th Street (US Highway 34 Business), West of 101st Avenue, and East of Missile Silo Road

APPLICANT: Brian Smerud, Ryan Littleton, on behalf of Poudre Bay Partners LLC, and HR Green

CASE PLANNER: Doug May, AICP, Planner III

PLANNING COMMISSION HEARING DATE: July 9, 2024

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 motion to approve, approve with conditions, or deny the request in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 275.164 acres of land into ten tracts for future industrial, residential, and mixed-use development as well as open space and rights-of-way. The subject property is located north of 10th Street, also known as US Highway 34 Business, west of 101st Avenue, and east of Missile Silo Road.

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating tracts for future development of a mixed-use development, and dedication of rights-of-way (see Attachments C and D).

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject site is located north of 10th Street (US Highway 34 Business), west of 101st Avenue, and east of Missile Park Road.

Current Zoning: PUD (Planned Unit Development)

Abutting Zoning:

North: Weld County Agricultural zoning
South: PUD (Planned Unit Development)
East: PUD
West: PUD

Abutting Land Use:

North: Undeveloped, bluffs
South: Single-family residential
East: Single-family residential, undeveloped Lake Bluff PUD
West: Undeveloped Golden Triangle PUD

Site Characteristics:

The site is largely undeveloped agricultural land within the Poudre Heights PUD. There are oil and gas operations located in the northeastern portion of the PUD. A natural bluff area, known as the Poudre Bluffs, is located on the northern boundary of the Poudre Heights PUD.

D. BACKGROUND

In 1985 a 1,701-acre property was annexed into the City of Greeley, known as the Golden Triangle Second Annexation (Ordinance 1:85), which included the subject property. The entire annexed area was zoned PUD with a Conceptual PUD for a variety of approved land uses including residential, commercial, industrial, recreation, and open space uses. In 1997, an application was approved to divide the 1,701-acre Golden Triangle PUD into six separate PUD tracts (PUD 11:97) while maintaining all of the underlying land uses. The subject site was included in the Golden Triangle PUD #3.

The Poudre Heights PUD went through Preliminary PUD approvals in 2019. The approved PUD would consist of a mix of residential, commercial, and industrial uses. Parks, open space, and trails would be incorporated into the project to allow for pedestrian connectivity throughout the development and to connect to future trail systems. Residential uses would include low density, medium density, as well as mixed use. The PUD was designed to transition from more intense uses (mixed use, low intensity industrial) along 10th Street and the 257 Spur, to medium density residential further north, and low density residential and open space along the Poudre Bluffs.

With this application, the applicant requests approval of a preliminary subdivision of 275.164 acres of land into 10 tracts, one (1) outlot, and dedication of rights-of-way. The right-of-way dedicated at this time are the main roadways in the southern portion of the PUD. The tracts would be subdivided in the future through several preliminary subdivisions as development is realized, followed by final subdivisions.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

(a) The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.

Staff Comment: The City’s Comprehensive Plan designates this area as “Mixed Use,” which allows for residential land uses. The Comprehensive Plan designates the northern portion of this area as “Bluffs”. The Poudre Heights PUD complied with this category by retaining the Poudre Bluffs area in designated open space. This application is in accordance with the approved Poudre Heights PUD plan.

Consistency with the Land Use Chapter of the Comprehensive Plan.

The following Comprehensive Plan goals are met with this Preliminary Plat proposal:

- EH-2: Integrate healthy living into community planning and development.
 - The proposal provides open space and recreational amenities for future residents of the development.
- NR-31: Protect Natural Features and Viewsheds.
 - The proposal is consistent with the PUD, which preserves ecologically sensitive areas and important natural features.
- CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat follows the vision of the Poudre Heights PUD plan and offers residential lots.
- HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat provides a variety of housing types including single family detached, single-family attached housing and a future multi-family site.

The request complies with this criterion.

(b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.

Staff Comment: The proposed subdivision was designed to minimize impacts to the surrounding area. The Poudre Bluffs area is proposed to be preserved within designated open space. Staff is unaware of any potential hazards that presently exist on the subject site.

The request complies with this criterion.

- (c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.**

Staff Comment: The subdivision design is consistent with the Poudre Heights PUD plan development and design criteria. In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern.

This request complies with this criterion.

- (d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.**

Staff Comment: The design is consistent with the Poudre Heights PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Poudre Heights PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking.

This request complies with this criterion.

- (e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.**

Staff Comment: The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

The request complies with this criterion.

- (f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.**

Staff Comment: The applicant anticipates completing all infrastructure as one phase. The application would be creating Tracts that would get subdivided further in the future. As the PUD develops, more preliminary subdivisions would follow and come before the Planning Commission for approval. All preliminary subdivisions would be followed by a final subdivision, which would be reviewed and

approved administratively by the City. The proposed subdivision is consistent with the approved Poudre Heights PUD.

The request complies with this criterion.

- (g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.

The request complies with this criterion.

- (h) The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.**

Staff Comment: The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The proposed infrastructure would be available for future development in the area. Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

- (i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the application as presented. The applicant will finalize all plans and studies as part of the final subdivision plat process if the preliminary plat is approved.

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property is not part of a formal subdivision at this time. The application would be creating Tracts that would get subdivided further in the future. As the PUD develops, more preliminary subdivisions would follow and come before the Planning Commission for approval. All preliminary subdivisions would be followed by a final subdivision, which would be reviewed and approved administratively by the City.

2. HAZARDS

There are several plugged and abandoned well sites within the proposed development. The proposed plat shows the appropriate setbacks for those features.

3. WILDLIFE

The areas near and within the Poudre Bluffs are identified for moderate impacts to wildlife. To protect the existing habitat, the applicant intends to protect these sensitive areas by dedicating open space requiring large building setbacks adjacent to the bluff area.

In accordance with Section 24-1217(b) of the City's Development Code, a biologist's report will be required to be submitted for any development that may occur near the impacted areas.

4. FLOODPLAIN

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

5. DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which is designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

Erosion control devices would be designed by the developer and reviewed by the city at time of construction to ensure that best management practices are utilized as the project progress.

6. TRANSPORTATION

The subject property has frontage on 10th Street (US 34 Business). Direct access to the development is proposed from 10th Street, 101st Avenue, the proposed 103rd Avenue (right in, right out only), and also along the 4th Street and 7th Street roadway extensions. All future roadways within the development comply with standards set forth in the 2045 Comprehensive Transportation Plan.

The City of Greeley Traffic Engineer has reviewed the Traffic Study and has no significant concerns at this point. Further traffic analysis would occur at the time of future subdivision.

G. SERVICES

1. WATER

The City of Greeley provides water services to the area. Six points of connection will be made for the potable water system adjacent to the proposed development.

2. SANITATION

The Poudre Heights development is identified to be within the Poudre Bluffs basin in the Stantec Poudre Trunk Sewer Phase II Project Sub-Basin Master Plan. Wastewater flows from the Poudre Bluffs basin can be conveyed by gravity to the existing 83rd Avenue and County Road 62 interceptor.

3. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located at the intersection of US Highway 34 Bypass and Promontory Parkway, approximately 1.5 miles south.

4. PARKS AND OPEN SPACES

The approved Poudre Heights PUD includes 2 pocket parks and a 10-acre neighborhood park to be dedicated to the City of Greeley. The applicant will also dedicate 39.5 acres of bluff preservation open space to the City of Greeley for public use.

5. SCHOOLS

The subject property is located within the Weld RE-4 School District. A school site is not required to be dedicated with this project, however the applicant would be required to pay cash-in-lieu to the District for school land dedication requirements prior to the recording of the Final Plat.

6. 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 September 2021 (MD2021-0001) and is awaiting approval of this Preliminary PUD to begin infrastructure development.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision, and subsequent preliminary subdivisions, would provide a perimeter treatment plan consisting of trees and groundcover, consistent with the approved Poudre Heights PUD. The intent of the perimeter treatment plan would help mitigate any visual impacts created by the proposed development.

2. NOISE

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

I. PUBLIC NOTICE AND COMMENT

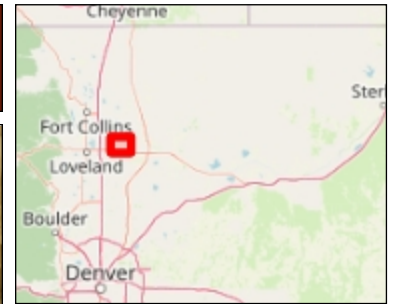
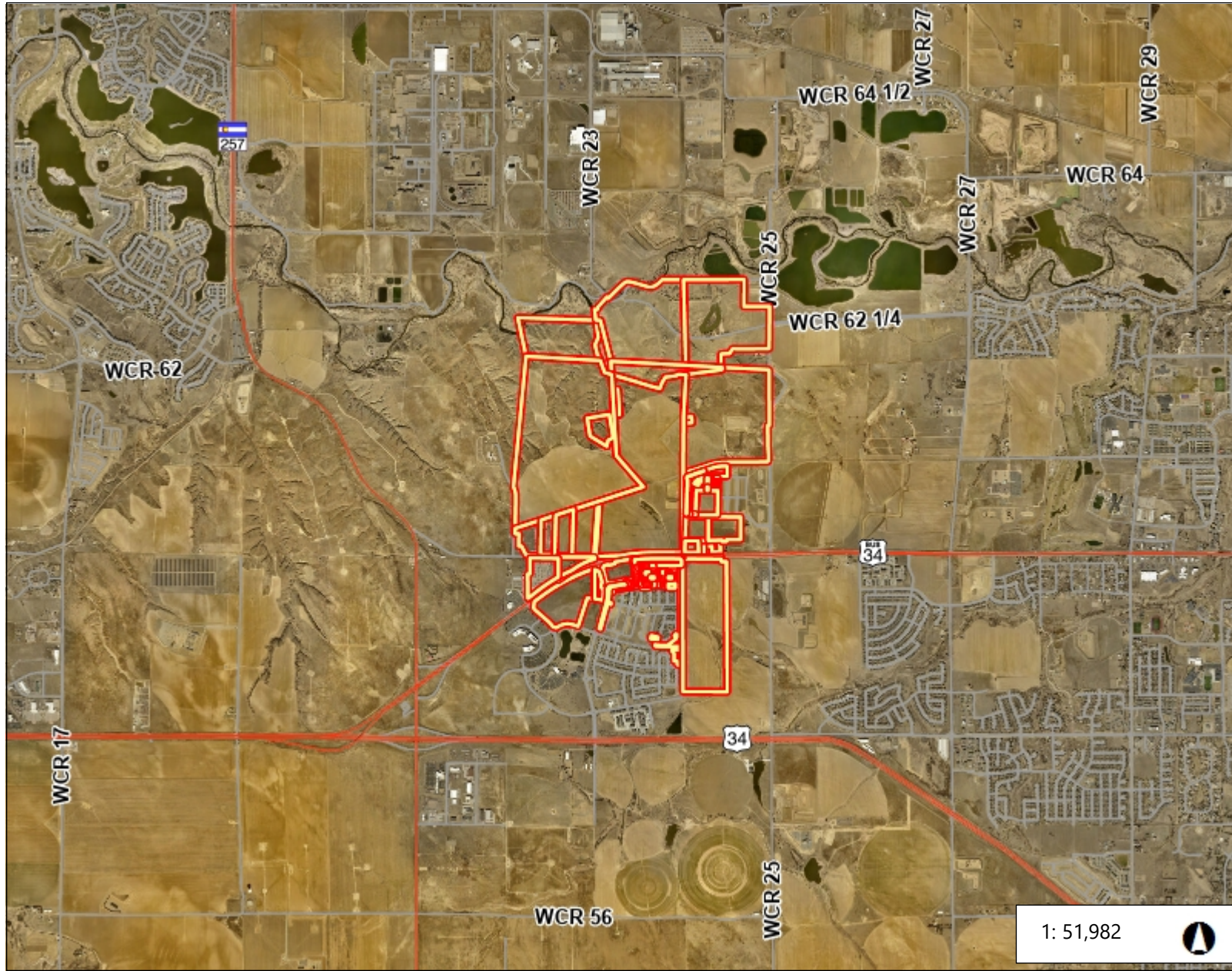
Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 1000 feet on June 5, 2024, and notice was published on the City's website per Development Code requirements. A sign was posted on the site on June 24, 2024. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat



Legend

- Parcels
- Highway
- Road
- Highway
- Road
- County Boundary

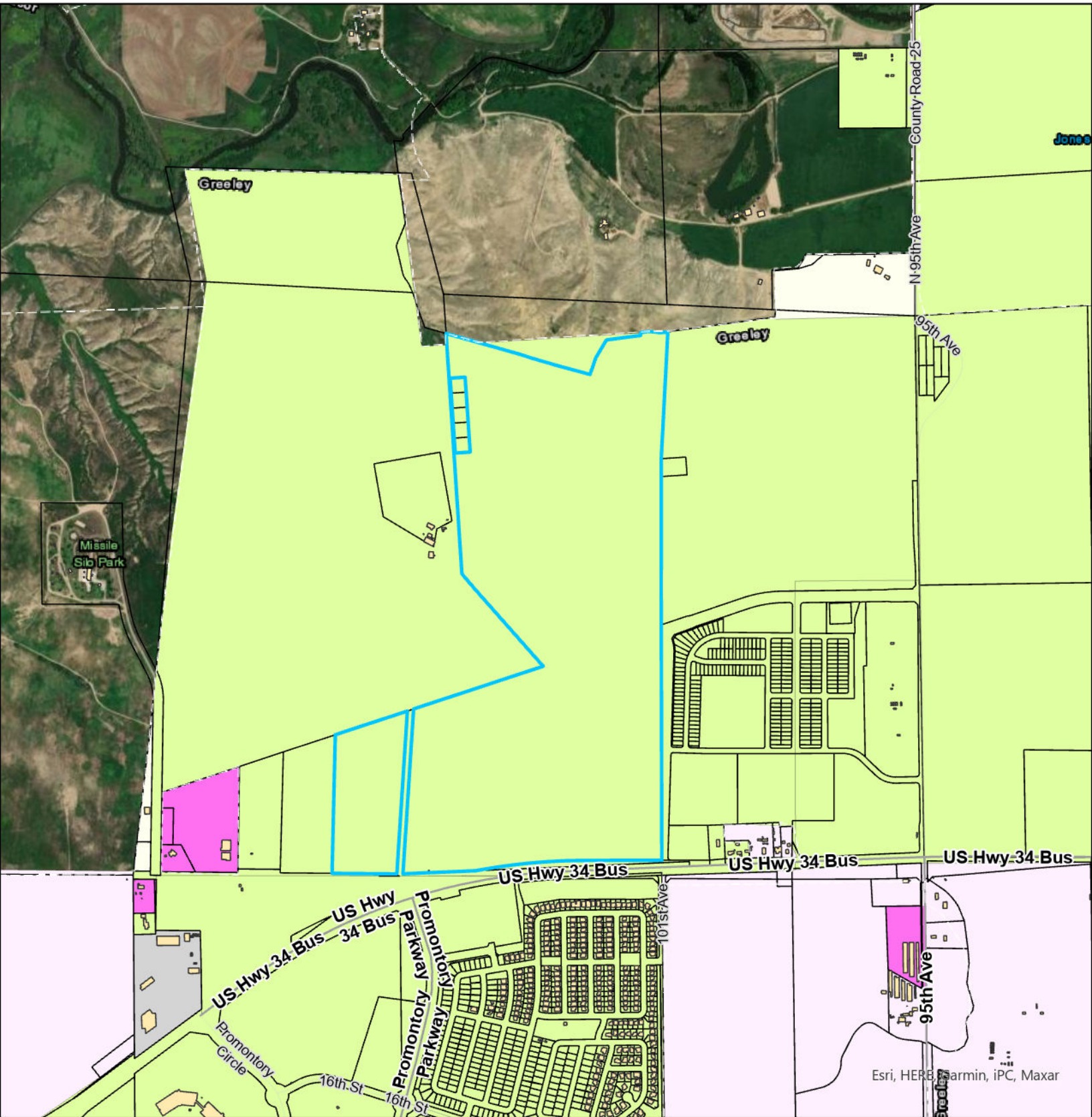
Notes

8,663.7 0 4,331.85 8,663.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Weld County Colorado

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

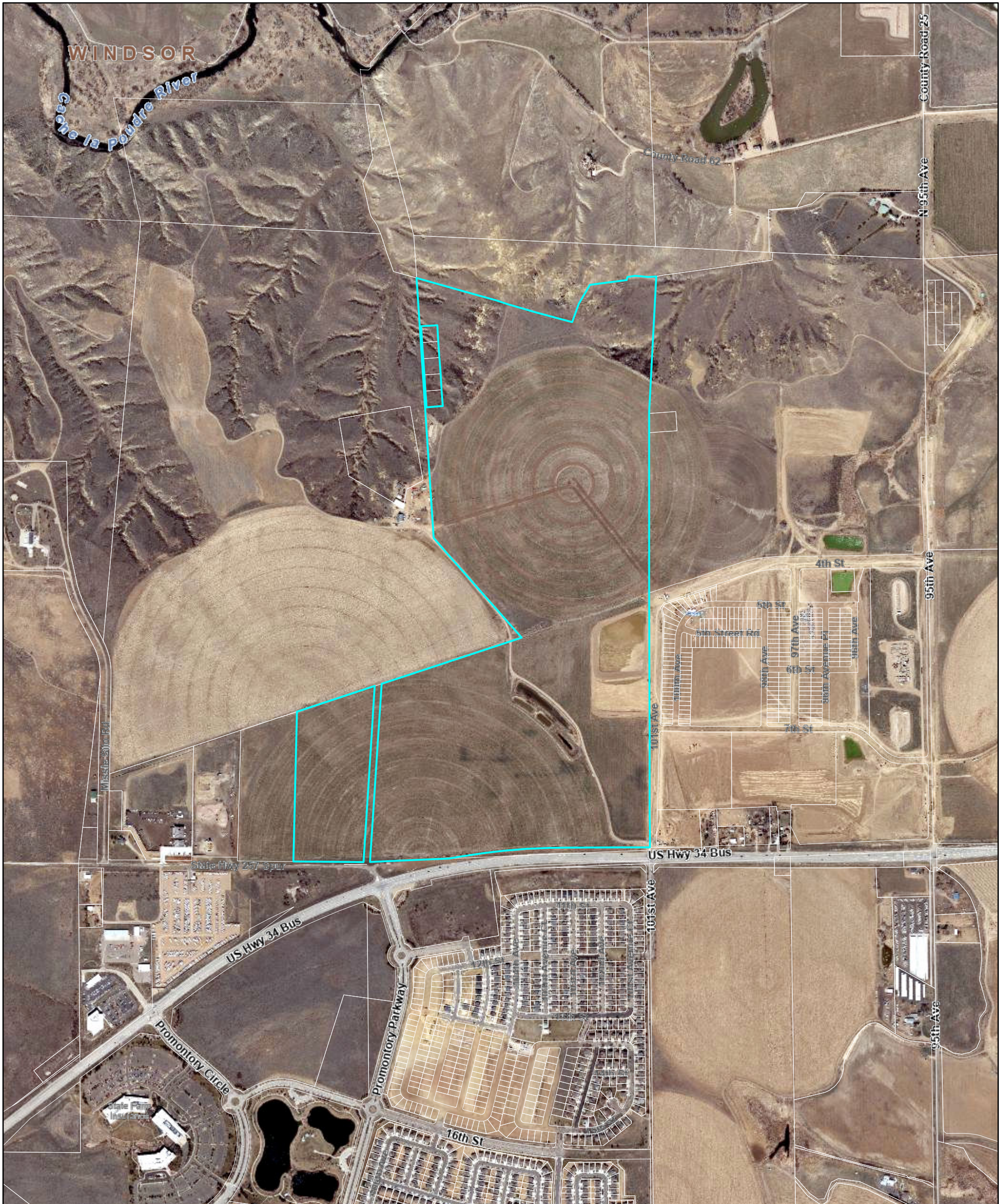


Legend

- | | | |
|---------------------------|-----------------------------|----------------------------|
| Buildings | Industrial Low Intensity | Residential Medium Density |
| Greeley Parcels | Industrial Medium Intensity | Residential High Density |
| Conservation District** | Industrial High Intensity | Residential Mobile Home |
| Commercial Low Intensity | Planned Unit Development | Greeley Parcels |
| Commercial High Intensity | Residential Estate | |
| Holding Agriculture | Residential Low Density | |



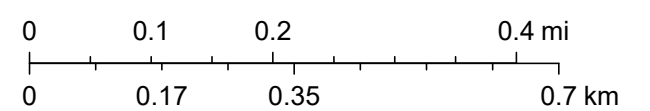
Photo Aerial



6/18/2024, 3:08:29 PM

Parcel Boundaries

1:10,000





DEVELOPMENT

April 12, 2024

planning@greeleygov.com

City of Greeley
Planning and Zoning
1100 10th Street – 2nd Floor
Greeley, CO 80631

► 5613 DTC Parkway | Suite 950
Greenwood Village, CO 80111
Main 720.602.4999 + **Fax** 713.965.0044
► HRGREEN.COM

Re: Poudre Heights Subdivision – Metro District Improvements

To Whom it May Concern,

We are pleased to submit the following information and attached documents for the Metropolitan District improvements for the Poudre Heights Subdivision. We are looking forward to continuing to work with City staff on this exciting project.

Description of Project

Poudre Heights is approximately 292 acres and is generally located west of 101st Avenue, North of 10th Street (Highway 34), and east of Missile Park Road, within the City of Greeley.

- Metro District Infrastructure design includes:
 - Final design of 4th Street / Poudre Heights Parkway from 101st Avenue to 10th Street. (refers to a continuous roadway that extends from the intersection of 4th Street/101st Avenue to 10th Street/Promontory Parkway).
 - 103rd Avenue from 10th Street to 4th Street.
 - 7th Street from 103rd Avenue to 101st Avenue
 - The initial typical section for 4th Street / Poudre Heights Parkway is assumed to be a minor arterial with 120' right-of-way.
 - Two dual lane roundabouts are assumed: one at the intersection of Poudre Heights Parkway and the Highway 257 spur, and one at the intersection of Poudre Heights Parkway and 4th Street.
 - Sanitary sewer, potable water, and non-potable water in the major roadways as outlined in the Poudre Heights Master Utility Study.
 - Five (5) water quality/detention ponds are included. One located in PA-G/H, one located in PA-F, one located in PA-B, and two located offsite north of PA-B/E. The ponds are required in order to attenuate flows in accordance with City of Greeley criteria. Storm drainage infrastructure within 4th Street will be sized to convey attenuated runoff. Poudre Heights will coordinate required easements for the two offsite ponds.

Proposed Design Standards and Description

Access:

The initial Metro District improvements serve as the primary access for the Poudre Heights development and provide a continuation of 4th Street from the adjacent Lake Bluff development to 10th Street (Highway 34).

Proposed roundabouts consider the final/ultimate section, which require a dual-lane roundabout and a 150' inscribed circle. The USDOT FHA 'Roundabouts: An Informational Guide' standards will be utilized to design the double-lane roundabouts.

Landscape Buffers:

- The west side of Poudre Heights Parkway roadway section will maintain a 10' landscape buffer (Perimeter Treatment Type II 'Commercial/Industrial along collector or arterial')

DEVELOPMENT

- The east side of Poudre Heights Parkway and the north and south sides of 4th Street roadway sections will maintain a 10' landscape buffer (Perimeter Treatment Type III 'Residential projects on arterial streets')

All R.O.W. landscaping meets the City of Greeley's landscape code (Section 24-1144) of 1 tree per 35 linear feet of frontage along classified roadways. Detention ponds within the site meet the City of Greeley's landscape code of 1 tree per 4,500 square feet of detention area.

Major Subdivision Preliminary Plat Review Criteria

The proposed Poudre Heights Subdivision application meets the following criteria as outlined in the City's Development Code 24-203.b.1.

- The application is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.
- The development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.
- The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.
- The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.
- The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.
- Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.
- Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.
- The design does not impede the construction of anticipated or planned future public infrastructure within the area, or deter future development on adjacent property from meeting the goals and policies of the Comprehensive Plan.

Project Team

Owner: Poudre Bay Partners PO Box 135 Windsor, CO 80550 Brian Smerud Brian.Smerud@poudrebay.com	Owner's Representative: Terra Forma Solutions, Inc. 3465 South Gaylord Court, A304 Englewood, CO 80113 Todd Johnson todd@terraformas.com	Planner: HR Green 5613 DTC Parkway, Suite 950 Greenwood Village, CO 80111 Phil Stuepfert pstuepfert@hrgreen.com
Landscape Architect: HR Green 5613 DTC Parkway, Suite 950 Greenwood Village, CO 80111 Jamie Ramos jramos@hrgreen.com	Civil Engineer: HR Green 5613 DTC Parkway, Suite 950 Greenwood Village, CO 80111 Ryan Littleton rlittleton@hrgreen.com	

STANDARD PRELMINARY PLAT NOTES

1. 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 IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER, DEVELOPER 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.
2. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, 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.).
3. 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 STORMWATER 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 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 WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
4. 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.
5. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, 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.
6. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
7. 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.
8. 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:
- i) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAN.
 - ii) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL, STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
 - iii)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 STORMWATER MANAGEMENT PLAN.
9. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE 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 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.
10. 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 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.
11. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE FEET, TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
12. 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.

EASEMENT TYPE	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT (D.E.)	DRAINAGE FACILITIES AND/OR CONVEYANCE	C/O GREELEY	PROPERTY OWNER
UTILITY EASEMENT (U.E.)	DRY UTILITIES	PUBLIC USE	PROPERTY OWNER
ACCESS EASEMENT (A.E.)	ACCESS	PUBLIC USE	PROPERTY OWNER

SITE BENCHMARK:

CITY OF GREELEY BENCHMARK NUMBER 88 BEING A 2-1/2" ALUMINUM ALLOY CAP IN A PLASTIC BOX LOCATED AT THE SOUTHEAST INTERSECTION OF JONES DITCH AND WELD COUNTY ROAD 25, 5.3 FEET EAST OF THE EDGE OF ASPHALT, 3.5 FEET NORTH OF THE SOUTHEAST CORNER OF GUARD RAIL I BEAM, AND 14.6 FEET WEST OF THE SOUTHEAST CORNER OF A CONCRETE STRUCTURE.

BASIS OF BEARING:

BEARINGS SHOWN HEREON ARE GRID BEARINGS DERIVED FROM GPS OBSERVATION BASED UPON THE COLORADO COORDINATE SYSTEM OF 1983 NORTH ZONE (NAD 83, 2011) REFERENCED ON THE EAST LINE OF THE WEST HALF OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST, SIXTH PRINCIPAL MERIDIAN BEING MONUMENTED AS SHOWN HEREON, TAKEN TO BEAR NORTH 01°41'09" EAST, A DISTANCE OF 5,233.90 FEET.

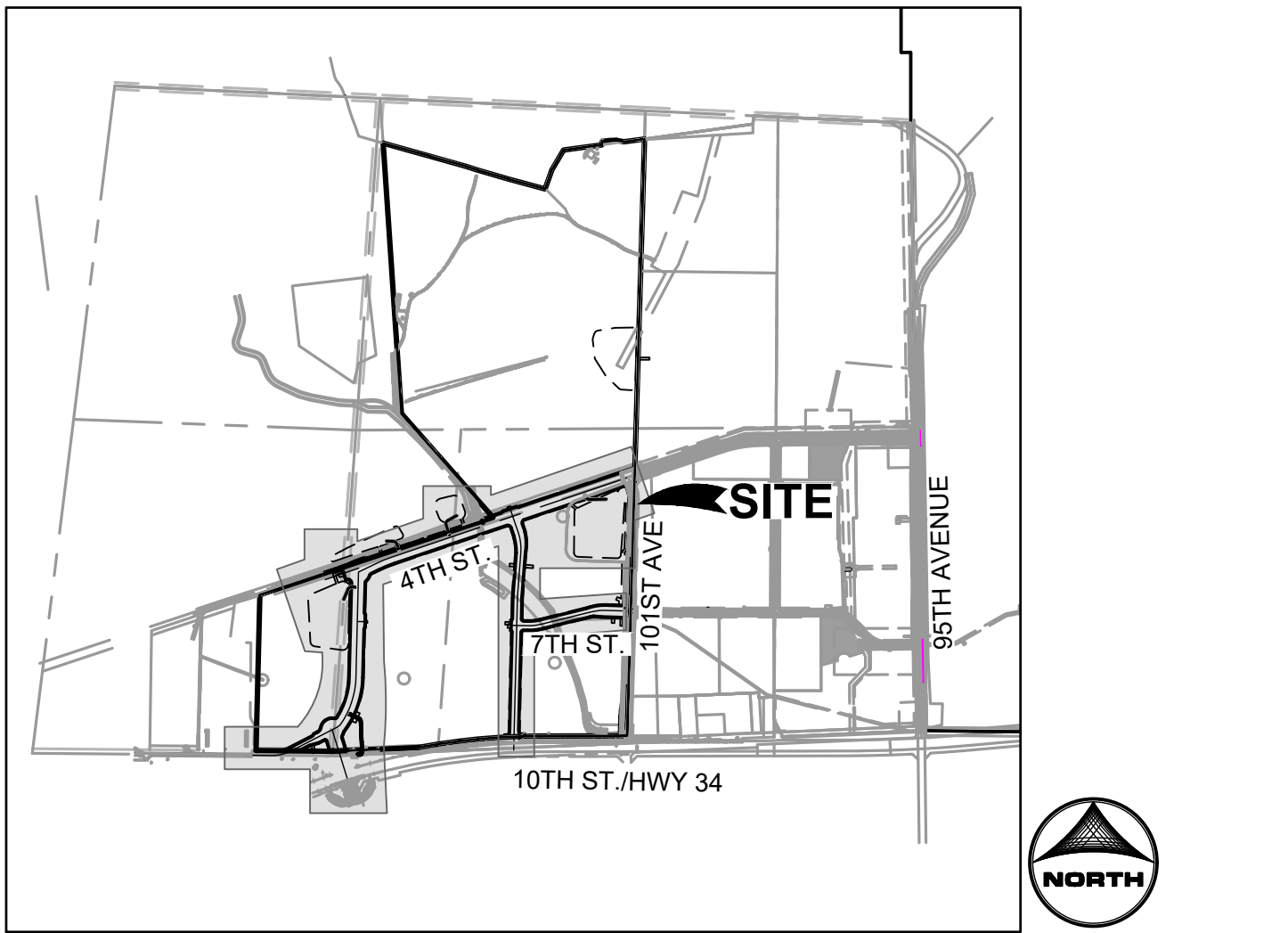
PROJECT CONTROL STATEMENT:

PROJECT COORDINATES ARE MODIFIED COLORADO STATE PLANE NORTH ZONE 83(2011) COORDINATES. PROJECT COORDINATES ARE DERIVED FROM STATE PLANE COORDINATES USING THE FOLLOWING FORMULAS:

PROJECT NORTHING = (STATE PLANE NORTHING * 1.0002616572) - 1000000.00'
PROJECT EASTING = (STATE PLANE EASTING * 1.0002616572) - 3000000.00'

AMENDMENTS

POUDRE HEIGHTS SUBDIVISION
A PARCEL LOCATED IN SECTIONS 1 AND 2, TOWNSHIP 5 NORTH,
RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



VICINITY MAP

SHEET INDEX

Sheet Number	Sheet Title
1	COVER SHEET
2-12	PRELIMINARY PLAT
13	GENERAL NOTES & TYPICAL SECTIONS
14	OVERALL SITE PLAN
15-22	SITE PLAN
23	OVERALL UTILITY PLAN
24	OVERALL GRADING PLAN
25-32	GRADING & UTILITY PLAN
33	PHASING PLAN
34	LANDSCAPE COVER SHEET & NOTES
35	OVERALL PRELIMINARY LANDSCAPE PLAN
36-41	PRELIMINARY LANDSCAPE PLAN
42	LANDSCAPE DETAILS

LAND USE SUMMARY CHART			
TYPE	AREA		% OF TOTAL AREA
TRACT A	1,088,627 SF	24.991 AC	9.08%
TRACT B	2,277,685 SF	52.288 AC	19.00%
TRACT C	902,642 SF	20.722 AC	7.53%
TRACT D	874,406 SF	20.074 AC	7.30%
TRACT E	5,946,154 SF	136.505 AC	49.61%
OUTLOT A	15,141 SF	0.348 AC	0.12%
ROW	881,482 SF	20.236 AC	7.36%
TOTALS	11,986,137 SF	275.164 AC	100.00%

TRACT TABLE					
TRACT	PURPOSE	OWNERSHIP	MAINTENANCE	SIZE (SF)	SIZE (AC)
TRACT A	FUTURE DEVELOPMENT	OWNERS	OWNERS	1,088,627 SF	24.99 AC
TRACT B	FUTURE DEVELOPMENT	OWNERS	OWNERS	2,277,685 SF	52.29 AC
TRACT C	FUTURE DEVELOPMENT	OWNERS	OWNERS	902,642 SF	20.72 AC
TRACT D	FUTURE DEVELOPMENT	OWNERS	OWNERS	874,406 SF	20.07 AC
TRACT E	FUTURE DEVELOPMENT	OWNERS	OWNERS	5,946,154 SF	136.51 AC
OUTLOT A	DRAINAGE & UTILITY EASEMENT	OWNERS	OWNERS	15,141 SF	0.35 AC
ROW	RIGHT-OF-WAY	CITY OF GREELEY	CITY OF GREELEY	881,482 SF	20.24 AC
TOTAL:				11,986,137 SF	275.17 AC

OWNER DEDICATION STATEMENT

DEDICATION STATEMENT:

I, _____, BEING THE SOLE OWER(S) IN FEE OF POUDRE HEIGHTS SUBDIVISION FILING NO.1, WELD COUNTY, COLORADO, SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS (HAVE) SUBDIVIDED THE SAME INTO LOTS AND BLOCKS (OR BUILDING ENVELOPES) AS SHOWN ON THE ATTACHED MAP, AND DOES (DO) HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME POUDRE HEIGHTS SUBDIVISION TO THE CITY OF GREELEY, WELD COUNTY, COLORADO, AND DOES (DO) DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS COVER 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 BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CORRECTLY DESIGNATED UPON SAID MAP.

SIGNATURE OF OWNER _____ DATE _____
WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, A.D. _____.
STATE OF COLORADO)
CITY OF GREELEY)
WELD COUNTY)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 202____.
MY COMMISSION EXPIRES: _____.
WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC _____

CITY OF GREELEY SIGNATURE BLOCKS:
CITY COUNCIL APPROVAL

APPROVED BY THE CITY OF GREELEY ON THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION RECOMMENDATION

RECOMMENDED/NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS _____ DAY OF _____, 20____.

PLANNING COMMISSION APPROVAL

APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON _____ DAY OF _____, 20____.

SURVEYOR CERTIFICATION BLOCK:

CERTIFICATE AND SEAL OF REGISTERED LAND SURVEYOR:

THAT I, _____, 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 WHERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO.

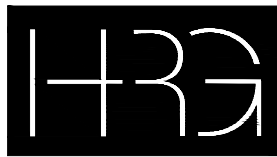
REGISTERED LAND SURVEYOR

REGISTRATION NUMBER

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: COVER SHEET

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: 1 OF 42



Know what's below.
Call before you dig.

ALL UTILITIES ARE SHOWN
BASED ON THE INFORMATION
AVAILABLE TO THE ENGINEER.
THERE IS NO GUARANTEE ALL
UTILITIES ARE SHOWN OR
THAT THE LOCATION, DEPTH,
AND SIZE OF EACH FACILITY IS
CORRECT. THE CONTRACTOR IS
RESPONSIBLE FOR LOCATING
ALL UTILITIES AND SERVICE
LINES PRIOR TO CONSTRUCTION.

PROJECT OWNER/APPLICANT:

POUDRE BAY PARTNERS
BRIAN SMERUD
PO BOX 135
WINDSOR, CO 80550
PH: 970-415-0538
Brian.Smerud@PoudreBay.com

PROJECT SURVEYOR:

MAJESTIC SURVEYING, LLC
RYAN LITTLETON, P.E.
1111 DRAMOND VALLEY DRIVE #104
WINDSOR, CO 80550
PH: 970-833-5698
EMAIL: stevenp@majesticsurveying.com

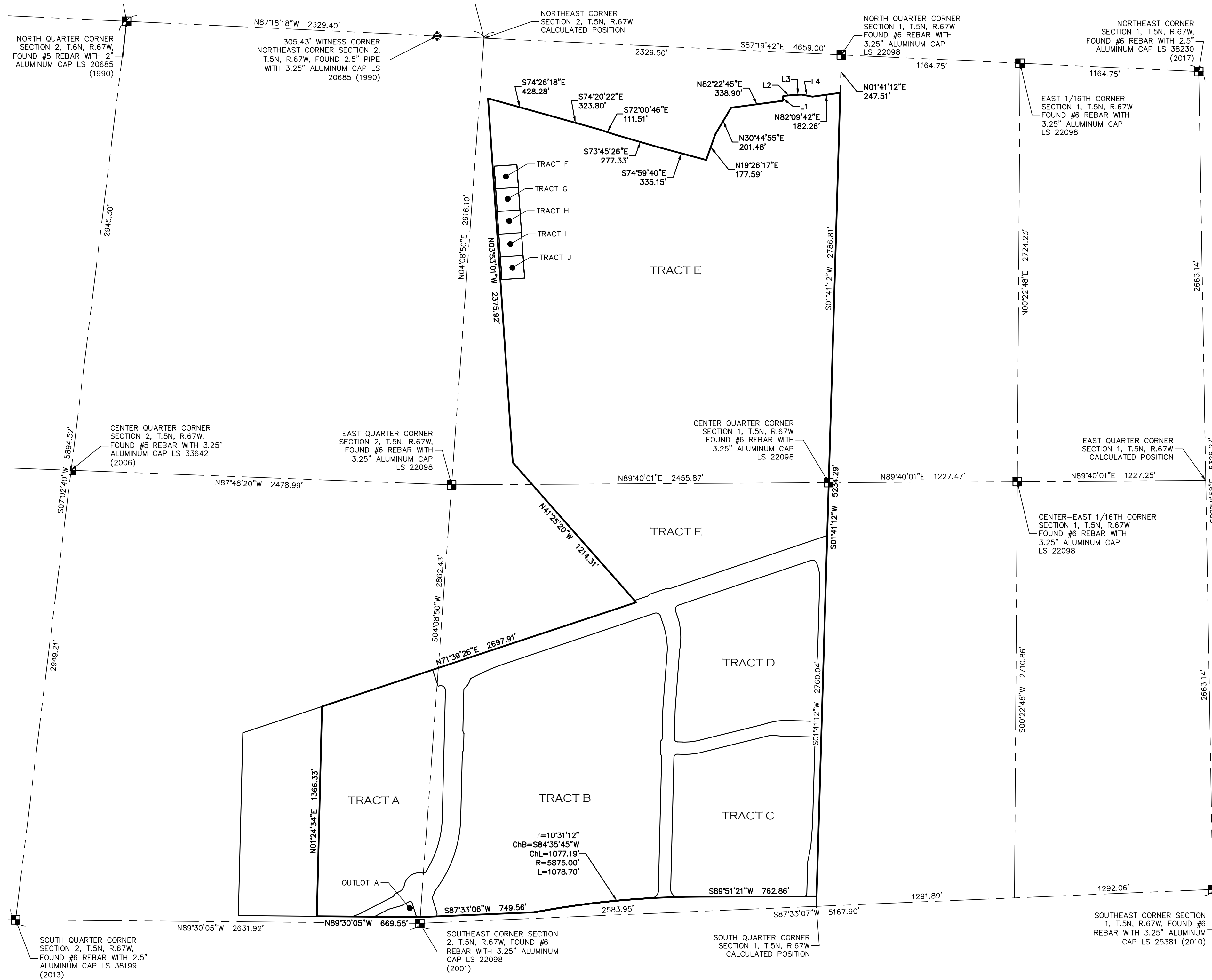
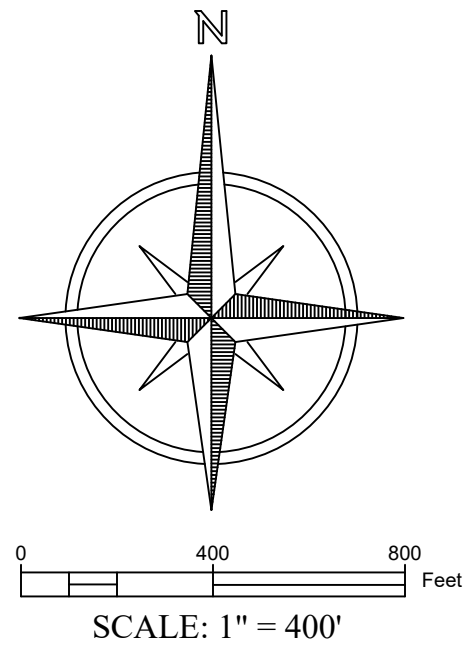
PROJECT ENGINEER:

HR GREEN DEVELOPMENT, LLC
RYAN LITTLETON, P.E.
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
rlittleton@hrgreen.com

PROJECT PLANNER/ LANDSCAPE ARCHITECT:

HR GREEN DEVELOPMENT, LLC
JAMIE RAMOS
5613 DTC PARKWAY, SUITE 950
GREENWOOD VILLAGE, CO 80111
PH: 720-602-4999
JRAMOS@HRGREEN.COM

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 Lots/TRACTS
SUB2023-0008



LEGEND

	ALIQUOT CORNER AS DESCRIBED		BOUNDARY LINE
	SET ALIQUOT MONUMENT		EASEMENT LINE
	WITNESS CORNER		RIGHT OF WAY LINE
	FOUND MONUMENT AS DESCRIBED		SECTION LINE
	FOUND #4 REBAR W/YPC LS 38353		CENTER LINE
	CALCULATED POSITION		SURVEY LINE
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348		PARCEL LINE
			GRAVEL/DIRT ROAD

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. (13-80-105 C.R.S. 2012)

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	764.13'	5875.00'	7°27'08"	763.59'	S83°03'43"W
C2	86.20'	5875.00'	0°50'26"	86.20'	S87°12'30"W
C3	92.67'	5875.00'	0°54'14"	92.67'	S88°04'50"W
C4	135.70'	5875.00'	1°19'24"	135.70'	S89°11'39"W
C5	58.59'	30.50'	110°03'34"	49.99'	N53°36'59"W
C6	11.80'	30.50'	22°09'38"	11.72'	N09°40'01"W
C7	46.79'	30.50'	87°53'56"	42.34'	N64°41'48"W
C8	374.49'	696.00'	30°49'44"	369.99'	N16°49'40"E
C9	24.25'	20.00'	69°27'54"	22.79'	N66°58'29"E
C10	160.95'	101.00'	91°18'15"	144.45'	S56°03'19"W
C11	49.79'	54.50'	52°20'35"	48.08'	N36°34'29"E
C12	10.47'	20.00'	30°00'00"	10.35'	N47°44'46"E
C13	10.47'	20.00'	30°00'00"	10.35'	N47°44'46"E
C14	2.00'	371.00'	0°18'33"	2.00'	N62°54'02"E
C15	49.74'	100.00'	28°29'47"	49.22'	N48°29'53"E
C16	75.39'	341.00'	12°40'04"	75.24'	N69°04'48"E
C17	4.05'	20.00'	11°35'29"	4.04'	S68°32'31"W
C18	4.05'	20.00'	11°35'29"	4.04'	S68°32'31"W
C19	25.31'	14.50'	100°00'00"	22.22'	N67°15'14"W
C20	16.75'	20.00'	47°58'39"	16.26'	S06°44'06"W
C21	31.07'	101.00'	17°37'37"	30.95'	N21°54'37"E
C22	8.45'	20.00'	24°11'53"	8.38'	S25°11'45"W
C23	511.02'	816.00'	35°52'54"	502.71'	N19°21'15"E
C24	21.68'	30.00'	41°24'35"	21.21'	S22°07'05"W
C25	21.68'	30.00'	41°24'35"	21.21'	S19°17'29"E
C26	16.97'	20.00'	48°36'48"	16.46'	S25°43'11"W
C27	61.11'	101.00'	34°39'54"	60.18'	S32°41'38"W
C28	16.97'	20.00'	48°36'43"	16.46'	S39°40'02"W
C29	146.85'	1140.00'	7°22'51"	146.75'	S67°39'49"W
C30	30.01'	69.50'	24°44'23"	29.78'	N76°06'51"E
C31	12.67'	1260.00'	0°34'34"	12.67'	S64°15'40"W
C32	47.12'	30.00'	90°00'00"	42.43'	N63°38'46"W
C33	180.36'	450.00'	22°57'52"	179.16'	N07°09'50"W
C34	11.57'	404.00'	1°38'28"	11.57'	N17°06'57"W
C35	5.00'	404.00'	0°42'35"	5.00'	N18°17'29"W
C36	146.10'	542.47'	15°25'53"	145.66'	S08°17'50"E
C37	22.82'	450.00'	2°54'18"	22.81'	S02°51'57"W
C38	24.84'	490.00'	2°54'18"	24.84'	N02°51'57"E
C39	20.79'	410.00'	2°54'18"	20.79'	S03°51'57"W
C40	195.34'	474.17'	23°36'14"	193.96'	N01°36'44"W
C41	5.73'	508.00'	0°38'45"	5.73'	N18°19'24"W
C42	47.12'	30.00'	90°00'00"	42.43'	S26°21'14"W
C43	42.86'	39.90'	61°32'20"	40.83'	S50°10'08"W
C44	17.26'	39.34'	25°07'51"	17.12'	S19°27'57"E
C45	47.12'	30.00'	90°00'00"	42.43'	N63°38'46"W
C46	92.27'	259.99'	20°20'05"	91.79'	S08°28'50"E
C47	31.42'	20.00'	90°00'00"	28.28'	N46°41'17"E
C48	133.64'	415.00'	18°27'02"	133.06'	S82°27'47"W
C49	109.58'	410.00'	15°18'48"	109.25'	N83°45'24"E
C50	31.42'	20.00'	90°00'00"	28.28'	S43°35'12"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N08°10'32"E	31.99'
L2	N84°36'53"E	70.65'
L3	N87°59'52"E	50.09'
L4	S79°28'42"E	71.41'
L5	S88°35'12"E	35.47'
L6	S73°14'16"W	33.00'
L7	N18°38'44"W	18.29'
L8	N03°13'09"E	20.70'
L9	S62°44'46"W	54.54'
L10	S74°20'15"W	80.55'
L11	N62°44'46"E	30.69'
L12	N71°21'14"E	7.91'
L13	N89°59'57"W	19.07'
L14	S00°00'03"W	46.28'
L15	S00°00'03"W	52.07'
L16	N88°35'12"W	16.33'
L17	N88°35'12"W	16.32'
L18	S88°35'12"E	10.00'
L19	N01°24'48"E	20.00'
L20	S88°35'12"E	10.00'

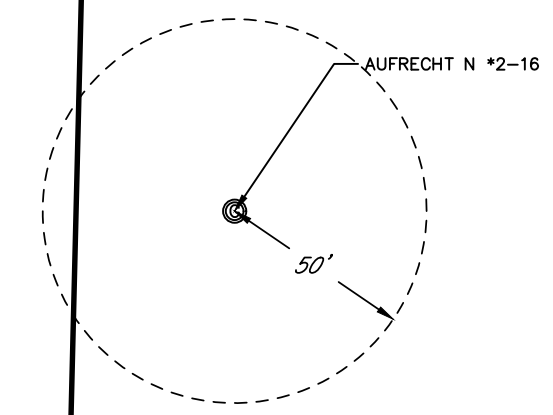
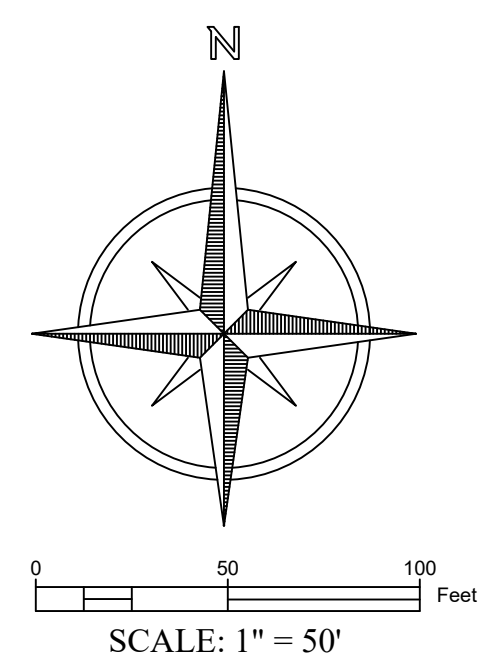
LINE TABLE		
LINE	BEARING	LENGTH
L21	S01°27'12"E	16.92'
L22	S01°27'12"E	15.34'
L23	S58°47'39"W	22.06'
L24	S58°47'39"W	32.76'
L25	N67°52'26"E	25.11'
L26	S19°20'13"E	71.32'
L27	S71°21'14"W	73.29'
L28	N71°21'14"E	38.46'
L29	S18°38'46"E	30.00'
L30	N71°21'14"E	38.46'
L31	S18°38'46"E	12.93'
L32	S71°21'14"W	30.00'
L33	N18°38'46"W	12.93'
L34	N85°40'54"W	50.59'
L35	S04°19'06"W	25.00'
L36	S85°40'54"E	50.59'
L37	N85°40'54"W	77.31'
L38	N04°19'06"E	25.00'
L39	S85°40'54"E	77.31'
L40	N88°35'12"W	52.00'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N01°24'48"E	25.00'
L42	N88°35'12"W	52.00'
L43	S01°41'17"W	50.64'
L44	N01°24'48"E	32.00'
L45	S88°35'12"E	20.50'
L46	N50°49'30"W	9.31'
L47	S87°06'02"W	38.55'
L48	S02°53'58"E	20.00'
L49	S87°06'02"W	24.62'
L50	N87°06'02"E	34.72'
L51	N02°53'58"W	20.00'
L52	S87°06'02"W	52.36'
L53	S01°41'17"W	74.36'
L54	N88°36'39"W	20.00'
L55	N01°41'17"E	74.46'
L56	S85°40'54"E	51.52'
L57	N88°27'21"W	25.00'
L58	S01°41'17"W	51.58'
L59	S02°37'39"W	38.54'
L60	S64°10'03"E	29.54'

LINE TABLE		
LINE	BEARING	LENGTH
L61	S25°49'57"W	26.67'
L62	N64°10'13"W	35.55'
L63	S01°41'17"W	50.64'
L64	S59°23'21"W	19.00'
L65	S87°02'31"E	12.46'
L66	N50°49'30"W	68.26'
L67	S50°49'30"E	61.88'
L68	S04°02'46"E	18.14'
L69	S04°02'46"E	24.29'
L70	N17°46'42"E	10.82'
L71	N41°26'48"E	40.36'
L72	S85°05'07"W	5.11'
L73	N59°23'21"E	18.80'
L74	N89°59'39"E	19.05'
L75	S71°21'21"W	93.54'
L76	S88°35'12"E	29.83'
L77	S01°24'48"W	9.60'
L78	N88°35'12"W	29.83'
L79	S03°17'39"W	13.48'
L80	S18°48'22"W	44.72'

PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 400'		

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008



PARCEL NO. 088702402001
OWNER: JCK ENTERPRISE LLC
SPECIAL WARRANTY DEED
REC. NO. 4717704

TRACT A
1088,627 SQ. FT.
24.991 ACRES

LEGEND

	ALIQUOT CORNER AS DESCRIBED		BOUNDARY LINE
	SET ALIQUOT MONUMENT		EASEMENT LINE
	WITNESS CORNER		RIGHT OF WAY LINE
	FOUND MONUMENT AS DESCRIBED		SECTION LINE
	FOUND #4 REBAR W/YPC LS 38353		CENTERLINE
	CALCULATED POSITION		SURVEY LINE
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348		PARCEL LINE
			GRAVEL/DIRT ROAD

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

TRACT B
2277,685 SQ. FT.
52.288 ACRES

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPMENT (P.U.D.)

LOT 1
BEDROCK EAST
SUBDIVISION

30' ACCESS EASEMENT
REC. NO. 4325631
35' ROW
REC. NO. 4641192

FOUND #4 REBAR

40' ROW
BKG. 905 PG. 158

40' ROW
BKG. 905 PG. 159

30' ROW
BKG. 86 PG. 273

30' ROW
BKG. 86 PG. 273

HIGHWAY 257 SPUR

N89°30'05"W 2631.92'

HWY 257 SPUR

POUDRE HEIGHTS PARKWAY

STATE HIGHWAY 34 (10th STREET)

SOUTHEAST CORNER SECTION
2, T.5N, R.67W, FOUND #6
REBAR WITH 3.25" ALUMINUM
CAP LS 22098
(2001)

NOTICE

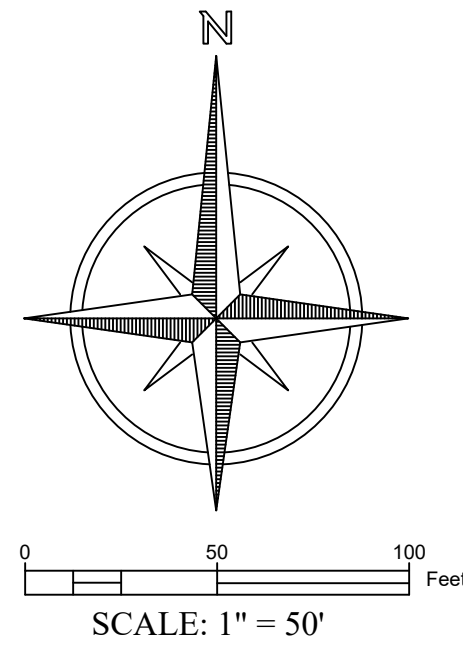
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)



PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

SHEET
4 OF 42

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 Acres, 7 Lots/TRACTS
SUB2023-0008



LEGEND

	ALIQUOT CORNER AS DESCRIBED		BOUNDARY LINE
	SET ALIQUOT MONUMENT		EASEMENT LINE
	WITNESS CORNER		RIGHT OF WAY LINE
	FOUND MONUMENT AS DESCRIBED		SECTION LINE
	FOUND #4 REBAR W/YPC LS 38353		CENTERLINE
	CALCULATED POSITION		SURVEY LINE
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348		PARCEL LINE
			GRAVEL/DIRT ROAD

10801 HIGHWAY 257 SPUR
PARCEL NO. 098702100059
OWNER: RICK D. HERTZKE ET. AL.
CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPEMENT (P.U.D.)

50' PIPELINE EASEMENT
REC. NO. 2620133 & 2620134

IRRIGATION RISERS

ROAD SUBJECT TO PIPELINE
& ACCESS EASEMENT
REC. NO. 1949862

FOUND #4 REBAR
WITH RED PLASTIC
CAP LS 38106

20' DOP MIDSTREAM EASEMENT
REC. NO. 3556406
(SEE NOTE 4)

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPEMENT (P.U.D.)

LOT 1
BEDROCK EAST
SUBDIVISION

ACCESS &
DRAINAGE EASEMENT
REC. NO. 4641192

PARCEL NO. 098702402001
OWNER: JCK ENTERPRISE LLC
SPECIAL WARRANTY DEED
REC. NO. 4717704

S01°24'34"W 1366.33'
1331.32'

TRACT A
1088,627 SQ. FT.
24.991 ACRES

107TH AVENUE
60' ROW - NO EXISTING ROADWAY

TRACT B
2277,685 SQ. FT.
52.288 ACRES

NOTICE

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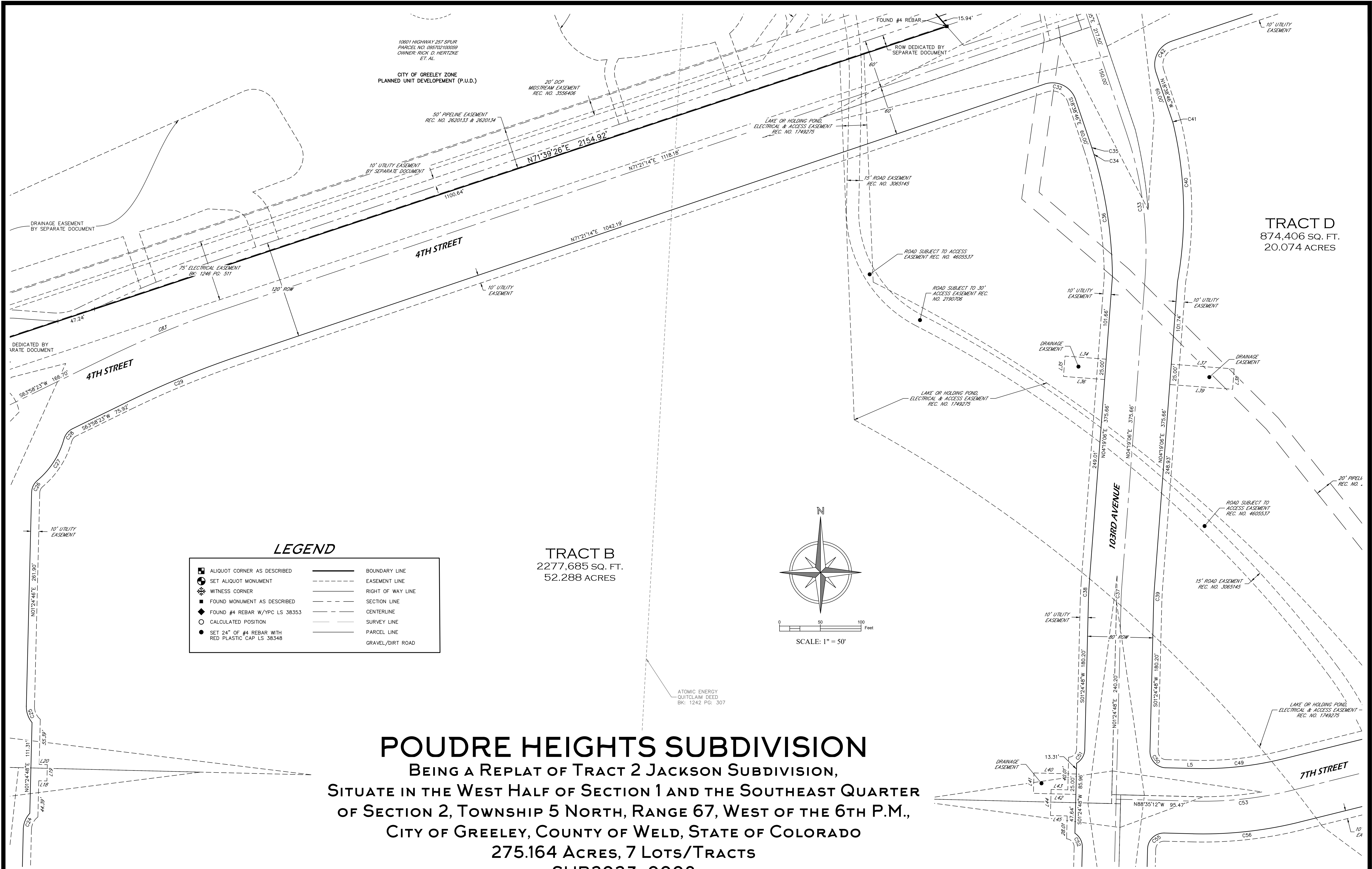
PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

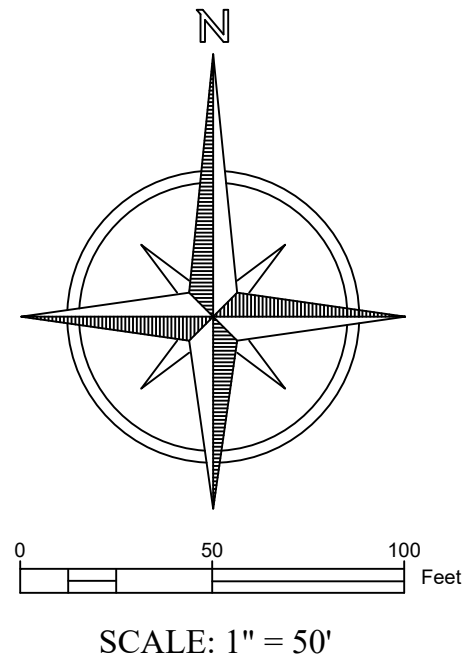
SHEET
5 OF 42



LEGEND

ALIQUOT CORNER AS DESCRIBED	BOUNDARY LINE
SET ALIQUOT MONUMENT	EASEMENT LINE
WITNESS CORNER	RIGHT OF WAY LINE
FOUND MONUMENT AS DESCRIBED	SECTION LINE
FOUND #4 REBAR W/YPC LS 38353	CENTERLINE
CALCULATED POSITION	SURVEY LINE
SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	PARCEL LINE
	GRAVEL/DIRT ROAD

TRACT B
2277,685 SQ. FT.
52.288 ACRES



POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

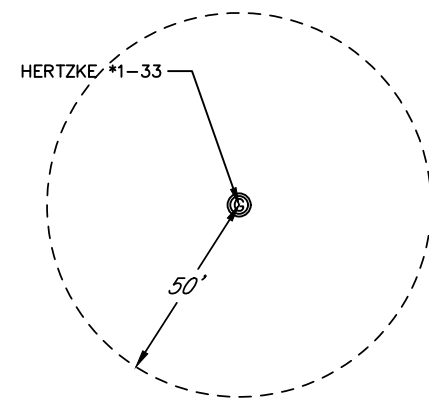
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PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

SHEET
6 OF 42

BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008



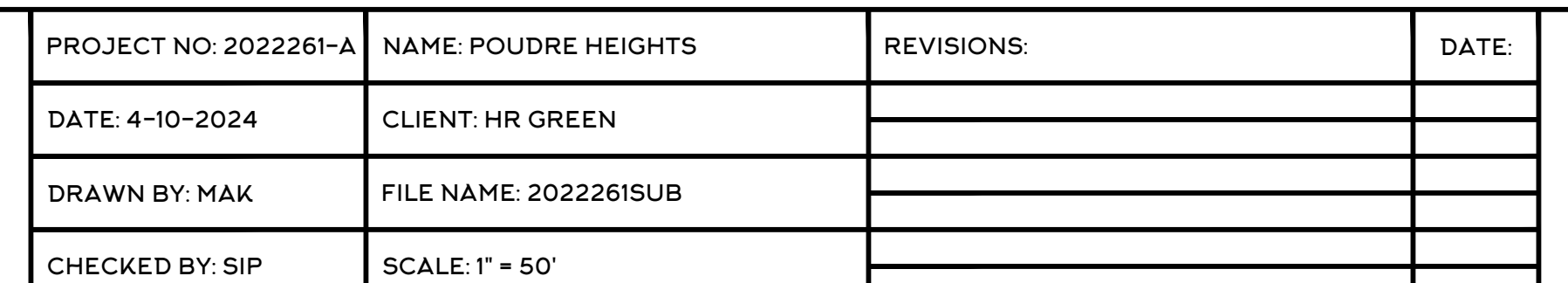
ATOMIC ENERGY
—QUITCLAIM DEED
BK: 1242 PG: 307

■	ALIQUOT CORNER AS DESCRIBED	—————	BOUNDARY LINE
⊙	SET ALIQUOT MONUMENT	- - - - -	EASEMENT LINE
⊙	WITNESS CORNER	—————	RIGHT OF WAY LINE
■	FOUND MONUMENT AS DESCRIBED	- - - - -	SECTION LINE
◆	FOUND #4 REBAR W/YPC LS 38353	——— - —	CENTERLINE
○	CALCULATED POSITION	—————	SURVEY LINE
●	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	—————	PARCEL LINE
			GRAVEL/DIRT ROAD

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

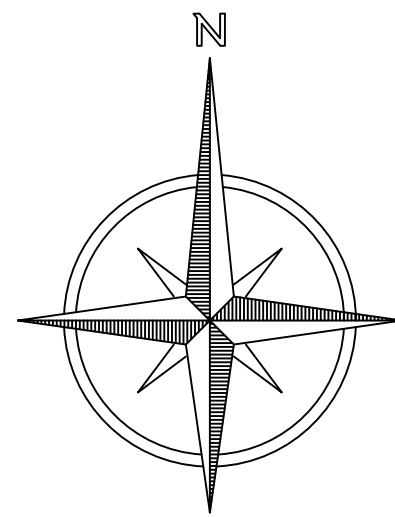
NOTICE

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SHEET
7 OF 42

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008



SCALE: 1" = 50'

TRACT G
LAKE BLUFF SUBDIVISION

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPEMENT (P.U.D.)

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

TRACT J
LAKE BLUFF SUBDIVISION

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPEMENT (P.U.D.)

LEGEND

- | | | | |
|--|---|--|-------------------|
| | ALIQUOT CORNER AS DESCRIBED | | BOUNDARY LINE |
| | SET ALIQUOT MONUMENT | | EASEMENT LINE |
| | WITNESS CORNER | | RIGHT OF WAY LINE |
| | FOUND MONUMENT AS DESCRIBED | | SECTION LINE |
| | FOUND #4 REBAR W/YPC LS 38353 | | CENTERLINE |
| | CALCULATED POSITION | | SURVEY LINE |
| | SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348 | | PARCEL LINE |
| | | | GRAVEL/DIRT ROAD |

NOTICE

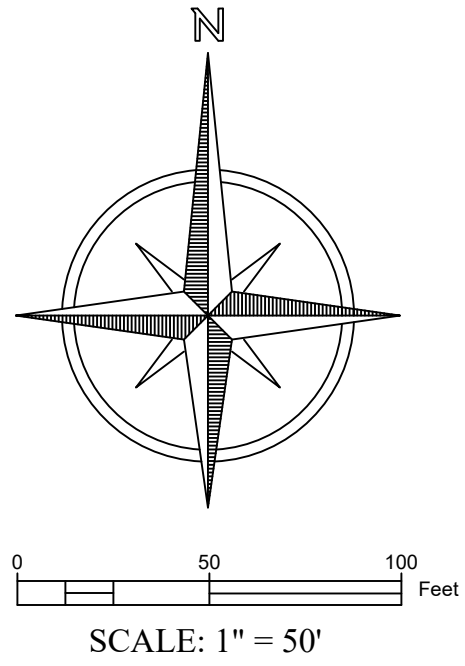
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MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104 WINDSOR, CO 80550

PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

SHEET
8 OF 42



TRACT B
2277,685 SQ. FT.
52.288 ACRES

TRACT D
874,406 SQ. FT.
20.074 ACRES

LEGEND

	ALIQUOT CORNER AS DESCRIBED		BOUNDARY LINE
	SET ALIQUOT MONUMENT		EASEMENT LINE
	WITNESS CORNER		RIGHT OF WAY LINE
	FOUND MONUMENT AS DESCRIBED		SECTION LINE
	FOUND #4 REBAR W/YPC LS 38353		CENTERLINE
	CALCULATED POSITION		SURVEY LINE
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348		PARCEL LINE
			GRAVEL/DIRT ROAD

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008

TRACT C
902,642 SQ. FT.
20.722 ACRES

NOTICE

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PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

SHEET
9 OF 42

TRACT E
5,946,154 SQ. FT.
136.505 ACRES

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

LEGEND

	ALIQUOT CORNER AS DESCRIBED		BOUNDARY LINE
	SET ALIQUOT MONUMENT		EASEMENT LINE
	WITNESS CORNER		RIGHT OF WAY LINE
	FOUND MONUMENT AS DESCRIBED		SECTION LINE
	FOUND #4 REBAR W/YPC LS 38353		CENTERLINE
	CALCULATED POSITION		SURVEY LINE
	SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348		PARCEL LINE
			GRAVEL/DIRT ROAD

TRACT E
5,946,154 SQ. FT.
136.505 ACRES

TRACT D
874,406 SQ. FT.
20.074 ACRES

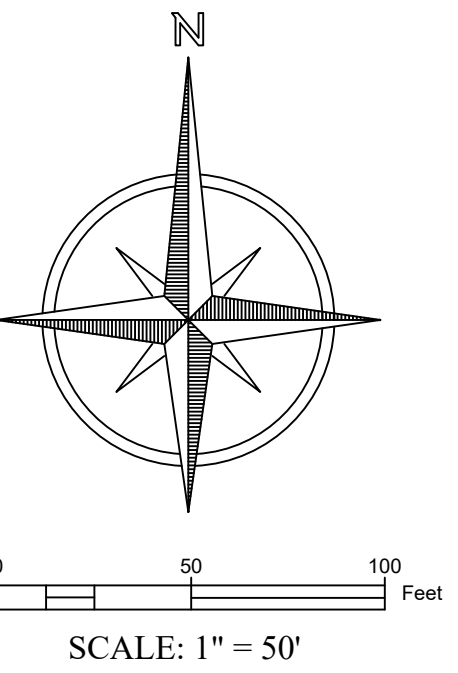
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MAJESTIC SURVEYING
MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550

PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 50'		

**SHEET
10 OF 42**

CENTER QUARTER CORNER
SECTION 1, T.5N, R.67W
FOUND #6 REBAR
WITH 3.25" ALUMINUM CAP
LS 22098



S01°41'12"W 5546.85'

S01°41'12"W 5234.29'

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPMENT (P.U.D.)

TRACT A
LAKE BLUFF SUBDIVISION

CITY OF GREELEY ZONE
PLANNED UNIT DEVELOPMENT (P.U.D.)

TRACT C
LAKE BLUFF SUBDIVISION

101ST AVENUE

4TH STREET

LOT 2
2277,685 SQ. FT.
52.288 ACRES

ATOMIC ENERGY
QUITCLAIM DEED
BK: 1242 PG: 307

WATER CONSERVATION
AGREEMENT REC. NO. 2197187

PIPELINE RIGHT OF WAY
REC. NO. 2828146

ROW DEDICATED BY
SEPARATE DOCUMENT

10801 HIGHWAY 257 SPUR
PARCEL NO. 085702100059
OWNER: RICK D. HERTZKE
ET AL

LAKE OR HOLDING POND,
ELECTRICAL & ACCESS EASEMENT
REC. NO. 1749275

50' PIPELINE EASEMENT
REC. NO. 2620133 & 2620134

ROW REC.
NO. 4837572

TEMPORARY
GRADING EASEMENT
REC. NO. 4841689

DRAINAGE EASEMENT
REC. NO. 4841689

40' ROW
REC. NO. 4835681

10' UTILITY
EASEMENT

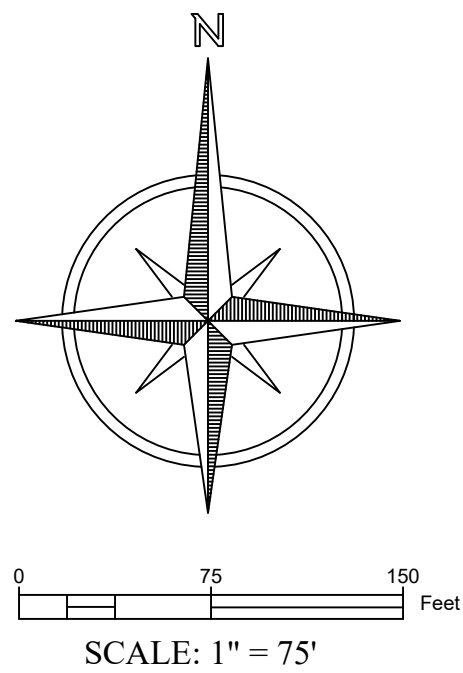
40' ROW
REC. NO. 4837572

DRAINAGE EASEMENT
REC. NO. 4841689

DRAINAGE
EASEMENT

HERTZKE, N *1-11
30'

POUDRE HEIGHTS SUBDIVISION
BEING A REPLAT OF TRACT 2 JACKSON SUBDIVISION,
SITUATE IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER
OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
SUB2023-0008



TRACT E
5,946,154 SQ. FT.
136.505 ACRES

LEGEND

- | | |
|---|-------------------|
| ALIQUOT CORNER AS DESCRIBED | BOUNDARY LINE |
| SET ALIQUOT MONUMENT | EASEMENT LINE |
| WITNESS CORNER | RIGHT OF WAY LINE |
| FOUND MONUMENT AS DESCRIBED | SECTION LINE |
| FOUND #4 REBAR W/YPC LS 38353 | CENTERLINE |
| CALCULATED POSITION | SURVEY LINE |
| SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348 | PARCEL LINE |
| | GRAVEL/DIRT ROAD |

PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

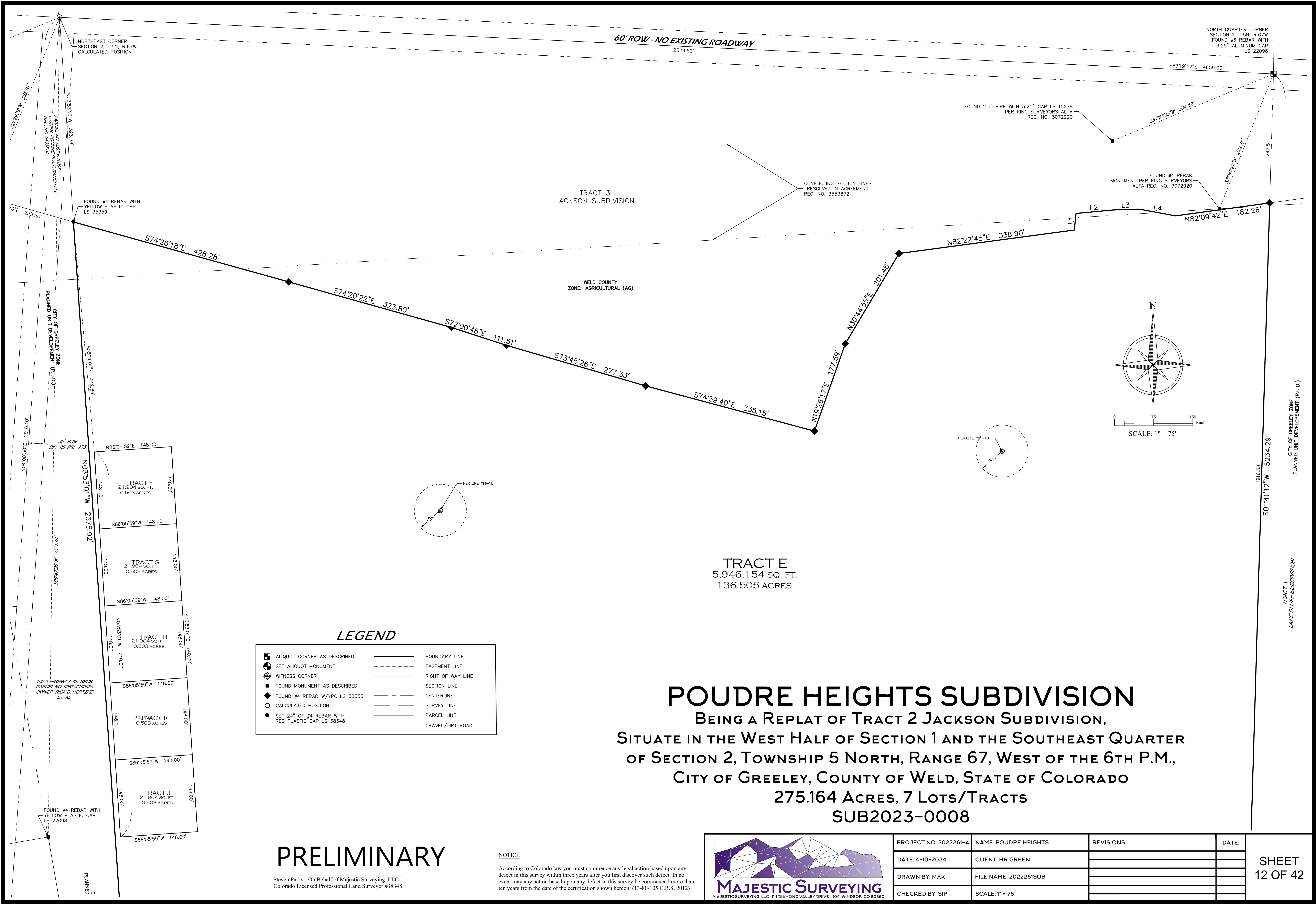
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PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 75'		

SHEET
11 OF 42



PRELIMINARY

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

NOTICE

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PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 4-10-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 75'		

SHEET
12 OF 42

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

LEGAL DESCRIPTION POUDRE HEIGHTS SUBDIVISION FILING NO. 1

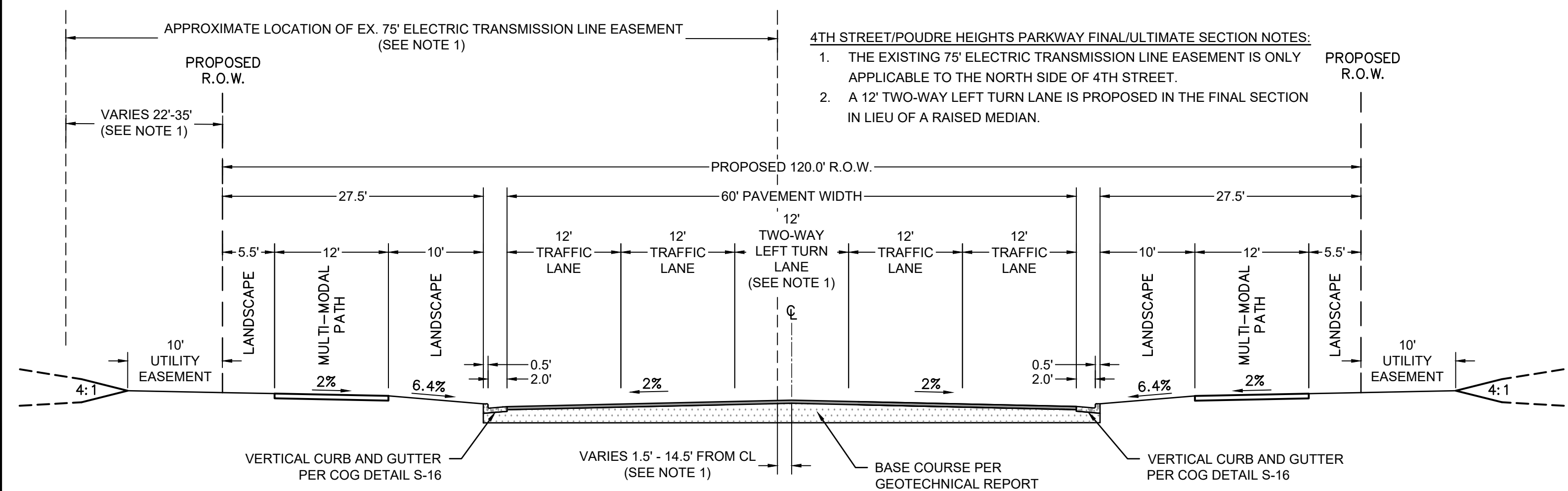
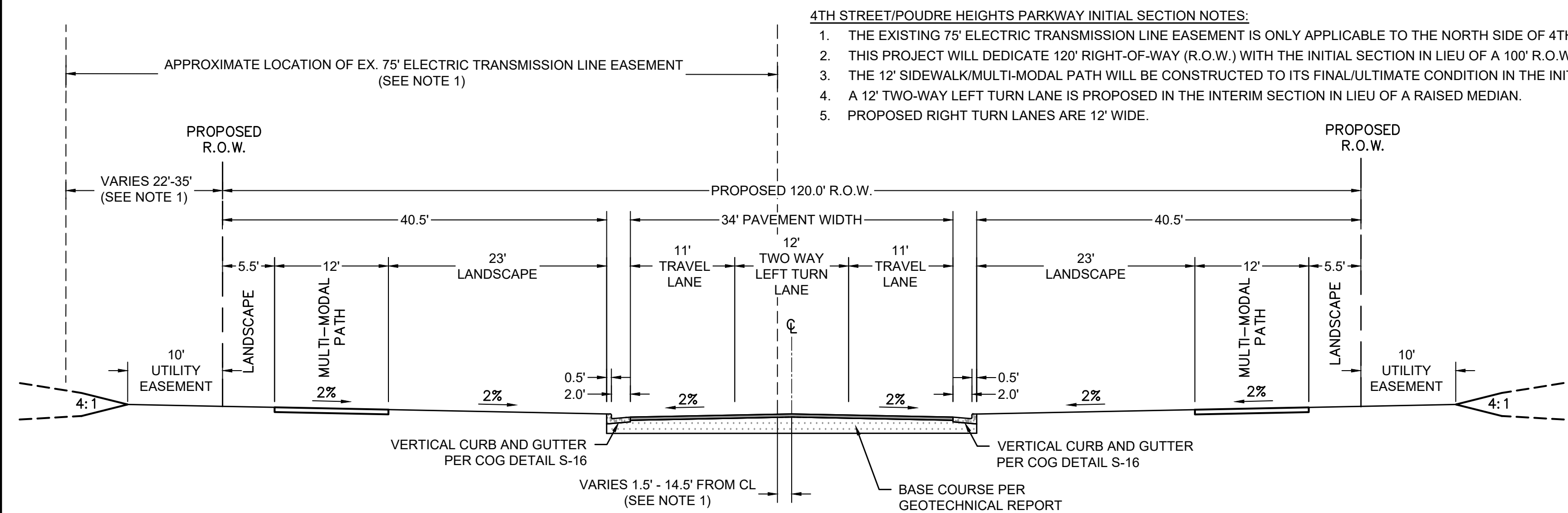
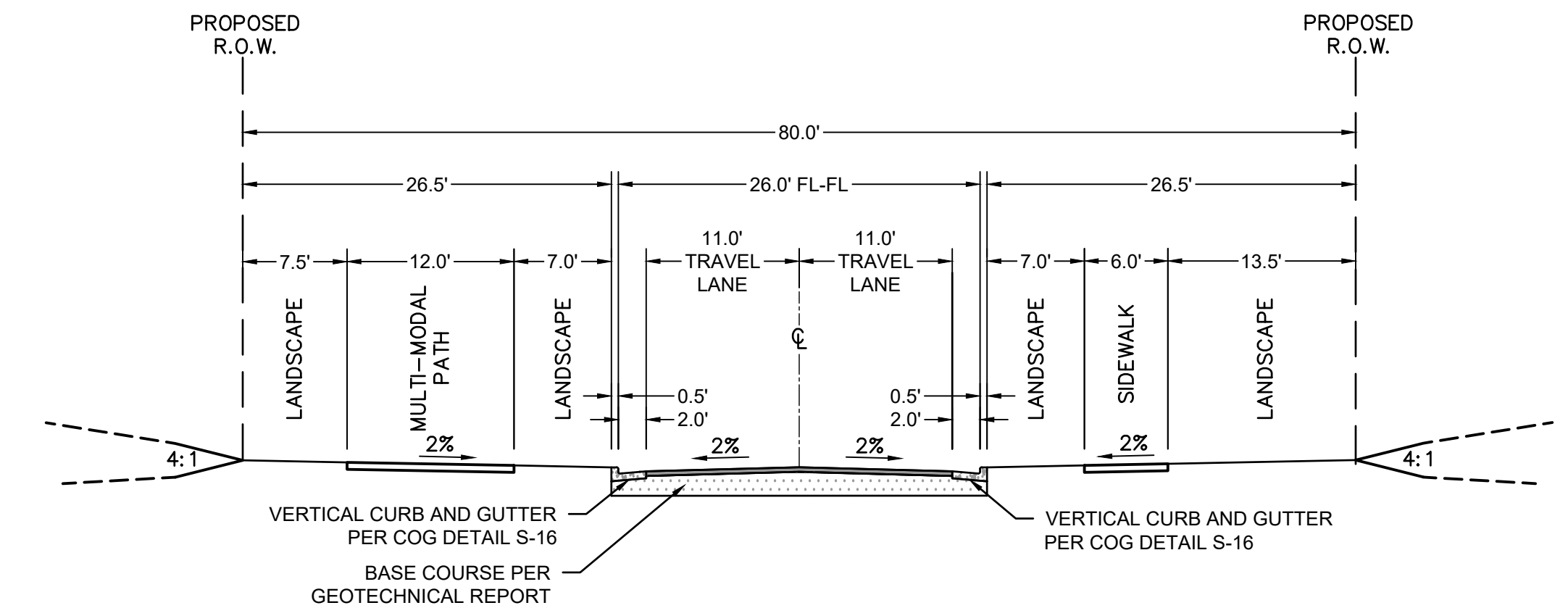
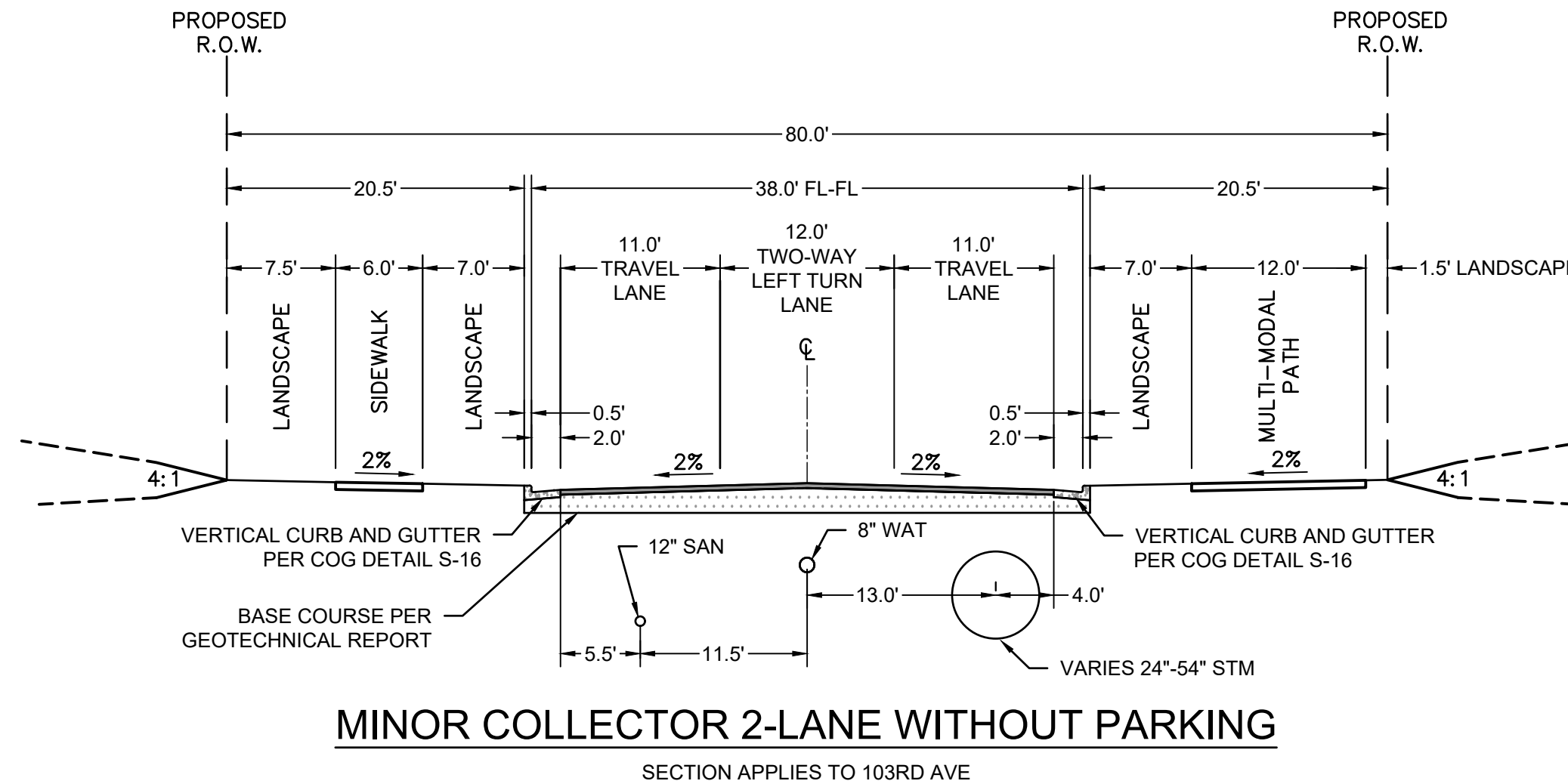
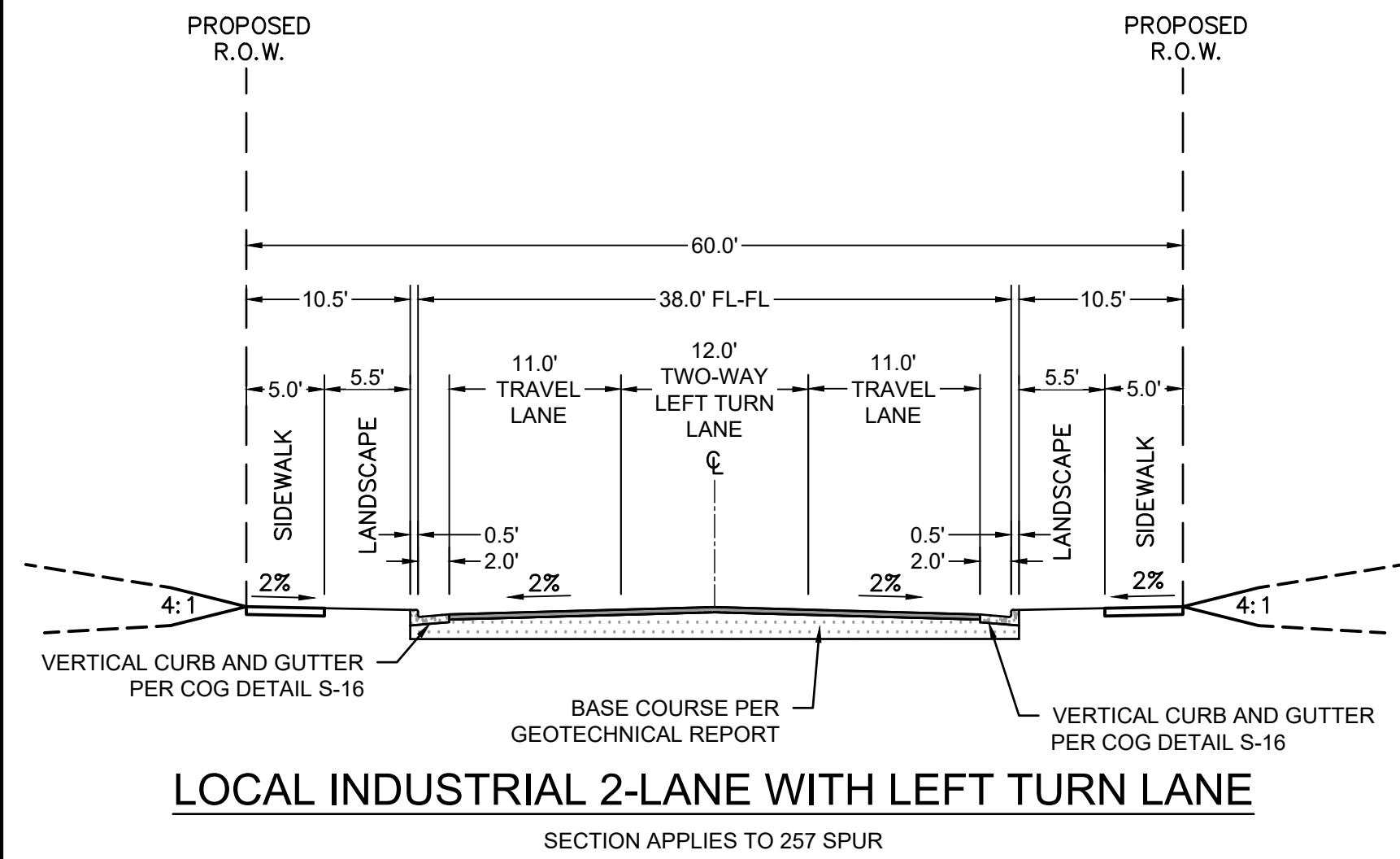
TRACT 2,
JACKSON SUBDIVISION,
PART OF THE WEST HALF OF SECTION 1 AND PART OF THE SOUTHEAST QUARTER OF
SECTION 2, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., CITY OF GREELEY,
COUNTY OF WELD, STATE OF COLORADO,

EXCEPT ANY PORTION CONVEYED TO WELD COUNTY IN DEED RECORDED AUGUST 24, 1931
IN BOOK 918 AT PAGE 465,

ALSO EXCEPT ANY PORTION CONVEYED TO ED ORR AND SUSIE ANN ORR IN QUIT-CLAIM
DEED RECORDED JULY 18, 2006 AT RECEPTION NO. 3403870.

ALSO EXCEPT ANY PORTION CONVEYED TO DEPARTMENT OF TRANSPORTATION, STATE OF
COLORADO IN WARRANTY DEED RECORDED OCTOBER 3, 2007 AT RECEPTION NO. 3508373,
ALSO EXCEPT ANY PORTION CONVEYED TO BEST REAL ESTATE HOLDINGS LLC, IN SPECIAL
WARRANTY DEED RECORDED MAY 21, 2021 AT RECEPTION NO. 4717704.

SAID PARCEL CONTAINS 11,986,138 SQUARE FEET OR 275.164 ACRES



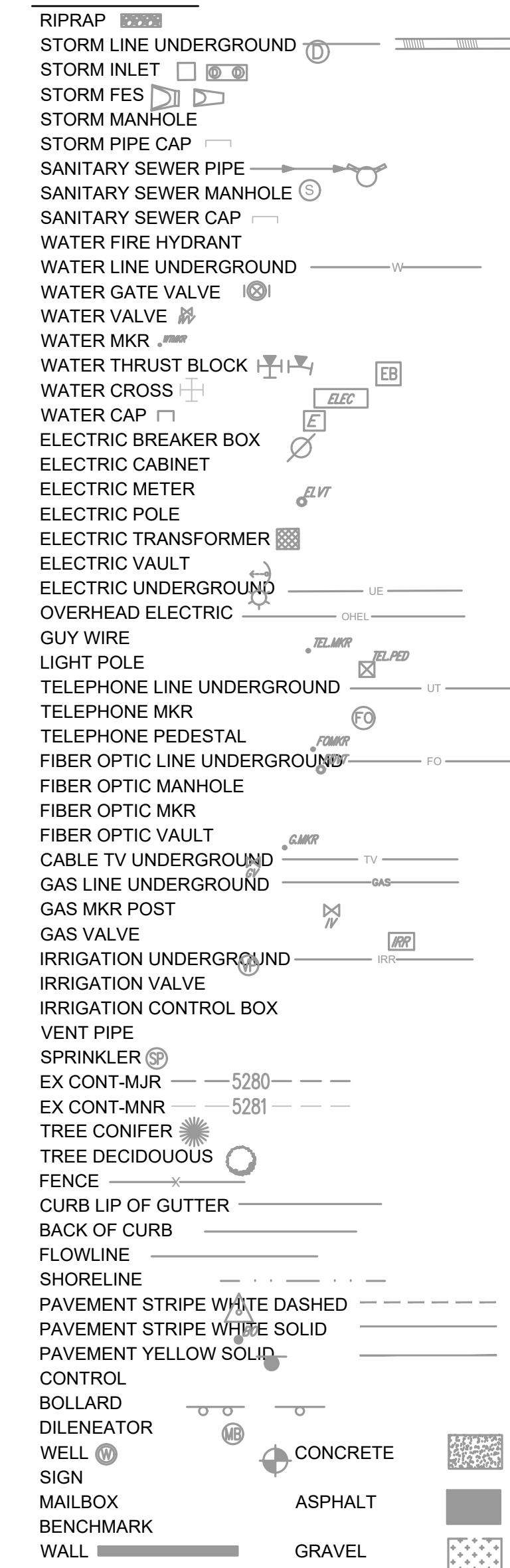
4TH STREET/POUDRE HEIGHTS PARKWAY INITIAL SECTION NOTES:

1. THE EXISTING 75' ELECTRIC TRANSMISSION LINE EASEMENT IS ONLY APPLICABLE TO THE NORTH SIDE OF 4TH STREET.
2. THIS PROJECT WILL DEDICATE 120' RIGHT-OF-WAY (R.O.W.) WITH THE INITIAL SECTION IN LIEU OF A 100' R.O.W. SECTION AS SHOWN IN THE CITY OF GREELEY STANDARD DETAIL S-5-R.
3. THE 12' SIDEWALK/MULTI-MODAL PATH WILL BE CONSTRUCTED TO ITS FINAL/ULTIMATE CONDITION IN THE INITIAL STAGE.
4. A 12' TWO-WAY LEFT TURN LANE IS PROPOSED IN THE INTERIM SECTION IN LIEU OF A RAISED MEDIAN.
5. PROPOSED RIGHT TURN LANES ARE 12' WIDE.

4TH STREET/POUDRE HEIGHTS PARKWAY FINAL/ULTIMATE SECTION NOTES:

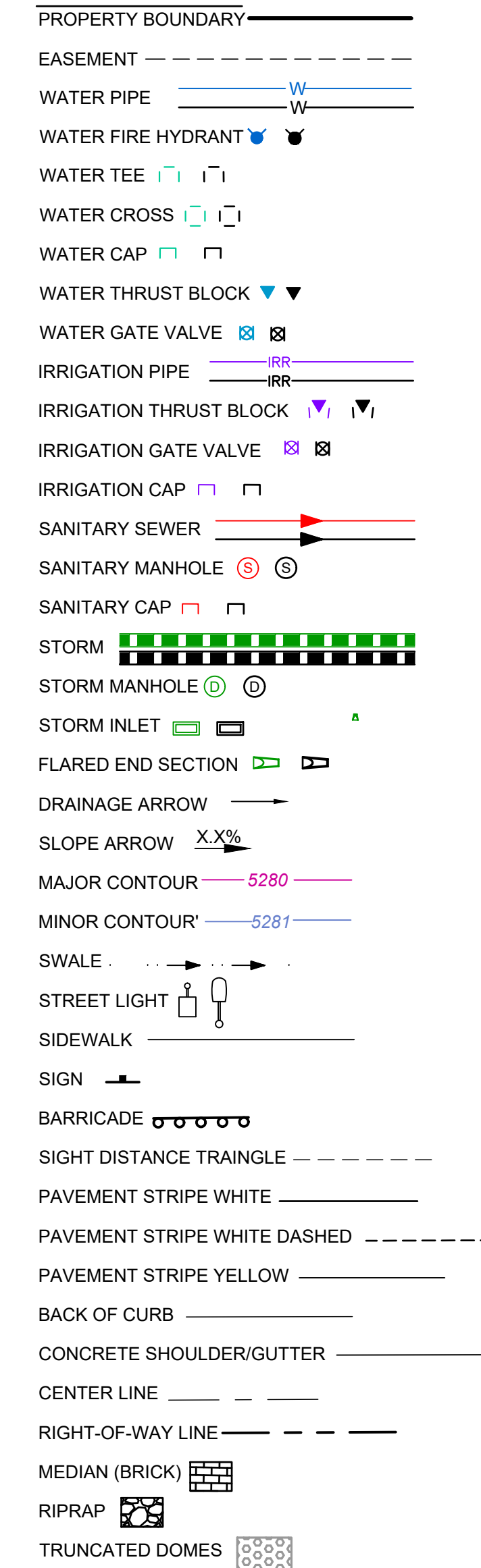
1. THE EXISTING 75' ELECTRIC TRANSMISSION LINE EASEMENT IS ONLY APPLICABLE TO THE NORTH SIDE OF 4TH STREET.
2. A 12' TWO-WAY LEFT TURN LANE IS PROPOSED IN THE FINAL SECTION IN LIEU OF A RAISED MEDIAN.

EXISTING



MASTER LEGEND

PROPOSED



ABBREVIATION	DEFINITION
AC	ACRE
ADA	AMERICANS WITH DISABILITY ACT
BW	BOTTOM OF WALL
DIA	DIAMETER
ELEC	ELECTRIC
EL	ELEVATION
EX	EXISTING
FES	FLARED END SECTION
FF	FINISHED FLOOR
FH	FIRE HYDRANT
FL	FLOWLINE
FO	FIBER OPTIC
FT	FEET
H	HORIZONTAL
HP	HIGH POINT
IN	INLET
INV	INVERT
IRR	IRRIGATION
L	LEFT
LF	LINEAR FEET
LP	LOW POINT
LS	LANDSCAPE
MAX	MAXIMUM
ME	MATCH EXISTING
MIN	MINIMUM
MKR	MARKER
NTS	NOT-TO-SCALE
OH	OVERHEAD
OHEL	OVERHEAD ELECTRIC
OS	OUTLET STRUCTURE
PED	PEDESTAL
PR	PROPOSED
PVC	POLYVINYL CHLORIDE
R	RADIUS
RCP	REINFORCED CONCRETE PIPE
ROW	RIGHT-OF-WAY
RT	RIGHT
SAN	SANITARY
SDMH	STORM DRAIN MANHOLE
SQ. FT.	SQUARE FEET
SSMH	SANITARY SEWER MANHOLE
STA	STATION
STM	STORM
T	TELEPHONE
TOP	TOP OF PIPE
TV	CABLE TV UNDERGROUND
TW	TOP OF WALL
TYP	TYPICAL
UE	UNDERGROUND ELECTRIC
UT	UNDERGROUND TELEPHONE
V	VERTICAL
WTR	WATER

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: GENERAL NOTES &
TYPICAL SECTIONS

DATE: DECEMBER 8, 2023

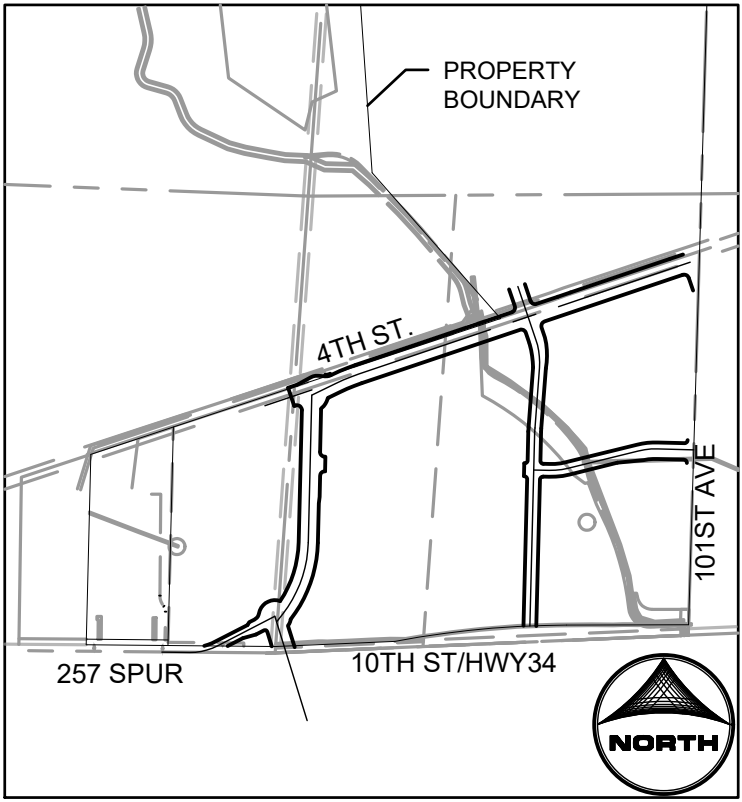
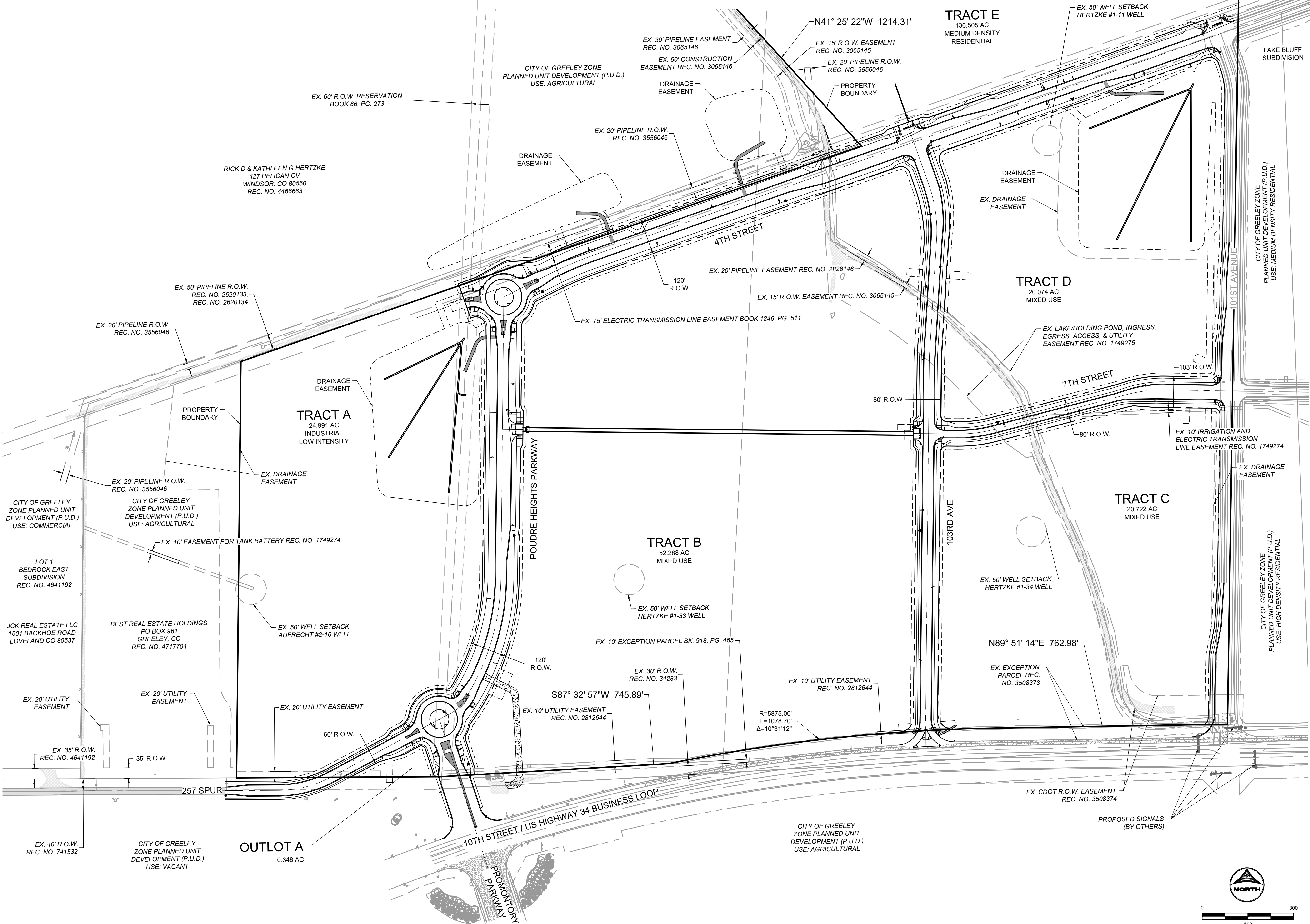


5613 DTC PARKWAY SUITE 950
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SHEET: 13 OF 42

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
EASEMENT	---
SETBACK	---
SIGHT TRIANGLE	---
LANDSCAPE TRIANGLE	---
PLANNING AREA BOUNDARY	---
FIRE HYDRANT	⬮
STREET LIGHT	⬮
EXISTING STREET LIGHT	⬮

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: OVERALL SITE PLAN

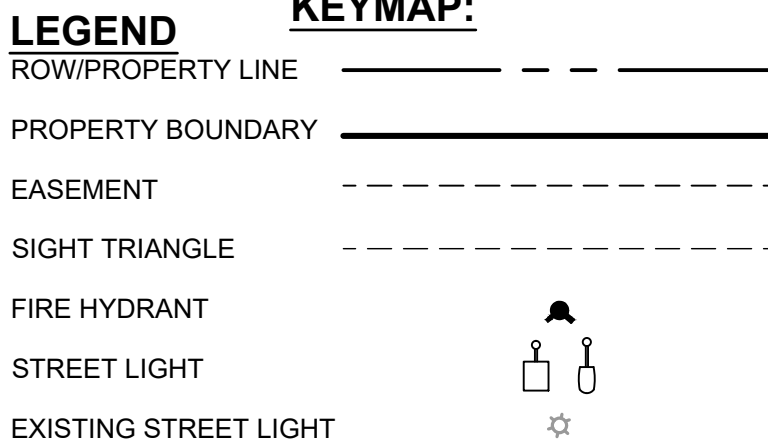
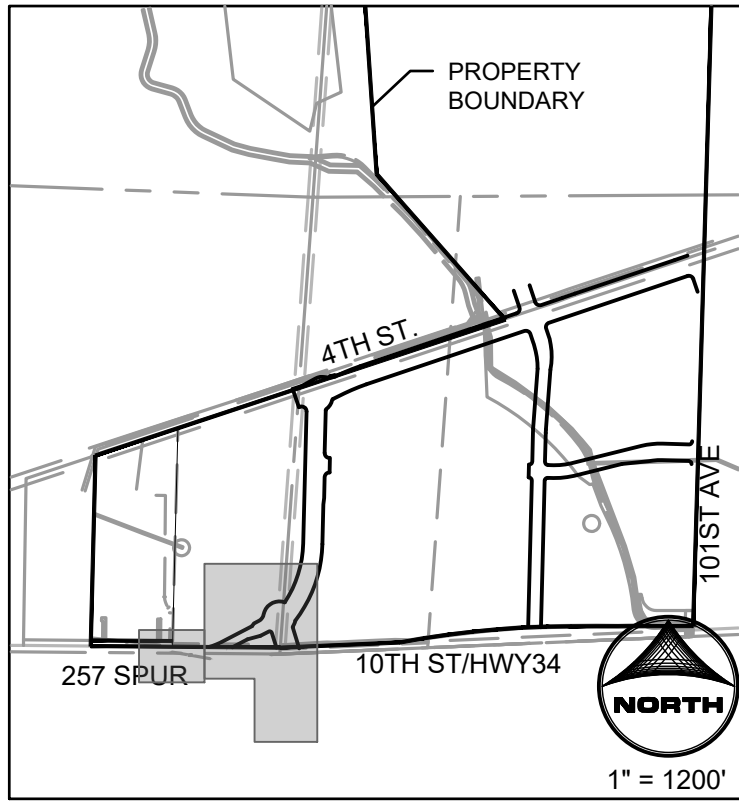
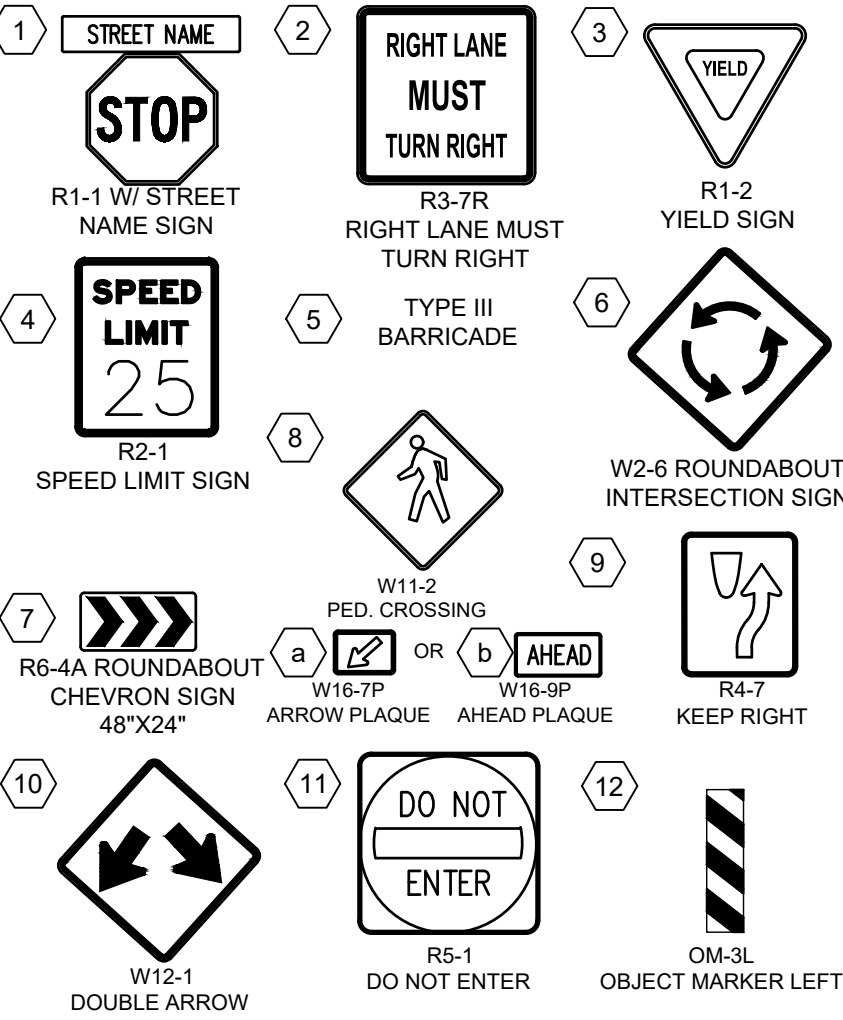
DATE: DECEMBER 8, 2023

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POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

SIGNAGE KEYNOTES



- KEYNOTES**
- 1 EXISTING CURB AND GUTTER
 - 1a EXISTING VERTICAL CURB
 - 2 PROPOSED VERTICAL CURB AND GUTTER, COG DETAIL S-16
 - 2a PROPOSED VERTICAL FACE BARRIER CURB, COG DETAIL S-18
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 - 10 PROPOSED DRIVEWAY
 - 11 PROPOSED POND MAINTENANCE ACCESS

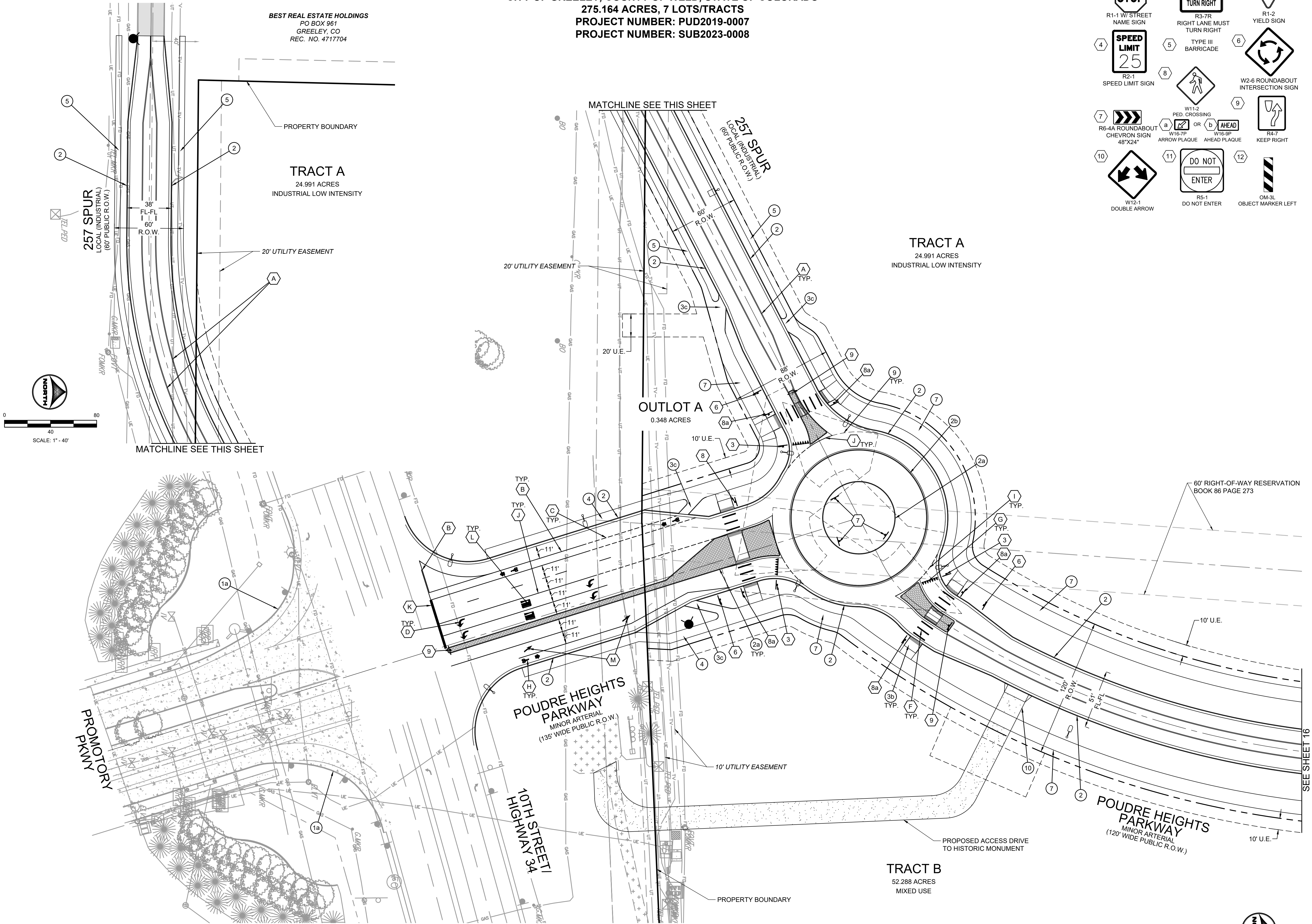
- STRIPING KEYNOTES**
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 - D WHITE TURN ARROW PAVEMENT MARKINGS
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 - M LANE-REDUCTION ARROW, COG DETAIL S-38

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: SITE PLAN

DATE: DECEMBER 8, 2023

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SHEET: 15 OF 42



POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

SIGNAGE KEYNOTES

1

STREET NAME

2

RIGHT LANE MUST TURN RIGHT

3

YIELD

4

SPEED LIMIT 25

5

TYPE III BARRICADE

6

W2-6 ROUNDABOUT INTERSECTION SIGN

7

R6-4A ROUNDABOUT CHEVRON SIGN 48"X24"

8

W11-2 PED. CROSSING W16-7P ARROW PLAQUE OR W16-8P AHEAD PLAQUE

9

W2-6 ROUNDABOUT INTERSECTION SIGN

10

W12-1 DOUBLE ARROW

11

DO NOT ENTER

12

OM-3L OBJECT MARKER LEFT

R1-1 W/ STREET NAME SIGN

R3-7R RIGHT LANE MUST TURN RIGHT

R1-2 YIELD SIGN

R2-1 SPEED LIMIT SIGN

W11-2 PED. CROSSING W16-7P ARROW PLAQUE OR W16-8P AHEAD PLAQUE

W2-6 ROUNDABOUT INTERSECTION SIGN

R6-4A ROUNDABOUT CHEVRON SIGN 48"X24"

W12-1 DOUBLE ARROW

DO NOT ENTER

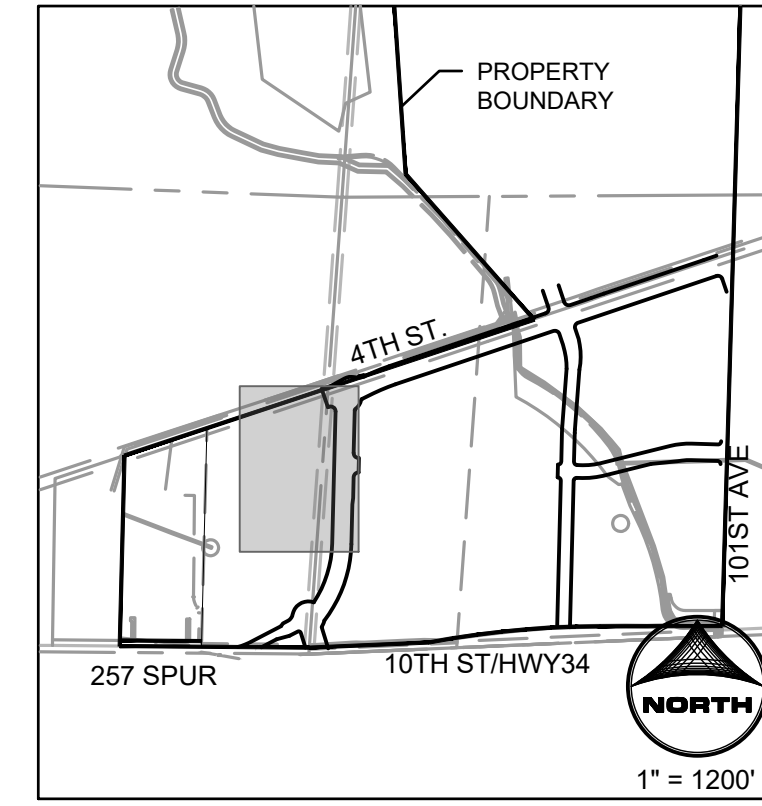
OM-3L OBJECT MARKER LEFT

TRACT A
24.991 ACRES
INDUSTRIAL LOW INTENSITY

POUDRE HEIGHTS PARKWAY
MINOR ARTERIAL
(120' WIDE PUBLIC R.O.W.)

TRACT B
52.288 ACRES
MIXED USE

7TH ST
FUTURE MINOR COLLECTOR
(80' WIDE PUBLIC R.O.W.)



- LEGEND
- ROW/PROPERTY LINE
 - PROPERTY BOUNDARY
 - EASEMENT
 - SIGHT TRIANGLE
 - FIRE HYDRANT
 - STREET LIGHT
 - EXISTING STREET LIGHT

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POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: SITE PLAN

DATE: DECEMBER 8, 2023

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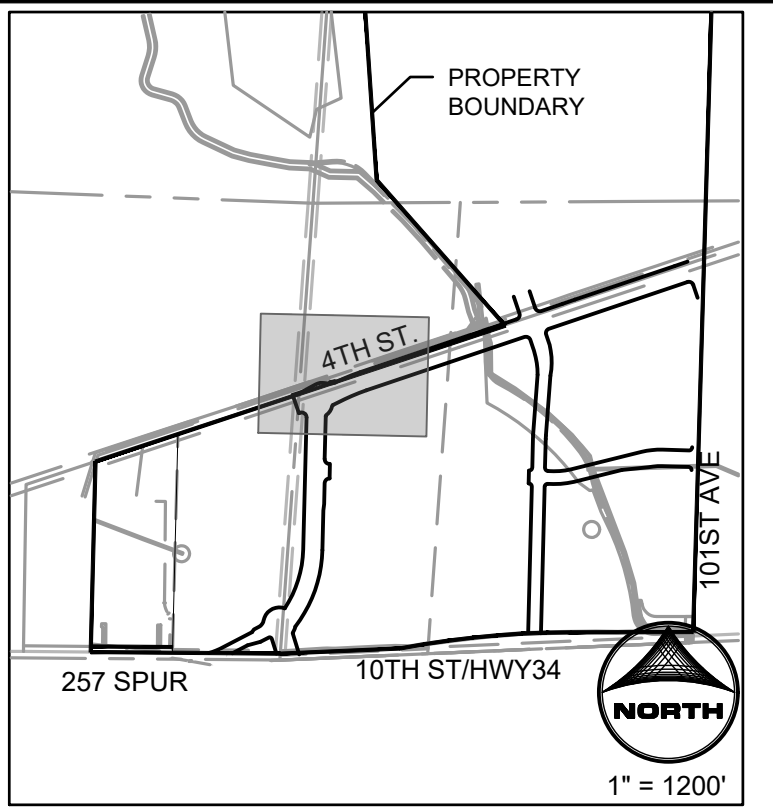
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GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
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The diagram displays 12 types of traffic signs, each with a number in a circle and a description:

- 1** **STREET NAME**
R1-1 W/ STREET NAME SIGN
- 2** **RIGHT LANE MUST TURN RIGHT**
R3-7R RIGHT LANE MUST TURN RIGHT
- 3** **YIELD**
R1-2 YIELD SIGN
- 4** **SPEED LIMIT 25**
R2-1 SPEED LIMIT SIGN
- 5** **TYPE III BARRICADE**
- 6** **ROUNDABOUT INTERSECTION SIGN**
W2-6 ROUNDABOUT INTERSECTION SIGN
- 7** **R6-4A ROUNDABOUT CHEVRON SIGN 48"x24"**
- 8** **PED. CROSSING**
W11-2 PED. CROSSING
a) **W16-7P ARROW PLAQUE** OR b) **W16-8P AHEAD PLAQUE**
- 9** **R4-7 KEEP RIGHT**
- 10** **W12-1 DOUBLE ARROW**
- 11** **R5-1 DO NOT ENTER**
- 12** **OM-3L OBJECT MARKER LEFT**

**A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008**

The site plan illustrates the layout of Tract A and Tract B. Tract A, located on the left, is a 24.991-acre industrial low intensity zone. It features a large circular structure with a central area labeled '7' and 'J TYP.'. Surrounding this are various other structures and areas labeled with numbers (2, 3, 5, 6, 7, 8a, 9, 11) and letters (A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z). Tract B, on the right, is a 52.288-acre mixed use zone. It includes a large rectangular structure labeled '7' and 'J TYP.', and another area labeled '7' and 'J TYP.'. The plan also shows a '4TH ST. MINOR ARTERIAL (120' WIDE PUBLIC R.O.W.)' running horizontally across the middle. Various easements are indicated, including 'DRAINAGE EASEMENT', '60' RIGHT-OF-WAY RESERVATION', '50' PIPELINE RIGHT-OF-WAY', and '20' PIPELINE RIGHT-OF-WAY'. The plan is divided into sections by dashed lines, and the overall layout is oriented with North at the top.



ROW/PROPERTY LINE _____

PROPERTY BOUNDARY _____

EASEMENT _____

SIGHT TRIANGLE _____

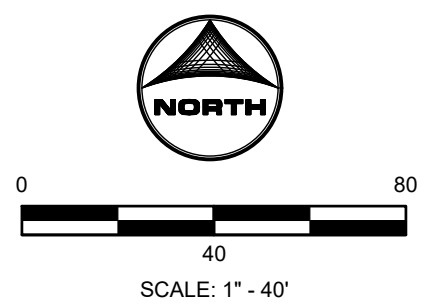
FIRE HYDRANT

STREET LIGHT

- 1 EXISTING CURB AND GUTTER
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A	4" SOLID DOUBLE YELLOW STRIPE
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D	WHITE TURN ARROW PAVEMENT MARKINGS
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K	2' WHITE STOP BAR, COG DETAIL S-38
L	"ONLY" PAVEMENT MARKINGS, COG DETAIL S-38
M	LANE-REDUCTION ARROW, COG DETAIL S-38

SHEET: 17 OF 42



POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

SIGNAGE KEYNOTES

1

STREET NAME

STOP

R1-1 W/ STREET NAME SIGN

2

RIGHT LANE MUST TURN RIGHT

R3-7R RIGHT LANE MUST TURN RIGHT TYPE III BARRICADE

3

YIELD

R1-2 YIELD SIGN

4

SPEED LIMIT 25

R2-1 SPEED LIMIT SIGN

5

W11-2 PED. CROSSING

6

W2-6 ROUNDABOUT INTERSECTION SIGN

7

R6-4A ROUNDABOUT CHEVRON SIGN 48"x24"

8

W16-7P ARROW PLAQUE

9

W16-9P AHEAD PLAQUE

10

W12-1 DOUBLE ARROW

11

DO NOT ENTER

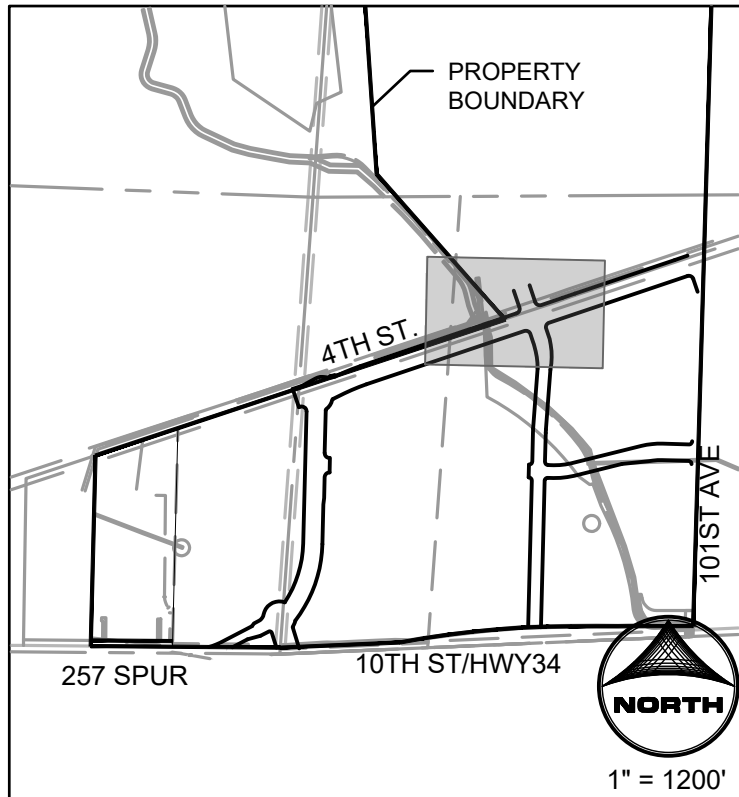
R5-1 DO NOT ENTER

12

OM-3L OBJECT MARKER LEFT

13

R4-7 KEEP RIGHT



LEGEND

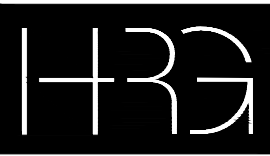
- ROW/PROPERTY LINE
- PROPERTY BOUNDARY
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- SIGHT TRIANGLE
- FIRE HYDRANT
- STREET LIGHT
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POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: SITE PLAN

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
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SHEET: 18 OF 42

TRACT E
136.505 ACRES
MEDIUM DENSITY
RESIDENTIAL

TRACT D
20.074 ACRES
MIXED USE

TRACT B
52.288 ACRES
MIXED USE

103RD AVE
MINOR COLLECTOR
(80' WIDE PUBLIC R.O.W.)

RICK D & KATHLEEN G HERTZKE
427 PELICAN CV
WINDSOR, CO 80550
REC. NO. 4466663

15' RIGHT-OF-WAY EASEMENT
REC. NO. 3065145

30' PIPELINE EASEMENT
REC. NO. 3065146

50' CONSTRUCTION EASEMENT
REC. NO. 3065146

DRAINAGE EASEMENT

FILL IN GRAVEL
DRIVEWAY TO
16' WIDTH

20' PIPELINE RIGHT-OF-WAY
REC. NO. 3556046

15' RIGHT-OF-WAY EASEMENT
REC. NO. 3065145

20' PIPELINE EASEMENT
REC. NO. 2828146

50' PIPELINE RIGHT-OF-WAY
REC. NO. 2820133
REC. NO. 2820134

75' ELECTRIC TRANSMISSION
LINE EASEMENT
BOOK 1246, PAGE 511

SEE SHEET 17

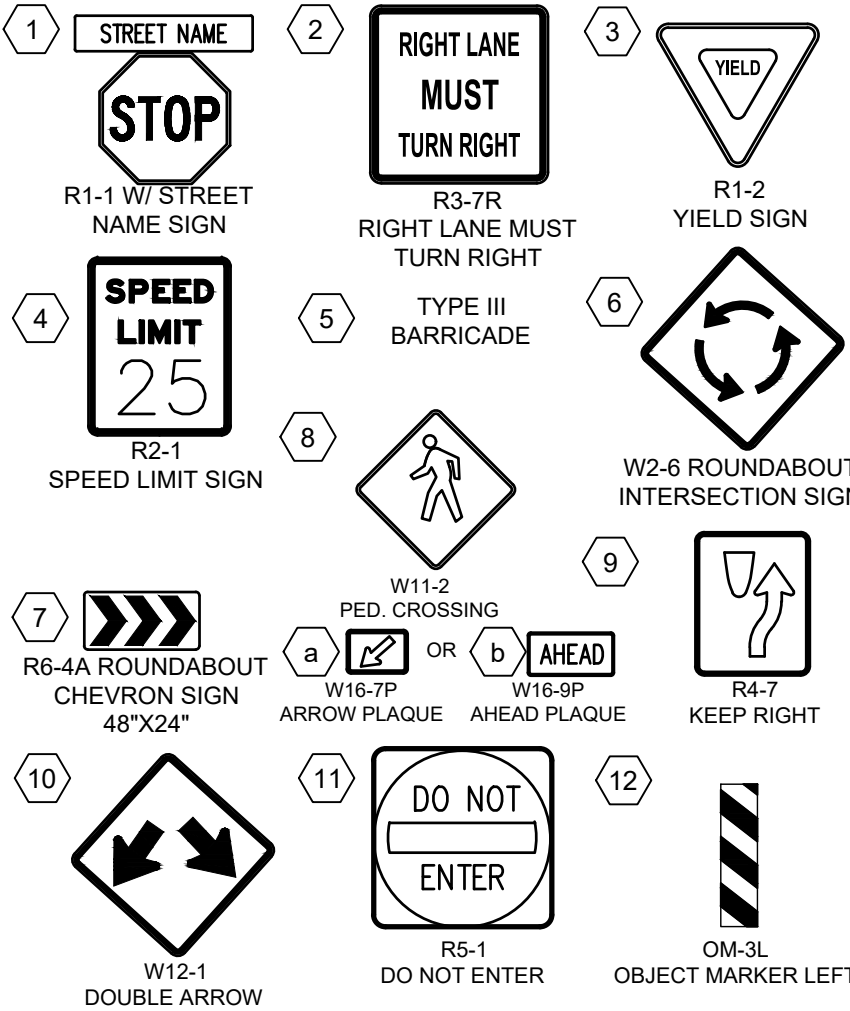
4TH ST.
MINOR ARTERIAL
(120' WIDE PUBLIC R.O.W.)

SEE SHEET 22



0 40 80
SCALE: 1" = 40'

SIGNAGE KEYNOTES



POUDRE HEIGHTS SUBDIVISION

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275.164 ACRES, 7 LOTS/TRACTS
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TRACT E

136.505 ACRES
MEDIUM DENSITY
RESIDENTIAL

50' PIPELINE RIGHT-OF-WAY
REC. NO. 2620133
REC. NO. 2620134

75' ELECTRIC TRANSMISSION
LINE EASEMENT
BOOK 1246, PAGE 511

4TH ST.
MINOR ARTERIAL
(120' WIDE PUBLIC R.O.W.)

TRACT D

20.074 ACRES
MIXED USE

SEE SHEET 18

EX. 50' WELL SETBACK
HERTZKE #1-11 WELL

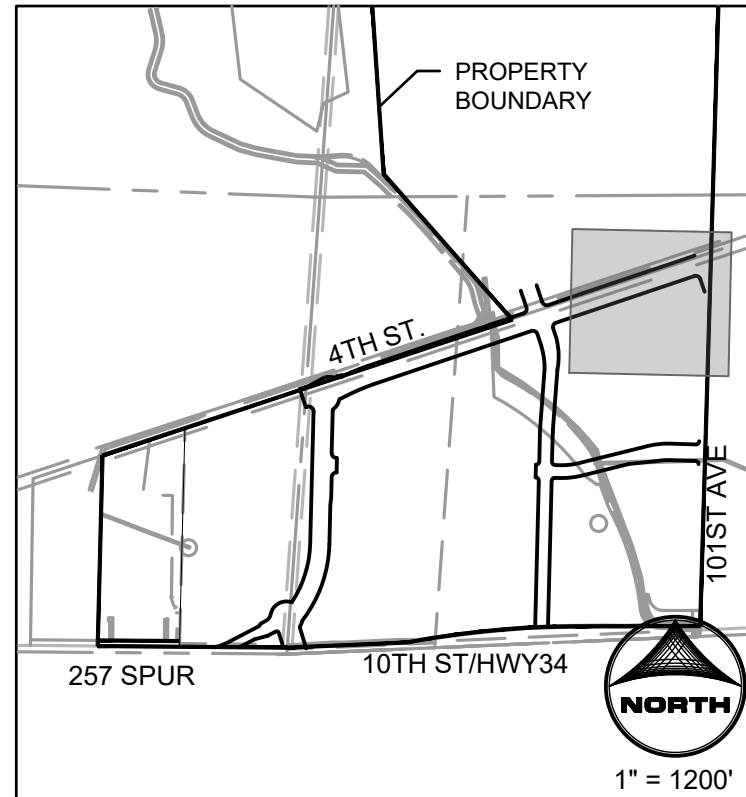
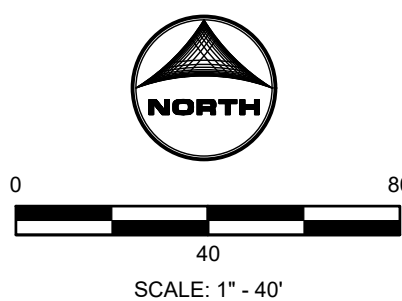
DRAINAGE EASEMENT

EX. DRAINAGE EASEMENT TO BE
VACATED

LAKE BLUFF SUBDIVISION

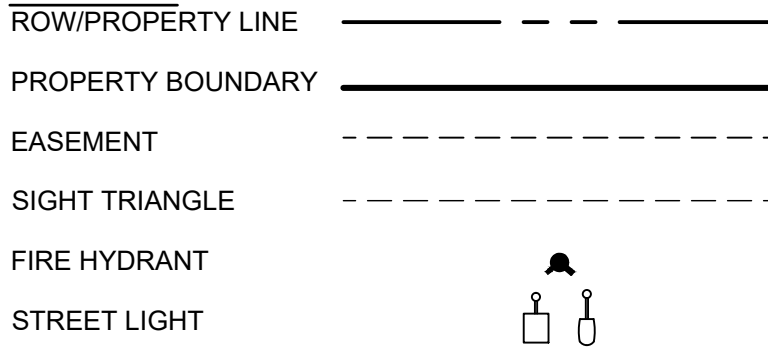
PROPERTY BOUNDARY

101st AVE.
LAKE BLUFF
DEVELOPMENT



KEYMAP:

LEGEND



KEYNOTES

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POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: SITE PLAN

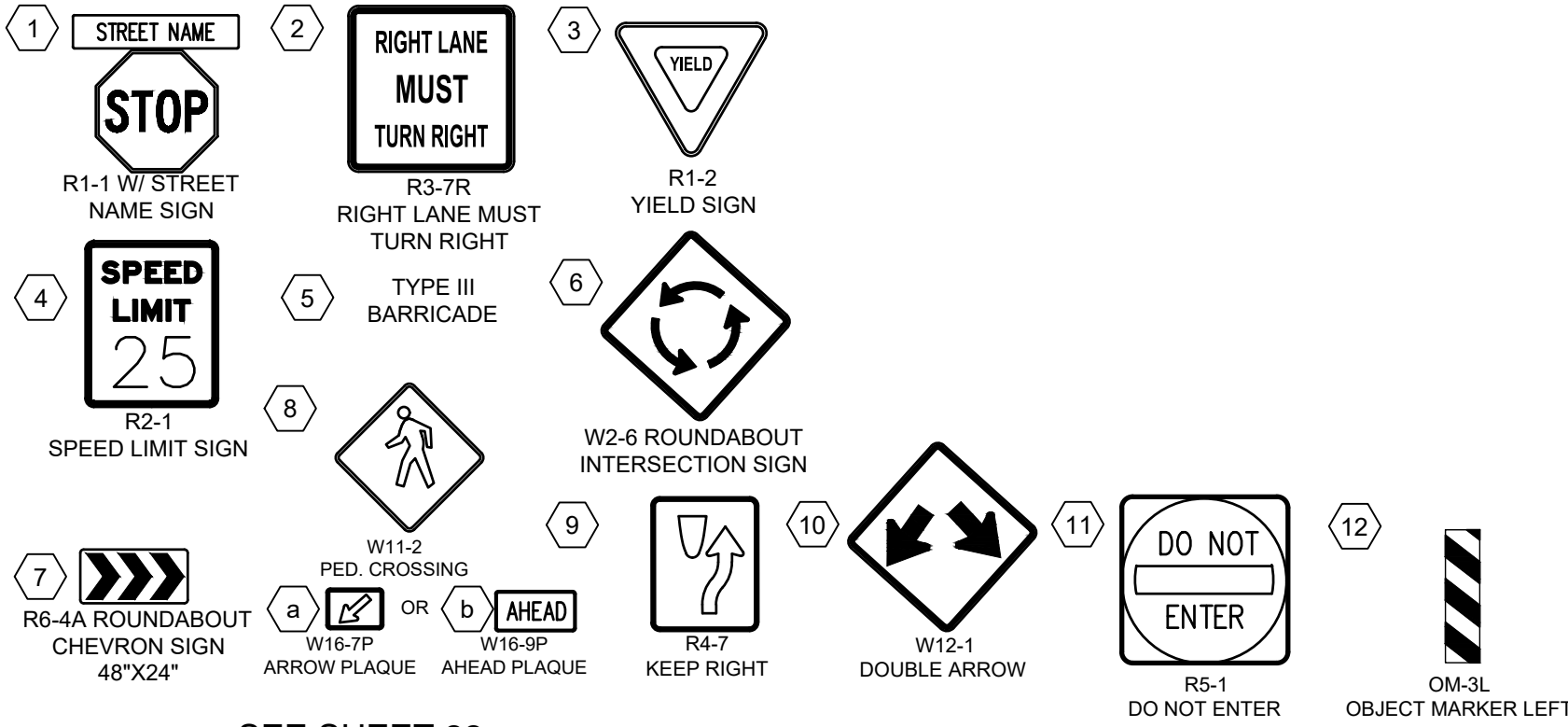
DATE: DECEMBER 8, 2023



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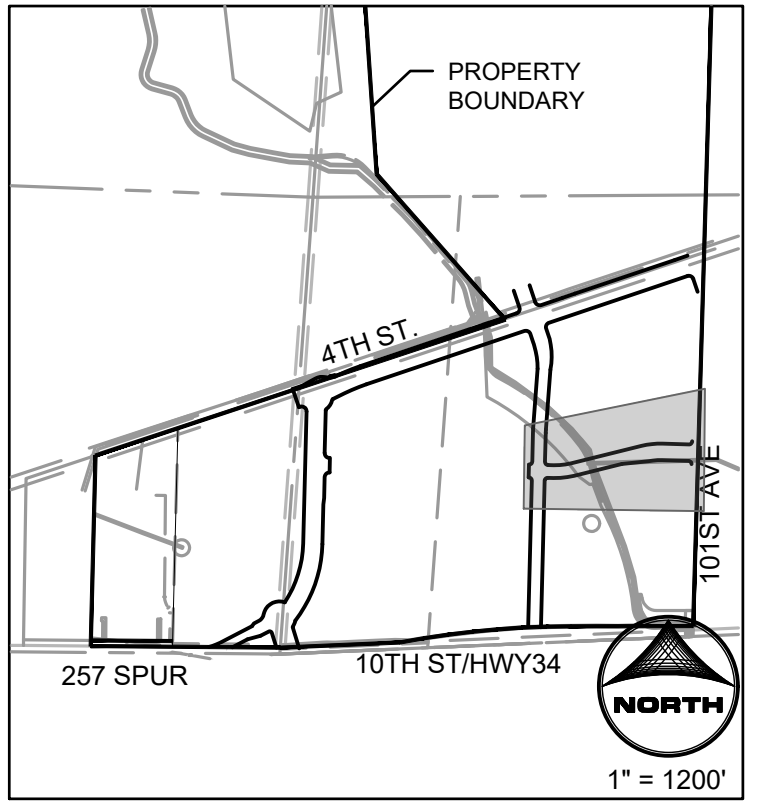
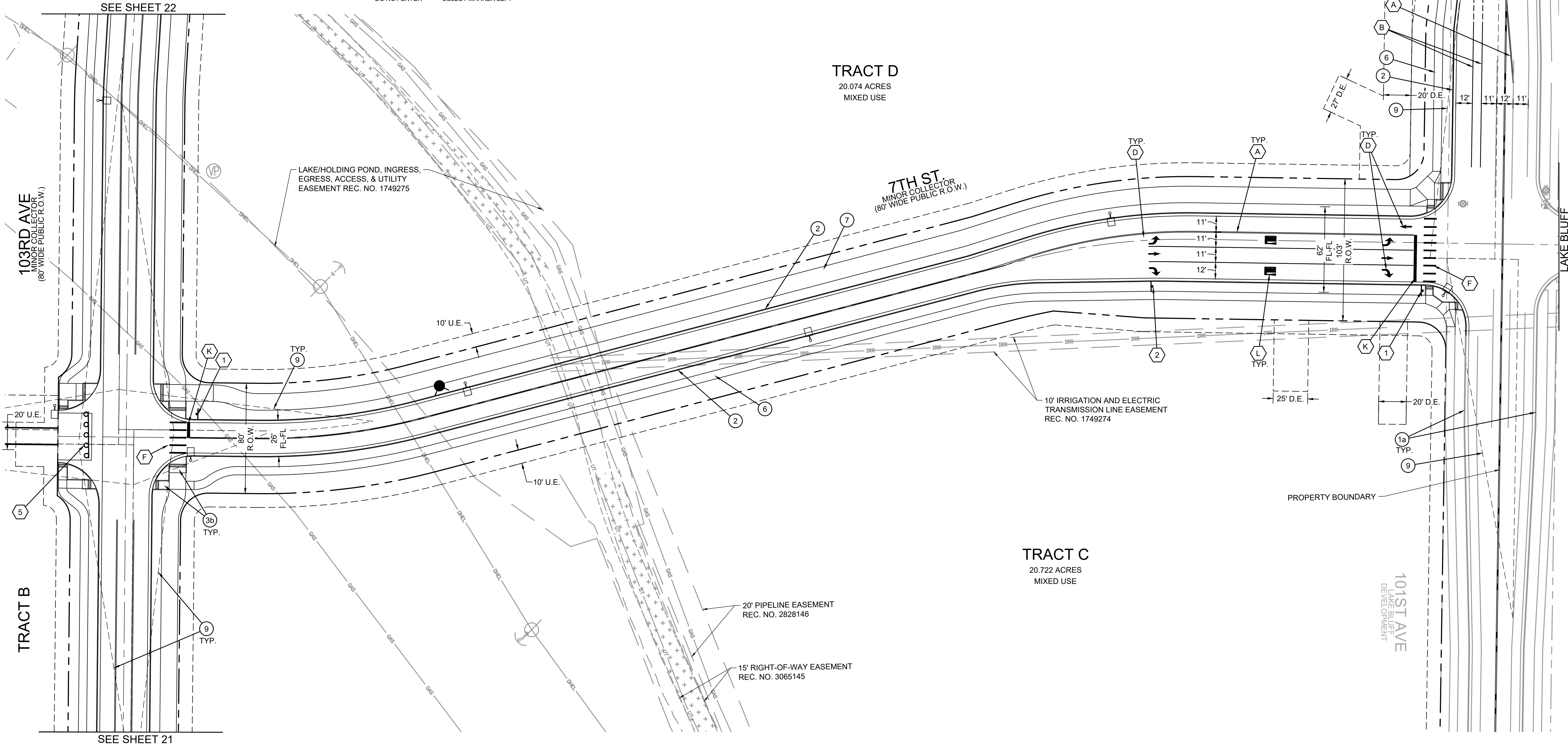
SHEET: 19 OF 42

SIGNAGE KEYNOTES

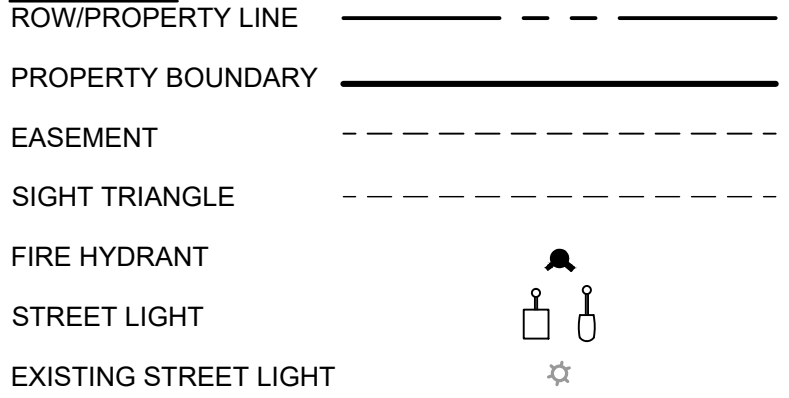


POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



LEGEND



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- F PEDESTRIAN CROSSWALK (1'X12' SOLID WHITE STRIPES), COG DETAIL S-38
- G SHARKS TEETH, COG DETAIL S-41
- H WHITE BIKE LANE PAVEMENT MARKING, COG DETAIL S-38
- I 8" DASHED WHITE - 2'X4', COG DETAIL S-41
- J 8" SOLID WHITE STRIPE
- K 2' WHITE STOP BAR, COG DETAIL S-38
- L "ONLY" PAVEMENT MARKINGS, COG DETAIL S-38
- M LANE-REDUCTION ARROW, COG DETAIL S-38

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

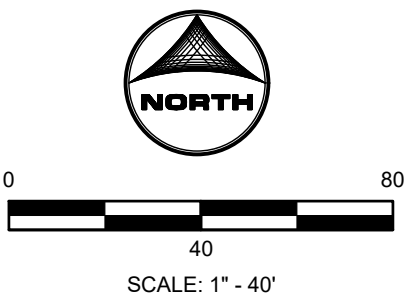
TITLE: SITE PLAN

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

SHEET: 20 OF 42



POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

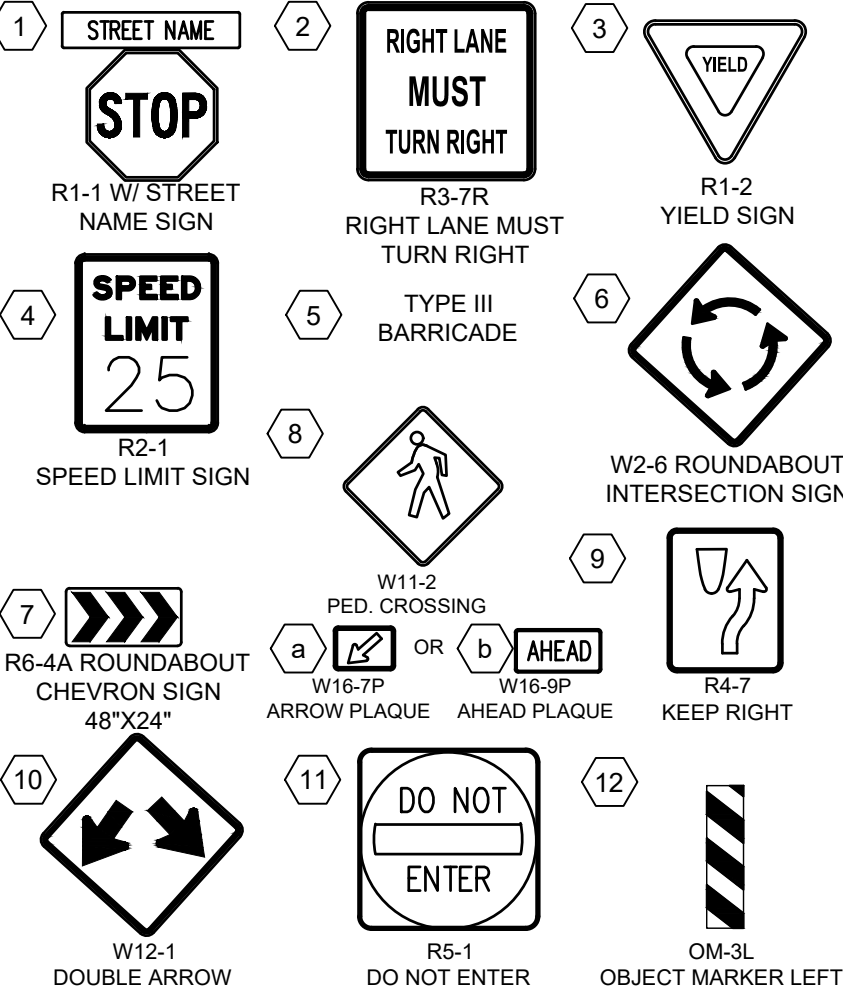
TRACT B
52.288 ACRES
MIXED USE

TRACT C
20.722 ACRES
MIXED USE

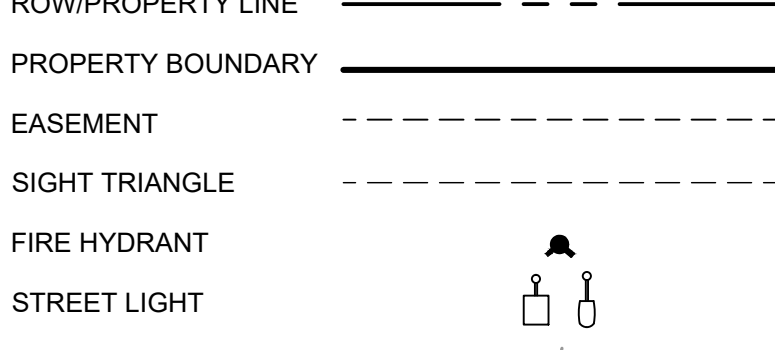
103RD AVE
MINOR COLLECTOR
(80' WIDE PUBLIC R.O.W.)

10TH STREET/
HIGHWAY 34

SIGNAGE KEYNOTES



LEGEND



KEYNOTES

- 1 EXISTING CURB AND GUTTER
- 1a EXISTING VERTICAL CURB
- 2 PROPOSED VERTICAL CURB AND GUTTER, COG DETAIL S-16
- 2a PROPOSED VERTICAL FACE BARRIER CURB, COG DETAIL S-18
- 2b PROPOSED DRIVE OVER SPILL CURB, COG DETAIL S-18
- 3 PROPOSED CORNER CURB RAMP
- 3a PROPOSED MIDBLOCK CURB RAMP
- 3b PROPOSED DETACHED CURB RAMP
- 3c PROPOSED BIKE RAMP
- 3d PROPOSED MODIFIED CORNER CURB RAMP
- 4 PROPOSED 8' SIDEWALK
- 5 PROPOSED 5' SIDEWALK
- 6 PROPOSED 6' SIDEWALK
- 7 PROPOSED 12' MULTI-MODAL PATH
- 8 PROPOSED CROSSSPAN COG DETAIL S-28
- 9 SIGHT DISTANCE TRIANGLE
- 10 PROPOSED DRIVEWAY
- 11 PROPOSED POND MAINTENANCE ACCESS

STRIPING KEYNOTES

- A 4" SOLID DOUBLE YELLOW STRIPE
- B 4" SOLID WHITE STRIPE
- C 4" DASHED WHITE - 6'X2'
- D WHITE TURN ARROW PAVEMENT MARKINGS
- E 8" SOLID YELLOW STRIPE
- F PEDESTRIAN CROSSWALK (1'X12' SOLID WHITE STRIPES), COG DETAIL S-38
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- L "ONLY" PAVEMENT MARKINGS, COG DETAIL S-38
- M LANE-REDUCTION ARROW, COG DETAIL S-38

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: SITE PLAN

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HREGREEN.COM

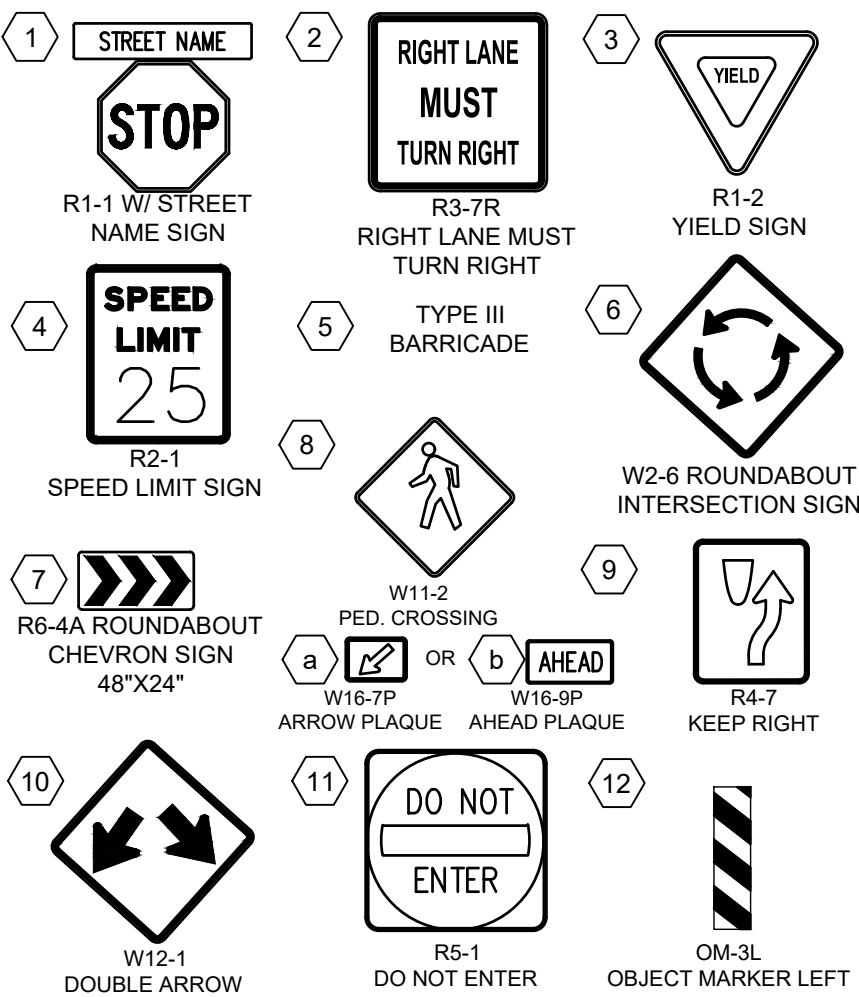
SHEET: 21 OF 42



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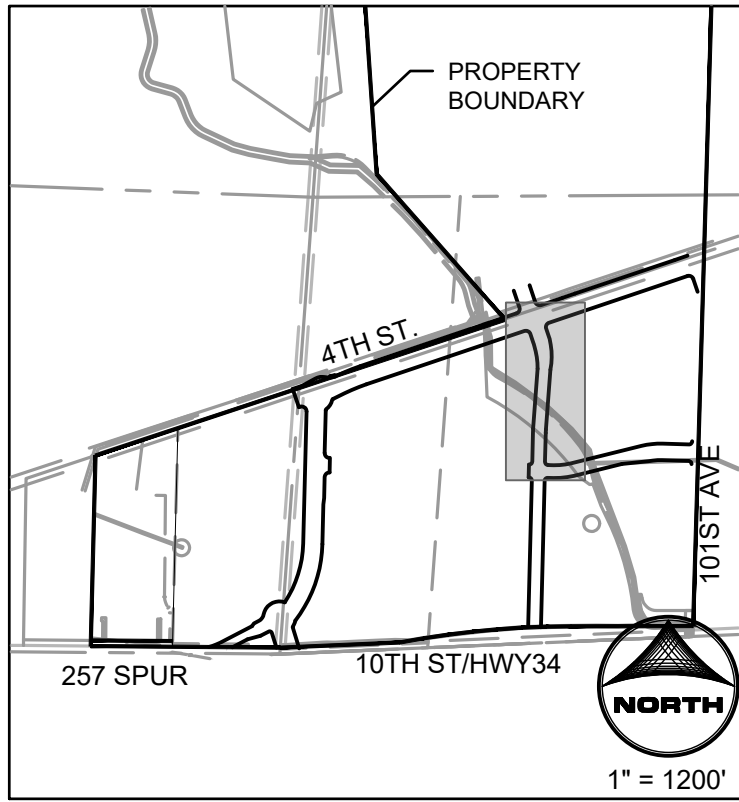
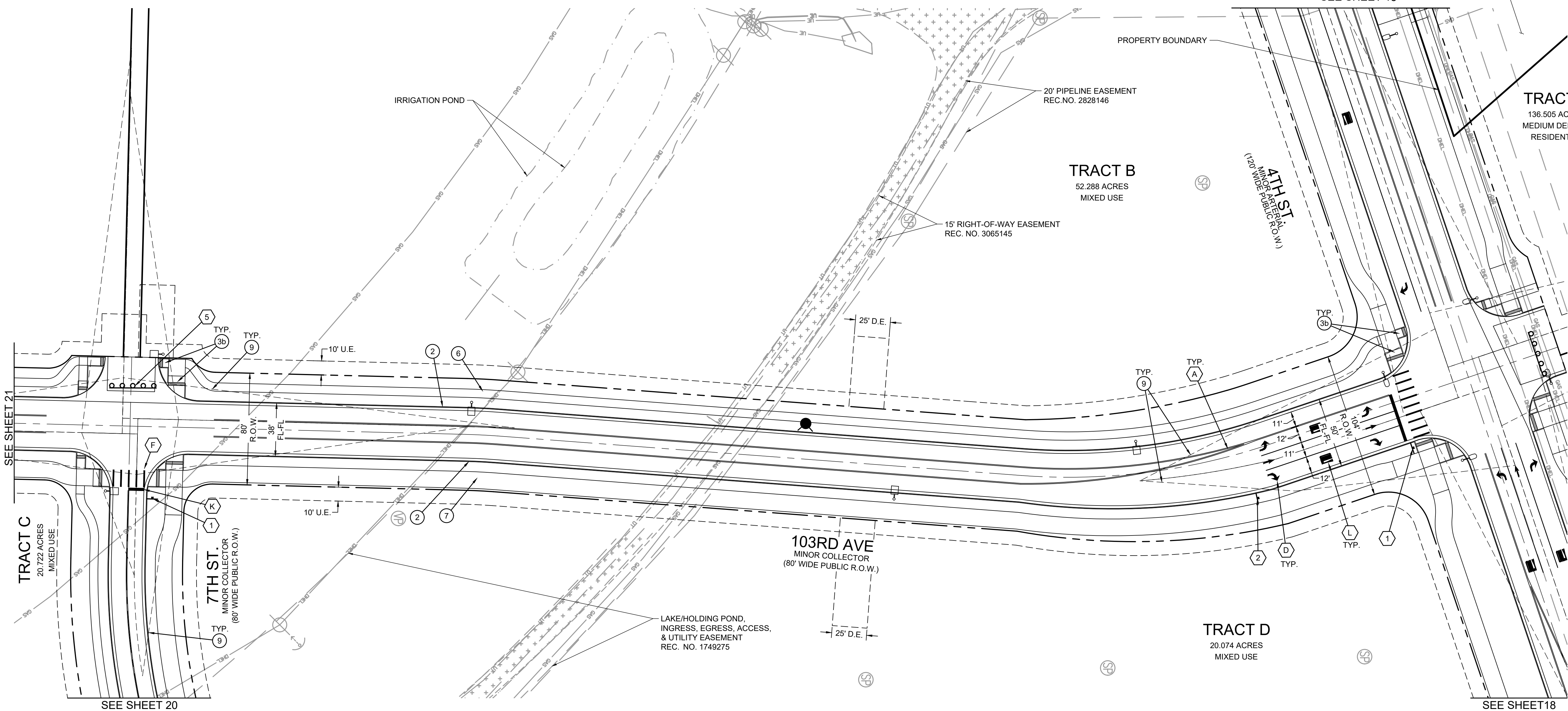
SCALE: 1" = 40'

SIGNAGE KEYNOTES



POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



LEGEND
ROW/PROPERTY LINE
PROPERTY BOUNDARY
EASEMENT
SIGHT TRIANGLE
FIRE HYDRANT
STREET LIGHT
EXISTING STREET LIGHT

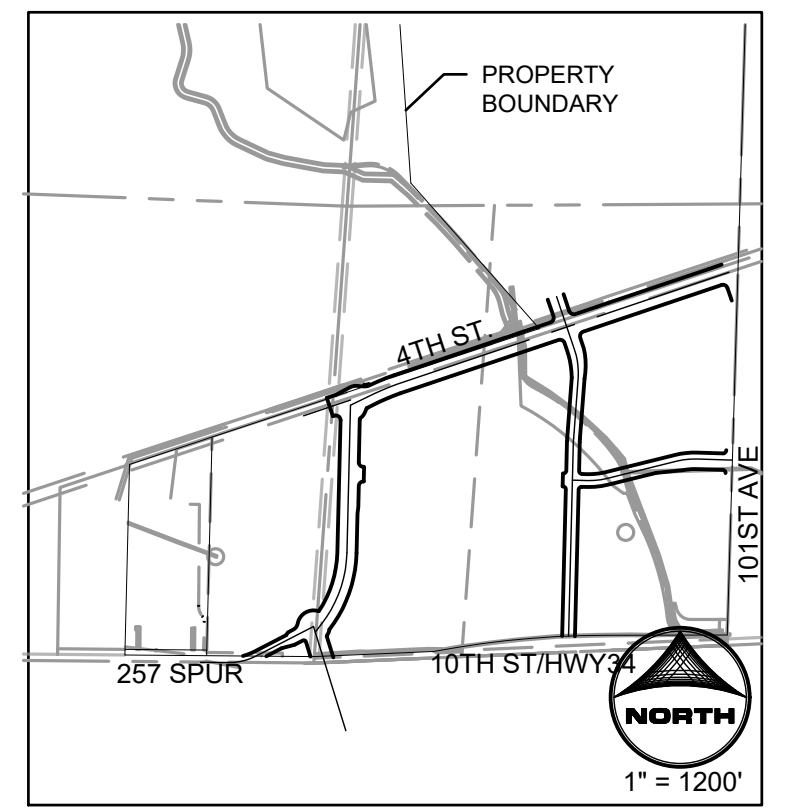
KEYNOTES
1 EXISTING CURB AND GUTTER
1a EXISTING VERTICAL CURB
2 PROPOSED VERTICAL CURB AND GUTTER, COG DETAIL S-16
2a PROPOSED VERTICAL FACE BARRIER CURB, COG DETAIL S-18
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3 PROPOSED CORNER CURB RAMP
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L "ONLY" PAVEMENT MARKINGS, COG DETAIL S-38
M LANE-REDUCTION ARROW, COG DETAIL S-38

**POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1**
TITLE: SITE PLAN
DATE: DECEMBER 8, 2023

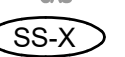
HRGreen
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HARGREEN.COM

**A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008**



NOTES

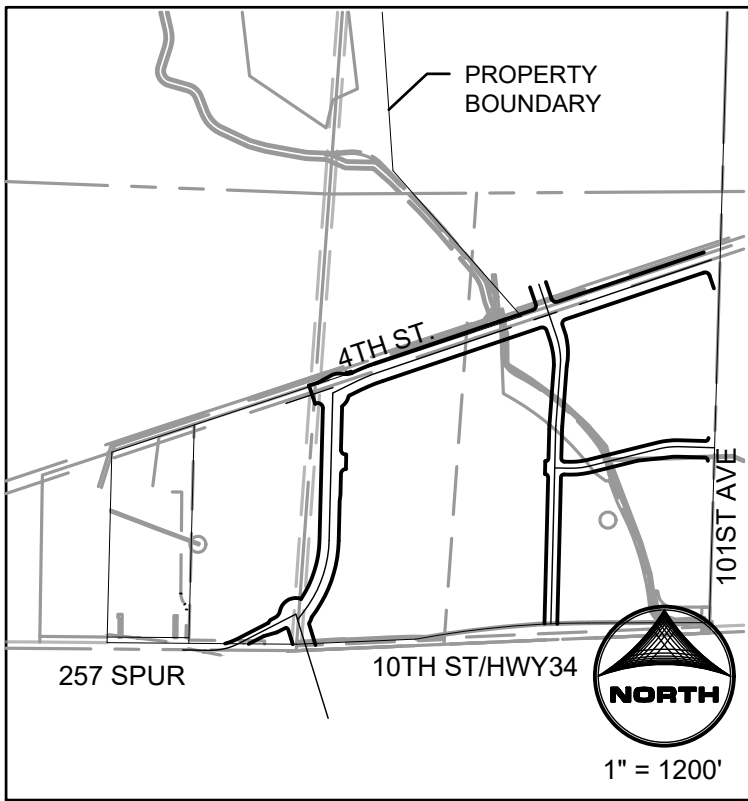
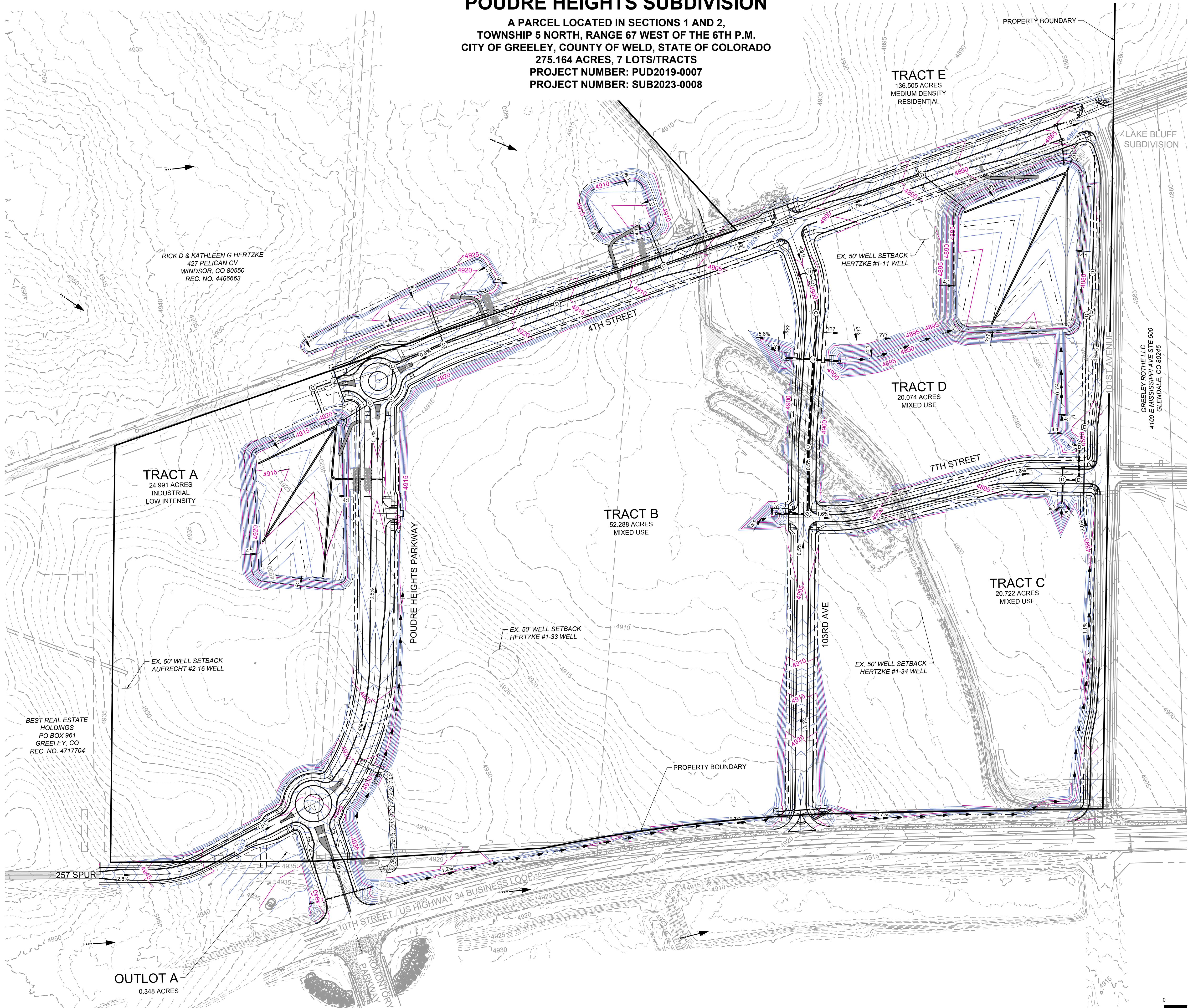
- ### LEGEND

PR. STORM MANHOLE	
PR. STORM FES	
PR. STORM INLET	
PR. STORM SEWER	
PR. SANITARY SEWER MANHOLE	
PR. SANITARY SEWER	
PR. WATERMAIN	
PR. FIRE HYDRANT	
PR. WATER VALVE	
PR. WATER BEND & THRUSTBLOCK	
PR. IRRIGATION	
PR. SWALE	
EX. STORM MANHOLE	
EX. FES	
EX. STORM INLET	
EX. STORM SEWER	
EX. SANITARY SEWER MANHOLE	
EX. SANITARY SEWER	
EX. WATERMAIN	
EX. FIRE HYDRANT	
EX. OVERHEAD ELECTRIC	
EX. UNDERGROUND ELECTRIC	
EX. FIBER OPTIC	
EX. TELECOM	
EX. GAS	
SANITARY MANHOLE CALLOUT	
STORM STRUCTURE CALLOUT	

SHEET: 23 OF 42

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



- KEYMAP:**
- NOTES**
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION
 2. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS
 3. APPROXIMATE AREA OF DISTURBANCE: XXXX AC
 4. ALL SURFACE ELEVATION SHOTS ARE FROM THE FLOW LINE OF THE GUTTER, EXCEPT PROFILES, WHICH ARE CENTERLINE DIMENSIONS, UNLESS OTHERWISE INDICATED

- LEGEND**
- PROPERTY BOUNDARY
EASEMENT
PROPOSED MAJOR (5')
PROPOSED MINOR (1')
EXISTING MAJOR (5')
EXISTING MINOR (1')
STORM LINE
STORM MANHOLE
STORM INLET

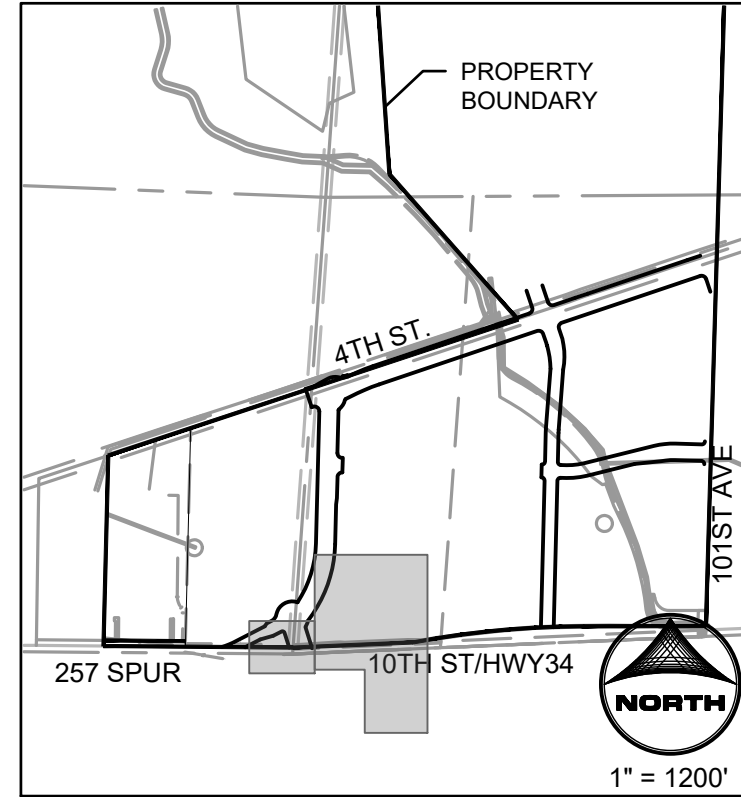
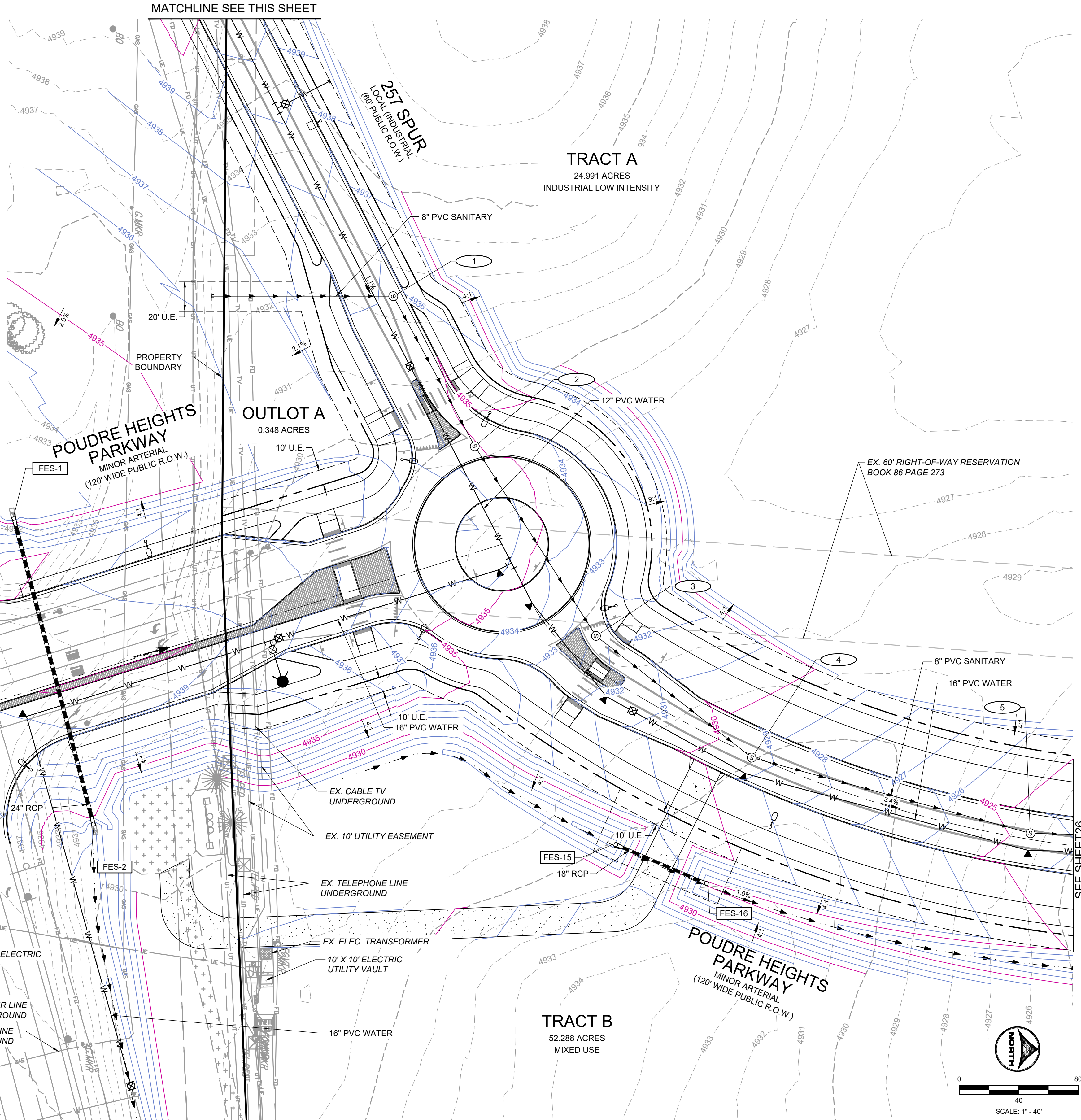
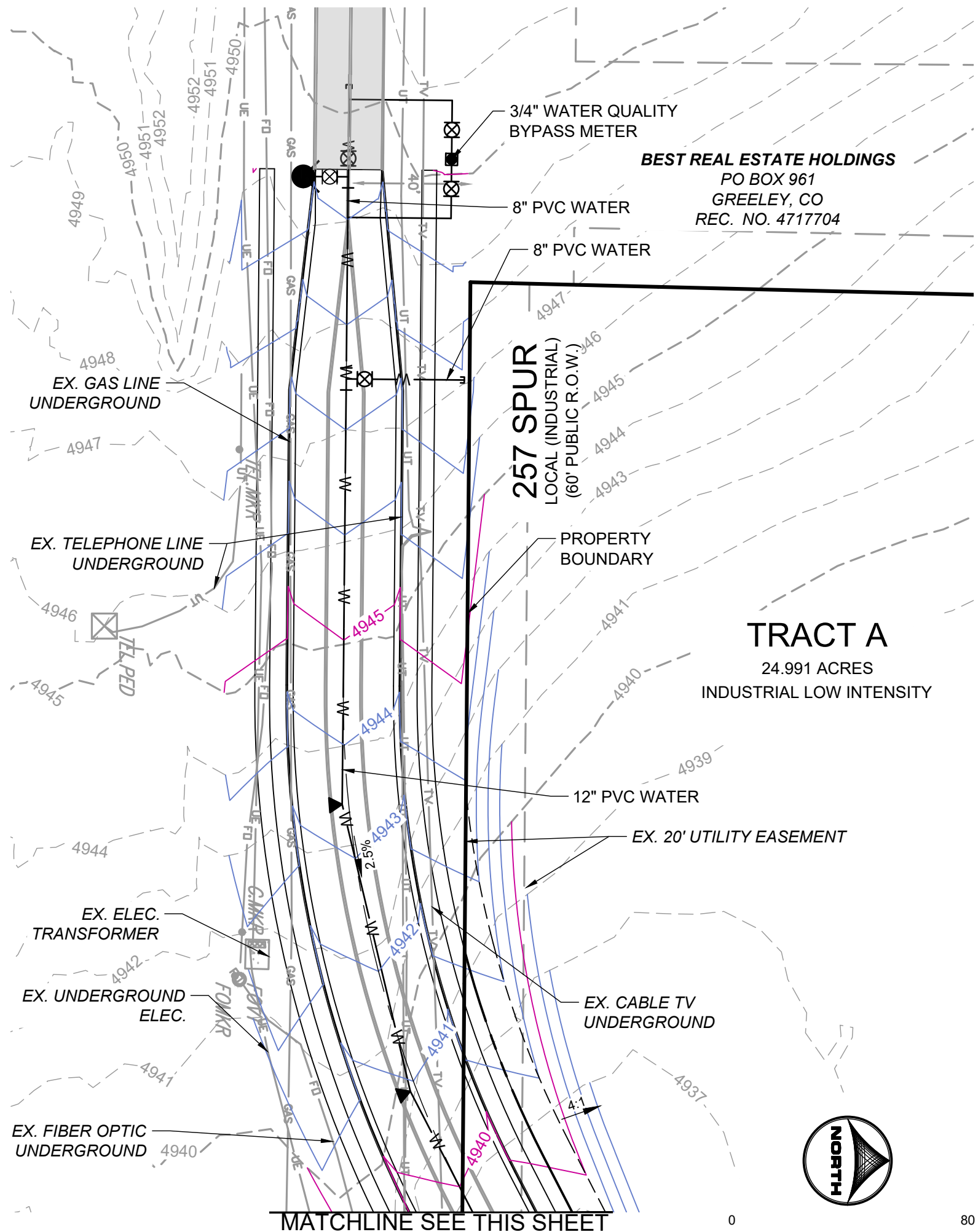
POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: OVERALL GRADING PLAN

DATE: DECEMBER 8, 2023

HRGreen
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
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POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



KEYMAP:

NOTES

1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
2. ALL WATERLINE IS 12" UNLESS OTHERWISE NOTED.
3. ALL SANITARY SEWER IS 12" UNLESS OTHERWISE NOTED.
4. ALL NON-POTABLE WATER IS 8" PVC UNLESS NOTED OTHERWISE.
5. SEE SHEET 2 FOR TYPICAL SECTIONS.

LEGEND

- PR. STORM MANHOLE (M)
- PR. STORM INLET (I)
- PR. STORM SEWER (SS)
- PR. SANITARY SEWER MANHOLE (S)
- PR. SANITARY SEWER (SS)
- PR. WATERMAIN (W)
- PR. NON-POTABLE (IRR)
- PR. SWALE (S)
- EX. STORM MANHOLE (M)
- EX. FES (F)
- EX. STORM INLET (I)
- EX. STORM SEWER (SS)
- EX. IRRIGATION STRUCTURE (I)
- EX. SANITARY SEWER MANHOLE (S)
- EX. SANITARY SEWER (SS)
- EX. WATERMAIN (W)
- EX. FIRE HYDRANT (H)
- PR. FIRE HYDRANT (H)
- PR. WATER VALVE (V)
- PR. BEND & THRUST BLOCK (B)
- FLOW ARROW (A)
- SANITARY MANHOLE CALLOUT (SS-X)
- STORM STRUCTURE CALLOUT (SD-X)

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: GRADING & UTILITY PLAN

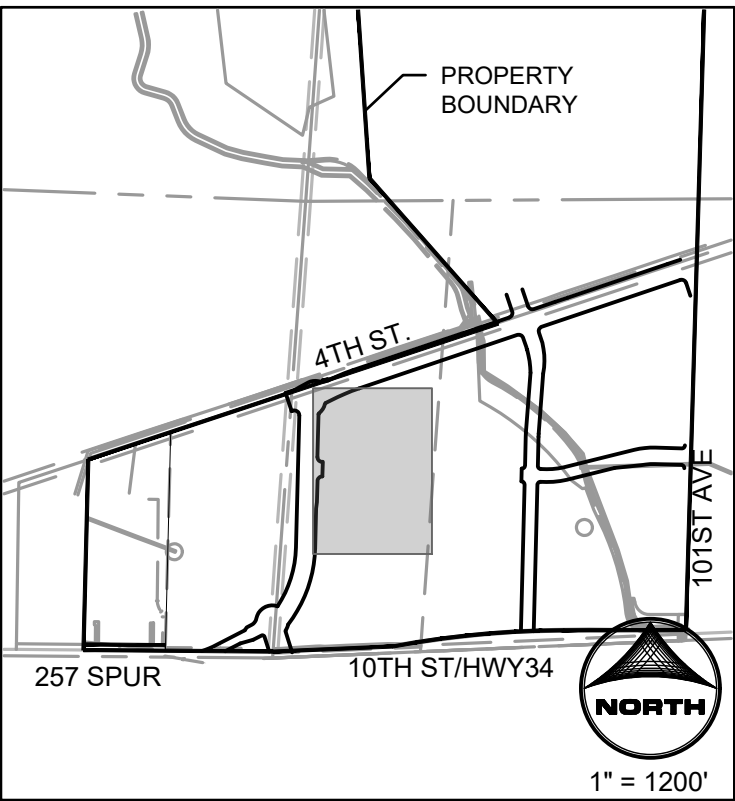
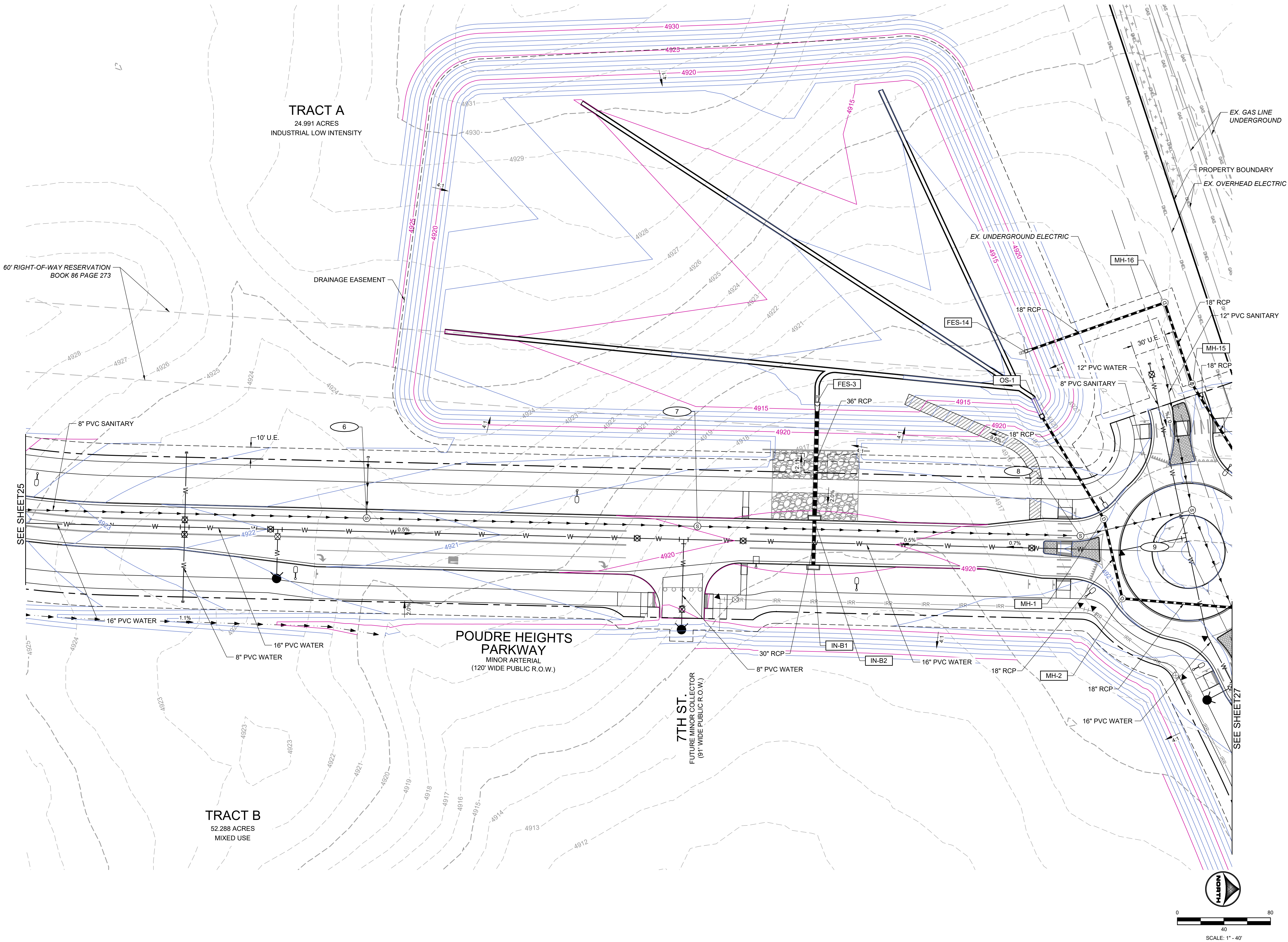
DATE: DECEMBER 8, 2023



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POUDRE HEIGHTS SUBDIVISION

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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
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- LEGEND**
- PR. STORM MANHOLE (Symbol)
 - PR. STORM INLET (Symbol)
 - PR. STORM SEWER (Symbol)
 - PR. SANITARY SEWER MANHOLE (Symbol)
 - PR. SANITARY SEWER (Symbol)
 - PR. WATERMAIN (Symbol)
 - PR. NON-POTABLE (Symbol)
 - PR. SWALE (Symbol)
 - EX. STORM MANHOLE (Symbol)
 - EX. FES (Symbol)
 - EX. STORM INLET (Symbol)
 - EX. STORM SEWER (Symbol)
 - EX. IRRIGATION STRUCTURE (Symbol)
 - EX. SANITARY SEWER MANHOLE (Symbol)
 - EX. SANITARY SEWER (Symbol)
 - EX. WATERMAIN (Symbol)
 - EX. FIRE HYDRANT (Symbol)
 - PR. FIRE HYDRANT (Symbol)
 - PR. WATER VALVE (Symbol)
 - PR. BEND & THRUST BLOCK (Symbol)
 - FLOW ARROW (Symbol)
 - SANITARY MANHOLE CALLOUT (SS-X)
 - STORM STRUCTURE CALLOUT (SD-X)

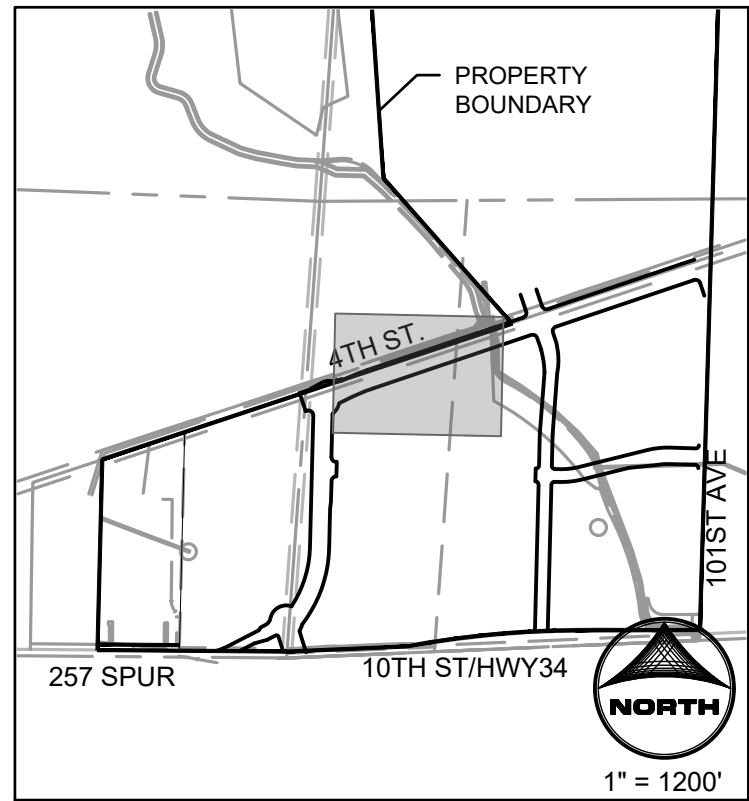
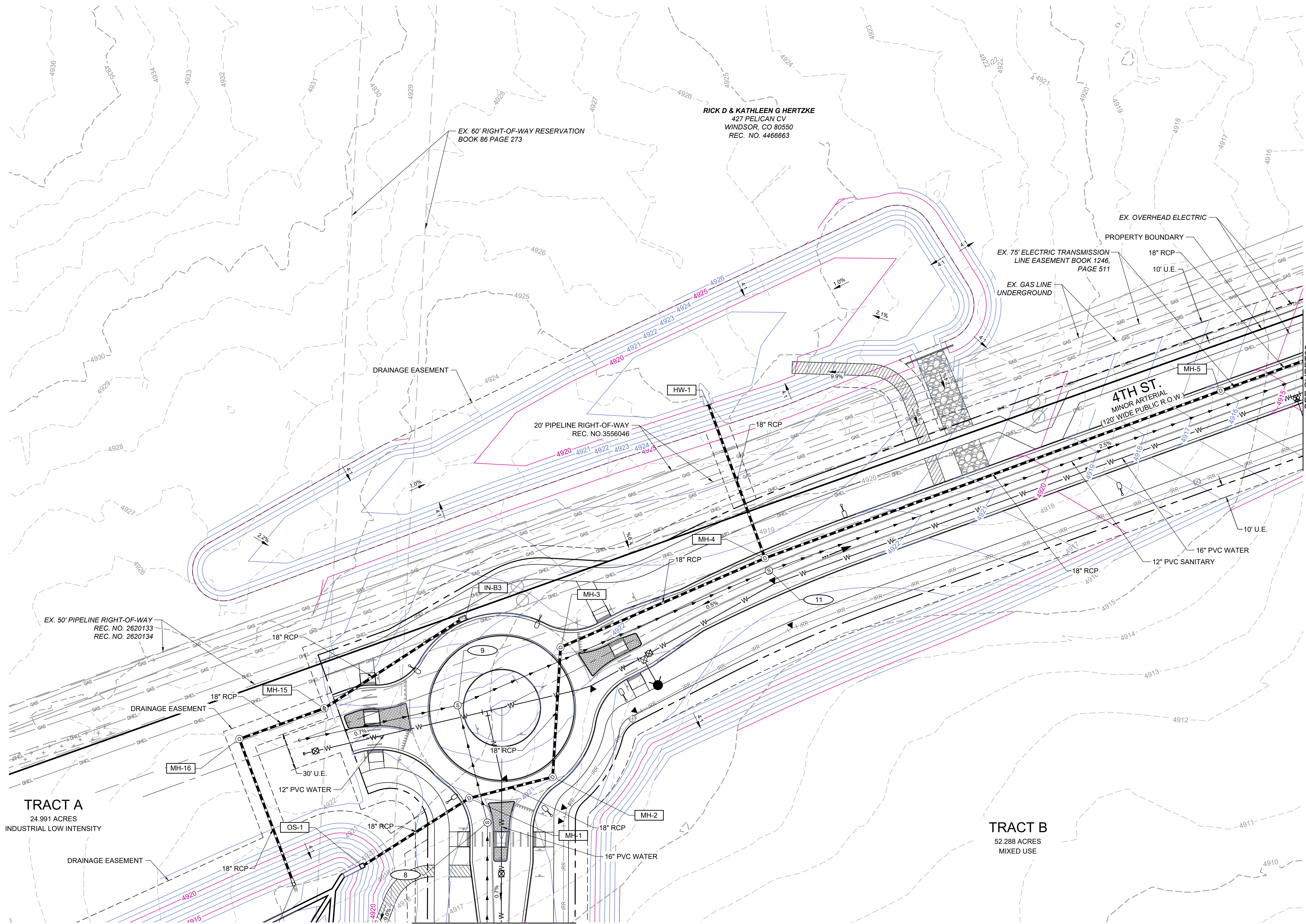
POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: GRADING & UTILITY PLAN

DATE: DECEMBER 8, 2023

HRGreen
5613 DTC PARKWAY SUITE 950
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POUDRE HEIGHTS SUBDIVISION

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- LEGEND**
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 - PR. STORM INLET (Symbol)
 - PR. STORM SEWER (Symbol)
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 - PR. NON-POTABLE (Symbol)
 - PR. SWALE (Symbol)
 - EX. STORM MANHOLE (Symbol)
 - EX. FES (Symbol)
 - EX. STORM INLET (Symbol)
 - EX. STORM SEWER (Symbol)
 - EX. IRRIGATION STRUCTURE (Symbol)
 - EX. SANITARY SEWER MANHOLE (Symbol)
 - EX. SANITARY SEWER (Symbol)
 - EX. WATERMAIN (Symbol)
 - EX. FIRE HYDRANT (Symbol)
 - PR. FIRE HYDRANT (Symbol)
 - PR. WATER VALVE (Symbol)
 - PR. BEND & THRUST BLOCK (Symbol)
 - FLOW ARROW (Symbol)
 - SANITARY MANHOLE CALLOUT (SS-X)
 - STORM STRUCTURE CALLOUT (SD-X)

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: GRADING & UTILITY PLAN

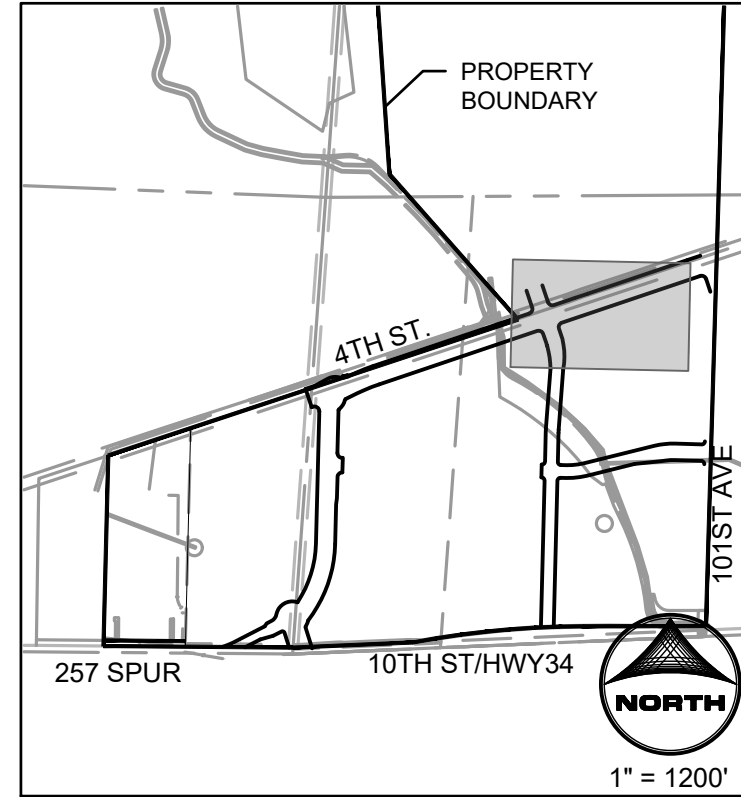
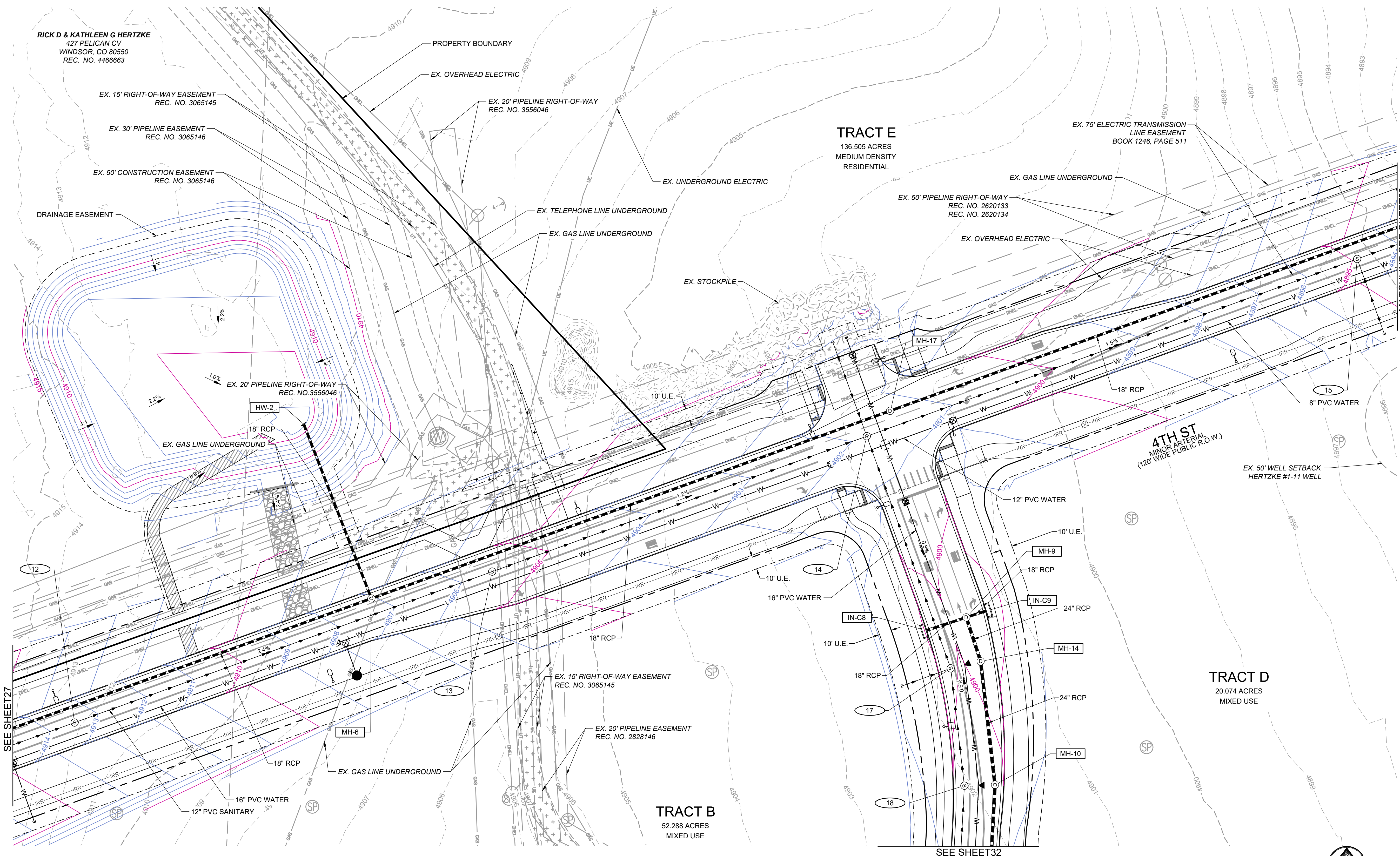
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 - PR. NON-POTABLE (Symbol)
 - PR. SWALE (Symbol)
 - EX. STORM MANHOLE (Symbol)
 - EX. FES (Symbol)
 - EX. STORM INLET (Symbol)
 - EX. STORM SEWER (Symbol)
 - EX. IRRIGATION STRUCTURE (Symbol)
 - EX. SANITARY SEWER MANHOLE (Symbol)
 - EX. SANITARY SEWER (Symbol)
 - EX. WATERMAIN (Symbol)
 - EX. FIRE HYDRANT (Symbol)
 - PR. FIRE HYDRANT (Symbol)
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 - SANITARY MANHOLE CALLOUT (SS-X)
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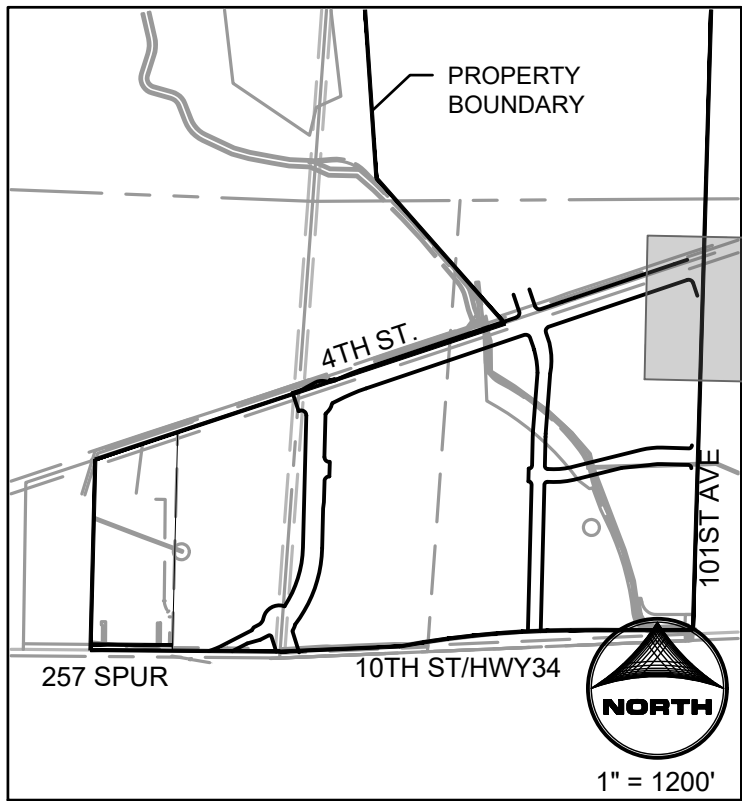
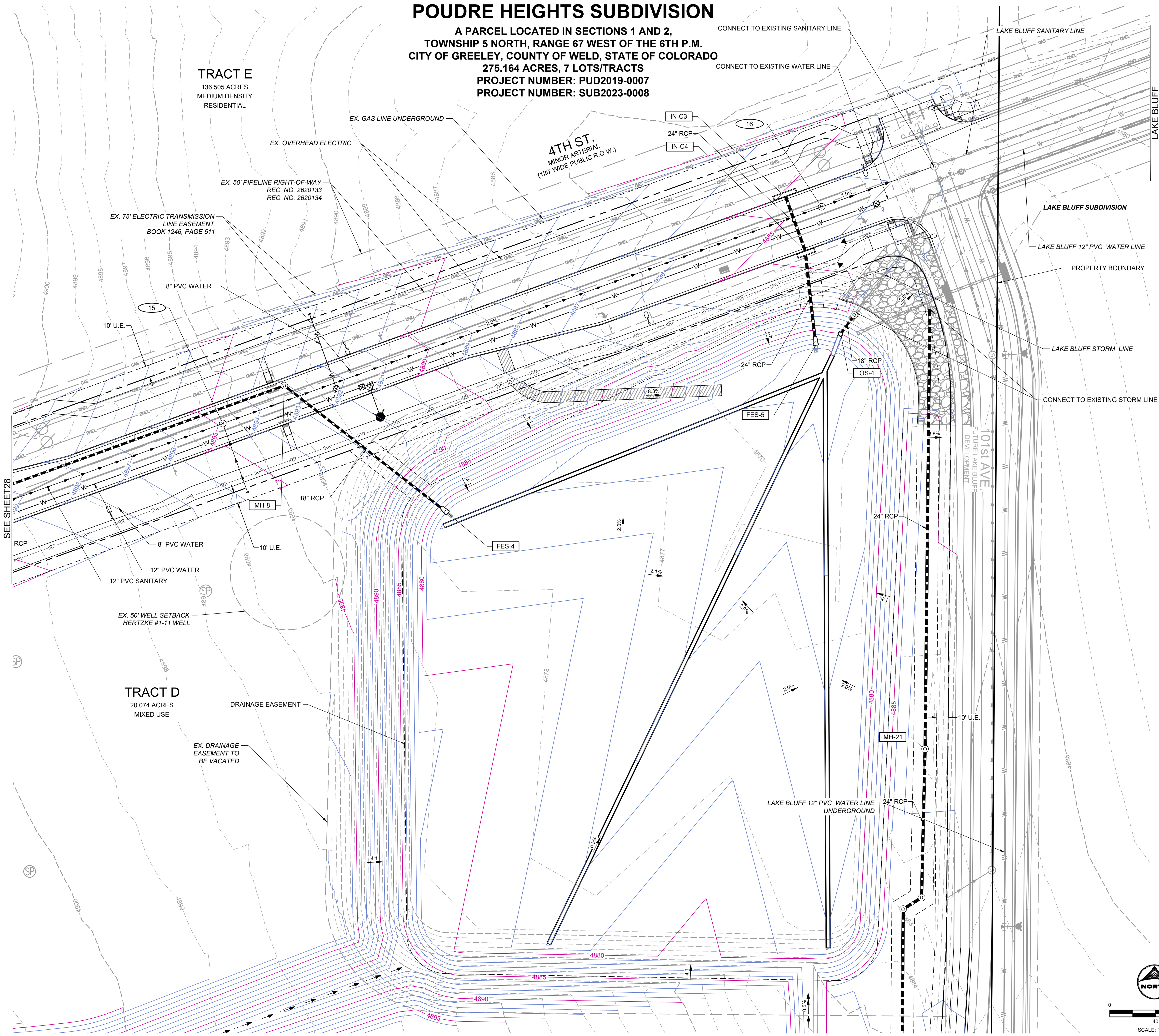
POUDRE HEIGHTS METRO DISTRICT
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TITLE: GRADING & UTILITY PLAN

DATE: DECEMBER 8, 2023

HRGreen
5613 DTC PARKWAY SUITE 950
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KEYMAP:

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LEGEND

PR. STORM MANHOLE	⊙
PR. STORM INLET	⊞
PR. STORM SEWER	—
PR. SANITARY SEWER MANHOLE	⊙
PR. SANITARY SEWER	—
PR. WATERMAIN	—W—
PR. NON-POTABLE	—IRR—
PR. SWALE	—
EX. STORM MANHOLE	⊙
EX. FES	⊞
EX. STORM INLET	⊞
EX. STORM SEWER	—
EX. IRRIGATION STRUCTURE	⊞
EX. SANITARY SEWER MANHOLE	⊙
EX. SANITARY SEWER	—
EX. WATERMAIN	—W—
EX. FIRE HYDRANT	⊞
PR. FIRE HYDRANT	⊞
PR. WATER VALVE	⊞
PR. BEND & THRUST BLOCK	⊞
FLOW ARROW	→
SANITARY MANHOLE CALLOUT	SS-X
STORM STRUCTURE CALLOUT	SD-X

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: GRADING & UTILITY PLAN

DATE: DECEMBER 8, 2023

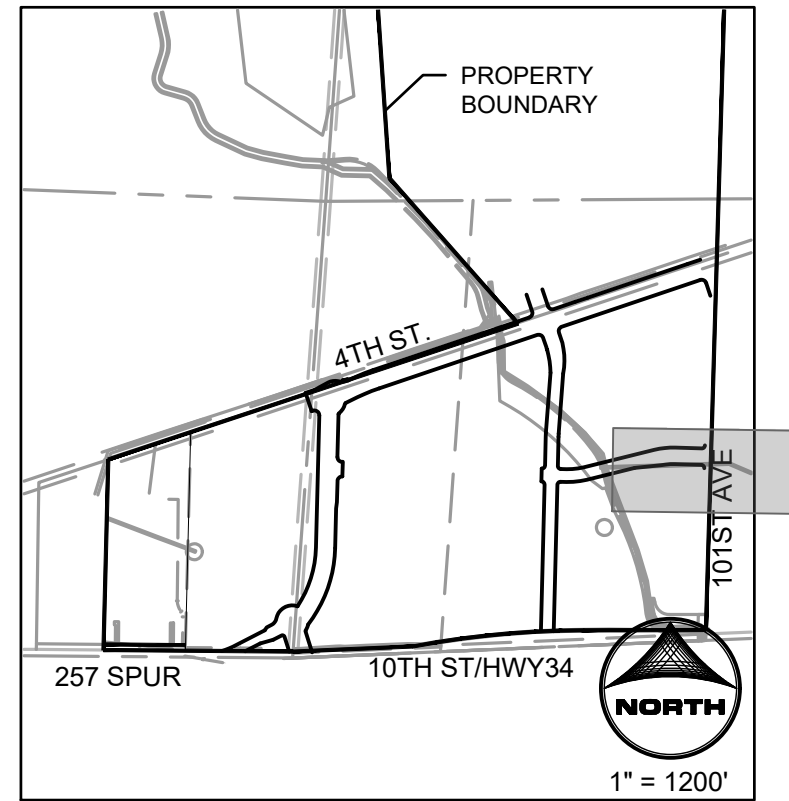
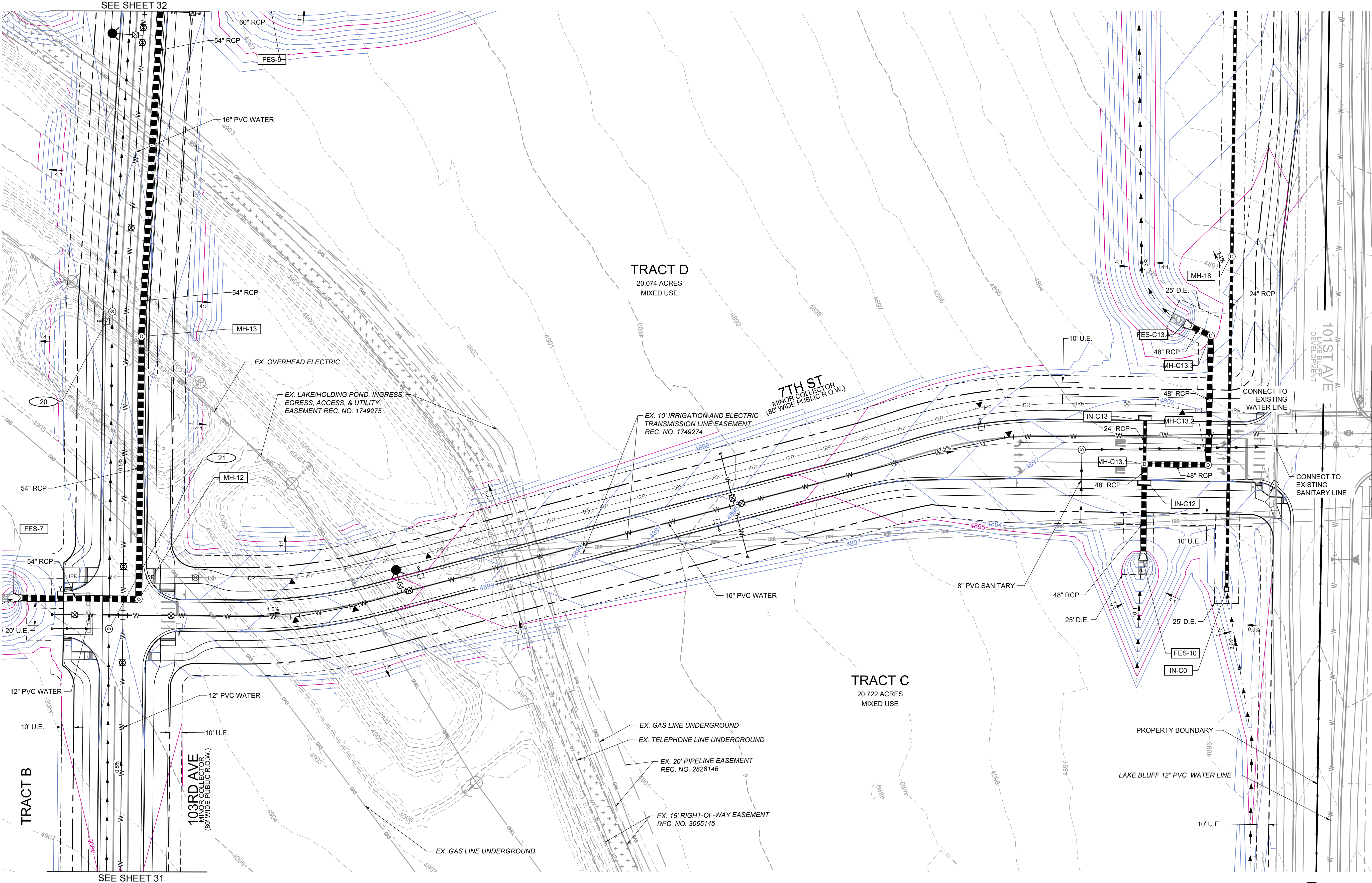


5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
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SHEET: 29 OF 42

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
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 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. WATERMAIN
 - PR. NON-POTABLE
 - PR. SWALE
 - EX. STORM MANHOLE
 - EX. FES
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. IRRIGATION STRUCTURE
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - PR. BEND & THRUST BLOCK
 - FLOW ARROW
 - SANITARY MANHOLE CALLOUT
 - STORM STRUCTURE CALLOUT

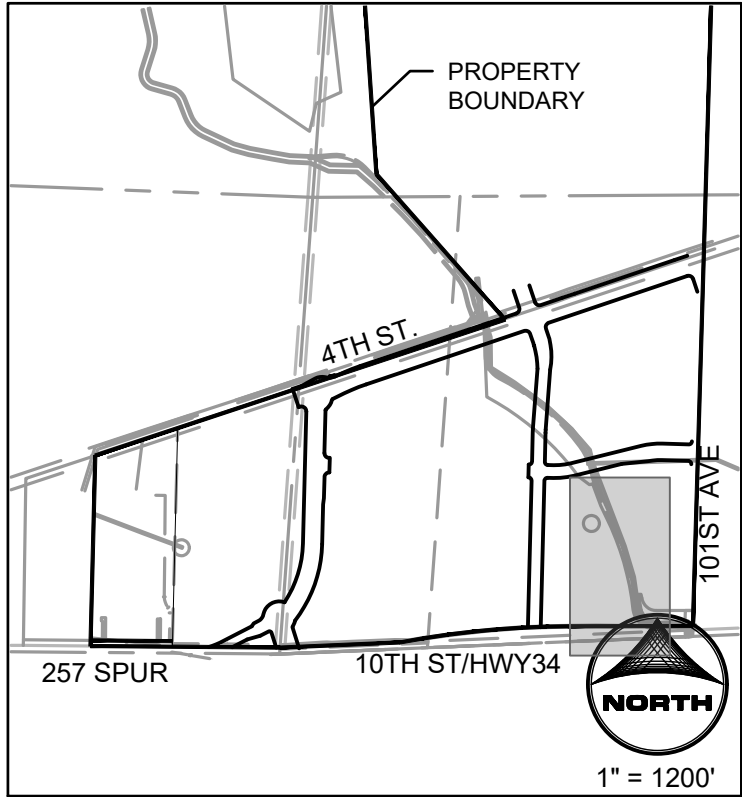
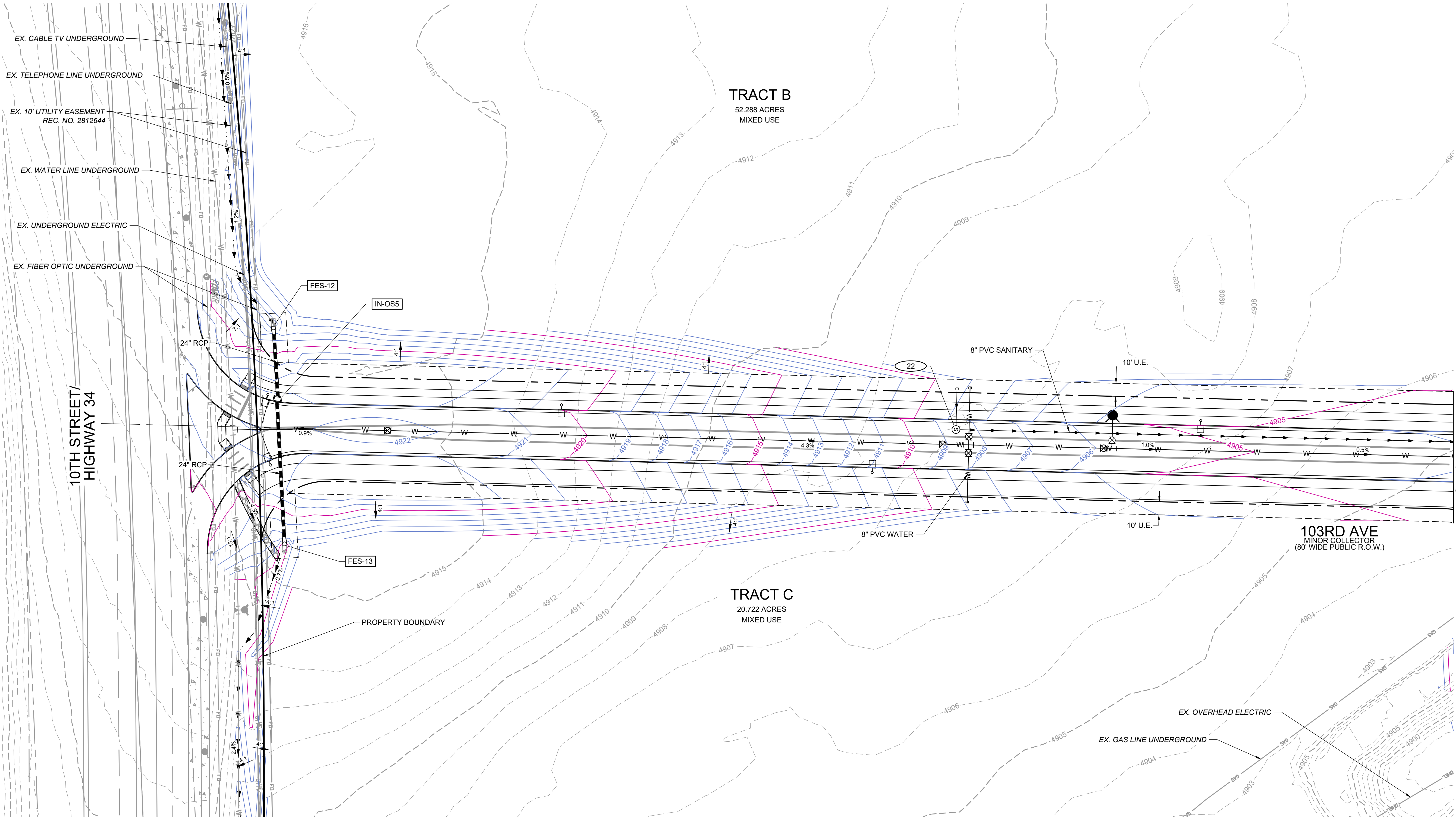
POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: GRADING & UTILITY PLAN

DATE: DECEMBER 8, 2023

HRGreen
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRGREEN.COM

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 12" UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 12" UNLESS OTHERWISE NOTED.
 4. ALL NON-POTABLE WATER IS 8" PVC UNLESS NOTED OTHERWISE.
 5. SEE SHEET 2 FOR TYPICAL SECTIONS.

- LEGEND**
- PR. STORM MANHOLE
 - PR. STORM INLET
 - PR. STORM SEWER
 - PR. SANITARY SEWER MANHOLE
 - PR. SANITARY SEWER
 - PR. WATERMAIN
 - PR. NON-POTABLE
 - PR. SWALE
 - EX. STORM MANHOLE
 - EX. FES
 - EX. STORM INLET
 - EX. STORM SEWER
 - EX. IRRIGATION STRUCTURE
 - EX. SANITARY SEWER MANHOLE
 - EX. SANITARY SEWER
 - EX. WATERMAIN
 - EX. FIRE HYDRANT
 - PR. FIRE HYDRANT
 - PR. WATER VALVE
 - PR. BEND & THRUST BLOCK
 - FLOW ARROW
 - SANITARY MANHOLE CALLOUT
 - STORM STRUCTURE CALLOUT

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
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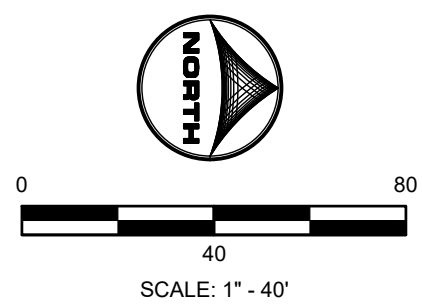
5613 DTC PARKWAY SUITE 950
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DATE: DECEMBER 8, 2023



Page 50 of 8

POUDRE HEIGHTS SUBDIVISION

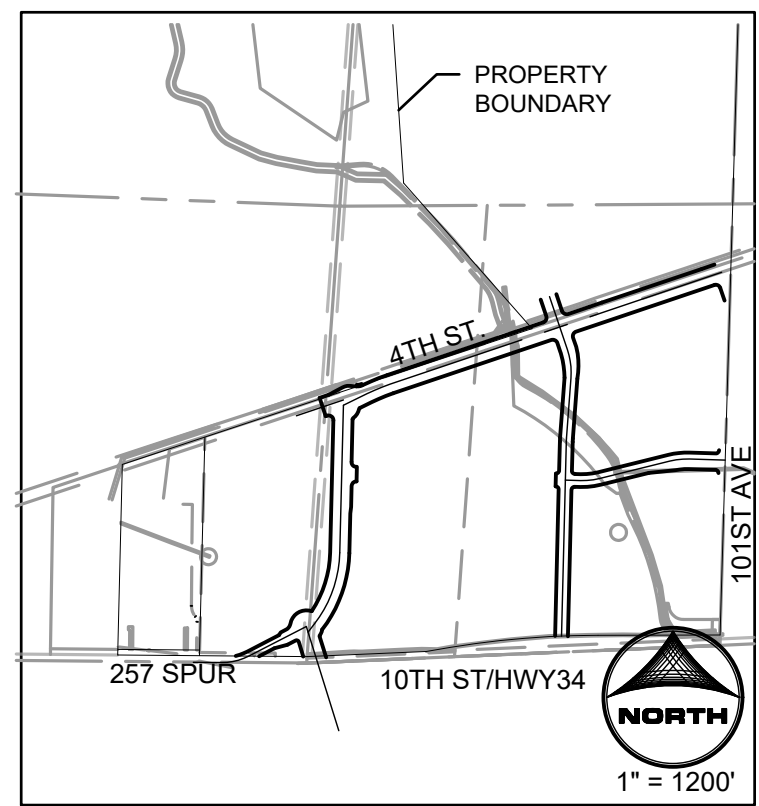
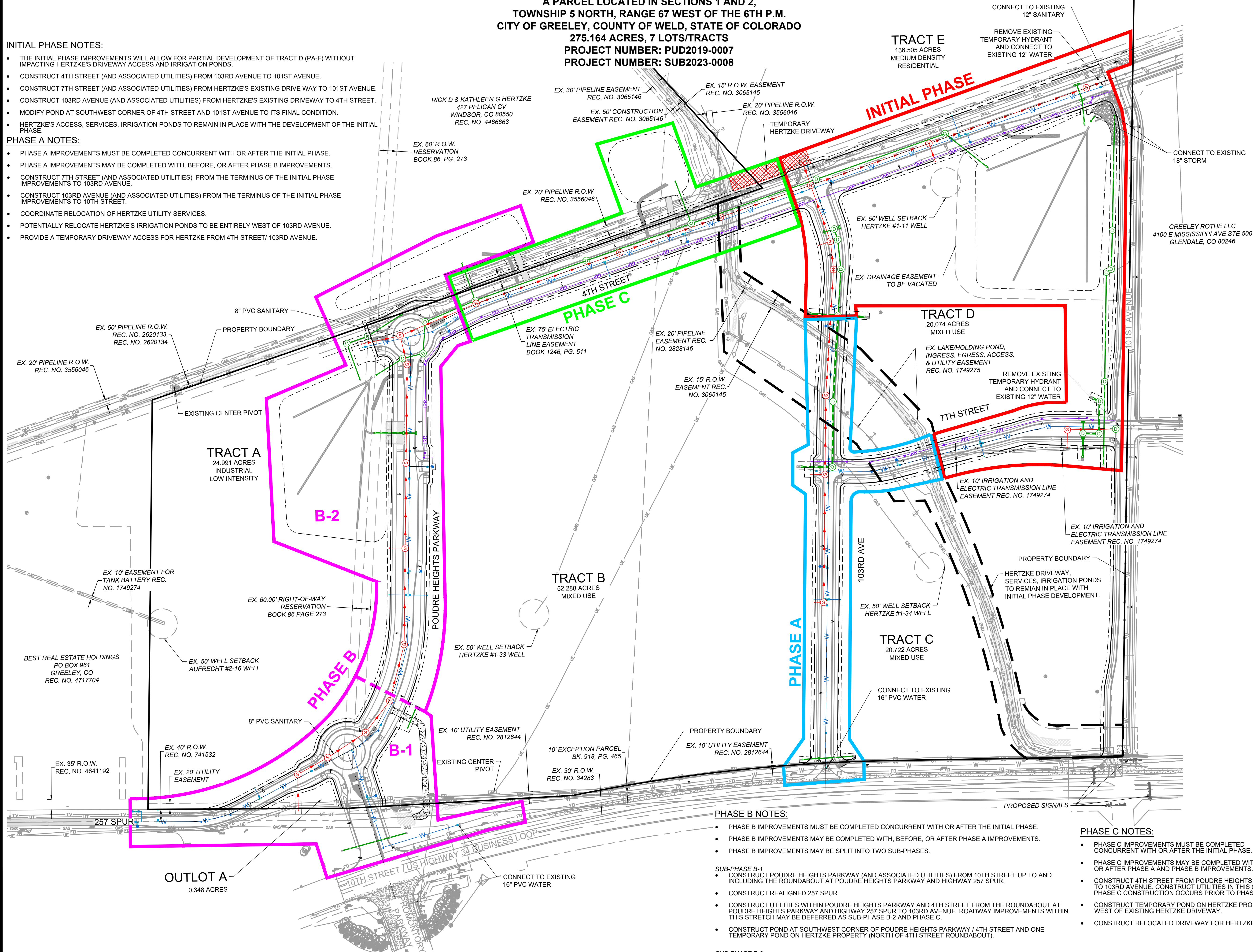
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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
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INITIAL PHASE NOTES:

- THE INITIAL PHASE IMPROVEMENTS WILL ALLOW FOR PARTIAL DEVELOPMENT OF TRACT D (PA-F) WITHOUT IMPACTING HERTZKE'S DRIVEWAY ACCESS AND IRRIGATION PONDS.
- CONSTRUCT 4TH STREET (AND ASSOCIATED UTILITIES) FROM 103RD AVENUE TO 101ST AVENUE.
- CONSTRUCT 7TH STREET (AND ASSOCIATED UTILITIES) FROM HERTZKE'S EXISTING DRIVE WAY TO 101ST AVENUE.
- CONSTRUCT 103RD AVENUE (AND ASSOCIATED UTILITIES) FROM HERTZKE'S EXISTING DRIVEWAY TO 4TH STREET.
- MODIFY POND AT SOUTHWEST CORNER OF 4TH STREET AND 101ST AVENUE TO ITS FINAL CONDITION.
- HERTZKE'S ACCESS, SERVICES, IRRIGATION PONDS TO REMAIN IN PLACE WITH THE DEVELOPMENT OF THE INITIAL PHASE.

PHASE A NOTES:

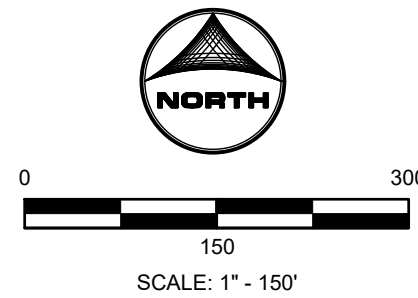
- PHASE A IMPROVEMENTS MUST BE COMPLETED CONCURRENT WITH OR AFTER THE INITIAL PHASE.
- PHASE A IMPROVEMENTS MAY BE COMPLETED WITH, BEFORE, OR AFTER PHASE B IMPROVEMENTS.
- CONSTRUCT 7TH STREET (AND ASSOCIATED UTILITIES) FROM THE TERMINUS OF THE INITIAL PHASE IMPROVEMENTS TO 103RD AVENUE.
- CONSTRUCT 103RD AVENUE (AND ASSOCIATED UTILITIES) FROM THE TERMINUS OF THE INITIAL PHASE IMPROVEMENTS TO 10TH STREET.
- COORDINATE RELOCATION OF HERTZKE UTILITY SERVICES.
- POTENTIALLY RELOCATE HERTZKE'S IRRIGATION PONDS TO BE ENTIRELY WEST OF 103RD AVENUE.
- PROVIDE A TEMPORARY DRIVEWAY ACCESS FOR HERTZKE FROM 4TH STREET/ 103RD AVENUE.



KEYMAP:

LEGEND

- PR. STORM MANHOLE
- PR. STORM INLET
- PR. STORM SEWER
- PR. SANITARY SEWER MANHOLE
- PR. SANITARY SEWER
- PR. WATERMAIN
- PR. IRRIGATION
- PR. SWALE
- EX. STORM MANHOLE
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- EX. STORM INLET
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- EX. SANITARY SEWER
- EX. WATERMAIN
- EX. FIRE HYDRANT
- PR. FIRE HYDRANT



POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: PHASING PLAN

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HRRGREEN.COM

SHEET: 33 OF 42

PHASE B NOTES:

- PHASE B IMPROVEMENTS MUST BE COMPLETED CONCURRENT WITH OR AFTER THE INITIAL PHASE.
- PHASE B IMPROVEMENTS MAY BE COMPLETED WITH, BEFORE, OR AFTER PHASE A IMPROVEMENTS.
- PHASE B IMPROVEMENTS MAY BE SPLIT INTO TWO SUB-PHASES.

SUB-PHASE B-1

- CONSTRUCT POUDRE HEIGHTS PARKWAY (AND ASSOCIATED UTILITIES) FROM 10TH STREET UP TO AND INCLUDING THE ROUNDABOUT AT POUDRE HEIGHTS PARKWAY AND HIGHWAY 257 SPUR.
- CONSTRUCT REALIGNED 257 SPUR.
- CONSTRUCT UTILITIES WITHIN POUDRE HEIGHTS PARKWAY AND 4TH STREET FROM THE ROUNDABOUT AT POUDRE HEIGHTS PARKWAY AND HIGHWAY 257 SPUR TO 103RD AVENUE. ROADWAY IMPROVEMENTS WITHIN THIS STRETCH MAY BE DEFERRED AS SUB-PHASE B-2 AND PHASE C.
- CONSTRUCT POND AT SOUTHWEST CORNER OF POUDRE HEIGHTS PARKWAY / 4TH STREET AND ONE TEMPORARY POND ON HERTZKE PROPERTY (NORTH OF 4TH STREET ROUNDABOUT).

SUB-PHASE B-2

- SUB-PHASE B-2 MUST BE CONSTRUCTED CONCURRENT WITH OR AFTER SUB-PHASE B-1.
- CONSTRUCT POUDRE HEIGHTS PARKWAY FROM THE ROUNDABOUT AT POUDRE HEIGHTS PARKWAY AND HIGHWAY 257 SPUR TO 4TH STREET.
- CONSTRUCT ROUNDABOUT AT THE INTERSECTION OF POUDRE HEIGHTS PARKWAY AND 4TH STREET.

PHASE C NOTES:

- PHASE C IMPROVEMENTS MUST BE COMPLETED CONCURRENT WITH OR AFTER THE INITIAL PHASE.
- PHASE C IMPROVEMENTS MAY BE COMPLETED WITH, BEFORE, OR AFTER PHASE A AND PHASE B IMPROVEMENTS.
- CONSTRUCT 4TH STREET FROM POUDRE HEIGHTS PARKWAY TO 103RD AVENUE. CONSTRUCT UTILITIES IN THIS STRETCH IF PHASE C CONSTRUCTION OCCURS PRIOR TO PHASE B.
- CONSTRUCT TEMPORARY POND ON HERTZKE PROPERTY WEST OF EXISTING HERTZKE DRIVEWAY.
- CONSTRUCT RELOCATED DRIVEWAY FOR HERTZKE.

POUDRE HEIGHTS SUBDIVISION

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275.164 ACRES, 7 LOTS/TRACTS
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GENERAL LANDSCAPE PLAN NOTES:

- LANDSCAPE CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS AND SERVICES NECESSARY TO FURNISH AND INSTALL LANDSCAPE ELEMENTS AND PLANTINGS AS SPECIFIED HEREIN AND AS SHOWN ON THESE PLANS.
- NO MATERIAL SUBSTITUTIONS SHALL BE MADE WITHOUT LANDSCAPE ARCHITECT'S APPROVAL. ALTERNATE MATERIALS OF SIMILAR SIZE AND CHARACTER MAY BE CONSIDERED IF SPECIFIED PLANT MATERIALS CANNOT BE OBTAINED. OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REVISE PLANT LIST AS DEEMED NECESSARY.
- QUANTITIES OF MATERIALS SHOWN ON THE PLANTING PLAN TAKE PRECEDENCE OVER QUANTITIES SHOWN ON THE PLANT MATERIAL SCHEDULE. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES ON THE PLANTING PLAN.
- CONTRACTOR SHALL LOCATE ALL UTILITIES BEFORE WORK. UTILITIES HAVE BEEN SHOWN ON PLAN FOR ROUGH LOCATION OF SERVICES. LOCATE EXACT UTILITY LOCATIONS BY CONTACTING "CALL BEFORE YOU DIG" AT 811. CONTRACTOR WILL BE RESPONSIBLE FOR THE REPAIR OF ANY DAMAGE HE MAY CAUSE TO UTILITIES.
- REMOVE ALL RUBBISH, EQUIPMENT, AND MATERIAL AND LEAVE THE AREA IN A NEAT, CLEAN CONDITION EACH DAY. MAINTAIN PAVED AREAS UTILIZED FOR HAULING EQUIPMENT AND MATERIALS BY OTHER TRADES IN A CLEAN AND UNOBSTRUCTED CONDITION AT ALL TIMES.
- STORAGE OF ANY MATERIALS, BUILDINGS, VEHICLES OR EQUIPMENT, FENCING AND WARNING SIGNS SHALL BE MAINTAINED THROUGHOUT THE SITE WORK AND CONSTRUCTION PERIODS BY THE CONTRACTOR.

IRRIGATION:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SOD TURF OR IRRIGATED SEED AREAS SHALL BE WATERED BY ADJACENT SOD/SEED IRRIGATION SYSTEM.
- ALL NATIVE LOW GROW SEEDING WITHIN THE RIGHT-OF-WAY AND DETENTION AREAS SHALL HAVE A PERMANENT IRRIGATION SYSTEM.
- THE CONTRACTOR SHALL PROVIDE WATER, WATERING DEVICES, AND LABOR NEEDED TO IRRIGATE PLANT MATERIALS UNTIL AUTOMATIC IRRIGATION SYSTEMS ARE OPERATIONAL AND ACCEPTED. THE CONTRACTOR SHALL SUPPLY ENOUGH WATER TO MAINTAIN THE PLANT'S HEALTHY CONDITION BASED ON SEASONAL CONSIDERATIONS.

SHRUB/TREE PLANTING NOTES:

- OWNER AND OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REJECT AT ANY TIME OR PLACE PRIOR TO FINAL ACCEPTANCE OF WORK, ANY AND ALL PLANTS WHICH, IN THEIR OPINION, FAIL TO MEET THE REQUIREMENTS OF THE SPECIFICATIONS.
- ALL TREE AND SHRUB LOCATIONS ARE APPROXIMATE; ADJUST AS NECESSARY TO AVOID CONFLICTS. PLANTING LOCATIONS OF SHRUBS, GRASSES AND PERENNIALS AS SPECIFIED. OBTAIN OWNERS REPRESENTATIVE'S APPROVAL OF LOCATIONS PRIOR TO PLANTING TREES AND SHRUBS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. TREAT BEDS WITH A PRE-EMERGENT HERBICIDE PRIOR TO PLANTING AND MULCH PLACEMENT. APPLY IN ACCORDANCE WITH STANDARD TRADE PRACTICE. DO NOT APPLY HERBICIDE IN PERENNIAL BEDS.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE ROCK AREAS ARE PRESENT.
- USE TRIANGULAR SPACING IN ALL GROUNDCOVER AND PERENNIAL BEDS.
- ALL WORK ON TREES TO REMAIN, INCLUDING CROWN AND ROOT PRUNNING SHALL BE PERFORMED BY A TREE SERVICE LICENSED BY THE CITY FORESTER.

SODDING & SEEDING:

- CONTRACTOR IS RESPONSIBLE FOR MAINTAINING EXISTING EROSION CONTROL MEASURES DURING THE DURATION OF WORK ON-SITE.
- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.

GENERAL NOTES

- BASE MAP INFORMATION IS ACCURATE AS OF THE DATE PRINTED ON THIS PACKAGE.
- THE LANDSCAPE PLANS CONTAINED HEREIN ILLUSTRATE APPROXIMATE LOCATIONS OF ALL SITE CONDITIONS. REFER TO SURVEY, ARCHITECTURAL, CIVIL ENGINEERING, STRUCTURAL, ELECTRICAL, IRRIGATION AND ALL OTHER DRAWINGS, IF AVAILABLE, FOR ADDITIONAL DETAILED INFORMATION.
- THE CONTRACTOR SHALL APPLY FOR AND PROCURE ALL REQUIRED PERMITS PRIOR TO COMMENCING WORK.
- THE CONTRACTOR SHALL COMPLY WITH ALL CODES APPLICABLE TO THIS WORK.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION WITH SUBCONTRACTORS AND OTHER CONTRACTORS OF RELATED TRADES, AS REQUIRED, TO ACCOMPLISH THE PLANTING AND RELATED OPERATIONS.
- THE CONTRACTOR SHALL COORDINATE INSTALLATION OF ALL PLANT MATERIAL WITH THE INSTALLATION OF OTHER IMPROVEMENTS SUCH AS HARDSCAPE ELEMENTS AND RELATED STRUCTURES. ANY DAMAGE TO EXISTING IMPROVEMENTS IS THE RESPONSIBILITY OF THE CONTRACTOR.
- THE CONTRACTOR IS RESPONSIBLE TO RESTORE ALL AREAS OF THE SITE, OR ADJACENT AREAS, WHERE DISTURBED BY OPERATIONS OF OR RELATED TO THE CONTRACTOR'S WORK.
- LANDSCAPE EDGING SHALL BE REQUIRED BETWEEN WHERE ALL GROUND COVER TYPES CHANGE TO A DIFFERENT GROUND COVER. SEE SPECIFICATIONS DETAIL.
- ALL AREAS DESIGNED TO RECEIVE SOLID SOD SHALL BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO GRASSING OPERATIONS. FINISH GRADE AT TURF AREAS SHALL BE 3/4"-1" BELOW TOP OF ADJACENT PAVEMENT OR CURBS.
- CONTRACTOR SHALL FIELD ADJUST PLANT LOCATIONS TO ACCOMMODATE ALL LIGHTING AND ENSURE PLANTS WILL NOT INTERFERE WITH LIGHTING.
- FERTILIZING, AS SPECIFIED, STAKING, WATERING AND ONE (1) YEAR PLANT WARRANTY FOR INSTALLED PLANT MATERIAL, SHALL BE CONSIDERED INCIDENTAL TO THE PLANT ITEMS.
- WARRANTY: ONE (1) YEAR REPLACEMENT WARRANTY FOR ALL PLANT MATERIALS SHALL BE CONSIDERED INCIDENTAL TO THIS PROJECT. WARRANTY SHALL COVER PLANTS WHICH HAVE DIED OR PARTIALLY DIED (THEREBY RUINING THEIR NATURAL SHAPE), BUT SHALL NOT INCLUDE DAMAGE BY VANDALISM, BROWSING, HAIL, ABNORMAL FREEZES, DROUGHT OR NEGLIGENCE BY THE OWNER. THE WARRANTY IS INTENDED TO COVER CONTRACTOR NEGLIGENCE, INFESTATIONS, DISEASE AND DAMAGE OR SHOCK TO PLANTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING AND WATERING THE PLANT MATERIAL AS NECESSARY, TO ENSURE GROWTH AND ESTABLISHMENT DURING THE 1-YEAR WARRANTY PERIOD. ANY PLANTS THAT ARE NOT IN A LIVE, HEALTHY, GROWING CONDITION AT THE END OF THE 1-YEAR WARRANTY PERIOD SHALL BE REPLACED BY THE CONTRACTOR AT THE CONTRACTOR'S EXPENSE. PLANTS REPLACED UNDER WARRANTY WILL BE WARRANTED FOR ONE (1) YEAR FOLLOWING REPLACEMENT.

SHEET INDEX:

SHEET 34: LANDSCAPE COVER SHEET & NOTES

SHEET 35: OVERALL PRELIMINARY LANDSCAPE PLAN

SHEET 36: PRELIMINARY LANDSCAPE PLAN

SHEET 37: PRELIMINARY LANDSCAPE PLAN

SHEET 38: PRELIMINARY LANDSCAPE PLAN

SHEET 39: PRELIMINARY LANDSCAPE PLAN

SHEET 40: PRELIMINARY LANDSCAPE PLAN

SHEET 41: PRELIMINARY LANDSCAPE PLAN

SHEET 42: LANDSCAPE DETAILS

ORDINANCE LANDSCAPE REQUIREMENTS

R.O.W. LANDSCAPING

STREET NAME	STREET CLASSIFICATION	LINEAR FOOTAGE OF FRONTAGE	TREE REQUIREMENT PER LF OF FRONTAGE	NO. OF TREES REQUIRED/PROVIDED
257 SPUR	LOCAL INDUSTRIAL	404 LF	1 TREE / 35 FT	12 / 12
POUDRE HEIGHTS PARKWAY	MINOR ARTERIAL	2,888 LF	1 TREE / 35 FT	83 / 83
4TH STREET	MINOR ARTERIAL	2,274 LF	1 TREE / 35 FT	65 / 65
103RD AVENUE	MINOR COLLECTOR	3,368 LF	1 TREE / 35 FT	96 / 96
7TH STREET	MINOR COLLECTOR	1,794 LF	1 TREE / 35 FT	51 / 48
101ST AVENUE	MINOR COLLECTOR	2,007 LF	1 TREE / 35 FT	57 / 52
TOTAL	N/A	12,375 LF	N/A	364 / 356

DETENTION POND LANDSCAPING

SQ. FT. OF DETENTION	TREE REQUIREMENT PER SQ. FT. OF DETENTION	NO. OF TREES REQUIRED/PROVIDED	SHRUB SUBSTITUTIONS REQUIRED/PROVIDED
508,874 (11.7 AC)	1 TREES / 4,500 SQ. FT.	113 / 113	- / -

GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SHRUB AND PERENNIAL PLANTING BED	3,268	SQUARE FEET
	1-1/2" COBBLE ROCK	1,254	SQUARE FEET
	LOW GROW SEEDING	513,027	SQUARE FEET
	POND SEEDING	508,311	SQUARE FEET

PLANT LEGEND

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	DECIDUOUS SHADE TREE	435	QTY.
	ORNAMENTAL TREE	34	QTY.

SEEDING SPECIFICATIONS

NATIVE SEEDING	
LOW GROW MIX	
8.0 LBS/ACRE	BUFFALOGRASS
6.5 LBS/ACRE	BLUE GRAMMA
SLOPE MIX	
4.0 LBS/ACRE	SIDE OATS GRAMMA
4.0 LBS/ACRE	BLUE GRAMMA
4.0 LBS/ACRE	LITTLE BLUESTEM
0.12 LBS/ACRE	SAND DROPSEED
8.0 LBS/ACRE	STREAM BANK GRASS
POND MIX	
2.0 LBS/ACRE	LITTLE BLUESTEM
2.0 LBS/ACRE	YELLOW INDIAN GRASS
1.0 LBS/ACRE	SWITCHGRASS
0.6 LBS/ACRE	BLUE GRAMMA
3.0 LBS/ACRE	SIDE OATS GRAMMA
1.5 LBS/ACRE	PRAIRIE SANDREED
4.0 LBS/ACRE	WESTERN WHEATGRASS
5.0 LBS/ACRE	STREAM BANK GRASS

PLANT SCHEDULE

DECIDUOUS TREES

CODE	BOTANICAL / COMMON NAME	SIZE
CS	CATALPA SPECIOSA / NORTHERN CATALPA	2" CAL.
CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY	2" CAL.
GI	GLEDITSIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST	2" CAL.
GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE	2" CAL.
QR	QUERCUS RUBRA / RED OAK	2" CAL.
TA	TILIA AMERICANA / AMERICAN LINDEN	2" CAL.

ORNAMENTAL TREES

CODE	BOTANICAL / COMMON NAME	SIZE
CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN	1.5" CAL.
MS	MALUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE	1.5" CAL.
PM	PRUNUS MAACKII / AMUR CHOKECHERRY	1.5" CAL.



POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
LANDSCAPE COVER
TITLE: **POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
LANDSCAPE COVER
SHEET & NOTES**

DATE: DECEMBER 8, 2023

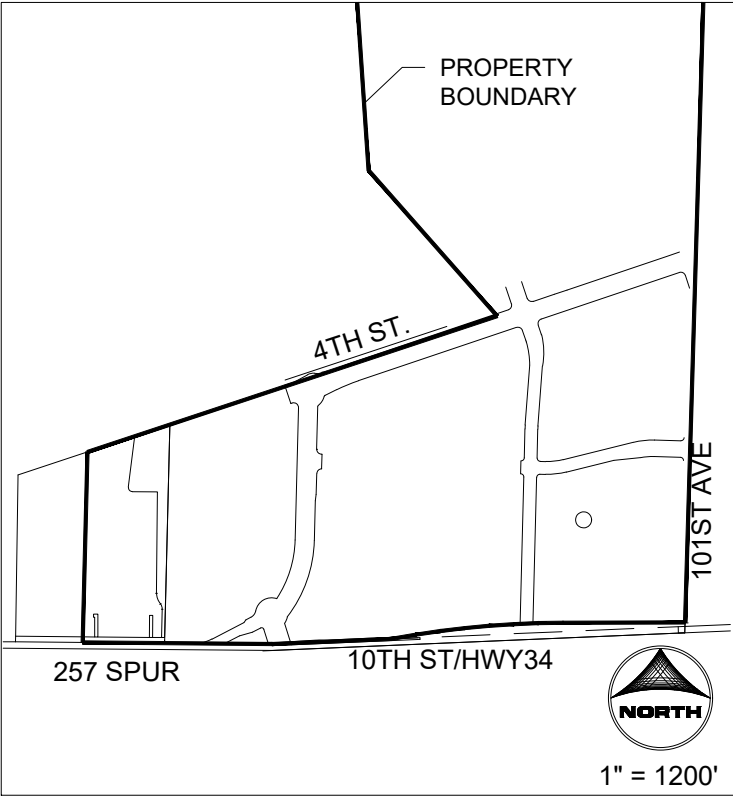
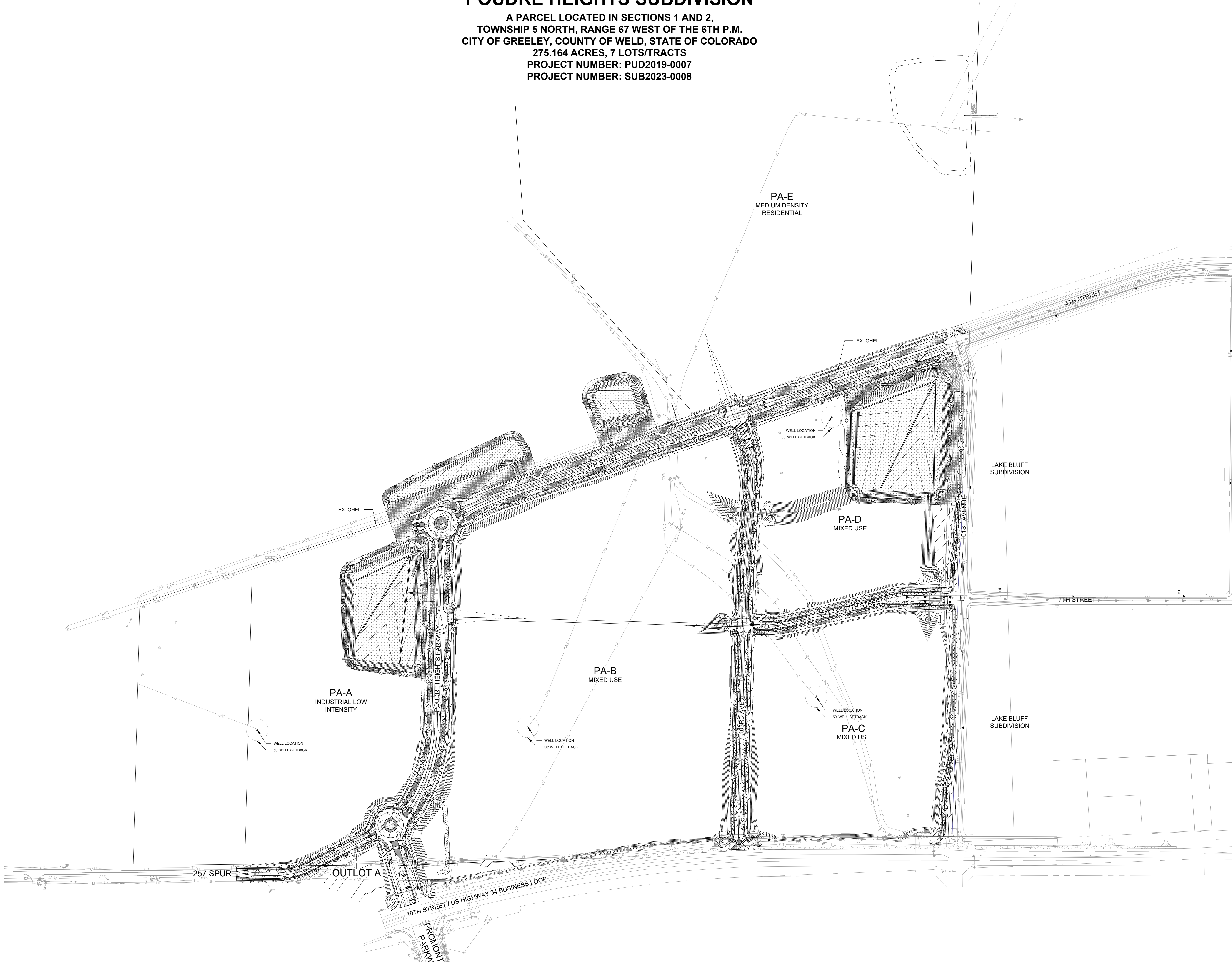


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SHEET: 34 OF 42

POUDRE HEIGHTS SUBDIVISION

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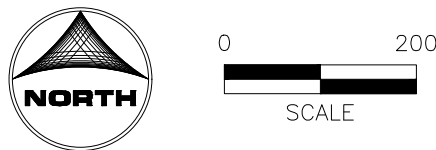


GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	SHRUB AND PERENNIAL PLANTING BED
	1-1/2" COBBLE ROCK
	5-12" RIP RAP
	LOW GROW SEEDING
	POND SEEDING

PLANT LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	ORNAMENTAL TREE



Know what's below.
Call before you dig.

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE: OVERALL PRELIMINARY
LANDSCAPE PLAN

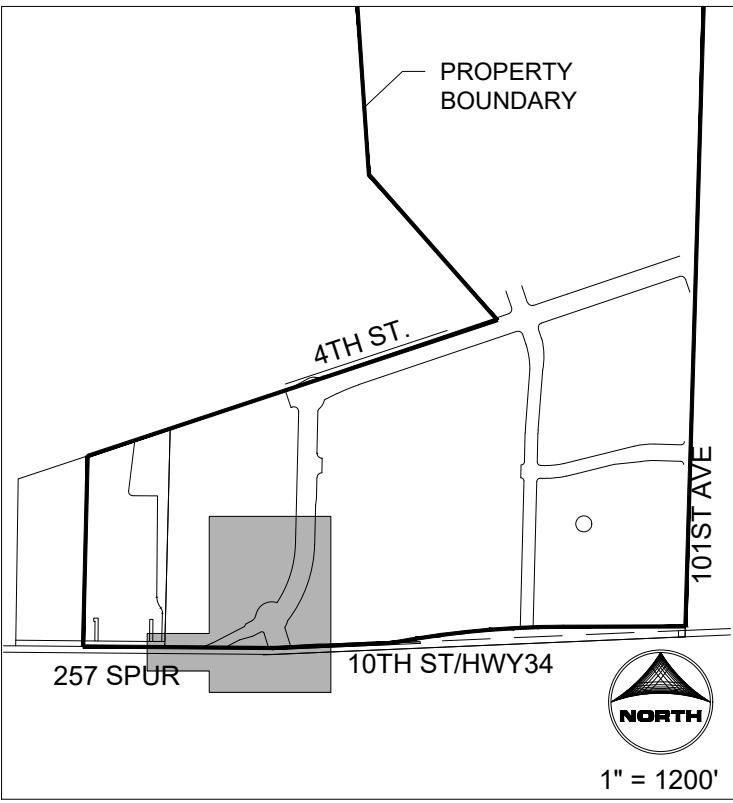
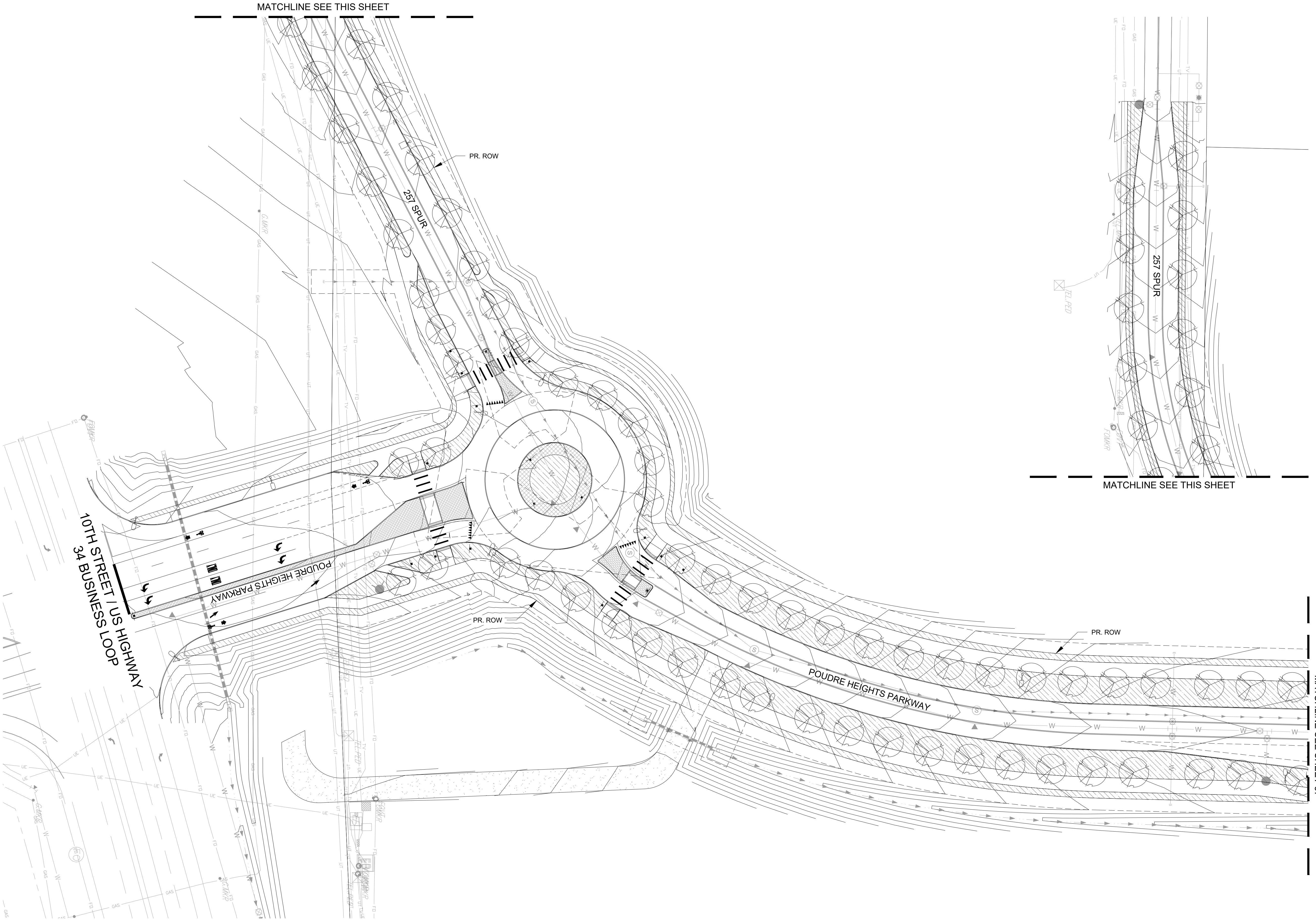
DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
HARGREEN.COM

POUDRE HEIGHTS SUBDIVISION

A PARCEL LOCATED IN SECTIONS 1 AND 2,
TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
275.164 ACRES, 7 LOTS/TRACTS
PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2023-0008

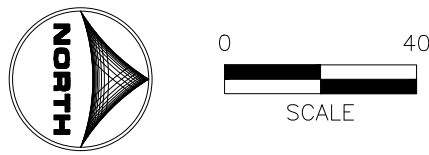


GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	SHRUB AND PERENNIAL PLANTING BED
	1-1/2" COBBLE ROCK
	5-12" RIP RAP
	LOW GROW SEEDING
	POND SEEDING

PLANT LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS SHADE TREE
	ORNAMENTAL TREE



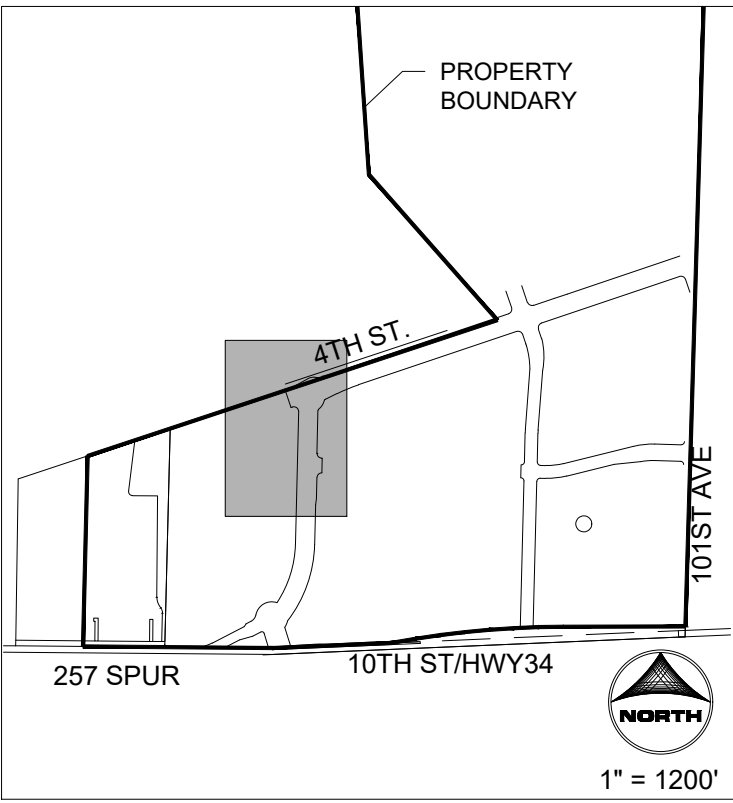
POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1
TITLE: PRELIMINARY LANDSCAPE PLAN
DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
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POUDRE HEIGHTS SUBDIVISION

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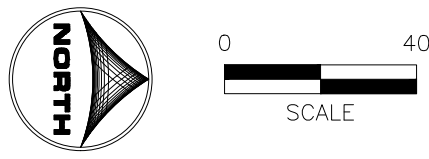
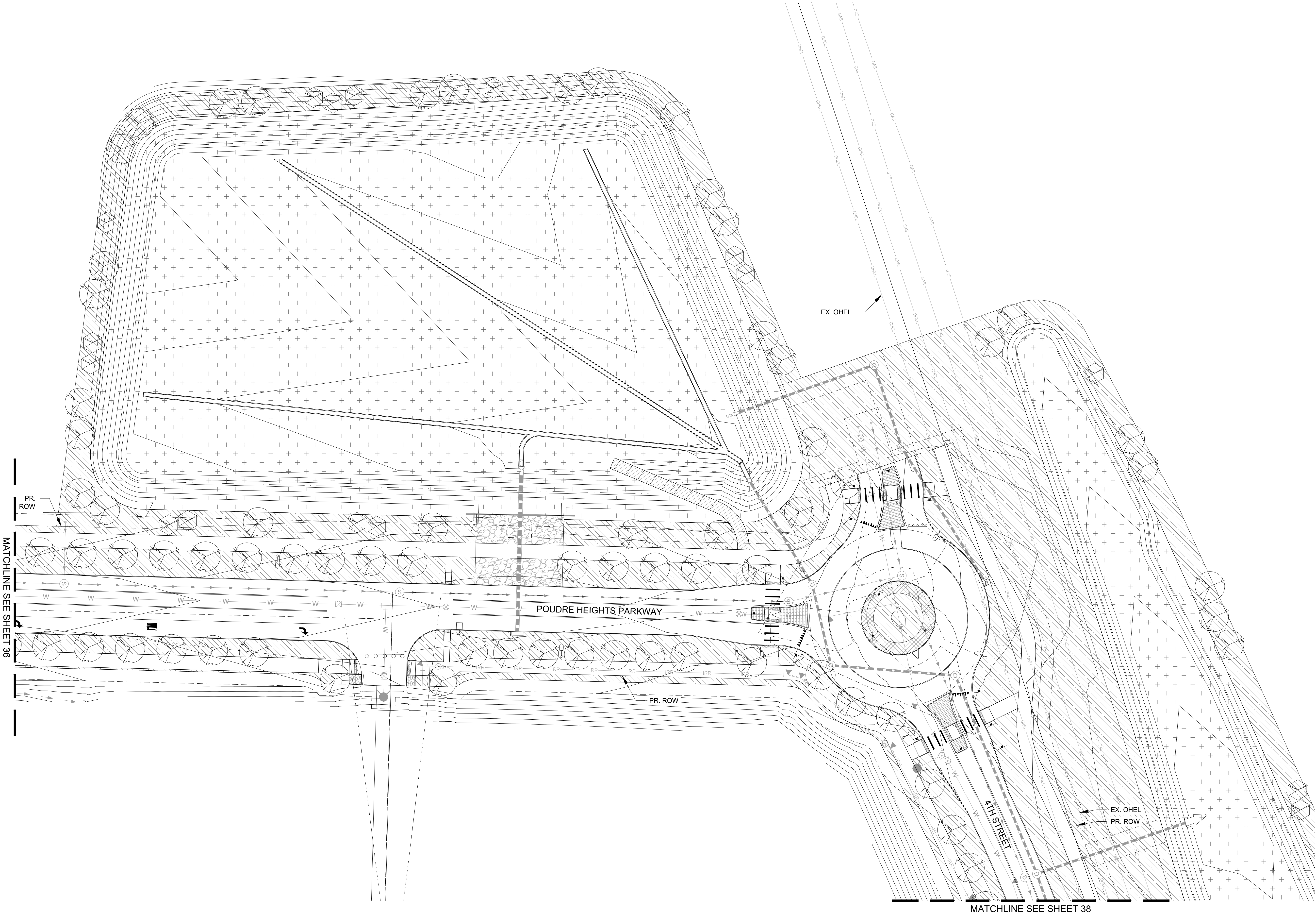


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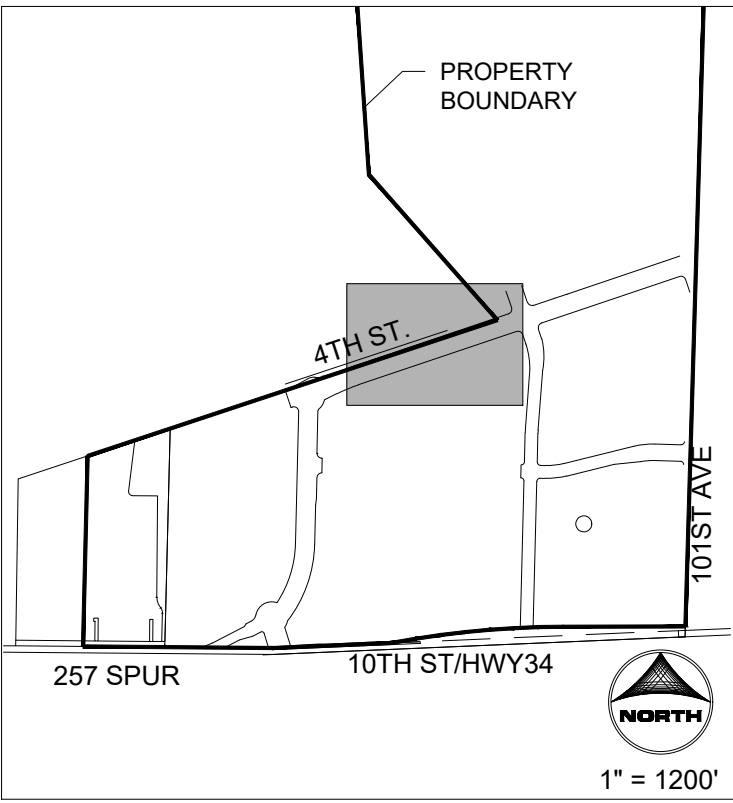


POUDRE HEIGHTS METRO DISTRICT
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HRGreen
5613 DTC PARKWAY SUITE 950
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HRCGREEN.COM

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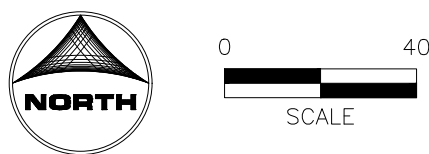
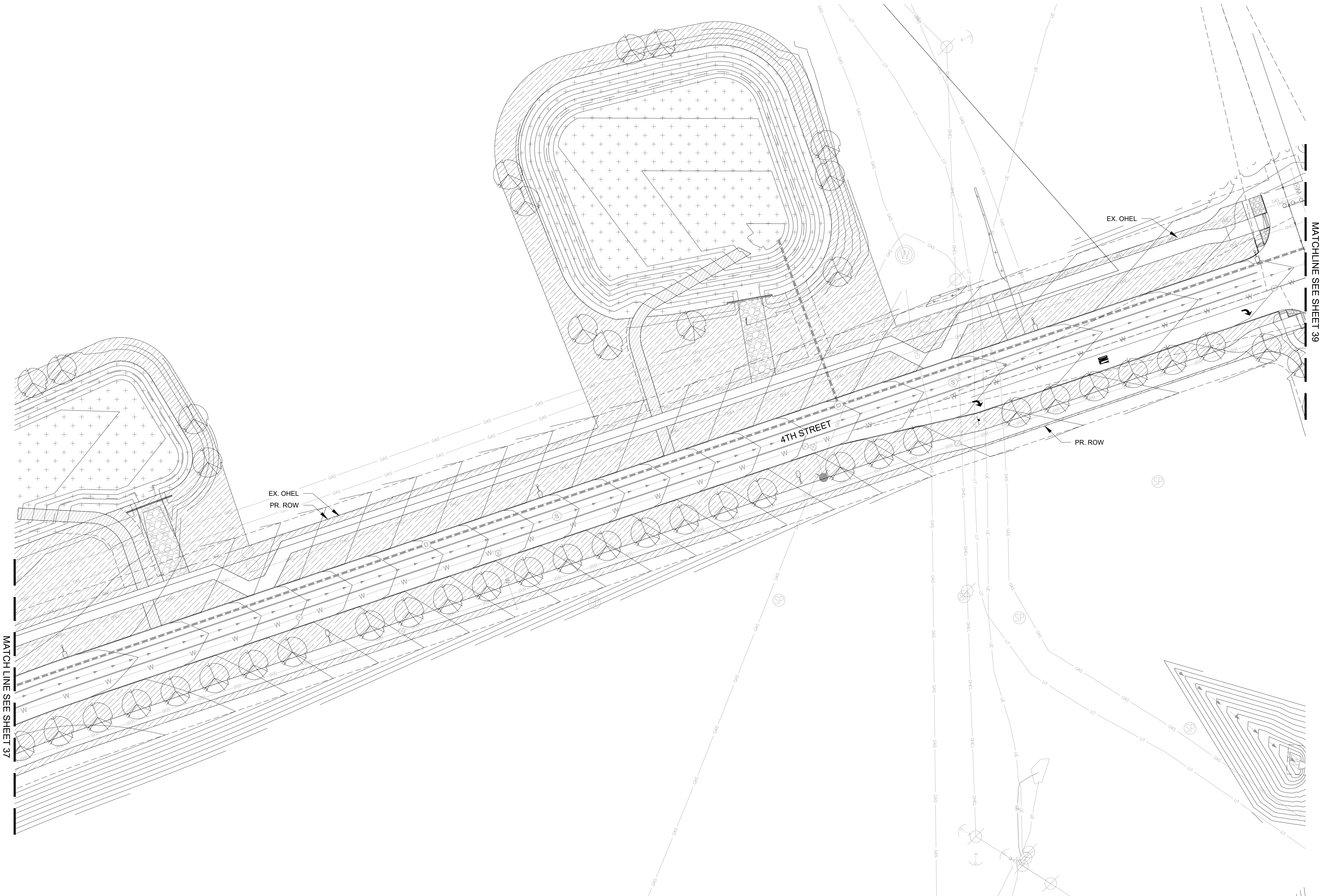


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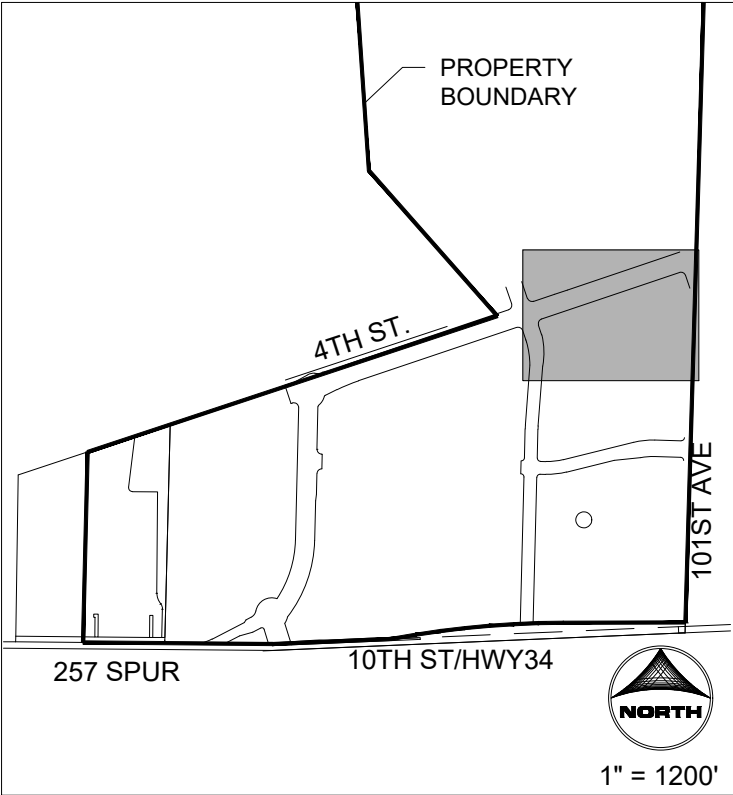
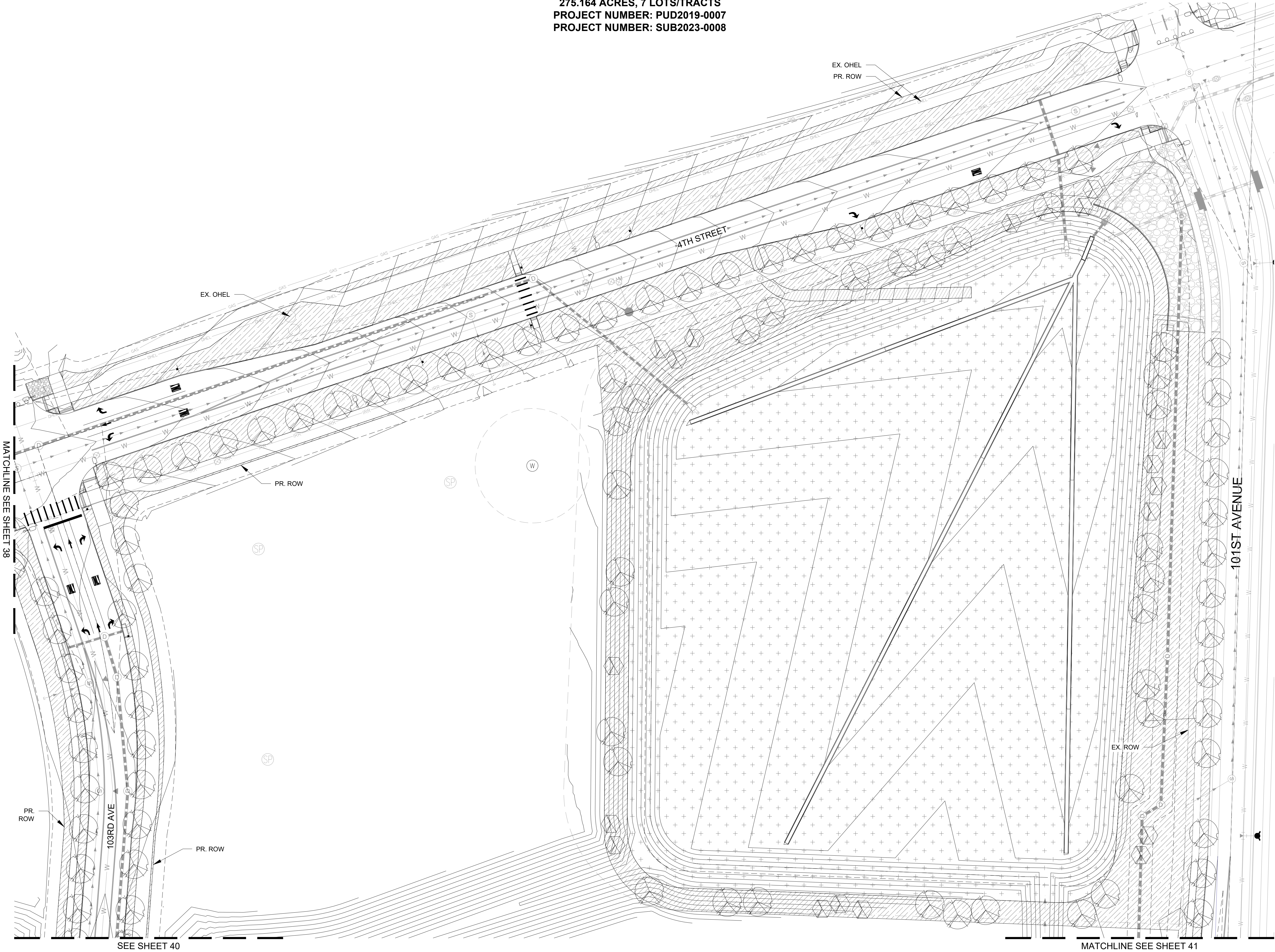
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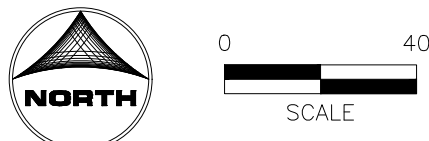


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Know what's below.
Call before you dig.

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

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LANDSCAPE PLAN

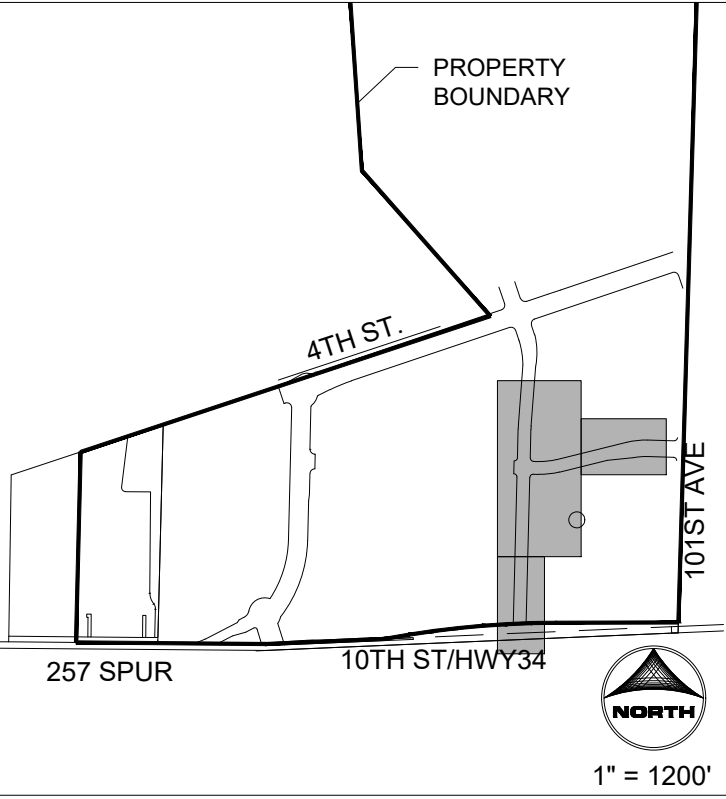
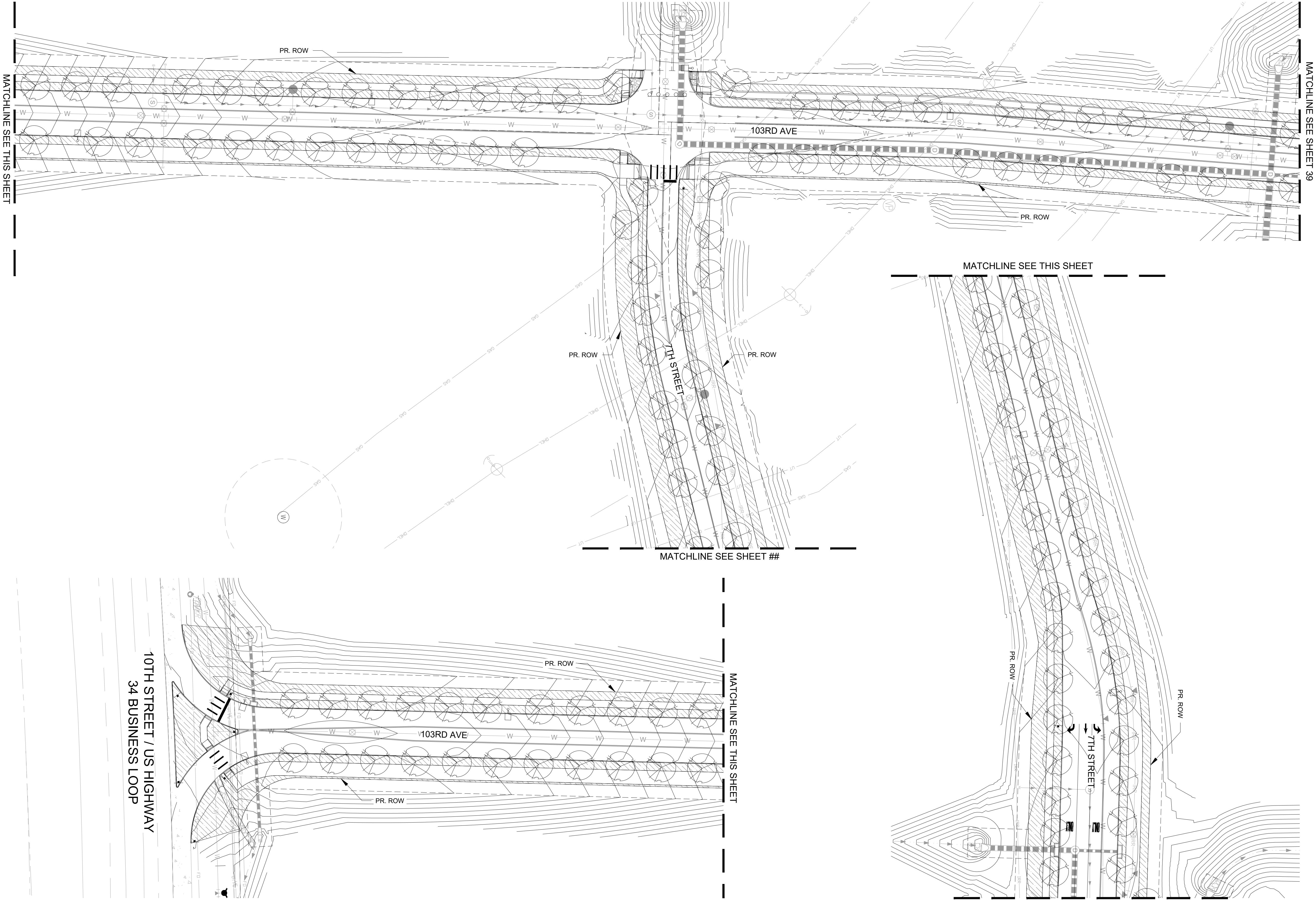
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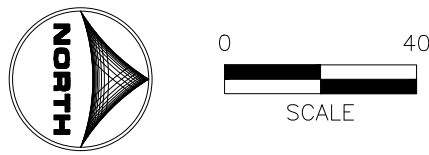


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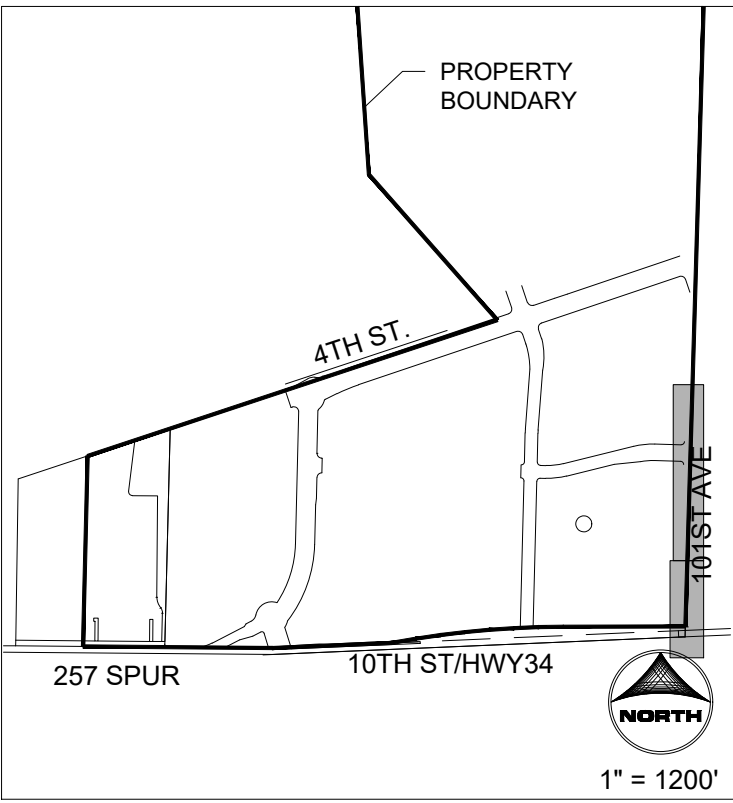
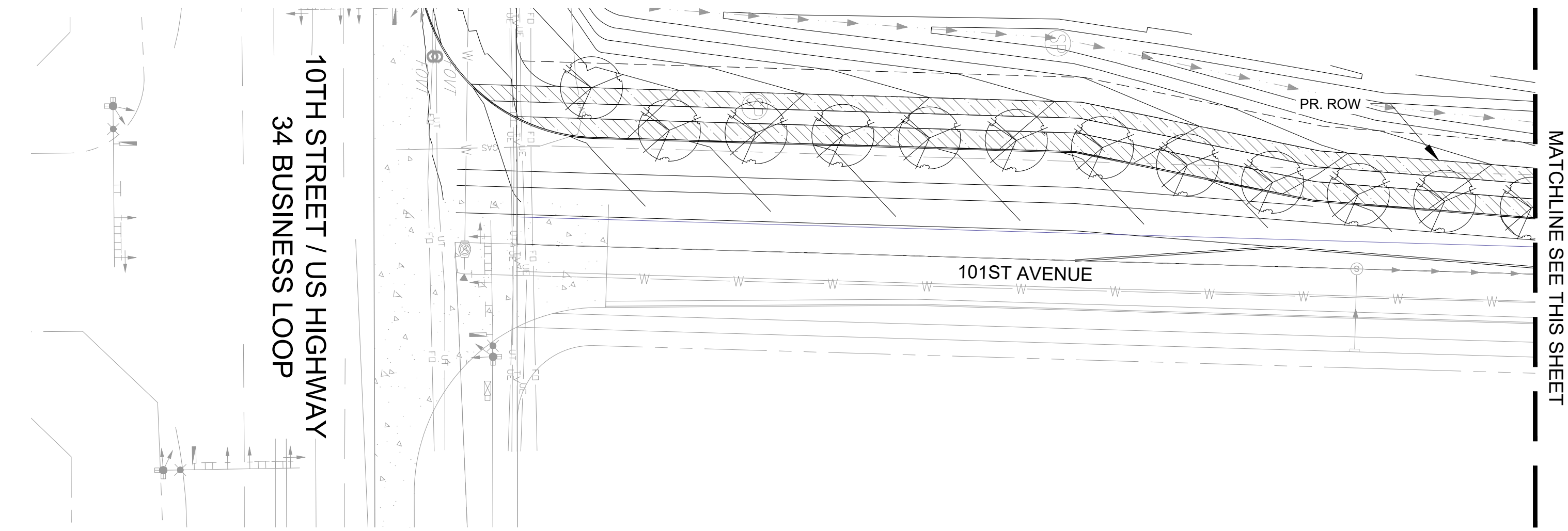
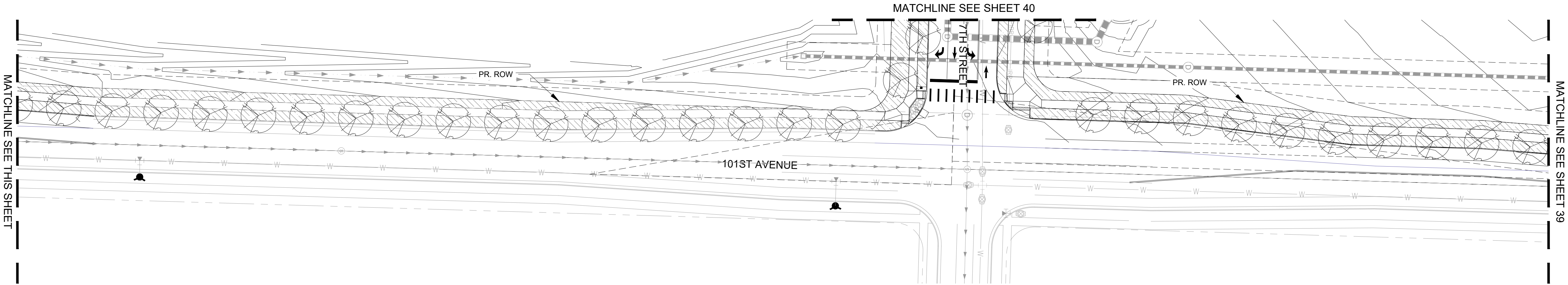
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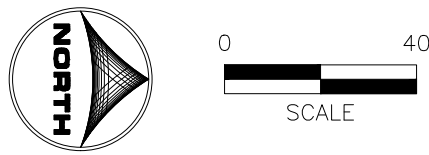


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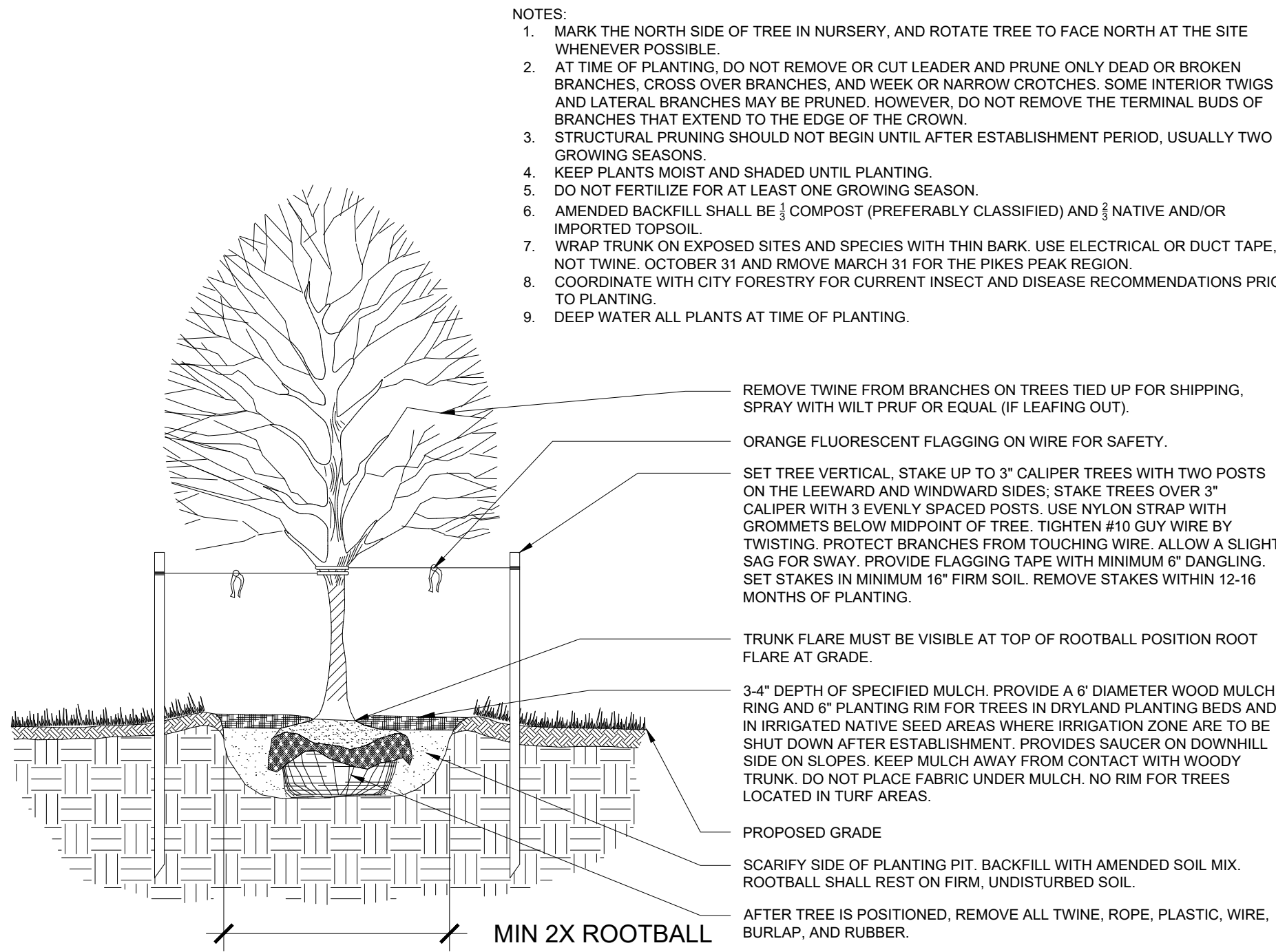
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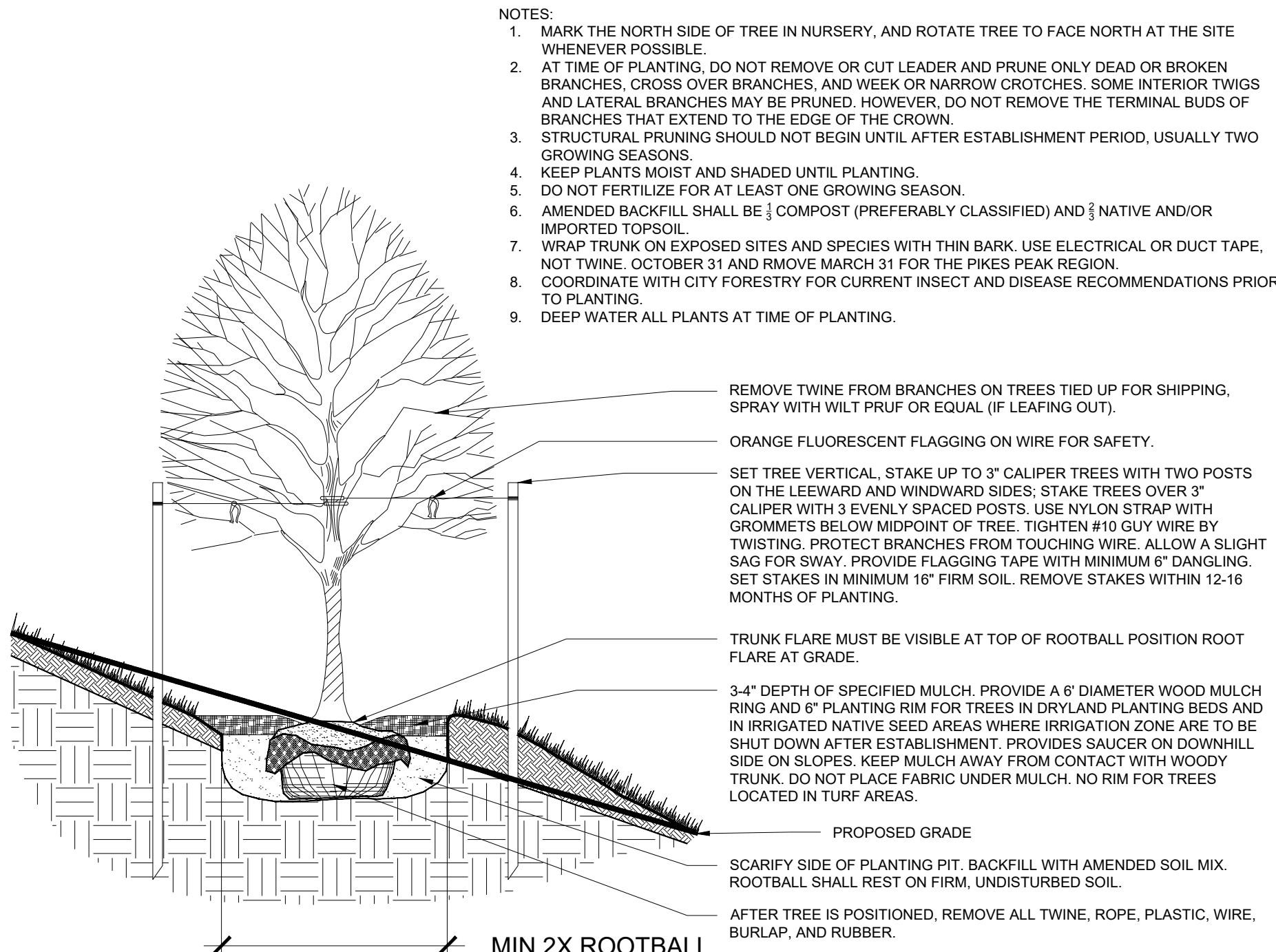
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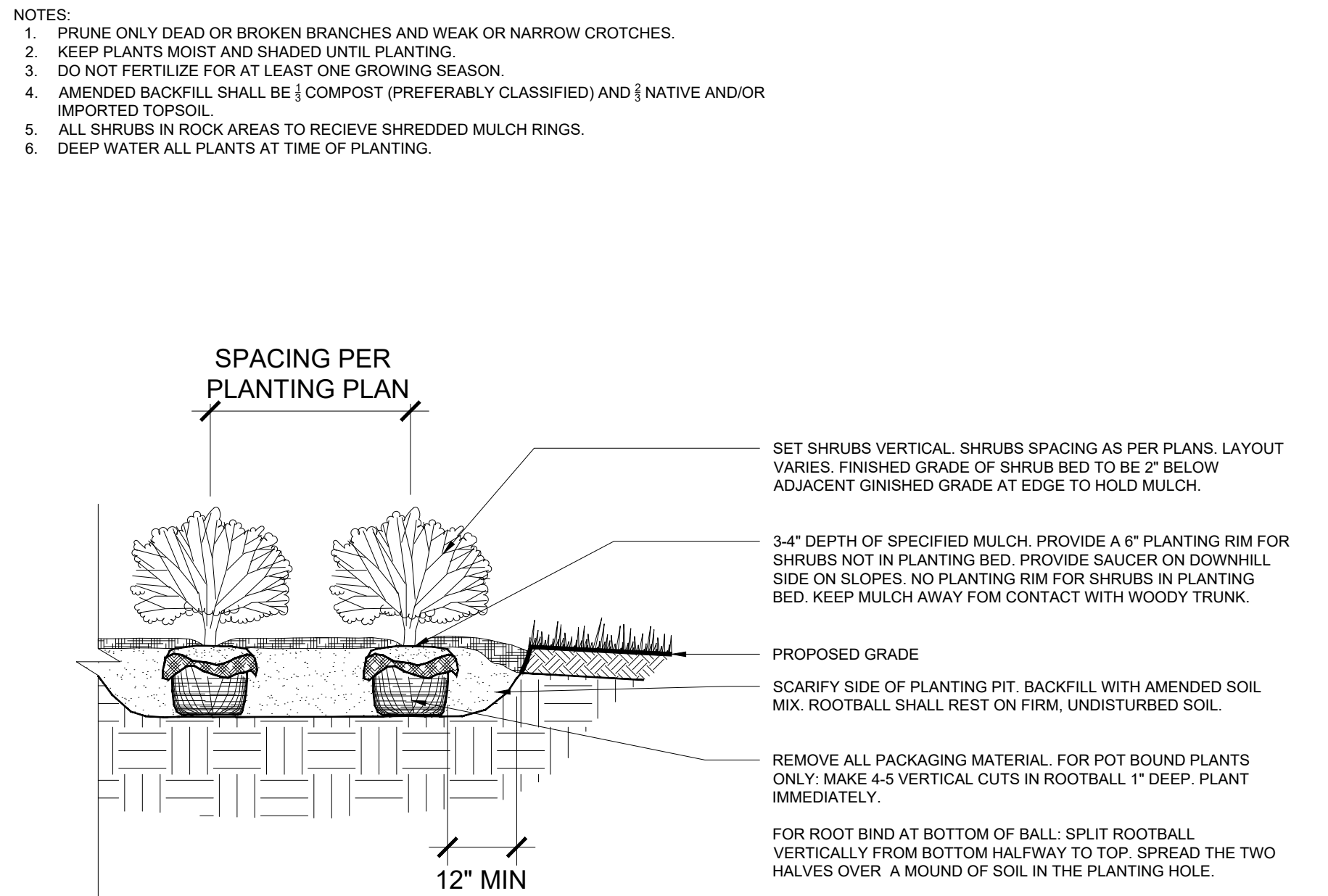
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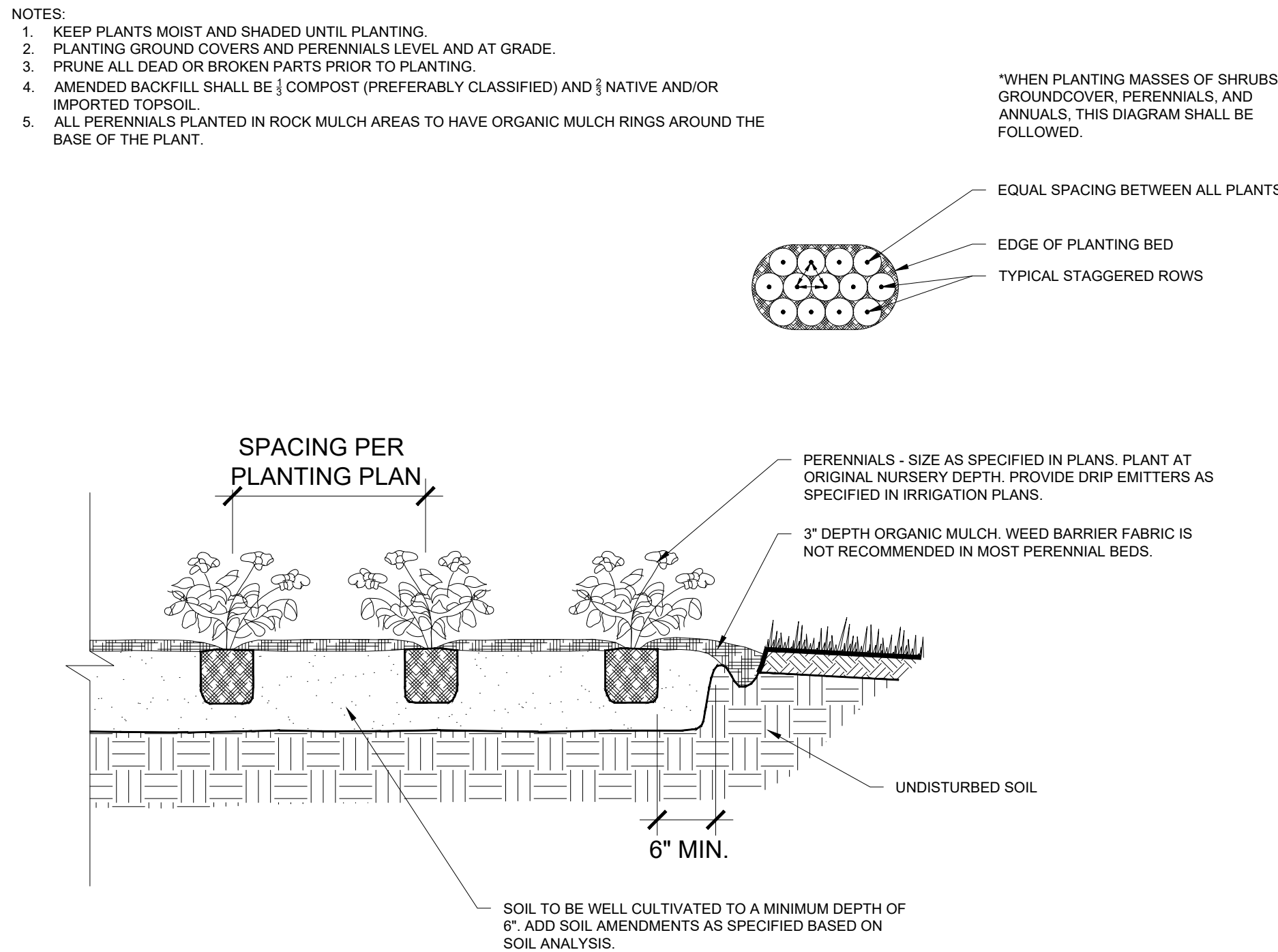
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



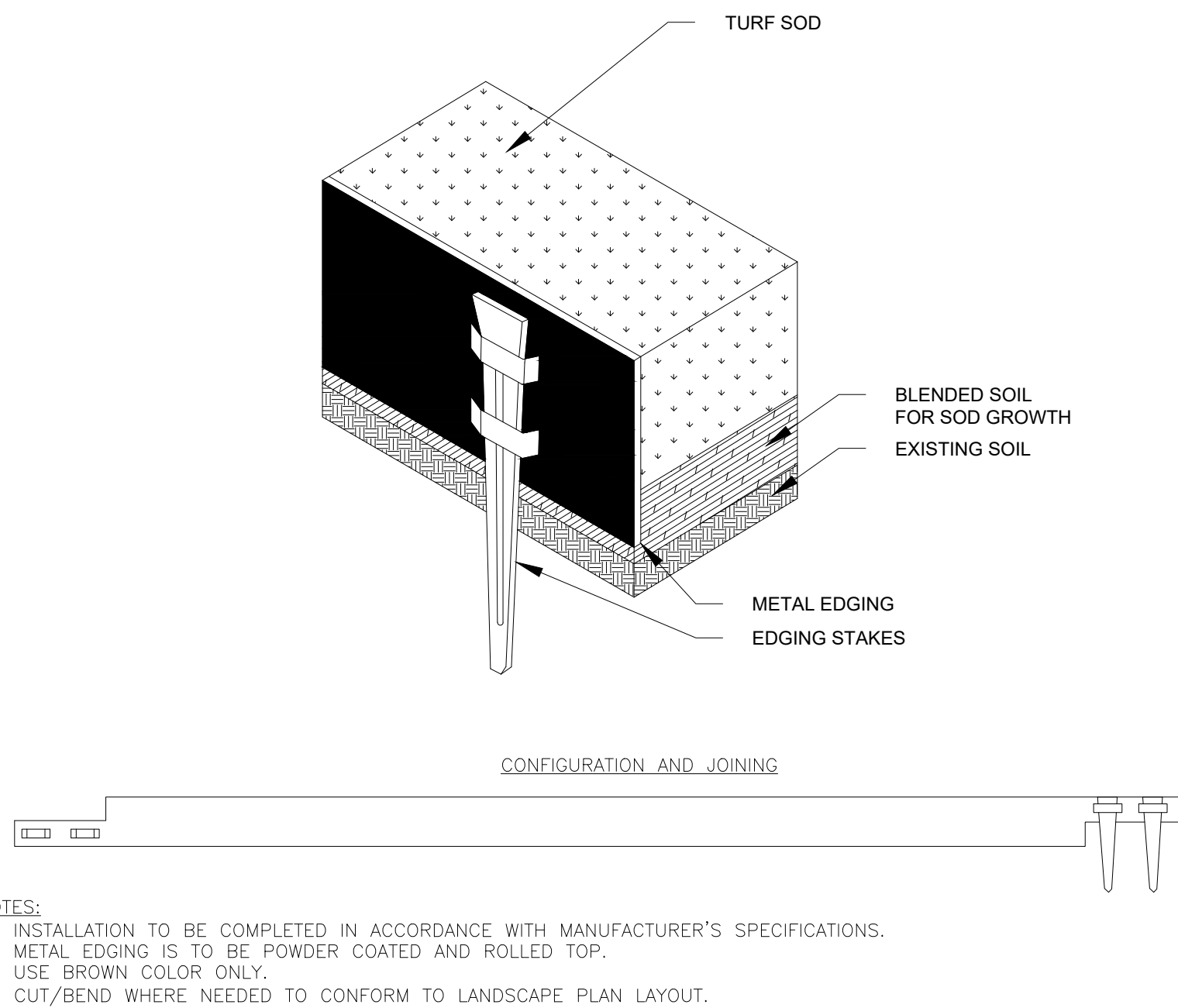
2 TYP. DECIDUOUS TREE PLANTING DETAIL (SLOPE CONDITION)
SCALE: NTS



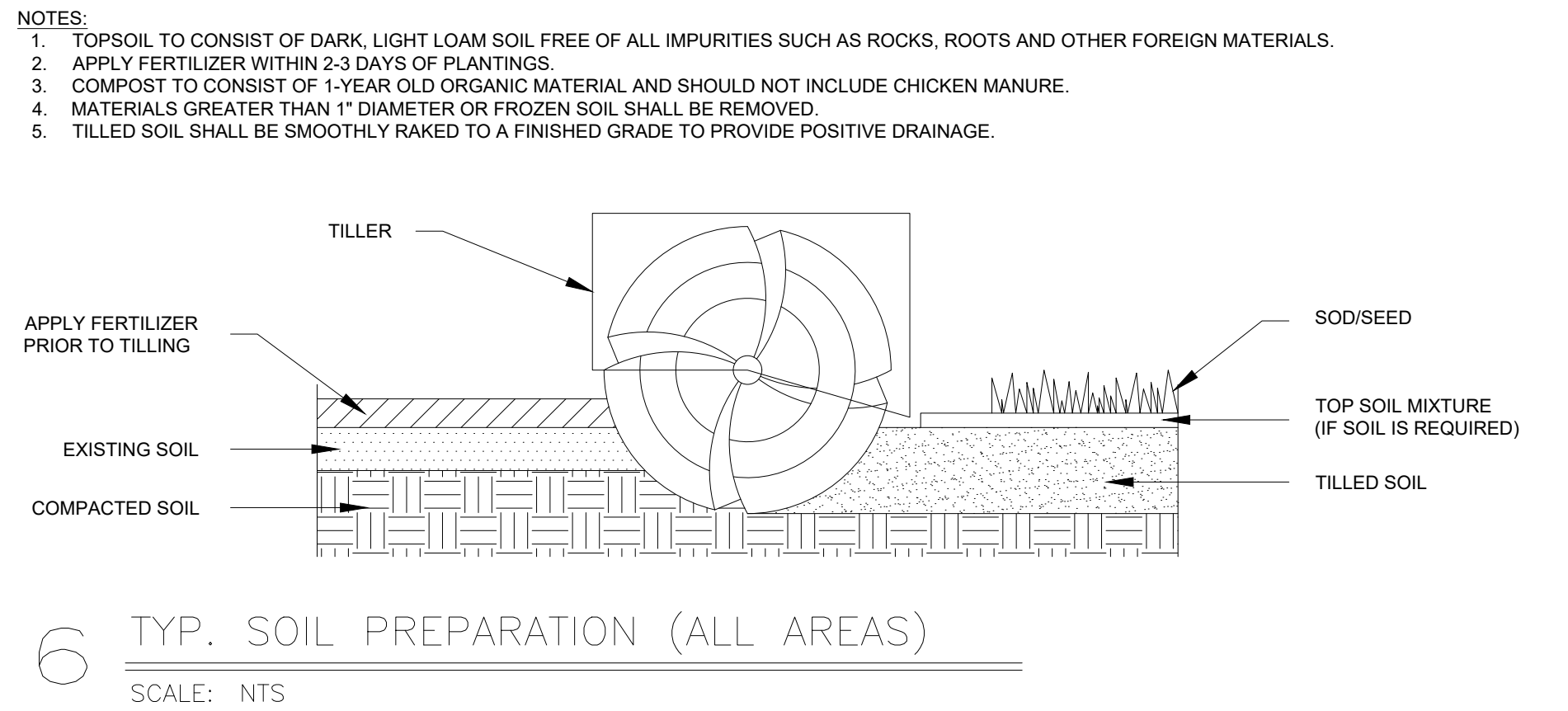
3 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



4 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



5 TYP. METAL EDGING DETAIL
SCALE: NTS



6 TYP. SOIL PREPARATION (ALL AREAS)
SCALE: NTS

POUDRE HEIGHTS METRO DISTRICT
PRELIMINARY PLAT #1

TITLE:

DATE: DECEMBER 8, 2023



5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80120
PHONE: 720.602.4999
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SHEET: 42 OF 42



Poudre Heights Preliminary Subdivision SUB2023-0008

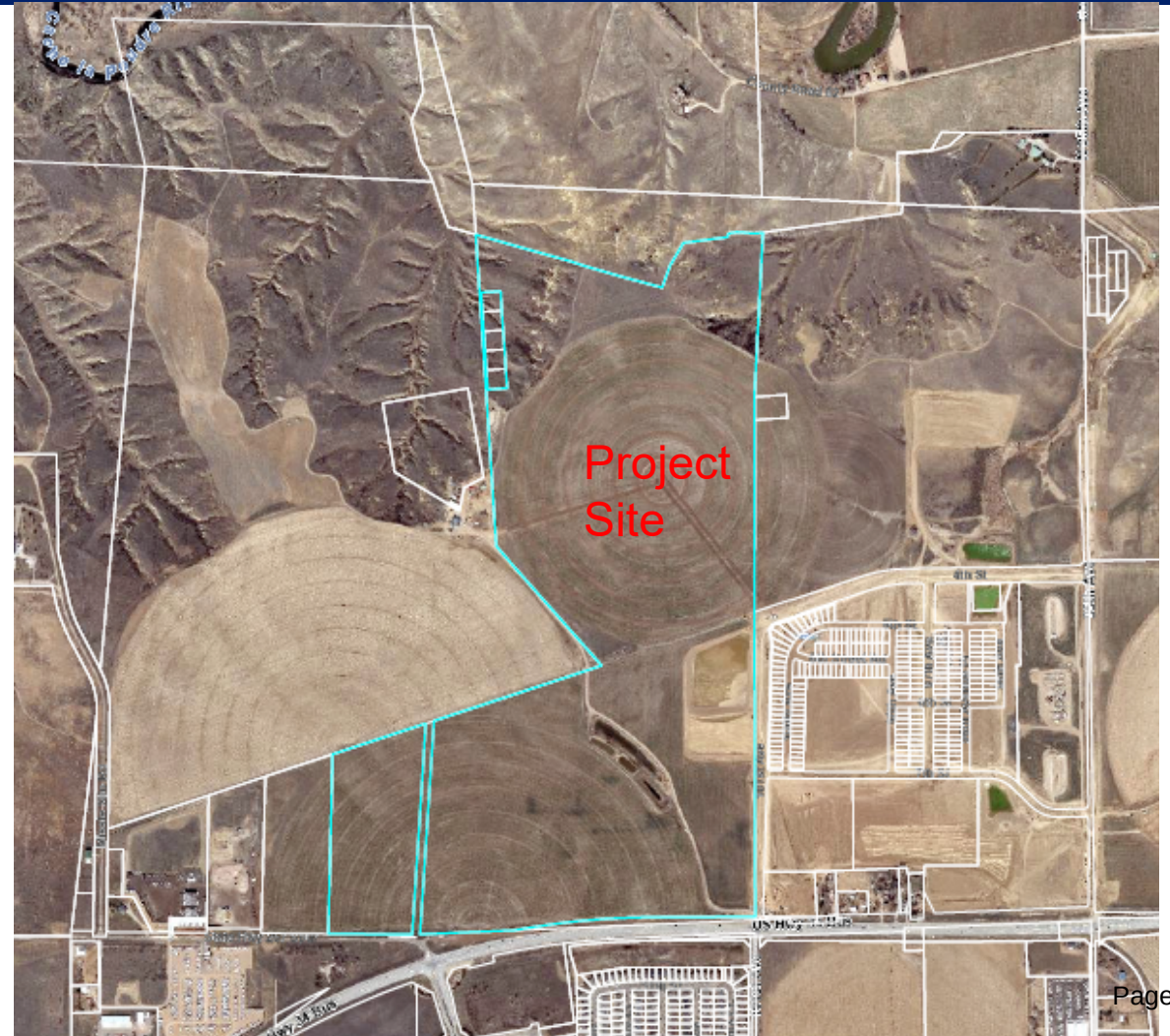
**Planning Commission
July 9, 2024
Doug May, AICP | Planner III**

Request & Site Background

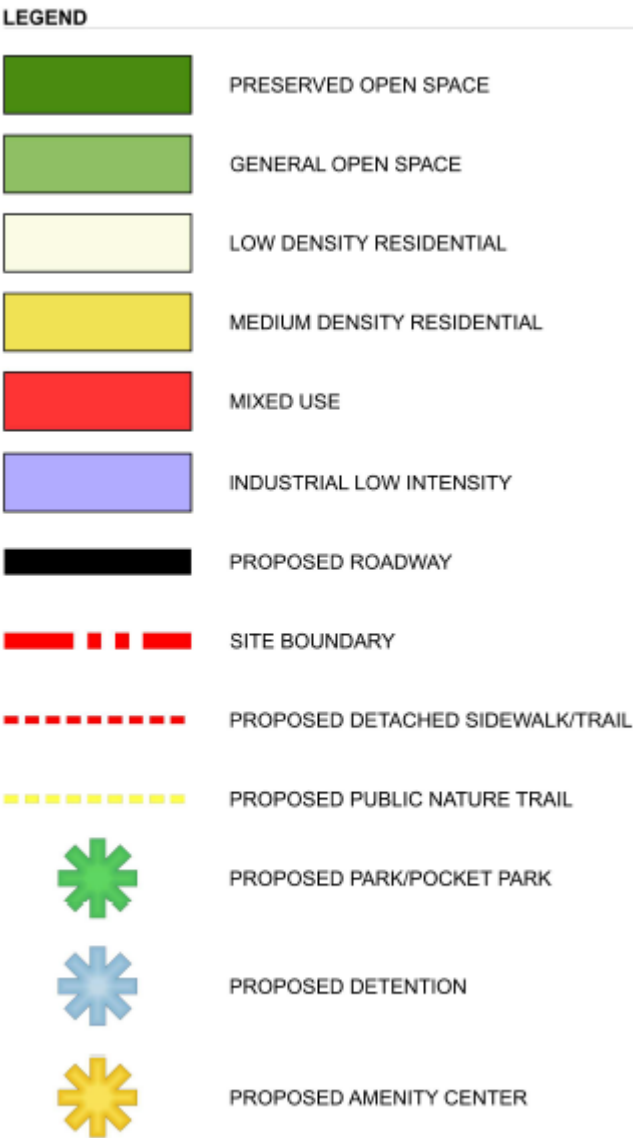
- Request:
 - Approval of a preliminary subdivision plat of 275.164 acres to create tracts for future development of mixed-use and dedication of rights-of-way
- Background:
 - Preliminary PUD approved in 2019
 - Mix of residential, commercial, and industrial uses, as well as parks and open space

Location

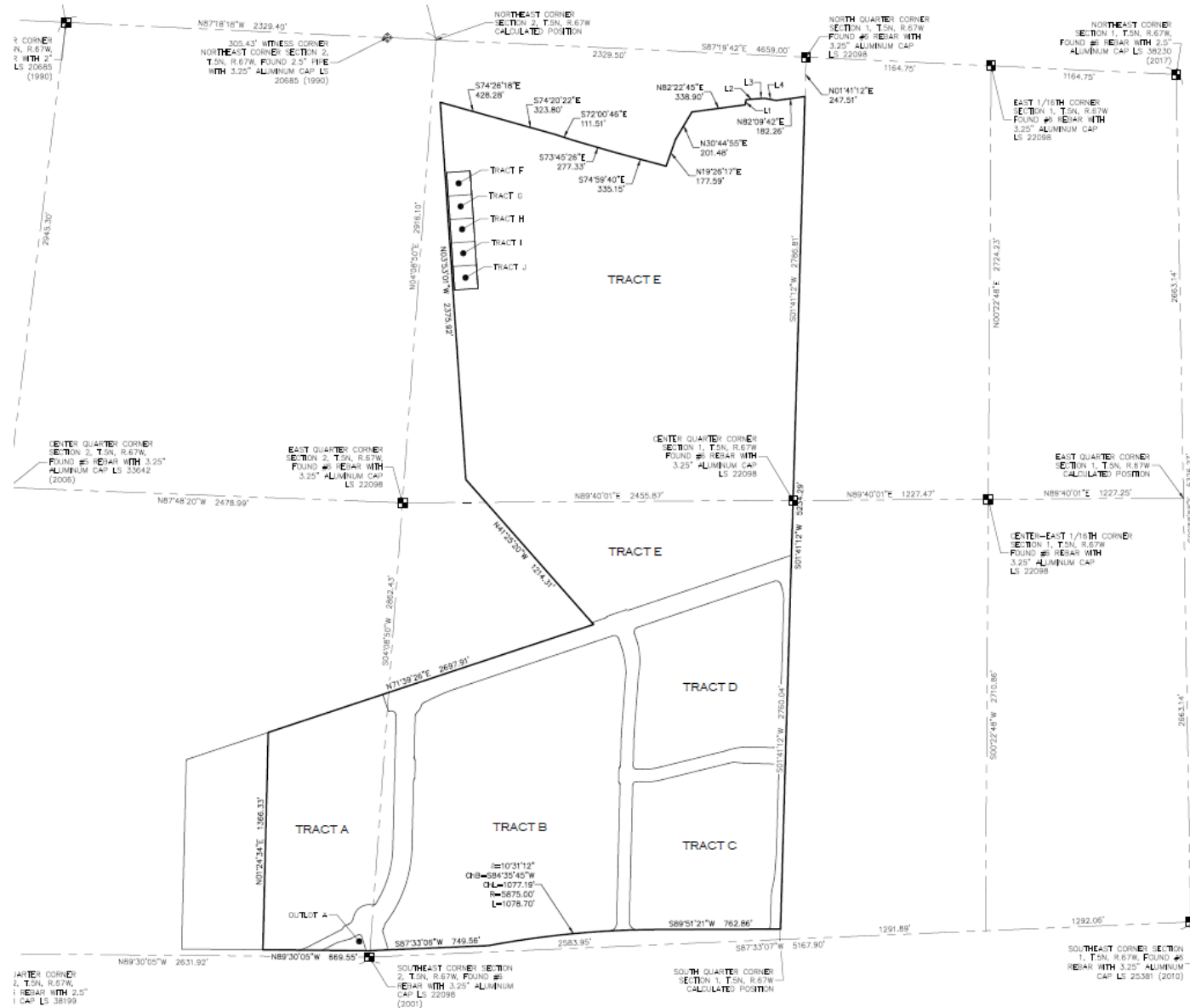
- North of 10th Street, west of 101st Ave
- Surrounding Zoning:
 - North: Weld County Agricultural zoning
 - South: PUD (Planned Unit Development)
 - East: PUD
 - West: PUD



Approved PUD



Preliminary Plat



Considerations

Approval Criteria

- Rezoning Criteria, 24-203(b) Nine Criteria Used to Evaluate Subdivision Applications
- The proposal is consistent with the criteria as outlined in your Summary

Notification

- 192 notice letters
- Signs posted on the property
- Web notice
- Mineral notice completed
- No comments have been received

Recommendation

- Community Development recommends approval

Recommended Motions

Recommended (Approval)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is in compliance with Sections 24-203(b) of the Development Code and therefore approves the preliminary subdivision plat as presented.

Alternative (Denial)

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is not in compliance with Sections 24-203(b) of the Development Code and therefore denies the preliminary subdivision plat.



Questions?



Planning Commission Agenda Summary

July 9, 2024

Key Staff Contact: Nelvis Alvarez, Public Engagement Manager, Diana Frick, Cultural Parks and Recreation Director, Brian Kuznik, Fire Chief

Title:

Driving Greeley, Protecting Greeley- Ballot Presen

Summary:

Driving Greeley, Protecting Greeley- Ballot Presentation

Recommended Action:

Attachments:

1. CoG Community Engagement Presentation (For Distribution)
2. DIGITAL Greeley Webinar Flyer - ACCESSIBLE
3. PRINT Driving Greeley Protecting Greeley Flyer



Driving Greeley, Protecting Greeley



Community Vitality

Agenda



- 2024 Ballot Measures Overview
- Food Tax and Debt Issuance
- Public Safety
- Sharing Information

2024 Ballot Measures Overview



- Greeley is the fourth fastest-growing metro area in the country and among the top 10 largest cities in Colorado.
- To match Greeley's growth, the City is considering introducing three potential ballot measures this November:
 - Driving Greeley: Food Tax Renewal and Debt Issuance
 - Protecting Greeley: Public Safety

Driving Greeley: Food Tax and Debt Issuance

- Driving Greeley are two potential measures for the 2024 ballot to do just that - take Greeley into a new generation, making sure the city can keep up with where our dynamic residents are going.
- Together, these two measures will:
 - Fund critical transportation infrastructure and safety programs
 - Support services and facilities for kids, seniors, and people with disabilities
 - Fund critical public safety and security programs
- These two measures mean **NO NEW TAXES**, and simply the extension of an existing sales tax, which has existed for over 30 years, and approval of a financing mechanism that allows the city to take advantage of a federally subsidized program for transportation infrastructure.

Driving Greeley: Food Tax

- Since 1990, Greeley residents have renewed a sales tax on food more than five times to support funding for:
 - Facilities
 - Parks
 - Street maintenance
- This has funded important programs across the city that support
 - Seniors – ex: repairs and upgrades at the active adult center, better access to public buildings for the elderly
 - Children – ex: traffic signal safety near school zones, funding for after-school centers
 - People with disabilities – ex: upgrading public building to ensure wheelchair access
- The City would ask voters to permanently extend the food tax **without raising taxes** to support our community programs and improve the quality of Greeley residents' present and future.

Projects Past and Future

Past 5 Years.....\$41M Expended

27%  **\$11M Well Maintained Roads**
Transfers for pavement repairs and maintenance

27%  **\$11M Recreational Amenities**
Senior Center, Rec Center, Rodarte Center, Ice Haus, Family Funplex, Golf

19%  **\$8M Inviting, Beautiful Parks**
Irrigation systems, playground maintenance, parks restrooms and shelters

10%  **\$4M Safe & Accessible Buildings**
Emergency repairs, HVAC, Roofs, Flooring, Remodels, ADA improvements

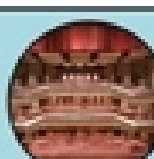
8%  **\$3M Traffic Safety & Mobility**
Traffic signal replacements, school flashers, bike paths repairs

Next 5 Years.....\$70M Budgeted

27%  **\$19M Inviting, Beautiful Parks**
Irrigation systems, playground maintenance, parks restrooms and shaded shelters

17%  **\$12M Safe & Accessible Buildings**
Emergency repairs, HVAC, Roofs, Flooring, Remodels, ADA improvements

16%  **\$11M Recreational Amenities**
Senior Center, Rec Center, Rodarte Center, Ice Haus, Family Funplex, Golf

10%  **\$7M Arts & Culture**
Union Colony Civic Center, Historic Sites, Museums

9%  **\$6.5M Traffic Safety & Mobility**
Traffic signal replacements, school flashers, bike path repairs

Driving Greeley: Debt Issuance

- The City is considering a low-interest, long-term financing mechanism that could fund important infrastructure and transportation projects. Think of this similar to getting a mortgage for your home.
- Approval of a financing mechanism would allow the City to take advantage of a federally subsidized program to make much needed improvements to our community.
 - Constructing new Highway 34 interchanges at 35th and 47th Avenue to improve traffic flow, decrease congestion, and improve safety
 - Expanding Greeley's regional bus service with routes to Loveland, Severance, Denver, and the airport; and
 - Constructing traffic safety improvements and beautifying major traffic corridors such as Greeley's downtown 8th Avenue
- The financing measure is a formality required by state law/TABOR but would allow Greeley to take advantage of a federal program for low-cost transportation financing without increasing or creating new taxes.

Protecting Greeley: Public Safety

- The best way to make sure Greeley remains safe is by investing in our police and firefighters.
Last year:
 - Greeley Fire Department responded to 81% of emergency calls across the city within 5 minutes. They successfully managed 119 fires with zero fire-related fatalities.
 - Greeley Police Department responded to over 70,000 calls, with an average response time for life-threatening emergencies of just 4.4 minutes.
- This new funding would help keep our first responders safe by ensuring adequate staffing levels, time and resources for training, and other support equipment important for officer and firefighter safety.
- By increasing the existing sales tax and use tax (excluding the city sales tax on food) by 0.25%, or just 25 cents on every \$100 you spend, we can protect our firefighters and police from being overworked, understaffed, and lacking time and resources to do important safety training.

Questions





DRIVING GREELEY, PROTECTING GREELEY

Funding Greeley's Future Virtual Community Meeting

Planning for a Greeley of the future means the city must keep up with our residents so that we can continue to make Greeley a great place to call home. This November, the city may ask voters to consider three ballot measures to tackle much-needed improvements to our infrastructure and public safety. Join our virtual community meeting to learn more.



Date: Thursday, July 11, 2024

Time: 6:30 - 7:30 PM

**To join, scan the QR code
or visit the link below:**

greeleygov.zoom.us/j/83082587881

Our Speakers



Brian Kuznik

Fire Department Chief



Adam Turk

Police Department Chief



Winna MacLaren

Director of Communication
and Engagement



Diana Frick

Director of Culture,
Parks, and Recreation



Paul Trombino

Director of Public Works

FOR MORE INFORMATION: greeleygov.com/funding-greeley



Driving Greeley

Infrastructure Improvements

Driving Greeley combines two potential 2024 ballot measures to make sure the city can keep up with where our dynamic residents are going.

Together, these two measures will:

- Fund critical transportation infrastructure and safety programs
- Support services and facilities for kids, seniors, and people with disabilities
- Necessary maintenance of your parks, public spaces and recreation centers.

These two measures mean **no new taxes.**

- One simply involves the continuation of an existing sales tax, which has existed for over 30 years; and
- The other allows the city to benefit from a federally subsidized program for transportation infrastructure.



What's At Stake

Greeley takes pride in being a place where families can raise children, work, and retire. Without your support, we risk:

- Delayed or canceled critical upgrades to our infrastructure, including roads and public facilities, resulting in deteriorating conditions and increased commute times.



Learn More

For more information, visit our website:
greeleygov.com/funding-greeley



Protecting Greeley

Prioritizing Public Safety

The best way to make sure Greeley remains safe is by investing in our police and firefighters. New funding would help keep our first responders safe by ensuring adequate staffing levels, time and resources for training, and other support equipment important for officer and firefighter safety.



What's At Stake

Our city's progress and the well-being of our families depend on this measure—failure to pass it could set us back years and compromise the vibrant, secure community we cherish, including:

- Underfunded fire and police departments, leading to slower response times, less time for training, out-of-date technology, and reduced safety for our community.
- Delayed construction of a new public safety substation out west to keep up with the demand for services as Greeley grows.



Learn More

For more information, visit our website:
greeleygov.com/funding-greeley

