

Planning Commission Agenda

Regular Meeting
Tuesday, September 24, 2024

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

Zoom Webinar Link:
<https://greeleygov.zoom.us/j/85357812933>

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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 or during the meeting will be read into the record in real time.

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Planning Commission

September 24, 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 August 27, 2024 Planning Commission Meeting Minutes
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EXPEDITED AGENDA

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

5. A public hearing to consider a request by Greeley-Roth, LLC and Taylor Morrison Homes for a preliminary subdivision of 13.8 acres of land located north of 10th Street (US Highway 34 Business), west of 95th Avenue, east of 101st Avenue, and south of 7th Street (Case Number SUB2024-0006, Lake Bluff Filing No. 3 Preliminary Subdivision).
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END OF EXPEDITED AGENDA

6. Staff Report
7. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
August 27, 2024

[Greeley Planning Commission- August 27, 2024- YouTube](#)

1. Call to Order

Chair Briscoe called the meeting to order at 1:15 PM.

2. Roll Call

The hearing clerk called the roll.

PRESENT

Vice Chair Erik Briscoe
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Chair Justin Yeater

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the August 13, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated August 13, 2024. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Chair Yeater Absent).

5. A public hearing to consider a request by Avant Civil Group to rezone 8.51 acres located north of 19th Street Road and east of 82nd Avenue from H-A (Holding Agriculture) to R-L (Residential Low Density) zone district (Case number ZON2024-0003, Mountain Vista Rezone).

Motion carried 6-0 (Chair Yeater, Absent).

Vice Chair Briscoe introduced the item as published on the expedited agenda. There were requests to see the presentation. Doug May (Planner III) began by introducing himself and the item. He shared the background on the request including that it was annexed in 1982, it is Tract 2 of the Mountain Vista Filing 3 Subdivision and the previous request to rezone the parcel for multi-family development was denied.

Mr. May provided the zoning and land uses surrounding the parcel including a majority of R-L (Residential Low-Density) and some C-L (Commercial-Low Density). He shared the proposed rezone

plat and the use for the proposal would only allow for single-family detached residential. He shared what the approval criteria for review of the request included. Proper notification has been made including 357 notice letters sent, signs posted on the property, web notification and that the mineral notice was completed. Community Development does recommend approval for the application. Mr. May concluded his presentation by offering to answer any questions.

Commissioner Franzen asked clarifying questions on what procedures would be required if the application was approved, Mr. May provided a response to include the details of what the next steps would be if the application was approved. Seeing no further questions from the Commission, Vice Chair Briscoe invited the applicant to speak if they wished.

Joel Hemostat of Journey Homes (7251 20th Street, Unit L-200, Greeley, CO) stated that they were grateful to be back in front of from the commission after being denied earlier in the year. They heard and understood the concerns of the neighborhood and commission and have revised the application to include what the community welcomed for the parcel and that he was happy to answer any questions of the Commission.

Vice Chair Briscoe opened the public hearing at 1:23 p.m.

Shelly Remley (1921 80th Ave, Greeley, CO) began by thanking the Commission for their time today, she is a homeowner in the Mountain Vista subdivision. She was very happy about the changes that were made in this application compared to the previous one and thanked the applicant for making the changes. She shared that the newly proposed zoning is much more suitable for the area. She shared she assumed they would become part of the HOA and subject to thier Architectural Design standards. She does have questions regarding if they will be open for any buyer, who the builder will be, if another drainage impact study would be done as well as shared that the community would like to see additional speed humps added to the area. She thanked the Commission for their time.

Seeing no further request for public comment, Vice Chair Briscoe closed the public hearing at 1:25 p.m. and turned the item back to the Commission for action.

Commissioner Schulte motioned, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Planned Unit Development is in compliance with Section 24-204(b) of the Development Code and therefore recommends City Council approval. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Chair Yeater, Absent).

6. Staff Report

Brian McBroom (Community Development Director) provided the staff report. He included the progress on the subarea plan for East Greeley, a reminder about the Colorado chapter of the APA (American Planning Association) conference coming to Loveland in October and an update on the 2025 budget process. Moving forward, he thanked Commissioners Modlin and Schulte for agreeing to serve new terms for the Commission and welcomed new staff, Corrina Gonzalez (Civil Engineer) and Maria Nava (Administrative Specialist) to the City.

7. Adjournment

With no further business before the Commission, Vice Briscoe adjourned the meeting at 1:33 PM.

Erik Briscoe, Vice Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

September 24, 2024

Key Staff Contact: Michael Franke, Planning Technician

Title:

Case Number SUB2024-0006, Lake Bluff Filing No. 3 Preliminary Subdivision

Summary:

A public hearing to consider a request by Greeley-Roth, LLC and Taylor Morrison Homes for a preliminary subdivision of 13.8 acres of land located north of 10th Street (US Highway 34 Business), west of 95th Avenue, east of 101st Avenue, and south of 7th Street (Case Number SUB2024-0006, Lake Bluff Filing No. 3 Preliminary Subdivision).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Attachment A_Vicinity&Zoning Map
3. Attachment B_Project Narrative
4. Attachment C_Development Application
5. Attachment D_Plant
6. Attachment E_Perimeter Treatment Plan
7. Attachment F_Neighborhood Notification Boundary Map
8. Attachment G_Notice Letter
9. Attachment H_Photo Aerial Map
10. Staff Presentation_Lake Bluff Filing No 3

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision for 87 Single-Family Lots, 6 Outlots, and Dedication of Rights-of-Way in a PUD (Planned Unit Development) Zone District

FILE NUMBER: SUB2024-0006

PROJECT: Lake Bluff, Filing No. 3, Preliminary Subdivision

LOCATION: North of 10th Street (US Highway 34 Business), West of 95th Avenue, East of 101st Avenue, and South of 7th Street

APPLICANT: Gary Floyd, Lamp Rynearson, on behalf of Greeley-Roth, LLC, and Taylor Morrison Homes

CASE PLANNER: Michael Franke, AICP, Planner II

PLANNING COMMISSION HEARING DATE: September 24, 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 13.8 acres of land into 87 single-family lots, 6 Outlots for a trail, open space, pedestrian access, or utility/drainage easements, and dedication of rights-of-way. The subject property is located north of 10th Street, also known as US Highway 34 Business, west of 95th Avenue, east of 101st Avenue, and south of 7th Street.

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a residential development, outlots, 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 95th Avenue, east of 101st Avenue, and south of 7th Street.

Current Zoning: PUD (Planned Unit Development)

Abutting Zoning:

North: PUD (Planned Unit Development)
South: H-A (Holding Agriculture) and PUD
East: PUD
West: PUD

Abutting Land Use:

North: Single-Family Residential - Lake Bluff Filing No 1
South: Single-Family Residential – Existing Residential
East: Undeveloped Lake Bluff PUD
West: Multifamily Residential – Approved, Not Constructed – Lake Bluff Filing No 2

Site Characteristics:

The site is largely undeveloped land that has been graded within the Lake Bluff PUD. There are oil and gas operations located on the eastern side of the PUD adjacent to 95th Avenue. A natural bluff area, known as the Poudre Bluffs, is located on the northern boundary of the Lake Bluff PUD. This subdivision is located within the southern portion of the PUD adjacent to a 1.8 acre detention pond.

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 Lake Bluff PUD went through Preliminary PUD approvals in 2009, and again in 2013. These iterations were not finalized through a Final PUD process and thus expired.

The most recent Lake Bluff Preliminary PUD (PUD2018-0010) was approved by City Council on March 3, 2020 (Ordinance 03, 2020). The Preliminary PUD provided land uses, including a mix of residential and commercial with an approximate 10.9-acre school site provided within Lake Bluff Filing No 1. Parks and trails are also committed for the project, including two park sites totaling 10.2 acres to be dedicated to the City of Greeley within the PUD.

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat approval (File No. SUB2021-0034). Another preliminary plat was approved by Planning Commission on November 8, 2022 (File No. SUB2022-0015) to create the Lake Bluff Filing No 1 development of single-family lots and school dedication to the north of the proposed subdivision.

The Lake Bluff Filing No 1 final subdivision was approved a few months later after the preliminary plat approval (File No. SUB2022-0028).

With this application, the applicant requests approval of a preliminary subdivision of 13.8 acres of land into 87 single-family lots, 6 Outlots that would be a trail, open space, pedestrian access, or utility/drainage easements, and dedication of rights-of-way.

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. This application is also in accordance with the approved Lake Bluff 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.
- EH-4: Support and collaborate with the City's school districts.
 - The Lake Bluff PUD has dedicated land to the Windsor-Severance school district. The dedication occurred in Lake Bluff Filing No. 1 final plat.
- CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat follows the vision of the Lake Bluff PUD plan and offers residential lots and trail connectivity.
- HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat provides housing types that meet the intention and needs of the approved Lake Bluff PUD. The preliminary plat includes 87 lots for single family detached development. The Lake Bluff PUD has multifamily, single-family attached, townhomes, etc. permitted throughout the development area.

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. There are no significant geologic hazards or other natural features including wildlife habitat that will be impacted with this plan. The plan is designed in the most efficient manner possible while meeting the criteria of the Greeley Development Code and Lake Bluff PUD. 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 Lake Bluff 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. Staff finds the preliminary plat layout meets this criterion.

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 Lake Bluff PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Lake Bluff PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking. This plat continues the block structure from existing phases to the north. This plan is quite efficient and the blocks and lots meet all design standards within the Lake Bluff PUD. This plat provides additional connectivity to the south for the existing single-family lots abutting 10th Street.

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. This plan meets the criteria as described in the Lake Bluff PUD. There are no significant challenges to the site that would prohibit this site from being able to meet design, construction, performance, and maintenance requirements for all improvements included in this plan.

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: As this project is relatively small in scope at 87 units on 13.8 acres, it is anticipated that this project will build out in one phase upon approval of construction documents. Timing of full build out will be dependent on market conditions which continue to be favorable along the Front Range. The proposed subdivision is consistent with the approved Lake Bluff 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

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat was approved (File No. SUB2021-0034). Furthermore, the Lake Bluff Filing No. 1 preliminary plat was approved on November 8, 2022 (File No. SUB2022-0015) with a final subdivision approved a few months later (File No. SUB2022-0028). In 2023, a minor subdivision, Lake Bluff Filing No. 2, was approved to create the lot to the west of this plat area for multifamily development, which is consistent with the Lake Bluff PUD. This plat is a continuation of the overall Lake Bluff PUD platting process and would be known as Lake Bluff, Filing No. 3. As the PUD develops, more preliminary subdivisions would follow and come before the Planning Commission for approval.

2. HAZARDS

Staff is unaware of any potential hazards that presently exist on the subject site.

3. WILDLIFE

This portion of the overall PUD is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site were subdivided.

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 would be connecting to 7th Street and building out 96th, 97th, and 98th Avenues to the south. The provided Traffic Impact Study is in compliance with the Overall Lake Bluff Traffic Impact Study. The traffic for this project has been accounted for in the previously approved Lake Bluff Traffic Study.

G. SERVICES

1. WATER

The Lake Bluff Developer is currently under construction and would be providing water to the site when the construction of this water main is complete. The City would review the interior water main looping and ensure proper water quality is achieved in accordance with City of Greeley Design Criteria.

2. SANITATION

The Lake Bluff developer is currently under construction of the Poudre Trunkline to provide sanitary sewer to the subject property. This site would connect to the sanitary sewer main constructed by the overall Lake Bluff Developer. Sanitary sewer flows from this development have been accounted for in the design of the Poudre Trunkline.

3. EMERGENCY SERVICES

The property is served by the City of Greeley Police and Fire Department. Fire State #7 is located along 10th Street, approximately 2.3 miles east of Lake Bluff. Fire Station #6 is located within the Promontory PUD, approximately 1.5 miles south of Lake Bluff.

4. PARKS AND OPEN SPACES

The applicant is proposing six outlots that would be used as smaller park areas and pedestrian access points as part of this plat, all constructed and maintained by either the Metropolitan District or a HOA. In addition, the Lake Bluff PUD has dedicated land to the City of Greeley for a future city park.

5. SCHOOLS

The subject property is located within the Windsor-Severance (WE-4) School District. The Lake Bluff Filing No 1 final plat dedicated a 10-acre site to the School District that will satisfy the school service demand for the entire Lake Bluff PUD neighborhood.

6. METROPOLITAN DISTRICT

The applicant would finance many of the on and off-site improvements for the development through the approved Metropolitan District. The Lake Bluff Metropolitan District 1-3 was approved in 2018 (File No. MD2018-0001).

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision includes a perimeter treatment plan consisting of trees and groundcover, consistent with the approved Lake Bluff PUD (see Attachment E). 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 1,000 feet on August 22, 2024, and notice was published on the City's website per Development Code requirements. A sign was posted on the site on August 29, 2024. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied during the Lake Bluff PUD process. 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

ATTACHMENTS

Zoning/Vicinity Map
Project Narrative
Development Application
Preliminary Plat
Perimeter Treatment Plan
Notice Boundary

Notice Letter
Photo Aerial Map



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

Preliminary Plat / Major Subdivision Narrative

Community Development Department – Planning and Zoning
1100 10th Street Greeley, CO

Lake Bluff Planning Area – 33

Taylor Morrison
Westside Investment Partners
June 24, 2024

To Whom it Concerns:

On behalf of Taylor Morrison home builders, we submit this application for the development of single family homes (medium density residential) within planning area 33 as part of the Lake Bluff PUD. Planning area 33 is generally located south of 7th Street, and encompasses portions of 98th, 97th, 96th Avenues and 8th street. This planning area totals approximately 13.8 acres. This proposal includes front load single family home lots and 87 units. This equates to a density of 6 DU/Ac. This project is part of the larger Lake Bluff community and has similar housing directly to the north, open space to the east (detention), a significant buffer to the west adjacent to higher density residential, and a buffer along the south to existing homes and future commercial parcels. This plan includes a significant buffer to the west with an open space and trail amenity. Additionally, seating areas with shade along with pet clean up stations have been provided. It is anticipated that this project will be built in one phase after approval of construction documents. Timing of build out will depend on market conditions which continue to be favorable along the Front Range.

Please provide the following information:

1. *How the proposed project meets the goals of the Comprehensive Plan, or other specific plans or policies that may impact the application?*

This project is located within the Lake Bluff development – specifically planning area 33. The proposed plan aligns with the approved PUD criteria for the Lake bluff community not exceeding unit ranges or densities as outlined in the approved PUD. Additionally, all setback and buffer standards are being met with the proposed plan. By developing with the Lake Bluff PUD parameters, the proposed development inherently meets the goals of the Comprehensive plan.

2. *The applicant's vision and understanding of the market for the proposed project.*



The need for attainable single family detached homes has been an issue along the front range for many years and demand remains high. This project proposes single family detached home lots in a denser configuration which typically translates to smaller lots. These smaller lots allow the builders to offer more attainable homes to prospective homebuyers. The market demand is currently high, and this type of project should align with those current market trends and demands.

3. *The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project related to surrounding sites and public spaces?*
This project proposes traditional front-loaded single family detached homes in PA-33. No additional uses are proposed. The layout provides for adequate access via local roads or private drives and incorporates the various setbacks and buffer spaces outlined in the approved Lake Bluff PUD. The typical lots size for the front loaded lost is 40' wide x 105' deep.
4. *How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district?*
This parcel is zoned MDR (medium density residential) per the approved PUD. The proposed layout aligns with the criteria that define the MDR zone district and meets the intent of the Lake Bluff PUD. The City of Greeley is expected to see significant growth over the next decade. This project will help alleviate housing pressure in this area as commercial growth and work opportunities continue to develop in this region.
5. *Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.*
The layout shown in the provided plan has accounted for proper R.O.W. widths, setback, landscape buffers, and the need for adequate utilities to service these lots. This project will follow the City of Greeley major subdivision process, and all required technical studies and coordination with relevant outside agencies will be completed as part of that process. As soon as the plans are approved by the City development work will proceed. It is anticipated the first home start will be in 2025 and completed in 1 phase.
6. *Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.*
This project is aligned with the criteria and objectives of the Lake Bluff PUD. We do not anticipate any special public information or outreach will be needed. Should a



community or neighborhood meeting be required the applicant will follow the standard processes to hold those forums.

7. *Opportunities to improve designs or coordinate preliminary concepts with other private or public investments in the area.*

This project conforms with the vision of the approved PUD for the Lake Bluff community. This parcel is generally surrounded by other planning areas within the approved PUD (with some existing neighbors on the southern boundary). Impacts to adjacent properties not within the Lake Bluff PUD will be minimal. Westside Investment Partners is the master developer and coordination / development agreements will need to be coordinated with that team.

8. *Section 24-504 neighborhood Features and Common Spaces.*

This site plan includes 87 single family detached units which require two (2) neighborhood features. While this is a tight site spatially and challenging with grade the neighborhood features have been accommodated. Natural areas (of at least 1 acre) have been incorporated with the most significant being outlot A and F totaling 1.73 Acres or 12.56% of the site (1 point). These outlot areas contain an 8' wide trail that is 1,375 feet in length wrapping two sides of the site that will make a connection to the 7th Street sidewalk along the north side of the site (1 point). Additionally, enhanced landscaping, pet clean up stations, bench seating with shade trees, and picnic table areas have been provided (additional amenity).

9. *Required improvements that shall be completed per this subdivision.*

There are 12 items improvements required as part of section 24-304: survey monuments, sanitary sewer main lines and service lines to each lot, water main lines and service lines to each lot, all non-potable mains and services lines to required lots, fire hydrants, storm sewers, culverts, detention facilities and other approved storm drainage improvements, dust abatement and erosion control plan, all dry utilities such as electric, gas, telephone/cable, all streets, alleys, sidewalks & trails, street signs, street lights, and any other conditions of approval. All of these improvements will be constructed as part of this subdivision as required.

10. *Infrastructure that will be installed as part of this subdivision approval.*

- a. Generally, all infrastructure including pavement, sidewalk, landscaping and utilities will be completed with the implementation of this subdivision.

- b. Impacts to constructed spine infrastructure roadways should be limited to the 3 intersections in which the proposed subdivision is tying into the existing spine infrastructure.
- c. Water, sanitary sewer, and non-potable water, will be provided to adequately service the proposed lots. The proposed systems will tie into the existing infrastructure provided by the Lake Bluff spine infrastructure being completed by Master Developer.
- d. Electric, gas, and communications lines will be provided by the respective utility providers. Easements will be coordinated and dedicated.
- e. Storm Sewer, detention, and water quality is provided by the spine infrastructure as indicated in the master drainage report.

Review criteria. A preliminary plat shall be reviewed according to the following criteria:

(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. The proposed plan aligns with the approved PUD criteria for the Lake bluff community not exceeding unit ranges or densities as outlined in the approved PUD. Additionally, all setback and buffer standards are being met with the proposed plan. By developing with the Lake Bluff PUD parameters, the proposed development inherently meets the goals of the Comprehensive plan. This plan continues a similar block and lot structure that is currently to the north of this planning area.

(b) 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. There are no significant geologic hazards or other natural features including wildlife habitat that will be impacted with this plan. The plan is designed in the most efficient manner possible while meeting the criteria of the Greeley Development Code and Lake Bluff PUD.

(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. The arrangement of lots, blocks, and open space for this parcel meets the design standards as described in Greeley development code and the Lake Bluff PUD. With buffers on all sides of this plan, similar uses to the west and north, and additional connectivity provided to the south, coordination with existing or potential development on adjacent parcels should be of no issue.

(d) *The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district. This plan continues the block structure from existing phases to the north. This plan is quite efficient and the blocks and lots meet all design standards within the Lake Bluff PUD. Per conversation with staff additional connectivity to the south has been provided.*

(e) *The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements. This plan meets the criteria as described in the Lake Bluff PUD. There are no significant challenges to the site that would prohibit this site from being able to meet design, construction, performance, and maintenance requirements for all improvements included in this plan.*

(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. As this project is relatively small in scope at 85 units on 13 acres, it is anticipated that this project will build out in one phase upon approval of construction documents. Timing of full build out will be dependent on market conditions which continue to be favorable along the Front Range.*

(g) *Any impacts identified by specific studies or technical reports, including a review of stormwater, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments. Any impacts generated from technical studies will be mitigated using best practices generally accepted in planning, engineering, and urban design solutions.*

(h) *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. This parcel is relatively isolated and will not impede the construction of adjacent parcels or prevent adjacent parcels from meeting the goals and policies of the comprehensive plan. Plan has been revised to provide additional connectivity to alleviate future development concerns.*

(i) *The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan. All recommendations of professional staff and referral agencies will be considered and integrated as site constraints allow.*

We look forward to meeting with City staff to discuss this proposed project.



Sincerely,

A handwritten signature in black ink, appearing to read "Matt Norcross", with a long horizontal flourish extending to the right.

Matt Norcross

Job Captain – PCS Group.

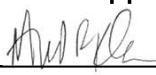


Attachment C Development Application

1100 10th Street Greeley, CO 80631

970-350-9780

www.greeleygov.com

APPLICANT NAME: Lamp Rynearson	ADDRESS: 4715 Innovation Dr Fort Collins, CO 80525 EMAIL: gary.floyd@lamprynearson.com	PHONE: 303-502-4661	
OWNER(S) OF RECORD: Greeley-Rothe, L.L.C.	ADDRESS: 4100 E. Mississippi Ave. Ste 500 Glendale, CO 80246 EMAIL: msandene@westsideinv.com	PHONE: 303-984-9800	
OWNER(S) OF RECORD:	ADDRESS: EMAIL:	PHONE:	
POINT OF CONTACT: Gary Floyd	ADDRESS: 4715 Innovation Dr Fort Collins, CO 80525 EMAIL: gary.floyd@lamprynearson.com	PHONE: 303-502-4661	
PARCEL / LOT INFORMATION			
Parcel ID Number	095701402011		
Address or Cross Streets:	N/A		
Subdivision Name & Filing No.:	Tract H of the Lake Bluff Subdivision		
Related Case Numbers: (PUD, Rezoning, and/or Plat)	PAM 2024-0008, SUB 2021-0026, PUD2018-0010		
EXISTING		PROPOSED	
Zoning:	PUD	PUD	
Project Name:	N/A	Lake Bluff - Filing No. 3 (Taylor Morrison)	
Site Area (Acres & Square Ft.):	13.8 Acres, 601,114 SF	13.8 Acres, 601,114 SF	
Floor Area Ratio (FAR):	N/A	TBD	
Density (Dwelling Units/Acre):	N/A	6.2	
Building Square Footage:	N/A	TBD	
PROJECT TYPE			
☐ Annexation	☐ Minor Subdivision	☐ Historic Register Nomination	☐ Rezoning
☐ Appeal	☐ Condominium Plat	☐ Historic Preservation Design Review	☐ Planned Unit Development
☐ Entertainment Establishment	☐ Easement Encroachment	☐ Historic Preservation Financial Incentives	☐ ROW Dedication/Vacation
☐ Major Subdivision - Final Plat	☐ Site Plan	☐ Easement Dedication/Vacation	☐ Variance
☒ Major Subdivision – Preliminary Plat	☐ Use by Special Review	☐ Metropolitan District	☐ Other
Pre-Application Meeting Date: <u>2/8/2024</u>			
Pre-Application Meeting Number: <u>PAM 2024-0008</u>			
This application must be signed by owner(s) of record or authorized officer, if a corporation. Owner(s) listed must match title work. Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the City of Greeley Development Code and Application Manual. After three (3) months of inactivity, a reminder will be sent to applicants stating that action is required within the next thirty (30) days or the application will be closed due to inactivity. I hereby certify that, to the best of my knowledge, all information supplied with this application is true and accurate and authorize the applicant listed above to process the application on my behalf. Owner's Signature: <u></u> Date: <u>3/19/24</u>			

U:\Engineering\0223053 Lake Bluff Taylor\working\0223053\0223053-FINAL PLAT.dwg, 7/25/2024 4:43:17 PM, JOSHUA A. CROAK, LAMP RYNEARSON

- LEGEND**
- BOUNDARY LINE
 - SECTION LINE
 - RIGHT OF WAY
 - LOT LINE
 - CENTERLINE OF ROAD
 - EXISTING EASEMENT
 - PROPOSED EASEMENT
 - SECTION CORNER (AS DESCRIBED)
 - SET 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, PLS 31159
 - FOUND MONUMENT (AS DESCRIBED)

Attachment D

ENGINEER
GARY FLOYD
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

OWNER & SUBDIVIDER
ANDREW KLEIN
GREELEY-ROTHE, L.L.C., A
COLORADO LIMITED LIABILITY COMPANY
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
PHONE: 303-984-8800

SURVEYOR
LAINE LANDAU
LAMP RYNEARSON
4715 INNOVATION DRIVE
FORT COLLINS, CO 80525
PHONE: 970-226-0342

STANDARD NOTES

- STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND, PROVIDED THAT CONSTRUCTION OF SAID ROADWAY 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.
- 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.).
- 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.
- DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
- LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 24-1146 OF THE DEVELOPMENT CODE, 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.
- PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
(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.
- 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.
- 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.
- 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.
- 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.

PLAT NOTES

- ACCORDING TO COLORADO LAW (13-80-105 CRS 2016) 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 CERTIFICATION SHOWN HEREON.
- ALL EASEMENTS AND RIGHTS OF WAY REFERENCED FROM LAND TITLE GUARANTEE COMPANY. TITLE COMMITMENT NUMBER AB025209502-2, DATED FEBRUARY 02, 2024 5:00 P.M.
- TYPICAL LOT EASEMENTS:
FRONT/STREET: 10' UTILITY EASEMENT
INTERIOR SIDE: 5' DRAINAGE EASEMENT
BACK: 8' UTILITY EASEMENT
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T5N, R67W BEARS S87°33'22"W FOR 2583.95 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH A 3 1/4" ALUMINUM CAP, PLS 25381, 2010, AND THE SOUTH QUARTER CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH AN ILLEGIBLE 3 1/4" ALUMINUM CAP, BASED ON THE (NAD83) COLORADO NORTH 0501 STATE PLANE COORDINATE SYSTEM.
- ONSITE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- THERE ARE NO EXISTING BUILDINGS ON THE SUBJECT PROPERTY
- FLOOD INFORMATION:
UNSHADED ZONE X
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAIN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WELD COUNTY, GREELEY, COLORADO.
MAP NUMBER 08123C1512E
MAP EFFECTIVE DATE: JANUARY 20, 2016
COMMUNITY NUMBER: 080184

FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAIN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

LAKE BLUFF FILING NO. 3 SUBDIVISION

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

13.800 ACRES, 87 LOTS, 5 OUTLOTS

SUB2024-0006, PUD2018-0010

LAND USE SUMMARY CHART			
PARCEL	SIZE	LAND USE	PERCENTAGE
LOTS 1-87	AVG. 4,255 SQ. FT. 0.098 AC. MIN. 3,600 SQ. FT. 0.083 AC. MAX. 5,998 SQ. FT. 0.138 AC.	SINGLE FAMILY LOTS	61.58%
OUTLOT A	56,263 SQ. FT. 1.292 AC.	LANDSCAPE BUFFER	9.36%
OUTLOT B	6,603 SQ. FT. 0.152 AC.	LANDSCAPE BUFFER	1.10%
OUTLOT C	2,006 SQ. FT. 0.046 AC.	LANDSCAPE BUFFER	0.33%
OUTLOT D	4,243 SQ. FT. 0.097 AC.	LANDSCAPE BUFFER	0.71%
OUTLOT E	4,243 SQ. FT. 0.097 AC.	LANDSCAPE BUFFER	0.71%
OUTLOT F	19,265 SQ. FT. 0.442 AC.	LANDSCAPE BUFFER	3.20%
ROW	138,303 SQ. FT. 3.175 AC.	RIGHT OF WAY	23.01%
TOTAL	601,114 SQ FT 13.800 AC	SEE ABOVE	100%

OUTLOT TABLE					
OUTLOT	PURPOSE	OWNERSHIP	MAINTENANCE	SIZE	USAGE
OUTLOT A	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT/ DRAINAGE	HOA	HOA	56,263 SQ. FT. 1.292 AC.	ALL PROPERTY OWNERS
OUTLOT B	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT/ DRAINAGE	HOA	HOA	6,603 SQ. FT. 0.152 AC.	ALL PROPERTY OWNERS
OUTLOT C	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	2,006 SQ. FT. 0.046 AC.	ALL PROPERTY OWNERS
OUTLOT D	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	4,243 SQ. FT. 0.097 AC.	ALL PROPERTY OWNERS
OUTLOT E	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	4,243 SQ. FT. 0.097 AC.	ALL PROPERTY OWNERS
OUTLOT F	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT/ DRAINAGE	HOA	HOA	19,265 SQ. FT. 0.442 AC.	ALL PROPERTY OWNERS
				TOTAL: 92,623 SQ.FT. 2.126 AC.	

EASEMENT TABLE			
EASEMENT TYP	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT	DRAINAGE FACILITIES	CITY OF GREELEY	LANDOWNER
UTILITY EASEMENT	DRY UTILITIES	CITY OF GREELEY	LANDOWNER

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____, BY THE COMMUNITY DEVELOPMENT DIRECTOR OF THE CITY OF GREELEY, COLORADO.

COMMUNITY DEVELOPMENT DIRECTOR _____

HOLDER OF DEED OF TRUST:

FIRSTBANK, A COLORADO STATE BANKING CORPORATION

BY: _____ AS (TITLE) _____

PRINT NAME: _____

NOTARY CERTIFICATE:

STATE OF COLORADO)

COUNTY OF _____)

THE ABOVE AND FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY

OF _____, 20____, BY _____ AS _____ OF FIRSTBANK, A COLORADO STATE BANKING CORPORATION.

MY COMMISSION EXPIRES: _____.

WITNESS MY HAND AND OFFICIAL SEAL.

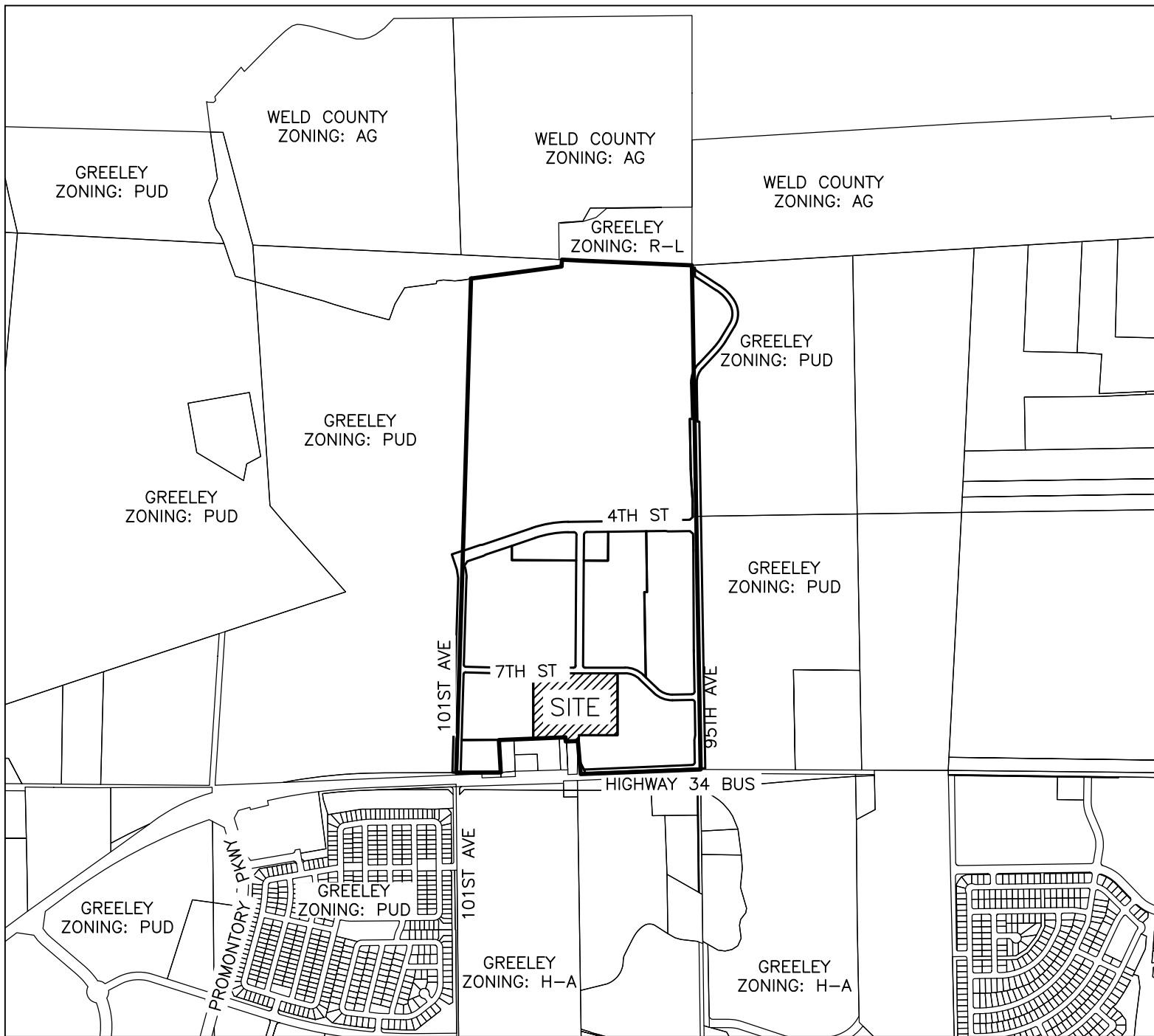
NOTARY PUBLIC

SURVEYOR CERTIFICATE

I, LAINE A. LANDAU, A DULY LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ATTACHED PLAT WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION BASED ON A SURVEY OF THIS LAND, INCLUDING ALL EXISTING RIGHTS-OF-WAY AND EASEMENTS; AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY SUPERVISION, IN ACCORDANCE WITH THE REGULATIONS OF THE STATE OF COLORADO; THAT SAID SURVEY WAS MADE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE; IS BASED UPON MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF; AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



LAINE A. LANDAU COLORADO PLS 31159
ON BEHALF OF LAMP RYNEARSON INC.
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM



VICINITY/LOCATION MAP

DEDICATION

GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER(S) IN FEE OF:

TRACT H,
LAKE BLUFF SUBDIVISION,
COUNTY OF WELD,
STATE OF COLORADO.

THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., THENCE NORTH 68°14'25" WEST FOR 945.81 FEET TO THE SOUTHEAST CORNER OF TRACT H, LAKE BLUFF SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING;
THENCE THE FOLLOWING 8 COURSES ON THE PERIMETER OF SAID TRACT H:

- THENCE SOUTH 89°58'56" WEST FOR 409.70 FEET;
- THENCE SOUTH 00°22'04" WEST FOR 55.24 FEET;
- THENCE SOUTH 87°32'32" WEST FOR 133.64 FEET;
- THENCE NORTH 03°35'25" WEST FOR 43.50 FEET;
- THENCE SOUTH 87°32'28" WEST FOR 346.29 FEET;
- THENCE NORTH 00°01'04" WEST FOR 687.49 FEET;
- THENCE NORTH 89°58'56" EAST FOR 892.27 FEET;
- THENCE SOUTH 00°01'05" EAST FOR 655.22 FEET TO THE POINT OF BEGINNING.

THE GROSS AREA OF THE DESCRIBED SUBDIVISION IS 601,114 SQUARE FEET, 13.800 ACRES MORE OR LESS. SAID DESCRIPTION HAS A CLOSURE ERROR OF 0.01 FEET.

ALL AS SHOWN ON THE ATTACHED MAP AS EMBRACED WITHIN THE HEAVY EXTERIOR LINES THEREON, HAS SUBDIVIDED THE SAME INTO LOTS AND BLOCKS AS SHOWN ON THE ATTACHED MAP AND DOES HEREBY SET ASIDE SAID PORTION OR TRACT OF LAND AND DESIGNATE THE SAME AS **LAKE BLUFF FILING NO. 3 SUBDIVISION**, A SUBDIVISION IN THE CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO; AND DOES DEDICATE TO THE PUBLIC, THE STREETS AND ALL EASEMENTS OVER AND ACROSS SAID LOTS AT LOCATIONS SHOWN ON SAID MAP, AND DEDICATES LOT 213 TO THE WELD RE-4 SCHOOL DISTRICT, AND DEDICATE OUTLOT I TO THE CITY OF GREELEY; AND DOES FURTHER CERTIFY THAT THE WIDTH OF SAID STREETS, DIMENSIONS OF THE LOTS AND BLOCKS AND THE NAMES AND NUMBERS THEREOF ARE CURRENTLY CORRECTLY DESIGNATED UPON SAID MAP.

WITNESS MY HAND AND SEAL THIS _____ DAY OF _____, 20____.

GREELEY-ROTHE LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: _____

ANDREW R. KLEIN (SIGNATURE)

TITLE: MANAGER

STATE OF COLORADO)

COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY ANDREW R. KLEIN AS MANAGER OF GREELEY-ROTHE

LLC, A COLORADO LIMITED LIABILITY COMPANY THIS ____ DAY OF _____, 20____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

LAMP RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD., STE. 100 (402)496.2498
FORT COLLINS, COLORADO
4715 INNOVATION DR., STE. 100 (970)226.0342
KANSAS CITY, MISSOURI
9001 STATE LINE RD., STE. 200 (816)361.0440

0 50'
SCALE: 1"= 50'
U.S. SURVEY FEET

*IF THIS BAR IS NOT 1" LONG, THE DRAWING IS NOT TO SCALE.

LAKE BLUFF FILING NO. 3 SUBDIVISION
REPLAT OF TRACT H, LAKE BLUFF SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LAKE BLUFF FILING NO. 3
GREELEY, COLORADO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

07/25/2024 1ST SUBMITTAL

PROJECT NUMBER

0223053

BOOK AND PAGE

SHEET

1 OF 2

Attachment D

LAKE BLUFF FILING NO. 3 SUBDIVISION

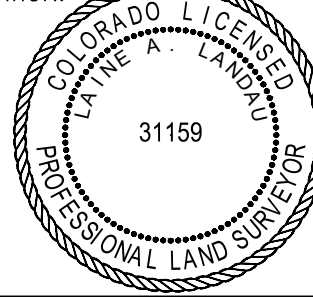
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

LAMP
RYNEARSON

LAMP RYNEARSON.COM

OMAHA, NEBRASKA
14710 W. DODGE RD. STE. 100 (402) 496-2498
NE AUTHORIZATION NO.: CAD130
FORT COLLINS, COLORADO
4716 INNOVATION DR. STE. 100 (970) 226-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD. STE. 200 (816) 361-0440
MO AUTH. NO.: E-2013011903 | LS-2010043127

SURVEYOR'S CERTIFICATION:
SEE PAGE 1 OF 2 FOR NOTES AND
CERTIFICATION



0 50'
SCALE: 1"=50'
U.S. SURVEY FEET

*IF THIS BAR IS NOT 1" LONG, THE DRAWING
IS NOT TO SCALE.

LAKE BLUFF FILING NO. 3 SUBDIVISION
REPLAT OF TRACT H, LAKE BLUFF SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
LAKE BLUFF FILING NO. 3
GREELEY, COLORADO



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

07/25/2024 1ST SUBMITTAL

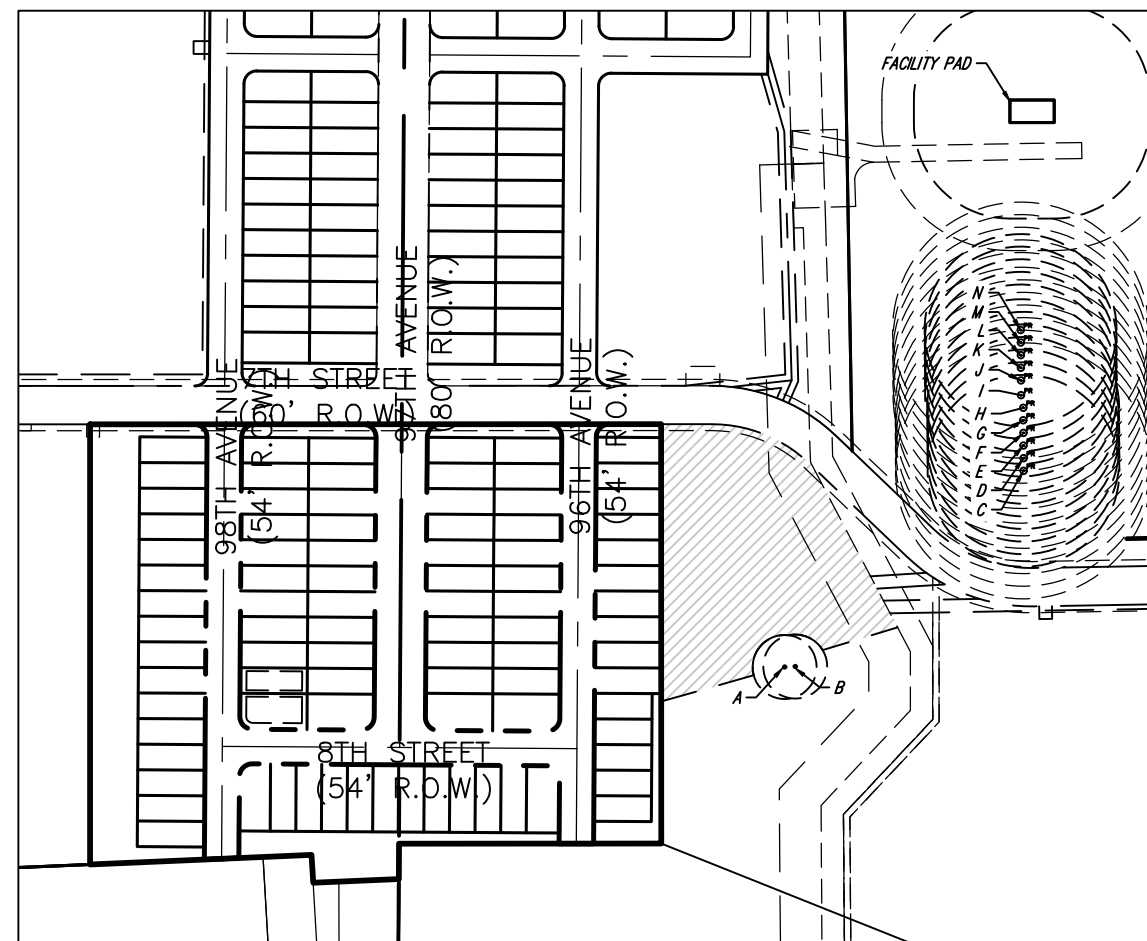
PROJECT NUMBER

0223053

BOOK AND PAGE

SHEET

2 OF 2



OIL AND GAS WELL AND FACILITY
LOCATIONS WITHIN 1,000' OF
SUBJECT PROPERTY.

TIE FROM SOUTHEAST CORNER OF SECTION 1 TO WELL				
LINE #	DIRECTION	LENGTH	WELL NAME	
(A)	N47°34'51"W	928.80'	GENESIS 9-2 (PA)	
(B)	N46°51'06"W	917.11'	GENESIS 3 (PA)	
(C)	N18°30'53"W	983.95'	GREELEY-ROTHE 34C-2-L (PR)	
(D)	N18°09'48"W	1002.68'	GREELEY-ROTHE 34N-2B-L (PR)	
(E)	N17°49'29"W	1021.45'	GREELEY-ROTHE FEDERAL 13N-2C-L (PR)	
(F)	N17°29'55"W	1040.25'	GREELEY-ROTHE FEDERAL 13N-2B-L (PR)	
(G)	N17°11'02"W	1059.08'	GREELEY-ROTHE FEDERAL 13C-2-L (PR)	
(H)	N16°52'49"W	1077.95'	GREELEY-ROTHE FEDERAL 33N-2B-L (PR)	
(I)	N16°45'05"W	1097.77'	GREELEY-ROTHE FEDERAL 33N-2C-L (PR)	
(J)	N16°25'08"W	1119.83'	GREELEY-ROTHE FEDERAL 12C-2-L (PR)	
(K)	N16°08'39"W	1138.77'	GREELEY-ROTHE FEDERAL 12N-2A-L (PR)	
(L)	N15°52'42"W	1157.73'	GREELEY-ROTHE FEDERAL 12N-2C-L (PR)	
(M)	N15°37'16"W	1176.72'	GREELEY-ROTHE FEDERAL 32N-2B-L (PR)	
(N)	N15°22'20"W	1195.73'	GREELEY-ROTHE FEDERAL 32C-2-L (PR)	

(PA) PLUGGED AND ABANDONED
(PR) PRODUCING

LINE TABLE

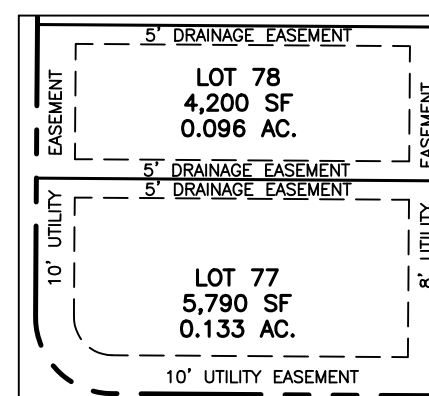
LINE #	LENGTH	DIRECTION
L1	0.16'	S00°22'30"W
L2	0.44'	N00°22'30"E
L3	1.60'	S00°22'30"W
L4	0.44'	S00°22'30"W
L5	1.60'	N00°22'30"E
L6	0.44'	S00°22'30"W
L7	14.08'	S89°37'30"E

LOTS 1-87
AVG. 4,255 SQ. FT. 0.098 AC.
MIN. 3,600 SQ. FT. 0.083 AC.
MAX. 5,998 SQ. FT. 0.138 AC.

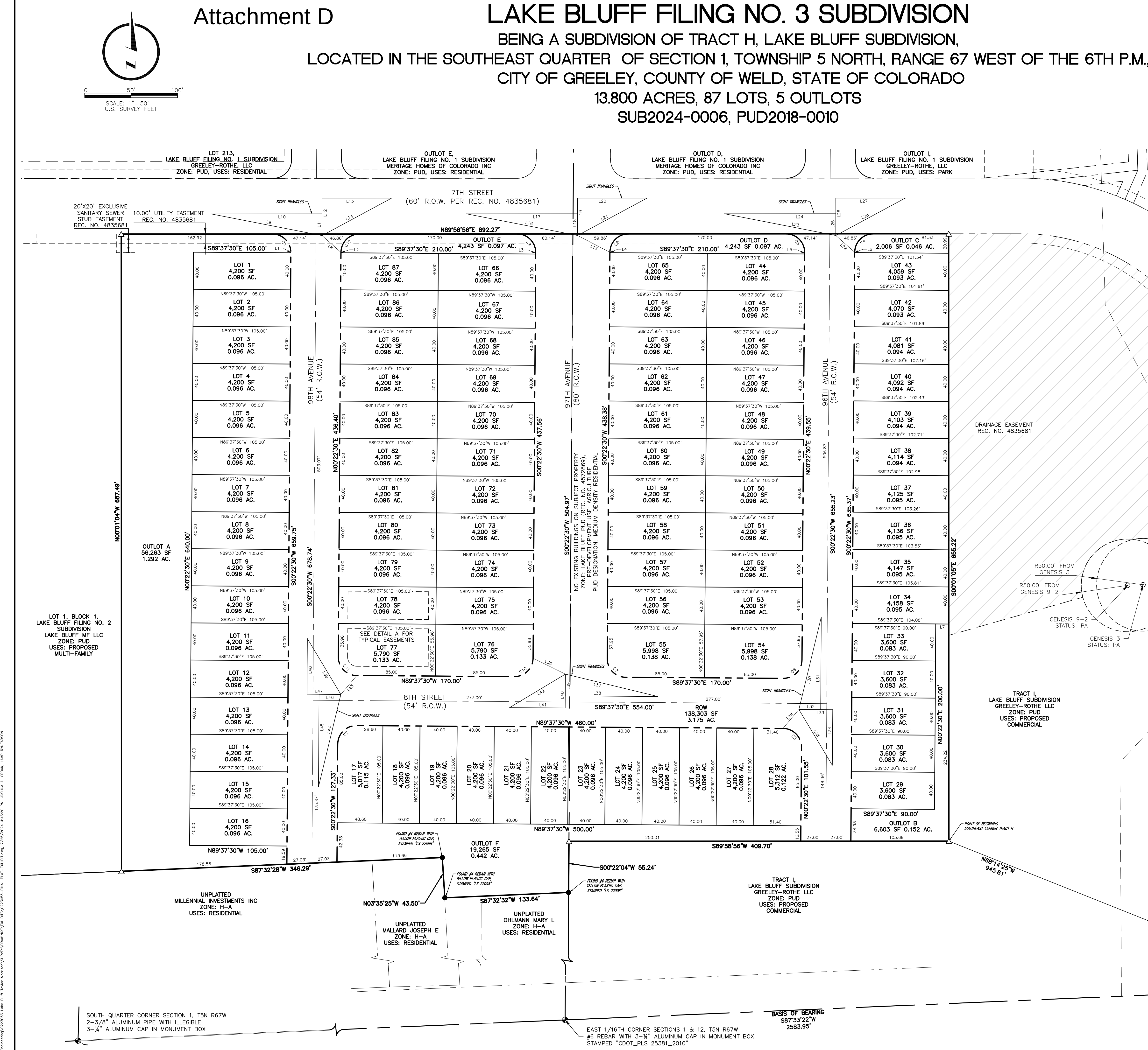
CURVE TABLE

CURVE #	RADIUS	DELTA	DIRECTION	CHORD	LENGTH
C1	20.00'	90° 23' 34"	S44°49'17"E	28.38'	31.55'
C2	20.00'	90° 00' 00"	S45°22'30"W	28.28'	31.42'
C3	20.00'	90° 00' 00"	N44°37'30"W	28.28'	31.42'
C4	20.00'	89° 36' 26"	S45°10'43"W	28.19'	31.28'
C5	20.00'	90° 23' 34"	N44°49'17"W	28.38'	31.55'
C6	20.00'	90° 00' 00"	N45°22'30"E	28.28'	31.42'
C7	20.00'	90° 00' 00"	S44°37'30"E	28.28'	31.42'
C8	20.00'	89° 36' 26"	S45°10'43"W	28.19'	31.28'
C9	20.00'	90° 23' 34"	S44°49'17"E	28.38'	31.55'
C10	20.00'	90° 00' 00"	S45°22'30"W	28.28'	31.42'
C11	20.00'	90° 00' 00"	N44°37'30"W	28.28'	31.42'
C12	20.00'	89° 36' 26"	N45°10'43"E	28.19'	31.28'

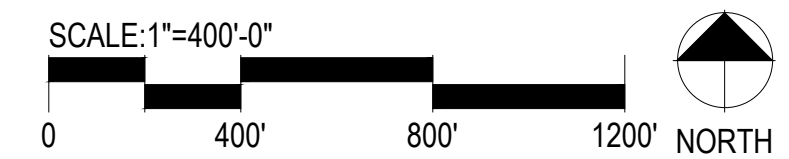
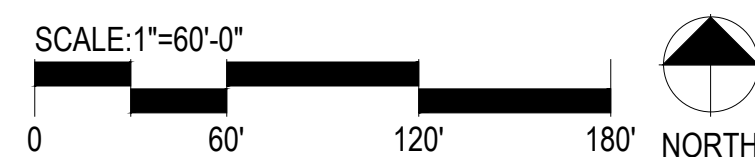
DETAIL A
TYPICAL EASEMENTS
SCALE: 1" = 50'



SOUTHEAST CORNER
SECTION 1, T5N R67W
FOUND 2-3/8" ALUMINUM
PIPE WITH 3-1/4" ALUMINUM
CAP IN MONUMENT BOX
STAMPED "CDOT_PLS
25381_2010"
POINT OF COMMENCEMENT



LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010



SHEET INDEX	
1	COVER SHEET
2	PLANT SCHEDULES & TABLES
3	LANDSCAPE NOTES
4	LANDSCAPE PLANS
5	LANDSCAPE PLANS
6	SITE & LANDSCAPE DETAILS
7	FENCING PLAN & DETAILS
8	HYDROZONE PLAN
IR1.0	IRRIGATION LEGEND AND NOTES
IR1.1	IRRIGATION PLANS
IR1.2	IRRIGATION PLANS
IR1.3	IRRIGATION PLANS
IR2.1	IRRIGATION DETAILS
IR2.2	IRRIGATION DETAILS

■ Sheet Number ■

1 OF 8

LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

Required Neighborhood Features			
Lots	Required Features	Features Provided	Credit
87	2	Natural Areas - 2.04 AC	1
		Trail System (with benches and pet pick up stations) - 1,445 LF	1

Scale:

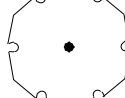
Landscape Requirement Table							
Trees				Shrubs			
Buffer	Unnear Feet (LF)	Trees Required 2 tree / 100 LF (TYPE II) 3 TREE / 100 LF (TYPE IV)	Trees Provided	Evergreen 3 tree / 100 LF (TYPE IV)	Evergreen Trees Provided	Shrubs Required 16 shrubs / 100 LF (TYPE II) 24 shrubs / 100 LF (TYPE IV)	Shrubs Provided
Type II (North) (10' width req.)	625	13	14	N/A	N/A	100	155
Type II (South-east) (10' width req.)	290	6	7	N/A	N/A	46	58
Type IV (West) (20' width req.)	1,334	40	40	40	40	320	323

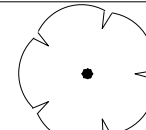
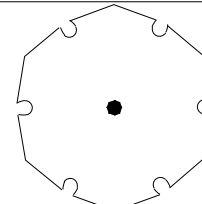
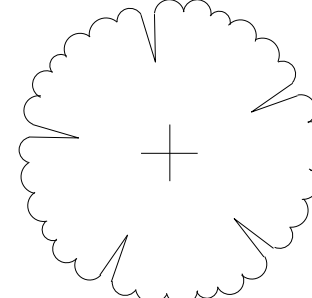
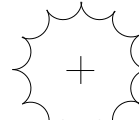
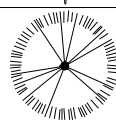
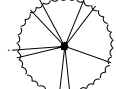
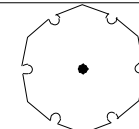
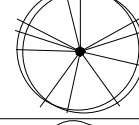
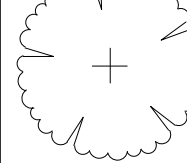
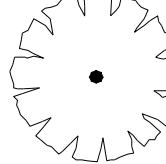
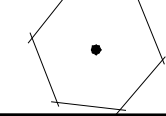
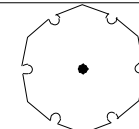
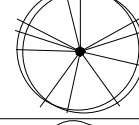
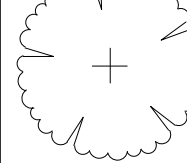
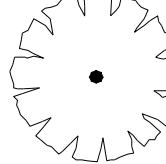
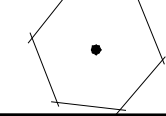
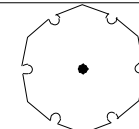
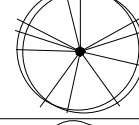
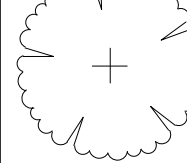
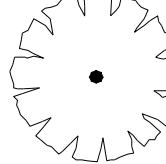
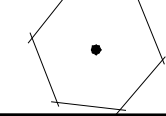
Scale:

LOW WATER SEED MIX	
SPECIES	PERCENTAGE
BUFFALO GRASS (SUNDANCER)	50%
BLUE GRAMA GRASS	50%
TOTAL	100%

NOTES:
SEEDING RATE FOR LANDSCAPE PROJECTS: 3 LBS PER 1,000 SF
SEEDING DEPTH: 0.25-0.50 INCHES
SEEDING ESTABLISHMENT: THE DRILL SEEDER MENTIONED IN
ITEM 4 NEEDS TO BE EQUIPPED WITH SEED BOXES THAT ARE
DESIGNED TO HANDLE NATIVE GRASS WITH AN AGITATOR AND
PICKER WHEELS TO ASSURE EVEN DISTRIBUTION OF THE
DIFFERENT SEEDS IN THE MIX.

Scale:

PLANT SCHEDULE STREET TREE LANDSCAPE								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/IN.	HEIGHT/WIDTH	IRR ZONE
DECIDUOUS TREES								
	HAC	25	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'	LOW
	GI3	21	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST COMMON HONEYLOCUST	B & B	2" CAL	35' X 35'	LOW
	GK	17	GYMNOCLADUS DIOICA 'ESPRESSO'	KENTUCKY COFFEE TREE - 'ESPRESSO'	B & B	2" CAL	60' X 40'	LOW
	QA	14	QUERCUS ALBA	WHITE OAK	B & B	2" CAL	50' X 50'	LOW
	TC	15	TILIA CORDATA	LITTLELEAF LINDEN	B & B	2" CAL	50' X 50'	LOW
	UC	10	ULMUS X 'FRONTIER'	FRONTIER ELM	B & B	2" CAL	30' X 25'	LOW

PLANT SCHEDULE OVERALL																																
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	ROOT	CALIPER/HT.	HEIGHT WIDTH	IRR ZONE																								
DECIDUOUS TREES																																
	AG	36	ACER GINNALA	AMUR MAPLE	B & B	2" CAL	20' X 20'	LOW																								
	HC-2"	10	CATALPA SPECIOSA 'HEARTLAND'	HEARTLAND CATALPA	B & B	2" CAL	40' X 20'	LOW																								
	HAC	9	CELTIS OCCIDENTALIS	COMMON HACKBERRY	B & B	2.5" CAL	50' X 30'	LOW																								
	QA	8	QUERCUS ALBA	WHITE OAK	B & B	2" CAL	50' X 50'	LOW																								
EVERGREEN TREES																																
	JC	12	JUNIPERUS VIRGINIANA 'CUPRESSIFOLIA'	HILLSPIRE EASTERN REDCEDAR	B & B	2" CAL	30' X 20'	LOW																								
	B6	16	PINUS ARISTATA	BRISTLECONE PINE	B & B	6' HT	30' X 20'	LOW																								
	AP 6FT	12	PINUS NIGRA	AUSTRIAN BLACK PINE	B & B	6' HT	50' X30'	VERY LOW																								
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	SIZE	HEIGHT/WIDTH	IRR ZONE	PLANT SCHEDULE <table><tr><th>SYMBOL</th><th>CODE</th><th>QTY</th></tr><tr><td colspan="3">DECIDUOUS TREES</td></tr><tr><td></td><td>HAC</td><td>25</td></tr><tr><td></td><td>GIB</td><td>21</td></tr><tr><td></td><td>GK</td><td>17</td></tr><tr><td></td><td>QA</td><td>14</td></tr><tr><td></td><td>TC</td><td>15</td></tr><tr><td></td><td>UC</td><td>10</td></tr></table>	SYMBOL	CODE	QTY	DECIDUOUS TREES				HAC	25		GIB	21		GK	17		QA	14		TC	15		UC	10
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DECIDUOUS SHRUBS																																
	AS2	12	ARTEMISIA CANA	SILVER SAGE	5 GAL	3' X 3'	LOW																									
	BC	21	BERBERIS THUNBERGII 'CRIMSON PYGMY'	CRIMSON PYGMY BARBERRY	5 GAL	3' X 3'	LOW																									
	CC	30	COTONEASTER APICULATUS	CORAL BEAUTY COTONEASTER	5 GAL	2' X 5'	LOW																									
	FPA	18	FALLUGIA PARADOXA	APACHE PLUME	5 GAL	5' X 5'	LOW																									
	RSA	45	PEROVSKIA ATRIPLICIFOLIA	RUSSIAN SAGE	5 GAL	5' X 4'	LOW-MOD																									
	GC	34	RIBES AUREUM	GOLDEN CURRANT	5 GAL	6' X 6'	LOW																									
	WC	38	RIBES CEREUM	WAX CURRANT	5 GAL	3' X 3'	LOW																									
	SO	18	SYMPHORICARPOS ORBICULATUS	CORALBERRY	5 GAL	5' X 6'	LOW																									
	SM2	26	SYRINGA MEYERI 'PALIBIN'	DWARF KOREAN LILAC	5 GAL	5' X 6'	LOW																									
EVERGREEN SHRUBS																																
	JUB	8	JUNIPERUS HORIZONTALIS 'BLUE CHIP'	BLUE CHIP JUNIPER	5 GAL	8" X 7"	LOW																									
	JB	16	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL	1' X 6'	LOW-MOD																									
ORNAMENTAL GRASSES																																
	BC2	51	BOUTELOUA CURTIPENDULA	SIDE OATS GRAMA	5 GAL	2' X 2'	LOW																									
	BBA	98	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLUE GRAMA	1 GAL	1.5' X 1.5'	LOW																									
	FRG	44	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	1 GAL	5' X 30"	LOW-MOD																									
	FI	81	FESTUCA IDAHOENSIS	IDAHO FESCUE	5 GAL	1.5' X 2'	LOW																									
PERENNIALS																																
	SM	12	SALVIA X SYLVESTRIS 'MAY NIGHT'	MAYNIGHT SALVIA	1 GAL	2' X 2'	LOW																									
SYMBOL	CODE	QTY	BOTANICAL NAME	COMMON NAME	CONT																											
GROUND COVERS																																
	SL2	67,702 SF	LOW WATER SEED MIX	NONE	SEED		LOW																									
MULCH																																
	RM	13,356 SF	ROCK MULCH, 1"-2" DIA	ROCK MULCH, 1"-2" DIA	MULCH																											

NOTE: A LAWN WATERING VARIANCE IS REQUIRED. PROOF OF SOIL AMENDMENTS AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSIONS IS MANAGED BY GREELEY WATER CONSERVATION.

Scale:

Scale:

LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

1. DRAWINGS ARE INTENDED TO BE PRINTED ON 24 X 36 PAPER. PRINTING THESE DRAWINGS AT A DIFFERENT SIZE WILL IMPACT THE SCALE. VERIFY THE GRAPHIC SCALE BEFORE REFERRING ANY MEASUREMENTS ON THESE SHEETS. THE RECIPIENT OF THESE DRAWINGS SHALL BE RESPONSIBLE FOR ANY ERRORS RESULTING FROM INCORRECT PRINTING, COPYING, OR ANY OTHER CHANGES THAT ALTER THE SCALE OF THE DRAWINGS.
2. VERIFY ALL PLAN DIMENSIONS PRIOR TO START OF CONSTRUCTION. NOTIFY THE OWNER'S REPRESENTATIVE TO ADDRESS ANY QUESTIONS OR CLARIFY ANY DISCREPANCIES.
3. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
4. SUBMIT A CHANGE ORDER FOR APPROVAL FOR ANY CHANGES TO WORK SCOPE RESULTING FROM FIELD CONDITIONS OR DIRECTION BY OWNER'S REPRESENTATIVE WHICH REQUIRE ADDITIONAL COST TO THE OWNER PRIOR TO PERFORMANCE OF WORK.
5. THE CONTRACTOR SHALL PROVIDE A STAKED LAYOUT OF ALL SITE IMPROVEMENTS FOR INSPECTION BY THE OWNER'S REPRESENTATIVE AND MAKE MODIFICATIONS AS REQUIRED. ALL LAYOUT INFORMATION IS AVAILABLE IN DIGITAL FORMAT FOR USE BY THE CONTRACTOR.
6. IF A GEOTECHNICAL SOLS REPORT IS NOT AVAILABLE AT THE TIME OF CONSTRUCTION, PCS GROUP, INC. RECOMMENDS A REPORT BE AUTHORIZED BY THE OWNER AND THAT ALL RECOMMENDATIONS OF THE REPORT ARE FOLLOWED DURING CONSTRUCTION.
7. THE CONTRACTOR SHALL USE THESE CONTRACT DOCUMENTS AS A BASIS FOR THE BID. IF THE OWNER ELECTS TO PROVIDE A GEOTECHNICAL REPORT, THE CONTRACTOR SHALL REVIEW THE REPORT AND SUBMIT AN APPROPRIATE CHANGE ORDER TO THE OWNER'S REPRESENTATIVE IF ADDITIONAL COSTS ARE REQUIRED.
8. CONTRACTOR SHALL CONFIRM THAT SITE CONDITIONS ARE SIMILAR TO THE PLANS WITHIN TOLERANCES STATED IN THE CONTRACT DOCUMENTS, AND SATISFACTORY TO THE CONTRACTOR PRIOR TO START OF WORK. SHOULD SITE CONDITIONS BE DIFFERENT THAN REPRESENTED ON THE PLANS OR UNSATISFACTORY TO THE CONTRACTOR, THE CONTRACTOR SHALL CONTACT THE OWNER'S REPRESENTATIVE FOR CLARIFICATION AND FURTHER DIRECTION.
9. CONTRACTOR IS RESPONSIBLE TO PAY FOR, AND OBTAIN, ANY REQUIRED APPLICATIONS, PERMITTING, LICENSES, INSPECTIONS AND METERS ASSOCIATED WITH WORK.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO ANY VIOLATIONS OR NON-COMFORMANCE WITH THE PLANS, SPECIFICATIONS, CONTRACT DOCUMENTS, JURISDICTIONAL CODES AND REGULATORY AGENCIES.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATION OF ALL UTILITY LOCATES PRIOR TO ANY EXCAVATION. NOTIFY OWNER'S REPRESENTATIVE IF EXISTING OR PROPOSED UTILITIES INTERFERE WITH THE ABILITY TO PERFORM WORK.
12. UNLESS IDENTIFIED ON THE PLANS FOR DEMOLITION OR REMOVAL, THE CONTRACTOR IS RESPONSIBLE FOR THE COST TO REPAIR UTILITIES, ADJACENT OR EXISTING LANDSCAPE, ADJACENT OR EXISTING PAVING, OR ANY PUBLIC AND PRIVATE PROPERTY THAT IS DAMAGED BY THE CONTRACTOR OR THEIR SUBCONTRACTOR'S OPERATIONS DURING INSTALLATION, ESTABLISHMENT OR DURING THE SPECIFIED MAINTENANCE PERIOD. ALL DAMAGES SHALL BE REPAIRED TO PRE-CONSTRUCTION CONDITIONS AS DETERMINED BY THE OWNER'S REPRESENTATIVE. CONTRACTOR SHALL BE RESPONSIBLE FOR LOGGING ANY DAMAGES PRIOR TO START OF CONSTRUCTION AND DURING THE CONTRACT PERIOD.
13. ANY AREAS OR IMPROVEMENTS DISTURBED OUTSIDE WORK AREA LIMITS SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. IN THE EVENT THE CONTRACTOR REQUIRES A MODIFICATION TO THE CONSTRUCTION LIMITS, WRITTEN PERMISSION MUST BE OBTAINED FROM THE OWNER'S REPRESENTATIVE PRIOR TO ANY DISTURBANCE OUTSIDE OF THE LIMITS OF WORK.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE REPAIR OF ANY OF THEIR TRENCHES OR EXCAVATIONS THAT SETTLE.
15. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREPARE AND SUBMIT A TRAFFIC CONTROL PLAN TO THE APPROPRIATE JURISDICTIONAL AGENCIES AND THE OWNER'S REPRESENTATIVE IF THEIR WORK AND OPERATIONS AFFECT OR IMPACT THE PUBLIC RIGHTS-OF-WAY. OBTAIN APPROVAL PRIOR TO ANY WORK WHICH AFFECTS OR IMPACTS THE PUBLIC RIGHTS-OF-WAY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THIS REQUIREMENT DURING THE CONTRACT PERIOD.
16. SIGHT TRIANGLES AND SIGHT LINES SHALL REMAIN UNOBSTRUCTED BY EQUIPMENT, CONSTRUCTION MATERIALS, PLANT MATERIAL OR ANY OTHER VISUAL OBSTACLE DURING THE CONTRACT PERIOD AND AT MATURITY OF PLANTS PER LOCAL JURISDICTIONAL REQUIREMENTS. NO PLANT MATERIAL OTHER THAN GROUND COVER IS ALLOWED TO BE PLANTED ADJACENT TO FIRE HYDRANTS AS STIPULATED BY JURISDICTIONAL REQUIREMENTS.
17. COORDINATE SITE ACCESS, STAGING, STORAGE AND CLEAN OUT AREAS WITH OWNER'S REPRESENTATIVE.
18. CONTRACTOR IS RESPONSIBLE FOR PROVIDING TEMPORARY SAFETY FENCING AND BARRIERS AROUND ALL IMPROVEMENTS SUCH AS WALLS, PLAY STRUCTURES, EXCAVATIONS, ETC. ASSOCIATED WITH THEIR WORK UNTIL SUCH FACILITIES ARE COMPLETELY INSTALLED PER THE PLANS, SPECIFICATIONS AND MANUFACTURER'S RECOMMENDATIONS.
19. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF THEIR MATERIAL STOCKPILES CONCRETE IN THE STORM SEWER IS PROHIBITED.
20. THE CONTRACTOR SHALL KNOW, UNDERSTAND AND ABIDE BY ANY STORM WATER POLLUTION PREVENTION PLAN (SWPPP) ASSOCIATED WITH THE SITE. IF A STORM WATER POLLUTION PREVENTION PLAN IS NOT PROVIDED BY THE OWNER'S REPRESENTATIVE, REQUEST A COPY BEFORE PERFORMANCE OF ANY SITE WORK.
21. CONTRACTOR SHALL MAINTAIN ANY STORM WATER MANAGEMENT FACILITIES THAT EXIST ON SITE FOR FULL FUNCTIONALITY. THE CONTRACTOR SHALL INSTALL AND MAINTAIN ANY NEW STORM WATER MANAGEMENT FACILITIES THAT ARE IDENTIFIED IN THE SCOPE OF WORK TO FULL FUNCTIONALITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER FOR FAILURE TO MAINTAIN STORM WATER MANAGEMENT FACILITIES DURING THE CONTRACT PERIOD.
22. THE CONTRACTOR SHALL PREVENT SEDIMENT, DEBRIS AND ALL OTHER POLLUTANTS FROM EXITING THE SITE OR ENTERING THE STORM SEWER SYSTEM DURING ALL DEMOLITION OR CONSTRUCTION OPERATIONS THAT ARE PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS DURING THEIR CONTRACTED COURSE OF WORK.
23. THE CONTRACTOR SHALL BE RESPONSIBLE TO PREVENT ANY IMPACTS TO ADJACENT WATERWAYS, WETLANDS, OR OTHER ENVIRONMENTALLY SENSITIVE AREAS RESULTING FROM WORK DONE AS PART OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE STANDARDS DURING THEIR CONTRACTED COURSE OF WORK.
24. THE CONTRACTOR AND OR THEIR AUTHORIZED AGENTS SHALL INSURE THAT ALL LOADS OF CONSTRUCTION MATERIAL IMPORTED TO OR EXPORTED FROM THE PROJECT SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF MATERIAL DURING TRANSPORT. TRANSPORTATION METHODS ON PUBLIC RIGHT-OF-WAYS SHALL CONFORM TO JURISDICTIONAL REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY FINES OR PENALTIES ASSESSED TO THE OWNER RELATING TO THESE REQUIREMENTS.
25. THE CLEANING OF EQUIPMENT IS PROHIBITED AT THE JOB SITE UNLESS AUTHORIZED BY THE OWNER'S REPRESENTATIVE IN A DESIGNATED AREA. THE DISCHARGE OF WATER, WASTE CONCRETE, POLLUTANTS, OR OTHER MATERIALS SHALL ONLY OCCUR IN AREAS DESIGNED FOR SUCH USE AND APPROVED BY THE OWNER'S REPRESENTATIVE.

1. LANDSCAPE AND IRRIGATION WORK SHALL BE COMPLETED PRIOR TO THE ISSUANCE OF THE FINAL CERTIFICATE OF OCCUPANCY.
2. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE INSTALLED AND OPERATIONAL BY THE TIME OF FINAL INSPECTION.
3. ANY INVASIVE SPECIES PRESENT NEED TO BE REMOVED.
4. ANY TREE REMOVALS IN THE PUBLIC RIGHT-OF-WAY NEED TO BE COMPLETED BY A LICENSED ARBORIST IN THE CITY OF GREELEY.
5. ALL PLANT MATERIAL SHALL BE TRUE TO TYPE, SIZE, SPECIES, QUALITY, AND FREE OF INJURY, BROKEN ROOT BALLS, PESTS AND DISEASES, AS WELL AS CONFORM TO THE MINIMUM REQUIREMENTS DESCRIBED IN THE "AMERICAN STANDARD FOR NURSERY STOCK".
6. THE DEVELOPER, THEIR SUCCESSOR, OR ASSIGNEE SHALL BE RESPONSIBLE FOR ESTABLISHING AND CONTINUING A REGULAR PROGRAM OF MAINTENANCE FOR ALL APPROVED LANDSCAPED AREAS, INCLUDING REPLACEMENT OF DEAD AND/OR DYING PLANT MATERIAL.
7. A LANDSCAPE PLANTING PERMIT IS REQUIRED PRIOR TO PLANTING ANY TREES, SHRUBS, OR PERENNIALS LOCATED ON PUBLIC RIGHT-OF-WAY. THE PERMIT IS OBTAINED BY CONTACTING THE CITY OF GREELEY COMMUNITY DEVELOPMENT DEPARTMENT.
8. NO PLANT MATERIAL WITH MATURE GROWTH GREATER THAN THREE (3) FEET IN HEIGHT SHALL BE PLANTED WITHIN POTABLE WATER, SANITARY SEWER, OR NON-POTABLE IRRIGATION EASEMENTS.
9. NO SHRUBS SHALL BE PLANTED WITHIN FIVE (5) FEET OR TREES WITHIN TEN (10) FEET OF POTABLE AND NON-POTABLE WATER METERS, FIRE HYDRANTS, SANITARY SEWER MANHOLES, OR POTABLE WATER, SANITARY SEWER, AND NON-POTABLE IRRIGATION MAINS AND SERVICES.
10. IF ANY TRANSFORMERS, GROUND-MOUNTED HVAC UNITS, UTILITY PEDESTALS, AND SIMILAR FEATURES ARE NOT SHOWN ON THE SITE PLAN, ADDITIONAL LANDSCAPING AND SCREENING MAY BE REQUIRED BASED UPON FIELD CONDITIONS DURING THE SITE INSPECTION PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, OR FINAL INSPECTION, AS APPLICABLE.

SITE PREP

1. LANDSCAPE CONTRACTOR TO REFERENCE CIVIL ENGINEERING DRAWINGS REGARDING DRAINAGE AND EROSION CONTROL NOTES, DETAILS AND PROCEDURES.
2. ALL WORK SHALL CONFORM TO LOCAL MUNICIPAL CODES. ALL WORK SHALL BE IN ACCORDANCE WITH OSHA CODES AND STANDARDS. NOTHING INDICATED ON THE LANDSCAPE DRAWINGS SHALL RELIEVE THE CONTRACTOR FROM COMPLYING WITH ANY APPROPRIATE SAFETY REGULATIONS.
7. ALL UTILITY EASEMENTS SHALL REMAIN UNOBSTRUCTED AND FULLY ACCESSIBLE ALONG THEIR ENTIRE LENGTH FOR USE OF MAINTENANCE EQUIPMENT ENTRY.
8. SEE CIVIL ENGINEER'S DRAWINGS FOR GRADING AND DRAINAGE, EROSION CONTROL, PAVING AND SLEEVES, UTILITIES, AND OTHER ENGINEERED DETAILS.
9. CONTRACTOR SHALL ENSURE POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES.
10. A PRE-CONSTRUCTION MEETING MAY BE REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY OWNER AND LANDSCAPE ARCHITECT BEFORE START OF CONSTRUCTION.
11. CONTRACTOR SHALL MINIMIZE ALL DISTURBANCE TO NON-IMPACTED AREAS.
12. SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE.
13. CONTRACTOR IS RESPONSIBLE FOR SETUP OF BARRICADES, WARNING SIGNAGE, OR OTHER PROTECTIVE DEVICES IF ANY EXCAVATIONS ARE LEFT EXPOSED AFTER ON-SITE WORK HOURS.
14. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ACQUIRE ALL NECESSARY PERMITS FOR CONSTRUCTION WORK WITHIN THE LOCAL JURISDICTION. A SEPARATE LANDSCAPE CONSTRUCTION PERMIT IS REQUIRED AND USE AND SALES TAX WILL BE COLLECTED. WATER CONNECTION FEES ARE TO BE PAID PRIOR TO THE METER SETTING. A BACK FLOW PERMIT AND INSPECTION IS REQUIRED PRIOR TO THE METER BEING INSTALLED IN THE VAULT.
15. STOCKPILING OF STRIPED NATIVE TOPSOIL ONSITE IS REQUIRED. THIS TOPSOIL SHALL BE INCORPORATED AS THE FINAL LAYER OF SOIL FOR LANDSCAPING UNLESS SOIL CONTAMINATION HAS BEEN DETERMINED.
16. A MINIMUM OF FOUR (4) CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET OF AREA SHALL BE USED FOR NON-NATIVE COOL SEASON TURF. VERIFICATION DOCUMENTATION AND RECEIPTS MUST BE SUBMITTED TO GREELEY WATER AND SEWER DEPARTMENT, WATER CONSERVATION PROGRAM PRIOR TO PLANT INSTALLATION AND MUST REFLECT APPROVED VOLUME, METHOD OF TILLING, AND TYPE OF SOIL AMENDMENT.
17. ALL PLANT AREAS SHOULD RECEIVE SOIL AMENDMENTS OF AT LEAST 3 CUBIC YARDS PER 1,000 SQUARE FEET.
76. SOIL AMENDMENT VERIFICATION DOCUMENTATION AND RECEIPTS SHALL BE SUBMITTED TO THE WATER AND SEWER DEPARTMENT, WATER CONSERVATION PROGRAM PRIOR TO INSTALLATION OF PLANT MATERIAL, AND SHALL INCLUDE REVIEW OF ADHERENCE TO ALL CRITERIA AND PERFORMANCE STANDARDS. WRITTEN DOCUMENTATION REFLECTING APPROVED VOLUME, METHOD OF TILLING AND TYPE OF SOIL AMENDMENT IS REQUIRED.
- WATER CONSERVATION NEEDS THE AMENDMENT RECEIPTS, DETAILING TYPE AND QUANTITY (ALL LANDSCAPE AREAS 3 CY SOIL AMENDMENT/1,000 SQ. FT., AND **ALL COOL-SEASON TURF AREAS 4 CY COMPOST/1,000 SQ. FT.**), AS WELL AS DOCUMENTATION OF THE METHOD(S) USED FOR INCORPORATING AMENDMENTS INTO THE EARTH. DOCUMENTATION SHOULD INCLUDE A BRIEF NARRATIVE DETAILING EQUIPMENT USED, INCORPORATION DEPTH ACHIEVED, AND ANY DEVIATIONS FROM THE CONSTRUCTION PLANS ENCOUNTERED DURING THIS PROCESS. BEFORE AND AFTER TILLAGE PHOTOS OF SITE SURFACES AND SOIL PROBE SAMPLES PROVIDE GOOD PROOF OF ADEQUATE INCORPORATION AS THE FOLLOWING WILL BE DETERMINED DURING THE FINAL LANDSCAPE INSPECTION:
77. CONTRACTOR IS RESPONSIBLE FOR REPLACEMENT OF ANY EXISTING OR NEW SITE IMPROVEMENTS DISTURBED OR DAMAGED DUE TO THEIR OPERATIONS. DAMAGED MATERIALS SHALL BE REPLACED/REPAIRED TO ITS PROPER CONDITION.
78. LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING. CONTRACTOR SHALL HAND DIG ALL PLANTING PITS ADJACENT TO UTILITIES. IF UTILITIES ARE DAMAGED, REPAIRS SHALL BE MADE AT THE CONTRACTOR'S EXPENSE.
79. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENED & AMENDED.
80. ALL LANDSCAPE AREAS SHALL RECEIVE SOIL AMENDMENT ROTOTILLED AT A MIN. 8" DEPTH AT A RATE OF 4 CUBIC YARDS PER 1,000 SF.
81. CONTRACTOR SHALL SUBMIT SOIL AMENDMENT SPECIFICATIONS FOR APPROVAL PRIOR TO INSTALLATION.
82. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECH REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY LANDSCAPE ARCHITECT.
83. A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION, REPLACEMENT, PATCHING, OR RENOVATION OF ANY LAWN AREA 250 SQ.FT. OR MORE. PROOF OF COMPOST AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.

84. ANY SUBSTITUTION OR ALTERATION OF PLANT OR LANDSCAPE MATERIALS IN LOCATION, SPECIES, TYPE, ETC. SHALL BE ALLOWED ONLY WITH APPROVAL OF THE LANDSCAPE ARCHITECT. OVERALL PLANT QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.

85. ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAS SPECIFICATIONS FOR NUMBER ONE GRADE.

86. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES. PROPOSED TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.

87. ALL PROPOSED IRRIGATED TURF AREAS SHALL BE SODDED WITH THE BLEND SPECIFIED IN THESE PLANS. SOD SHALL BE LAID ON A FIRM BED WITH TIGHT JOINTS AND WITHOUT VOIDS.

88. TREE WRAP TO BE APPLIED IN LATE FALL AFTER INSTALLATION, AND REMOVED THE FOLLOWING SPRING. REMOVE ANY STRING OR WIRE AROUND TREE TRUNKS AT TIME OF INSTALLATION.

89. CONTRACTOR SHALL REPORT ANY DISCREPANCY FOUND IN THE FIELD VERSUS THE LANDSCAPE DRAWINGS IMMEDIATELY TO THE LANDSCAPE ARCHITECT, OWNER'S REPRESENTATIVE, AND/OR THE CITY/COUNTY PRIOR TO ANY CONSTRUCTION OR DEMOLITION ACTIVITY. FAILURE TO MAKE SUCH CONFLICTS KNOWN WILL RESULT IN THE CONTRACTOR'S LIABILITY TO RELOCATE AND REPAIR.

90. MAINTAIN A MINIMUM THREE FOOT CLEARANCE AROUND FIRE HYDRANTS, FIRE DEPARTMENT CONNECTIONS OR OTHER FIRE SERVICE EQUIPMENT. NO TREES OR SHRUBS WILL BE ALLOWED WITHIN THIS AREA.

91. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, AREAS OR UTILITY EASEMENTS. CONTACT LANDSCAPE ARCHITECT FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.

92. THE CENTER OF AN EVERGREEN TREE SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 13' FROM IRRIGATION ROTOR HEADS. NOTIFY LANDSCAPE ARCHITECT IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.

93. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY LANDSCAPE ARCHITECT.

94. NO PLANT MATERIAL SHALL BE PLANTED WITHIN 10' OF ANY EXISTING OR PROPOSED ELECTRICAL SWITCHGEARS, TRANSFORMERS OR OTHER ELECTRICAL UTILITY EQUIPMENT. PLANT MATERIAL MAY BE FIELD ADJUSTED TO PROVIDE THE 10' CLEAR SPACE AND ACCESSIBILITY REQUIRED BY THE UTILITY'S OWNER/OPERATOR.

95. ANY TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY LANDSCAPE ARCHITECT PRIOR TO DOING WORK.

96. PROPOSED PLANT SPECIES MAY BE SUBJECT TO CHANGE PENDING COMMERCIAL AVAILABILITY AT TIME OF CONSTRUCTION. ALL SPECIES SUBSTITUTIONS SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. OVERALL PLANT QUANTITIES & SIZES SHALL REMAIN AS INDICATED ON THE PLANT SCHEDULE. CONTRACTOR SHALL VERIFY THAT ANY SUBSTITUTED PLANT SPECIES ARE ACCEPTABLE TO THE LOCAL MUNICIPALITY OR GOVERNING JURISDICTIONS.

97. IF SPECIFIED PLANTS ARE NOT COMMERCIALY AVAILABLE AT TIME OF CONSTRUCTION/INSTALLATION, CONTRACTOR SHALL COORDINATE WITH LANDSCAPE ARCHITECT FOR A SUBSTITUTION.

41. LANDSCAPE FABRIC/WEED BARRIER:
ECOLOGICALLY-SOUND BIODEGRADABLE
BLACK PLASTIC (POLYETHYLENE) IS NOT ALLOWED. WOVEN WEED BARRIER FABRICS (POLYPROPYLENE) AND PLASTIC WEED BARRIERS
ARE ONLY ALLOWED IN AREAS WITH ROCK GREATER THAN 1.5" INCH IN DIAMETER (E.G., DRY CREEK BEDS WITHOUT VEGETATION).
LANDSCAPE FABRIC: ONLY ECOLOGICALLY-SOUND BIODEGRADABLE WEED BARRIER CAN BE USED. ALL PROPOSED PLANTING BEDS SHALL
42. ONLY THE GEOTEXTILE ROCK MULCH BEDS SHALL INCLUDE SECURED WITH PINS. OVERLAP FABRIC MIN. 24" AT EDGES. NO FABRIC IS
REQUIRED IN WOOD MULCH AREAS.
43. ROCK MULCH SHALL BE SMALLER THAN ONE AND ONE HALF-INCH (1.5) IN DIAMETER AND HAVE A MINIMUM DEPTH OF THREE (3) INCHES.
44. WOOD MULCH SHALL BE APPLIED AT ONE AND A QUARTER (1.25) CUBIC YARD PER ONE HUNDRED (100) SQUARE FEET AT A DEPTH NO LESS
THAN FOUR (4) INCHES, AND AS APPROPRIATE TO EACH HYDROZONES.
45. ORGANIC MULCH SHALL BE APPLIED TO SOIL SURFACE, NOT AGAINST THE PLANT STEM TO MINIMIZE DISEASE.

- | <u>MAINTENANCE</u> | |
|--------------------|---|
| 10. | CONTRACTOR IS TO MAINTAIN ALL PLANTINGS AND ASSOCIATED IRRIGATION SYSTEM INSTALLED UNDER THIS CONTRACT UNTIL FINAL ACCEPTANCE BY THE CITY AND TURNOVER TO OWNER. THIS MAINTENANCE SHALL INCLUDE PROPER WATERING OF ALL PLANTS, AND MOWING OF TURF/SEED AREAS IF NECESSARY. |
| 11. | SITE MUST BE CLEAN AND FREE OF ALL CONSTRUCTION DEBRIS BEFORE FINAL ACCEPTANCE. |
| 12. | ALL PLANT MATERIAL WILL BE COVERED BY A WARRANTY PERIOD. THE CONTRACTOR SHALL REPLACE DEAD, UNHEALTHY, OR OTHERWISE UNSATISFACTORY MATERIAL THROUGHOUT THIS PERIOD. THE WARRANTY SHALL BEGIN UPON FINAL ACCEPTANCE OF THE JOB. |
| 13. | LANDSCAPING SHALL BE PLANTED AND MAINTAINED IN A LIVING CONDITION BY THE OWNER OR ASSIGNS OR OWNERS ASSOCIATION. TREES AND SHRUBS MUST HAVE A 100% ONGOING SURVIVAL RATE. ANY DEAD OR DAMAGED PLANT MATERIAL (AS DETERMINED BY THE LOCAL MUNICIPALITY) SHALL BE REPLACED. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH, MUST BE 100% INTACT AFTER ONE YEAR AND 100% INTACT THEREAFTER. |
| 14. | LANDSCAPE AREAS WITHIN THE PROPERTY AND WITHIN THE ADJACENT RIGHT OF WAY SHALL BE MAINTAINED BY THE PROPERTY OWNER. |

■ Civil Engineering ■

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LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Drawn by:
PCS GROUP
Checked by:
PCS GROUP
Issue Date:
03.20.24

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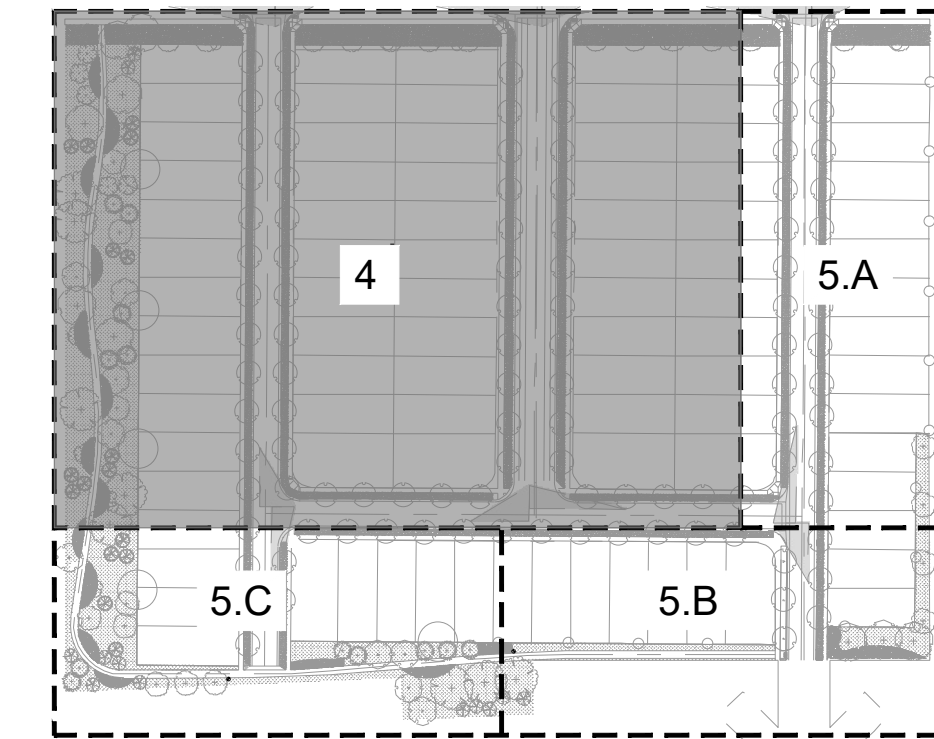
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LANDSCAPE NOTES

■ Sheet Number ■

3 OF 8

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

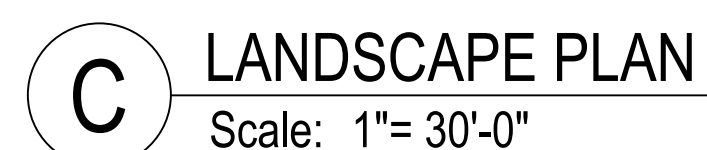
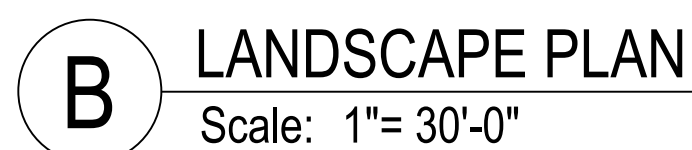
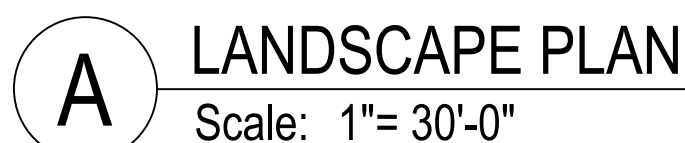


*ALL SHRUB BEDS TO BE 1-2" DIA
PIONEER BLUE ROCK MULCH.

■ Sheet Number ■

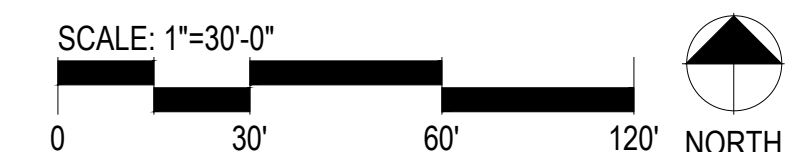
4 OF 8

LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010



 LOW-GROW NATIVE SEED
 SOD
 R.O.W.
 FENCE LINE

*ALL SHRUB BEDS TO BE 1-2" DIA
PIONEER BLUE ROCK MULCH.



LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

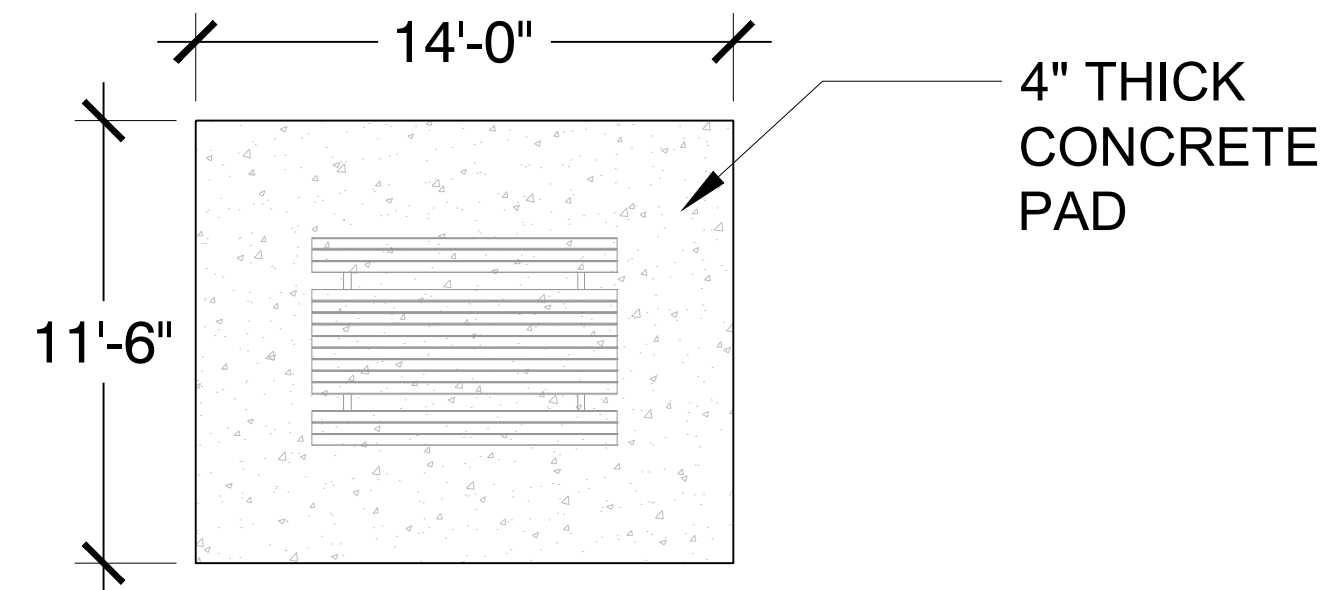
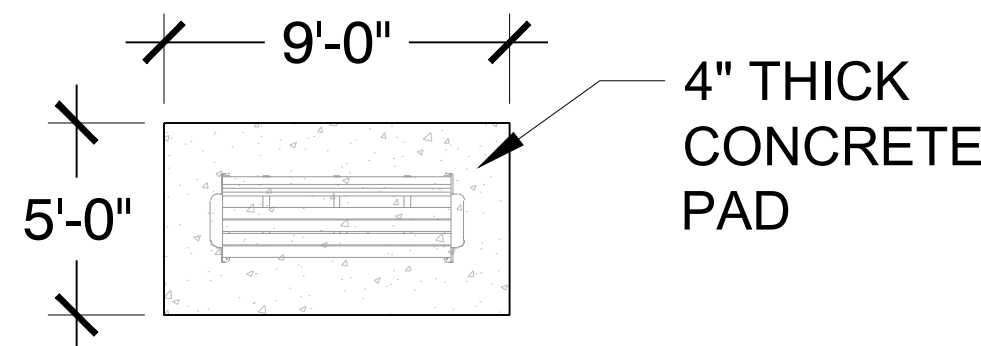
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03.20.24

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5 OF 8

LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
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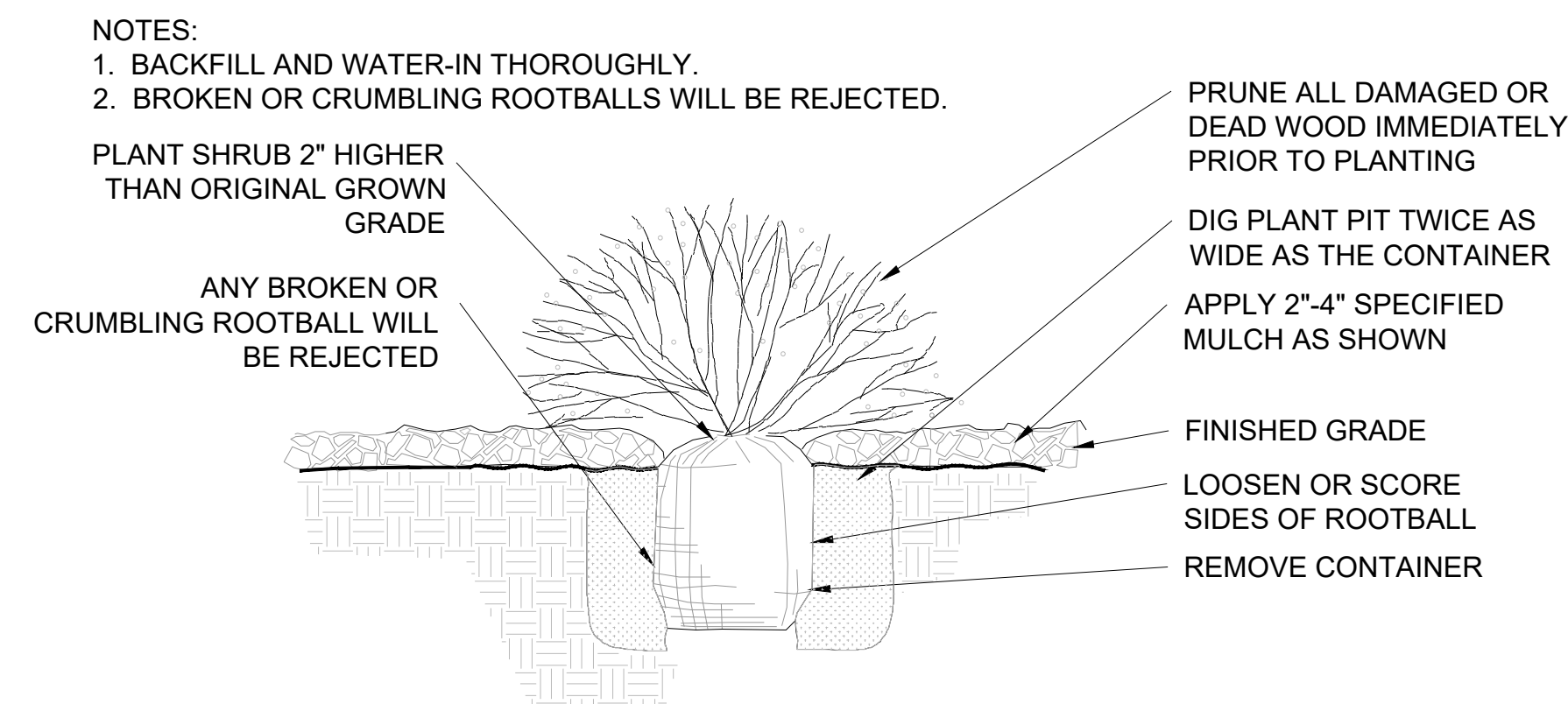
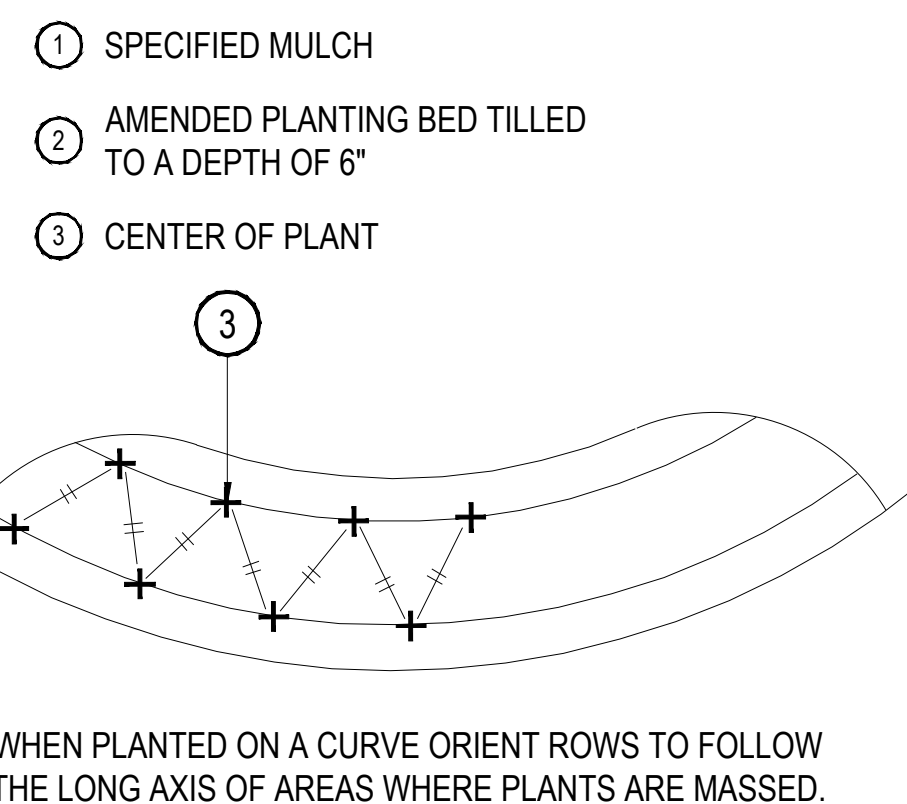
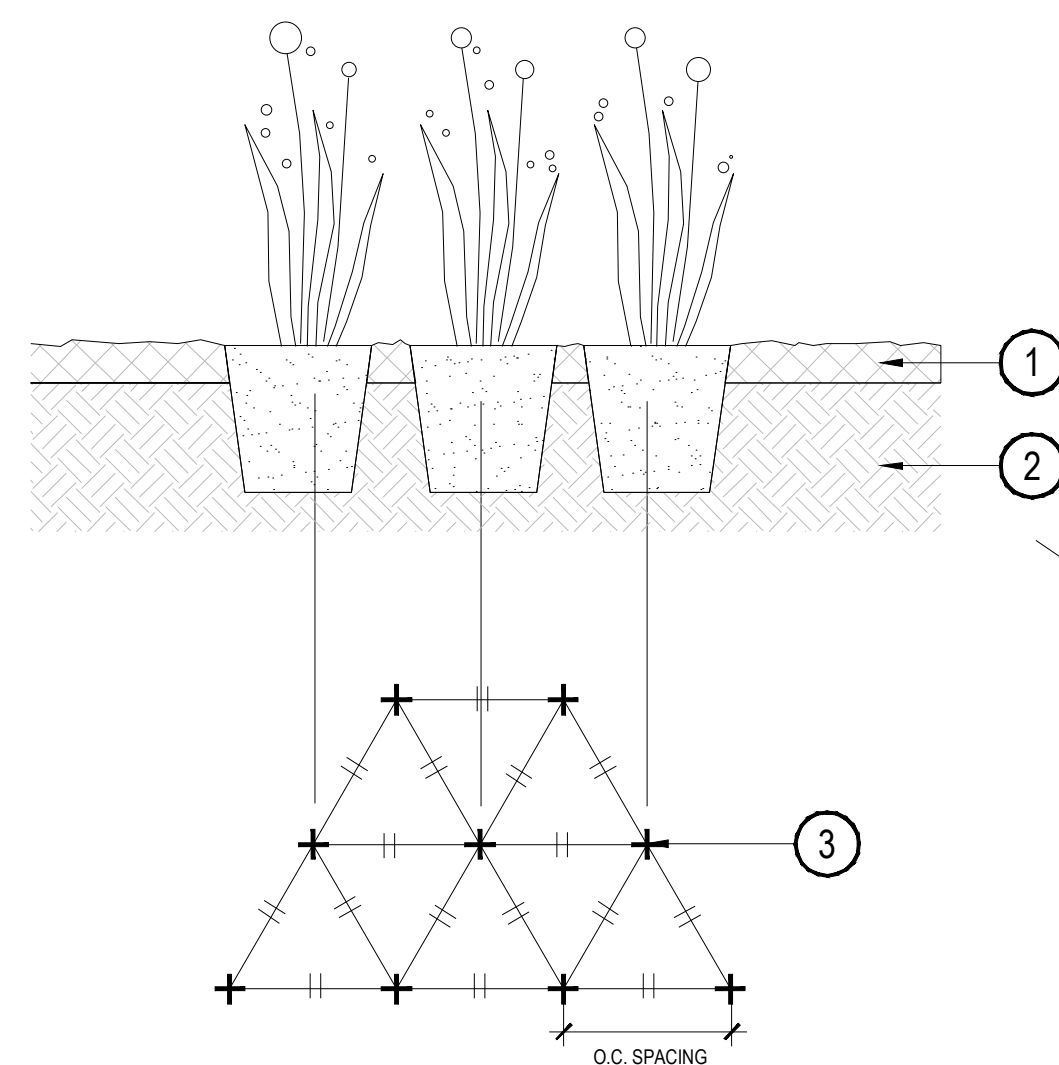
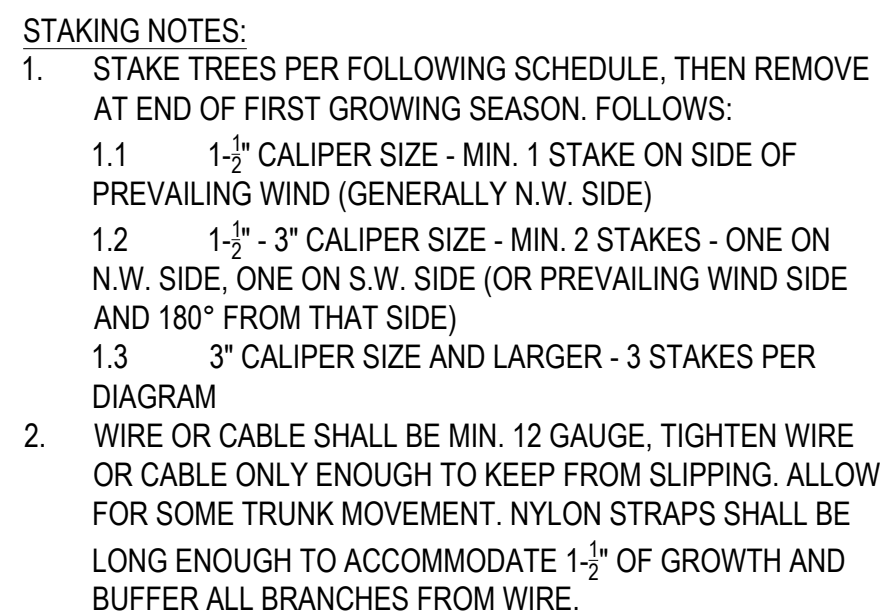


2 **PET STATION** OR APPROVED EQUAL
Scale: N.T.S. MANUFACTURER: DOGIPOT
MODEL: ALUMINUM DOGIPOT PET STATION
(#1003-L)

3 **BENCH** OR APPROVED EQUAL
Scale: N.T.S. MANUFACTURER: ANOVA
MODEL: MADISON 6" RECYCLED PLASTIC CONTOUR BENCH

4 **PICNIC TABLE** OR APPROVED EQUAL

Scale: N.T.S
 MANUFACTURER: ANOVA
 MODEL: 6' RECTANGULAR THERMORY PICNIC TABLE



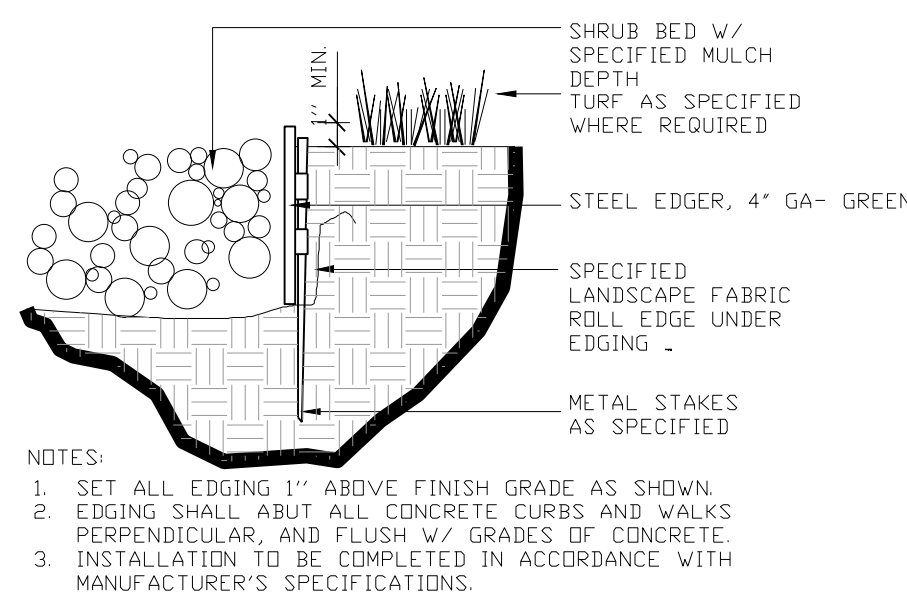
- ① PLACE MIN. 3" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAX. 2" EACH SIDE
- ② TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30. (DECIDUOUS ONLY)
- ③ PLANT TREE SO THAT FIRST ORDER MAJOR ROOT IS 1"-2" ABOVE FINAL GRADE.
- ④ 3" DEEP MULCH RING PLACED A MINIMUM OF 4 FT. IN DIAMETER. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK (FINISHED GRADE REFERENCES TOP OF MULCH).
- ⑤ 1:1 SLOPE ON SIDES OF PLANTING HOLE.
- ⑥ REMOVE ALL TWINE, ROPE, BURLAP AND WIRE FROM ENTIRE ROOT BALL AND TRUNK
- ⑦ PLACE SOIL AROUND ROOT BALL FIRMLY, DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS.
- ⑧ GROMMETED NYLON STRAPS
- ⑨ GALVANIZED WIRE, MIN. 12 GAUGE CABLE - TWIST WIRE ONLY TO KEEP FROM SLIPPING
- ⑪ STAKE SHALL BE DRIVEN OUTSIDE ROOT BALL AND IN UNDISTURBED SOIL. 4-6" HIGH WATER SAUCER IN NON-TURF AREAS.
- ⑫ BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20% (BY VOLUME) ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- ⑬ PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT.

PRUNING NOTES:

1. ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
2. DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. ALL TREES PLANTED ADJACENT TO PUBLIC AND/OR PEDESTRIAN WALKWAYS SHALL BE PRUNED CLEAR OF ALL BRANCHES BETWEEN GROUND AND A HEIGHT OF EIGHT FEET FOR THAT PORTION OF THE PLANT LOCATED OVER THE SIDEWALK AND/OR WITHIN SIGHT TRIANGLES.

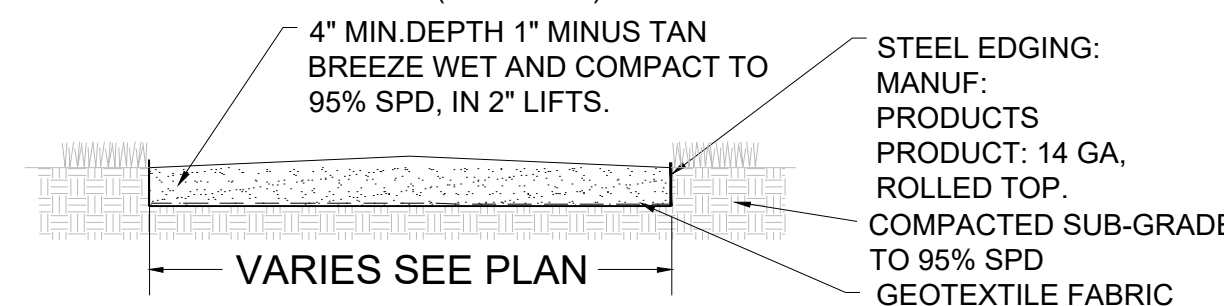
6 SHRUB SPACING

Scale: N.T.S



NOTES:

1. EDGER TO BE SET FLUSH WITH TOP OF NATIVE GRADE.
2. CROWN PATH FOR DRAINAGE
3. ADD STABILIZER TO FINES FOR ADDITIONAL DENSITY TO MINIMIZE POOLING AND RUN-OFF (OPTIONAL)



7 SHRUB PLANTING

5 TREE PLANTING

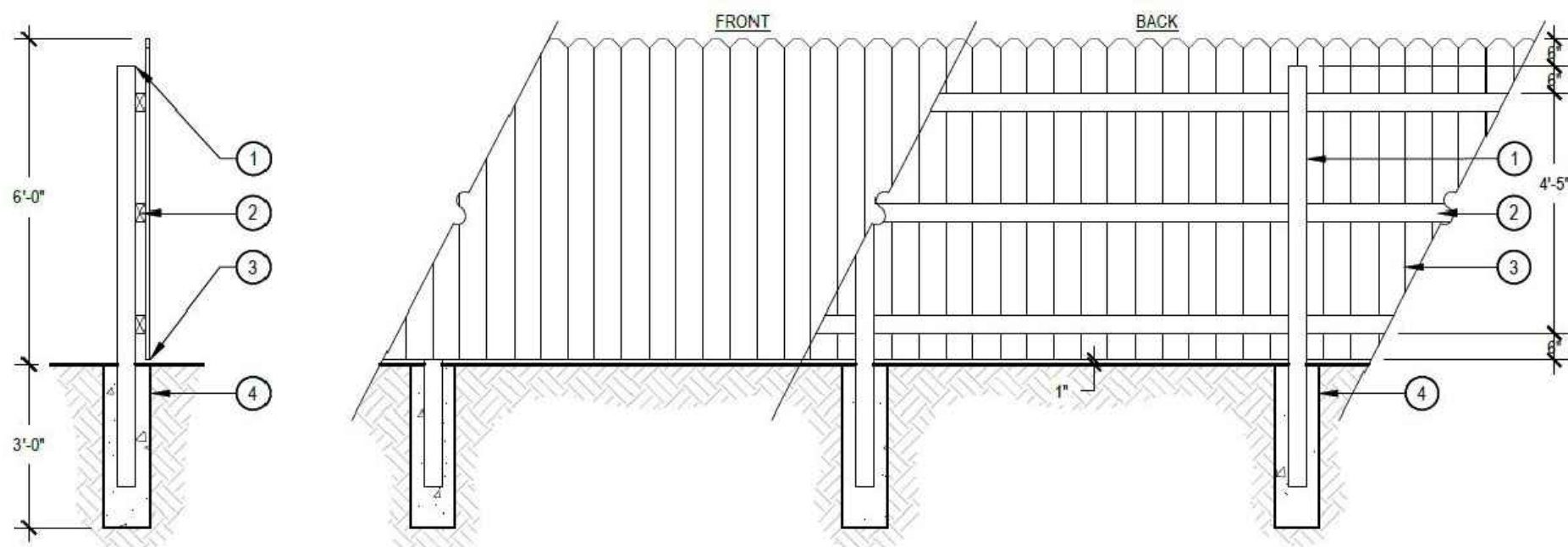
Scale: N.T.S

8 STEEL EDGER
Scale: N.T.S

9 CRUSHER FINES TRAIL
Scale: N.T.S

Attachment E

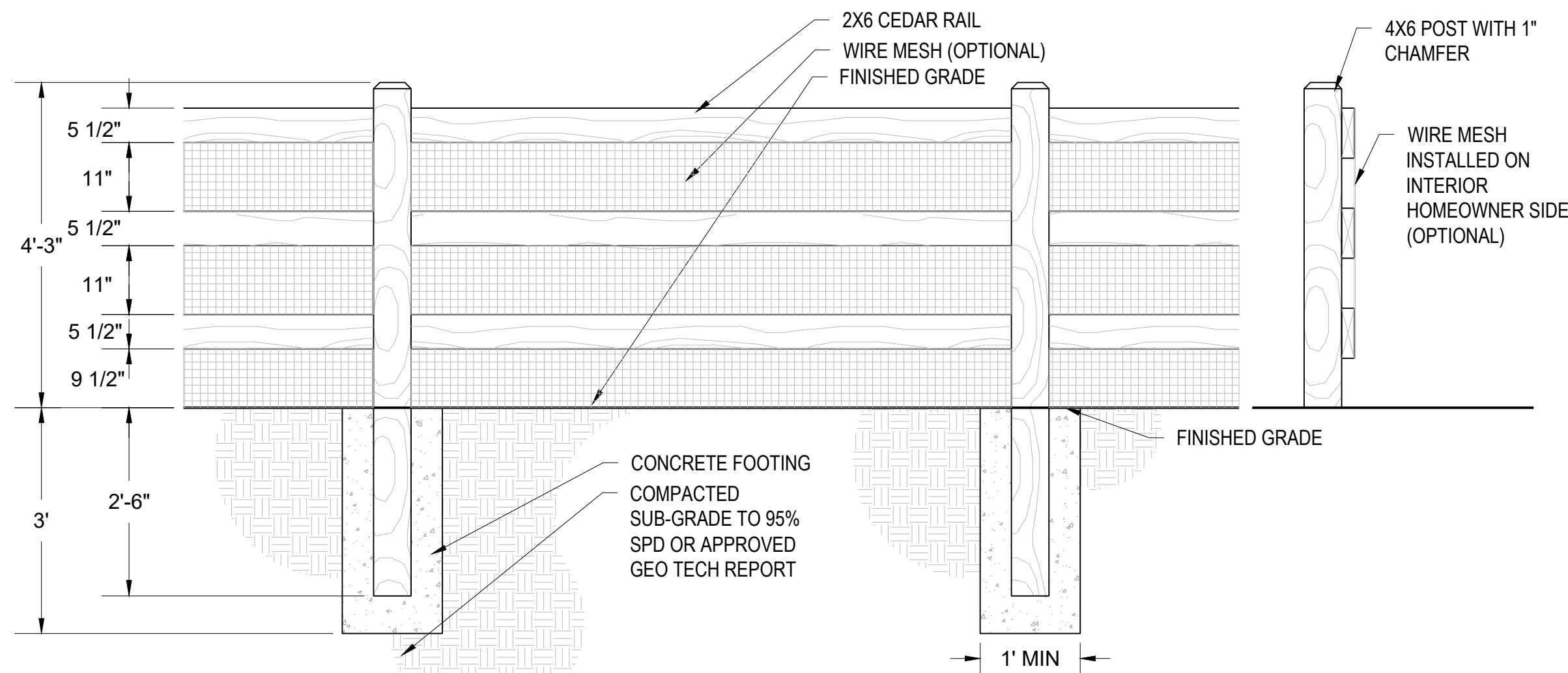
LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010



- ① 4" X 4" CEDAR POSTS ON BACK OF FENCE, 8'-0" ON CENTER
② (B) 2" X 4" CEDAR RAILS ON BACK OF FENCE (TOP, MIDDLE, AND BOTTOM)
③ 1" X 6" CEDAR PICKETS WITH "DOG EAR TOPS"
④ POSTS SET IN CONCRETE 10" DIAMETER CIP CONCRETE FOOTING

- NOTES:
1. UNLESS OTHERWISE INDICATED, THE FENCE SHALL BE CENTERED ON THE PROPERTY LINE WITH FRONT FACING OUT TO PUBLIC AREAS.
2. ALL LUMBER SHALL BE ROUGH SAWN CEDAR, AND SHALL BE SOLID, STRAIGHT, FREE FROM KNOTS, SPLITS, SHAKES, AND DISCOLORATION.
3. ALL HARDWARE SHALL HOT DIPPED GALVANIZED NAILS OR SCREWS, SIZED TO PENETRATE WAY INTO THE SECURING MEMBER.
4. CLEAR STAIN TO BE APPLIED TO CEDAR TO TREAT.
5. ALL FENCE PANELS SHALL BE SET LEVEL AND STEP DOWN WITH GRADE CHANGES. THE MAXIMUM STEP SHALL BE 6" ADJUST POST SPACING AS NEEDED SO THERE IS NO GREATER THAN 6" GAP FROM THE BOTTOM RAIL TO THE FINISH GRADE.

1 PRIVACY FENCE OR APPROVED EQUAL
Scale: N.T.S



- NOTES:
1. ALL WOOD TO BE CEDAR.
2. WOOD TO BE WEATHER AND ROT RESISTANT
3. WOOD TO BE TREATED WITH APPROVED STAIN PER HOA/DISTRICT REGULATIONS
4. RAILS SHALL BE INSTALLED ON ONE SIDE OF POST ONLY.
5. 3-RAIL FENCE MAY BE USED ON LOT LINES ADJACENT TO PARKS AND OPEN SPACE PER LAKE BLUFF PUD SHEET 17
6. NO FENCING ALLOWED WITHIN ANY DRAINAGE EASEMENT.
7. MAXIMUM FENCE HEIGHT IS 52" FROM ADJACENT GRADE TYP.

2 3-RAIL FENCE OR APPROVED EQUAL
Scale: N.T.S



Attachment E

LAKE BLUFF FILING NO. 3 FINAL SUBDIVISION
BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

LEGEND

LOW HYDROZONE - 13,632 SF

VERY-LOW HYDROZONE - 66,831 SF

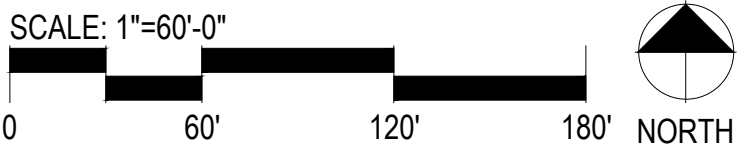
Hydrozone	Annual Water Need (gal/sq. ft.)
High	18
Moderate	14
Low	9
Very Low	0.9

City of Greeley Colorado WATER & SEWER Water Budget Chart					
Location ID per Tap	Irrigated Area (square feet)	Irrigated Area (%)	Hydrozone (choose one)	Water Need (gallons/square feet)	Annual Water Use (gallons)
	66,831	83%	Very Low	0.9	60,148
	13,632	17%	Low	9	122,688
		0%	High	18	-
Irrigated Area Total	80,463	100%			182,836
Total High Hydrozone	-	0%			
Overall Site Use (Gallons/Square Foot)	2.3				
Please note:	The landscape plan meets the water budget chart requirements.				

WATER BUDGET CHART					
LOCATION ID PER TAP	IRRIGATED AREA (SF)	IRRIGATED AREA (%)	HYDROZONE	WATER NEED	ANNUAL WATER USE (GALLONS)
NATIVE SEED	66,831	83%	VERY-LOW	0.9	60,148
SHRUB BEDS	13632	17%	LOW	9	122688
TURF	0	0%	HIGH	18	0
IRRIGATED TOTAL AREA	80,463	100%			182,836
TOTAL HIGH HYDROZONE	0	0%			
OVERALL SITE USE (GALLONS PER SF)	2.3				
PLEASE NOTE:	THE LANDSCAPE PLAN MEETS THE WATER BUDGET CHART REQUIREMENTS				



NOTE: TREE LAWN LANDSCAPE IN FRONT OF LOTS TO REMAIN PRIVATE. TREE LAWN TO BE INSTALLED BY HOME BUILDER AT TIME OF HOME CONSTRUCTION AND IRRIGATED FROM RESIDENTIAL LOT IRRIGATION SYSTEM.



Prepared For

TAYLOR MORRISON & WESTSIDE DEVELOPMENT PARTNERS

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LAKE BLUFF FILING NO. 3 SUBDIVISION
FINAL LANDSCAPE PLAN

LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Stamp:

Drawn by:
PCS GROUP

Checked by:
PCS GROUP

Issue Date:
03.20.24

Date

Revisions

Rev#

Sheet Name

HYDROZONE PLAN

Sheet Number

8 OF 8

LAKE BLUFF FILING NO. 3 PRELIMINARY SUBDIVISION

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

IRRIGATION SCHEDULE

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	PSI
	HUNTER MP CORNER PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. T=TURQUOISE ADJ ARC 45-105.	40
	HUNTER MP STRIP PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LST=IVORY LEFT STRIP, SST=BROWN SIDE STRIP, RST=COPPER RIGHT STRIP.	40
	HUNTER MP1000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	40
	HUNTER MP2000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	40
	HUNTER MP3000 PROS-06-PRS40-CV TURF ROTATOR, 6" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. B=BLUE ADJ ARC 90-210, Y=YELLOW ADJ ARC 210-270, A=GRAY 360 ARC.	40
	HUNTER MP3500 PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. LB=LIGHT BROWN ADJUSTABLE ARC, 90-210.	40
	HUNTER MP800SR PROS-06-PRS40-CV TURF ROTATOR, 6.0" POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI, MP ROTATOR NOZZLE ON PRS40 BODY. ADJ=ORANGE AND GRAY (ARC 90-210), 360=LIME GREEN AND GRAY (ARC 360)	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL DRIP VALVE ASSEMBLY RAIN BIRD XCC2-100-PRB-COM: WIDE FLOW DRIP CONTROL KIT FOR COMMERCIAL APPLICATIONS. 1" BALL VALVE WITH 1" PESB VALVE AND 1" PRESSURE REGULATING 40PSI QUICK-CHECK BASKET FILTER. 0.3 GPM-20 GPM
	DRIP FLUSH VALVE 3/4" PVC BALL VALVE PER DETAILS

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION
	REMOTE CONTROL VALVE ASSEMBLY HUNTER ICV-G-FS-R: 1IN., 1-1/2IN., AND 2IN. PLASTIC ELECTRIC REMOTE CONTROL VALVES, GLOBE CONFIGURATION, WITH NPT THREADED INLET/OUTLET, FOR COMMERCIAL/MUNICIPAL USE. WITH FILTER SENTRY FACTORY INSTALLED OPTION, AND RECLAIMED WATER ID, PURPLE HANDLE.
	QUICK COUPLER ASSEMBLY HUNTER HQ-SLRC-R: QUICK COUPLER VALVE, PURPLE LOCKING RUBBER COVER FOR RECLAIMED WATER USE, RED BRASS AND STAINLESS STEEL, WITH 1IN. NPT INLET, 1-PIECE BODY.
	ISOLATION GATE VALVE ASSEMBLY MATCO-NORCA 514TX: 1/2"-4" BRASS GATE VALVE, FULL PORT, WITH SOLID WEDGE. IPS. CROSS HANDLE. SAME SIZE AS MAINLINE PIPE.
	MASTER VALVE ASSEMBLY BUCKNER SUPERIOR 3100-RW. NORMALLY OPEN BRASS MASTER VALVE THAT PROVIDES DIRTY WATER PROTECTION. SIZE TO MATCH POC. WITH PURPLE HANDLE DENOTING NON-POTABLE WATER
	AIR RELIEF VALVE CRISPIN AIR AND VACUUM RELIEF VALVE. MODEL UL10. SIZED TO MATCH MAINLINE. INSTALL AT SYSTEM HIGH POINTS.
	PEDESTAL MOUNT 2-WIRE CONTROLLER HUNTER PED-SS-A2C-75D-SS-75-STATION DECODER CONTROLLER IN AN OUTDOOR STAINLESS STEEL PEDESTAL. INSTALL WITH WIRELESS RAIN SENSOR AND SOLAR SYNC. INSTALL CENTRALUS CELLULAR CARD A2C-LTEM. COORDINATE WITH GENERAL CONTRACTOR AND OWNER ON MONTHLY SERVICE
	CREATIVE SENSOR TECHNOLOGY FSI-T 1" PVC TEE TYPE FLOW SENSOR W/SOCKET ENDS. CUSTOM MOUNTING TEE AND ULTRA-LIGHTWEIGHT IMPELLER ENHANCES LOW FLOW MEASUREMENT. 2 WIRE DIGITAL OUTPUT COMPATIBLE W/ALL IRRIGATION CONTROLLERS. FLOW RANGE: .86-52 GPM.
	IRRIGATION LATERAL LINE: PVC CLASS 200 SDR 21 3/4" INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO SINGLE OUTLET EMITTERS PER ADJACENT EMITTER CHART.
	IRRIGATION LATERAL LINE: NATIVE PLANTING DRIP IRRIGATION LATERAL LINE: 3/4-INCH BLANK UV RADIATION RESISTANT POLYETHYLENE PIPE TO TREE RINGS, NETAFIM INLINE DRIP TUBING MODEL TLCV6-18, AND SINGLE OUTLET EMITTERS FOR SHRUBS PER ADJACENT EMITTER CHART
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 2-INCH UNLESS OTHERWISE NOTED.
	PIPE SLEEVE: PVC SCHEDULE 40 INSTALL AS SHOWN ON DESIGN OR TWICE THE SIZE OF THE PIPE OR WIRE RUNNING THRU IT. NO TWO PIPES OR WIRE BUNDLES SHALL SHARE THE SAME SLEEVE.
	Valve Callout Valve Number Valve Flow Valve Size

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1	THE IRRIGATION SYSTEM POINT-OF-CONNECTION (POC) SHALL BE DOWNSTREAM OF THE NON-POTABLE WATER TAP AND METER AT THE APPROXIMATE LOCATION SHOWN (REFER TO CIVIL PLANS FOR EXACT LOCATION). INSTALL MASTER VALVE ASSEMBLY AS INDICATED. VERIFY EXACT LOCATION OF POC WITH OWNER'S REPRESENTATIVE. VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION.
2	PEDESTAL MOUNT THE IRRIGATION CONTROLLER AT THE APPROXIMATE LOCATION SHOWN. COORDINATE ELECTRICAL POWER TO THE CONTROLLER WITH THE OWNER'S REPRESENTATIVE. CARE SHOULD BE TAKEN TO INSTALL THE IRRIGATION CONTROLLER IN A LOCATION THAT IS ACCESSIBLE FOR MAINTENANCE, AND SCREENED FROM VIEW EITHER BEHIND ENTRY WALLS, NEXT TO BUILDINGS, OR BEHIND PLANT MATERIAL. FINAL LOCATION TO BE APPROVED BY OWNER'S REPRESENTATIVE. CONTROLLER TO BE INSTALLED PER NATIONAL ELECTRIC CODE.
3	IRRIGATION SHOWN IN HARDSCAPE FOR CLARITY ONLY. ALL IRRIGATION SHALL BE INSTALLED IN LANDSCAPED AREA. ANY IRRIGATION TO BE INSTALLED UNDER HARDSCAPE SHALL BE SLEEVED.
4	MAINLINE, SPRINKLER LATERAL, AND/OR DRIP LATERAL SHOWN SLEEVED TOGETHER IS FOR CLARITY ONLY. CONTRACTOR SHALL INSTALL MAINLINE, CONTROL WIRES, AND LATERAL LINES IN SEPARATE SLEEVES.

EMITTER SCHEDULE

PLANT TYPE FLOW	EMITTER TYPE	GPH/OUTLET	NO. OF EMITTERS	TOTAL
GROUND COVER	SINGLE OUTLET	1 GPH	1	1 GPH
PERENNIALS	SINGLE OUTLET	1 GPH	1	1 GPH
1 GAL. SHRUB	SINGLE OUTLET	1 GPH	1	1 GPH
5 GAL. SHRUB	SINGLE OUTLET	1 GPH	2	2 GPH
TREE IN SHRUB BED	SINGLE OUTLET	1 GPH	4-8	4-8 GPH
TREE IN NATIVE SEED	INLINE DRIP	0.6 GPH	N/A	N/A

NOTES:
1. MULTIPLE OUTLET EMITTERS CAN BE UTILIZED IN DENSELY PLANTED AREAS AND FOR TREES IN SHRUB BEDS.
2. NETAFIM TECHLINE CV DRIP TUBING MODEL TLCV6-18 FOR NATIVE TREE RINGS.
3. REFER TO PROVIDED LANDSCAPE PLANS FOR PLANT TYPES AND SIZES. INSTALL EMITTERS PER PLANT WATER REQUIREMENT.

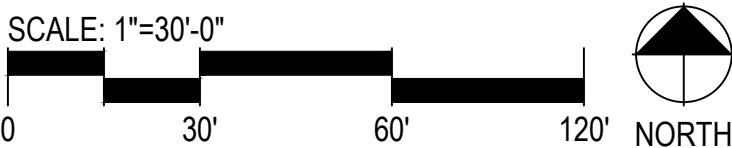
INSTALLATION GENERAL NOTES

- DESIGN ASSUMES A MINIMUM DYNAMIC PRESSURE AVAILABLE FOR THE IRRIGATION SYSTEM (PER ENGINEER) OF 62 PSI, AT A MAXIMUM PEAK FLOW OF 18 GPM AT THE 1-INCH N ON-POTABLE POINT-OF-CONNECTION (POC). VERIFY PRESSURE AND FLOW ON SITE PRIOR TO CONSTRUCTION. CONTACT GENERAL CONTRACTOR OR OWNER'S REPRESENTATIVE IMMEDIATELY IF FLOW OR PRESSURE ARE LOWER THAN LISTED ABOVE.
 - IRRIGATION TAP, METER, AND SERVICE LINES SHALL ALL BE THE SAME SIZE, AS STATED ABOVE.
 - REFER TO CITY OF GREELEY STANDARDS, SECTION 6 FOR DESIGN/INSTALLATION REQUIREMENTS.
- ALL MAINLINES SHALL BE INSTALLED AT LEAST 5' FROM CENTER OF TREES, WHERE POSSIBLE. DESIGN IS SHOWN FOR CLARITY, THUS MAINLINE ROUTING IN FIELD MAY LOOK SLIGHTLY DIFFERENT THAN DEPICTED IN DRAWINGS.
- CONTRACTOR SHALL CREATE A LAMINATED CONTROLLER CHART ADHERED TO THE INSIDE OF THE CONTROLLER COVER OR A LAMINATED COLORED CONTROLLER MAP.
- CONTRACTOR SHALL BECOME FAMILIAR WITH THE SPECIFICATIONS AND INSTALLATION DETAILS FOR THIS AND RELATED WORK PRIOR TO CONSTRUCTION. FOR CLARIFICATION, CONTACT IRRIGATION DESIGNER PRIOR TO CONSTRUCTION.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER REQUIRED ADJUSTMENT KEYS INCLUDING BUT NOT LIMITED TO CONTROLLER ENCLOSURE AND BACKFLOW ENCLOSURE KEY, LOCKING VALVE BOX KEYS, QUICK COUPLER KEYS, GATE VALVE KEY, SPRINKLER HEAD AND NOZZLE ADJUSTMENT KEYS.
 - UPON FINAL ACCEPTANCE, CONTRACTOR SHALL TURN OVER SPARE PARTS PERTAINING TO INSTALLED SYSTEM: BACKFLOW WINTERIZATION INSERT, TWO OF EVERY HEAD AND NOZZLE (ROTOR NOZZLE TREE INCLUDED), ONE RCV DIAPHRAGM, ETC.
- COORDINATE UTILITY LOCATES OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION ("811-CALL BEFORE YOU DIG").
- IF DISCREPANCIES ARE NOTED IN THE FIELD BETWEEN SITE CONDITIONS AND PROVIDED DESIGNS, CONTRACTOR SHALL NOTIFY OWNER'S REPRESENTATIVE OR GENERAL CONTRACTOR IMMEDIATELY. DO NOT PROCEED WITH THE INSTALLATION OF THE IRRIGATION SYSTEM IF SUCH DISCREPANCIES IN THE FIELD AFFECT THE PROVIDED DESIGN, DETAILS, OR SPECIFICATIONS.
- ALL IRRIGATION COMPONENTS (MAINLINE, WIRES, LATERAL LINES, ETC.) SHALL BE INSTALLED IN LANDSCAPED AREAS WHENEVER POSSIBLE. EVEN THOUGH SAID IRRIGATION COMPONENTS MAY BE SHOWN OUTSIDE PLANTING AREAS FOR CLARITY.
 - AVOID CONFLICTS BETWEEN THE IRRIGATION SYSTEM, PLANTING MATERIALS, AND ARCHITECTURAL FEATURES WHENEVER POSSIBLE. COORDINATE POTENTIAL RELOCATION OF BOULDERS AND TREES IN TURF AREAS WITH LANDSCAPE ARCHITECT PRIOR TO SPRINKLER LAYOUT. IF LANDSCAPE MATERIAL CANNOT BE RELOCATED, ADDITIONAL SPRINKLERS MAY BE REQUIRED.
 - WHERE POSSIBLE, MAINTAIN 3'-5' DISTANCE FROM CENTER OF TREE TO MAINLINE AND WIRES. VALVE BOXES SHALL BE AT LEAST 3' FROM TREE CENTER. MAINLINE ROUTING AND VALVE LOCATIONS ARE SHOWN FOR CLARITY AND MAY BE SHOWN WITHIN THE 3'-5' RANGE NOTED ABOVE.
- NON-POTABLE WATER IS BEING UTILIZED ON THIS SITE. INSTALL ALL MAINLINE PIPE WITH CHRISTY ID WARNING TAPE. READING "NON-POTABLE WATER, DO NOT DRINK". INSTALL AT LEAST 6" ABOVE MAINLINE PIPE.
 - SCRUBBER VALVES SHALL BE INSTALLED PER DETAILS.
 - PURPLE HANDLES ON ALL VALVES SHALL BE INSTALLED PER DETAILS.
 - NON-POTABLE WARNING SIGNS SHALL BE POSTED ON SITE HEAR GATHERING PLACES. INSTALL PER COLORADO HEALTH CODES.
 - BACKFLOW PREVENTOR IS NOT NECESSARY.
- CROSS FITTINGS ARE NOT ALLOWED, ONLY STANDARD TEES AND ELBOWS.
- CONTRACTOR SHALL INSTALL NOZZLES PER PLAN, UNLESS IRRIGATED AREA CHANGED IN SIZE OR PLANT MATERIAL TYPE CHANGES. IF NOZZLE CHANGES ARE REQUIRED AND ARE SIGNIFICANT IN SIZE, CONTRACTOR SHALL CONTACT IRRIGATION DESIGNER FOR APPROVAL.
- CONTRACTOR SHALL FIELD LOCATE ANY EXISTING SLEEVES ON SITE PRIOR TO CONSTRUCTION WITH THE AID OF THE GENERAL CONTRACTOR. MISSING SLEEVES SHALL BE REPORTED IMMEDIATELY. NEW SLEEVES SHOWN ON PLANS ARE REQUIRED FOR BOTH PIPING AND ELECTRICAL WIRING AT EACH HARDSCAPE CROSSING. COORDINATE INSTALLATION OF SLEEVING WITH OTHER TRADES. ANY PIPE OR WIRE WHICH PASSES BENEATH EXISTING HARDSCAPE WHERE SLEEVING WAS NOT INSTALLED WILL REQUIRE HORIZONTAL BORING BY THE IRRIGATION CONTRACTOR.
- INSTALL ALL ELECTRICAL POWER TO THE IRRIGATION CONTROL SYSTEM IN ACCORDANCE WITH THE NATIONAL ELECTRIC CODE AND ALL APPLICABLE LOCAL ELECTRIC UTILITY CODES.
- THE FOLLOWING SHOULD BE NOTED REGARDING PIPE SIZING: IF A SECTION OF UNSIZED PIPE IS LOCATED BETWEEN THE IDENTICALLY SIZED SECTIONS, THE UNSIZED PIPE IS THE SAME NOMINAL SIZE AS THE TWO SIZED SECTIONS. THE UNSIZED PIPE SHOULD NOT BE CONFUSED WITH THE DEFAULT PIPE SIZE NOTED IN THE LEGEND.
 - MAINLINE PIPE SIZES MAY VARY THROUGHOUT PROJECT. EACH MAINLINE LEG IS SIZED TO ACCOMMODATE LARGEST VALVE ON THAT LEG. STATED SIZE IN LEGEND MAY NOT BE THE LARGEST SIZE ON PLANS.
- TWO-WIRE CONTROL CABLE DOES NOT REQUIRE ADDITIONAL SPARE WIRES TO BE ROUTED WITH MAINLINE.
 - TWO-WIRE CONTROL SURGE ARRESTORS SHALL BE INSTALLED PER MANUFACTURER'S RECOMMENDATIONS. ARRESTORS ARE NOT DEPICTED ON PLANS
- TREES IN TURF ARE NOT IRRIGATED BY DRIP SYSTEM. DRIP LATERAL ROUTED NEAR TREES IN TURF ARE NOT TO RECEIVE DRIP IRRIGATION. TREES IN NATIVE SEEDED AREAS ARE IRRIGATED ON DRIP SYSTEM.
- VALVES FOR NATIVE SEEDED AREAS SHALL BE ON A SEPARATE PROGRAM.
- NATIVE SEEDED AREAS ARE TO BE IRRIGATED WITH A BELOW GRADE SYSTEM BUT UTILIZED FOR ESTABLISHMENT OF SEED. SYSTEM IS NOT INTENDED TO OPERATE BEYOND ESTABLISHMENT.
- NO IRRIGATION EQUIPMENT, INCLUDING BUT NOT LIMITED TO, MAINLINE, VALVES, AND SPRINKLERS, SHALL BE INSTALLED WITHIN 3' OF NEW BUILDING FOUNDATION.
- CONTRACTOR SHALL PROVIDE SMART CONTROLLER CHART, PER LOCAL WATER DISTRICT OR MUNICIPALITY, INSIDE CONTROLLER DOOR.

CITY OF GREELEY IRRIGATION SYSTEM MAINTENANCE NOTES

- ANNUAL MAINTENANCE OF THE IRRIGATION SYSTEM INCLUDES BACKFLOW PREVENTION ASSEMBLY TESTING, RAIN SENSOR TESTING, CONTROLLER DATA OR WIFI CONNECTION TESTING, AND FILTER AND STRAINER CLEANING/REPLACEMENT, AND ALL OTHER PREVENTIVE MAINTENANCE PRACTICES THAT CONSERVE WATER RESOURCES.
- LEAK REPAIR, REPLACEMENT OF DAMAGED SYSTEM COMPONENTS, HEAD ADJUSTMENTS, APPLICATION RATE ADJUSTMENTS, AND ALL OTHER PREVENTIVE MAINTENANCE PRACTICES THAT CONSERVE WATER RESOURCES SHALL BE ON-GOING THROUGH OUT THE IRRIGATION SEASON.
- A COMPLETED AND PASSING BACKFLOW PREVENTION ASSEMBLY TEST CONSISTENT WITH THE PARAMETERS OUTLINED PER SECTION 20-191 OF THE CITY OF GREELEY'S MUNICIPAL CODE-CONNECTION CONTROL IS REQUIRED FOR IRRIGATION SYSTEM START-UP. PROPER ASSEMBLY OPERATIONS SHALL ALSO BE VERIFIED THROUGH PASSING BACKFLOW PREVENTION ASSEMBLY TEST WHEN THE ASSEMBLY IS TAKEN OUT OF SERVICE FOR MAINTENANCE OR REPAIR.
- ALL IRRIGATION SYSTEM ELEMENTS SHALL BE REPAIRED AND REPLACED TO MAINTAIN THE MINIMUM ACCEPTABLE DISTRIBUTION UNIFORMITIES OF SIXTY (60) PERCENT FOR ROTOR AND ROTORY ZONES.
- IRRIGATION CONTROLLERS SHALL BE SEASONAL ADJUSTED USING A CYCLE AND SOAK METHOD WITH NO PROGRAMMING TO IRRIGATE BETWEEN THE TIMES OF 10:00 A.M. TO 6:00 P.M. SECTION 6 LANDSCAPE AND IRRIGATION CRITERIA 116
- IRRIGATION DAYS OF THE WEEK SHALL FOLLOW PER SECTION 20-226 OF THE GREELEY MUNICIPAL CODE-WATER CONSERVATION AND USE RESTRICTIONS; DROUGHT RESPONSE.
- SUBJECT TO CHAPTER 14.08-WATER RATES AND REGULATION, FAILURE TO MAINTAIN ANY PLUMBING OR FIXTURES OF ANY PREMISES ARE SO DEFECTIVE AS TO WASTE ANY WATER IS UNLAWFUL AND SHALL BE SUBJECT TO PENALTIES AND/OR WATER SHUTOFF.
- IRRIGATION AUDITS SHOULD BE CONDUCTED EVERY FIVE (5) YEARS FOLLOWING THE INITIAL IRRIGATION SYSTEM INSTALLATION FOLLOWING SECTION 6.14- IRRIGATION PERFORMANCE AUDIT TO SUPPORT LONG TERM WATER EFFICIENCY.

PRELIMINARY NOT FOR BIDDING OR CONSTRUCTION



Prepared For
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80 NORTH RD., SUITE 200 (816) 361-0443

LAKE BLUFF FILING NO. 3 SUBDIVISION
REPLAT OF TRACT H, LAKE BLUFF SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD,
STATE OF COLORADO
LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Stamp:

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970-402-3047
Michelle@MPiDesignsllc.com

Drawn by:
MLP
Checked by:
MLP
Issue Date:
07.23.2024

Date	Revisions	Rev#

Sheet Name

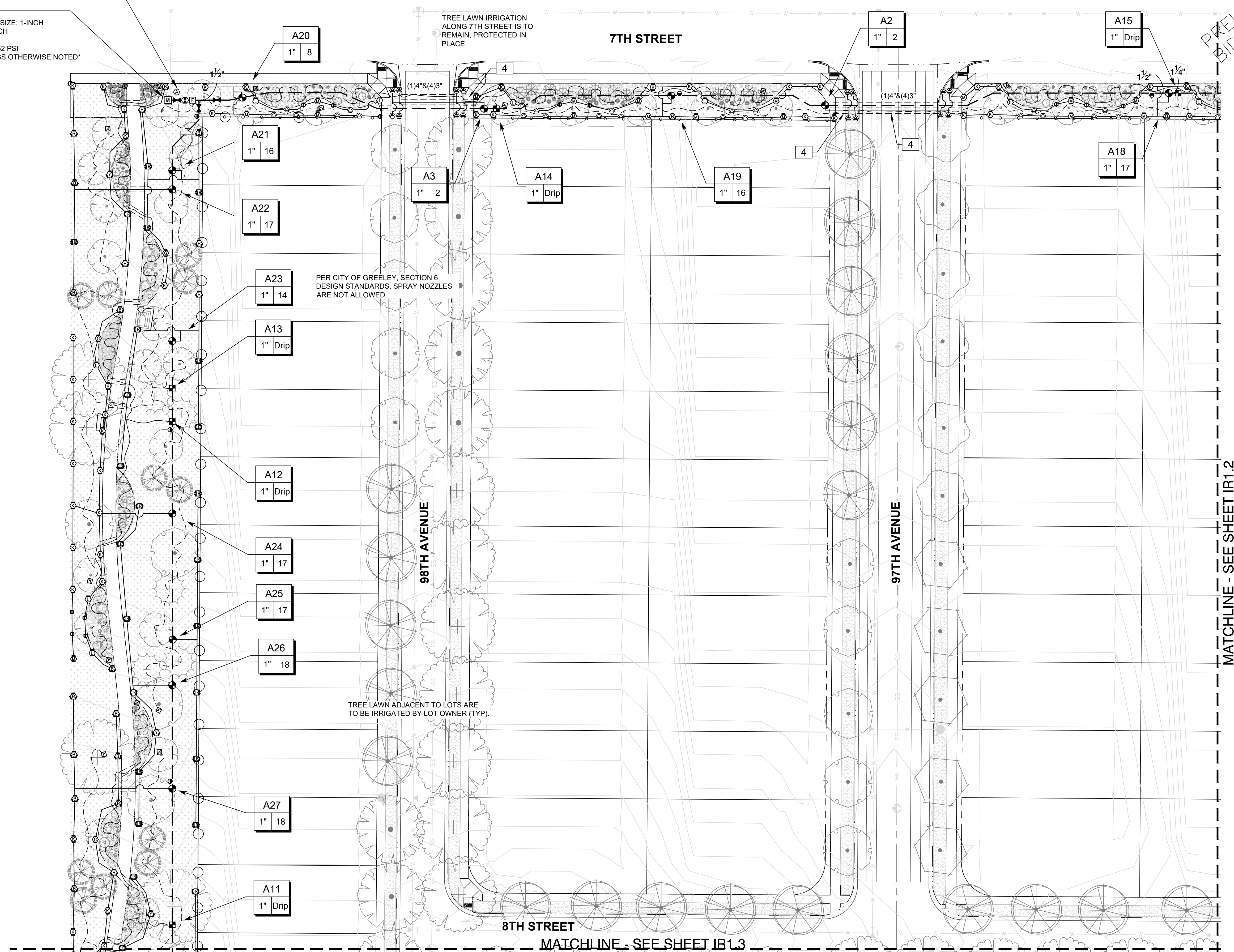
IRRIGATION
LEGEND
AND NOTES

Sheet Number

IR1.0

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

1 POC NO.1
 TAP, METER, BACKFLOW SIZE: 1-INCH
 SERVICE LINE SIZE: 1-INCH
 PEAK DEMAND: 18 GPM
 AVAILABLE PRESSURE: 62 PSI
 2-INCH MAINLINE UNLESS OTHERWISE NOTED



W-1
PRELIMINARY NOT FOR
BIDDING OR CONSTRUCTION

Civil Engineering ■

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NE AUTHORIZATION NO.: CA0130

FORT COLLINS, COLORADO
155 INNOVATION DR., STE. 100 (970) 228-0342

KANSAS CITY, MISSOURI
601 STATE LINE RD., STE. 250 (816) 301-0440
NE AUTH. NO.: E-2013011903 / LS-20100943127

LAKE BLUFF FILING NO. 3 SUBDIVISION
REPLAT OF TRACT H, LAKE BLUFF SUBDIVISION
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD,
STATE OF COLORADO

LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Drawn by:
MLP
Checked by:
MLP
Issue Date:
07.23.2024

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Sheet Number ■

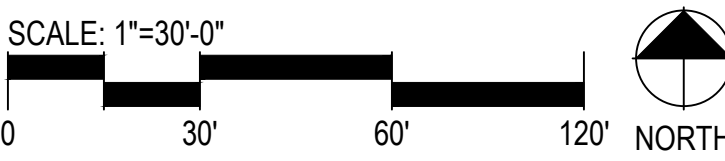
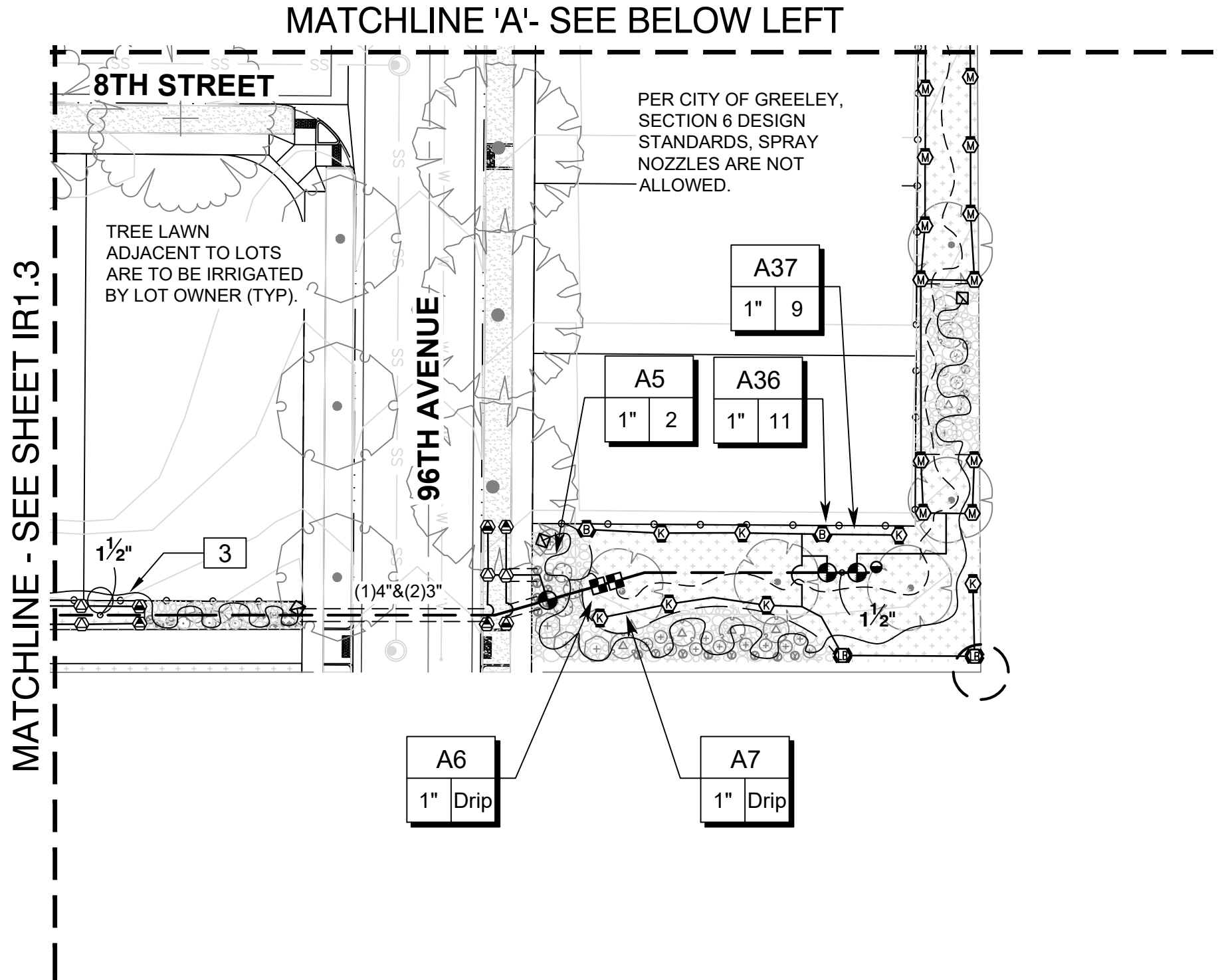
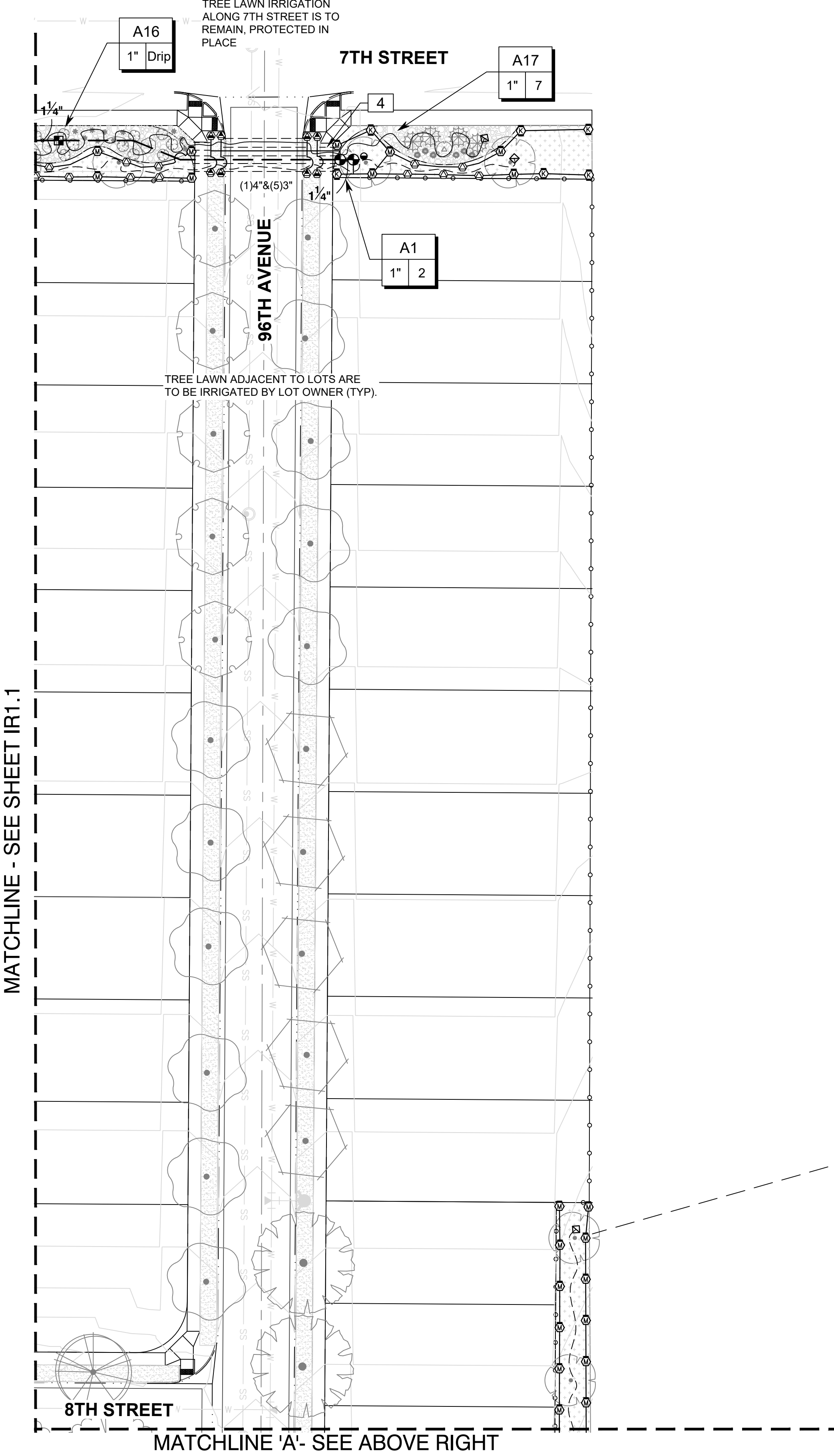
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Attachment E

LAKE BLUFF FILING NO. 3 PRELIMINARY SUBDIVISION

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

PRELIMINARY NOT FOR
BIDDING OR CONSTRUCTION



■ Prepared For ■
TAYLOR MORRISON &
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4615 W. 150TH ST., STE. 100 (402) 498-2488
FORT COLLINS, COLORADO
4715 WINDMILL DR., STE. 100 (970) 228-0342
KANSAS CITY, MISSOURI
8001 STATE LINE RD., STE. 200 (816) 361-0440
MO. NORTH RD. 1-2070010001 (1-207) 945-1217

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STATE OF COLORADO

LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Stamp:

PO BOX 369 • AULT, CO • 80610
970-402-3047
Michelle@MPiDesignsllc.com

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MLP
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MLP
Issue Date:
07.23.2024

Rev#	Revisions	Date

■ Sheet Name ■
IRRIGATION
PLANS

■ Sheet Number ■
IR1.2

BEING A SUBDIVISION OF TRACT H, LAKE BLUFF SUBDIVISION,
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,
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13.800 ACRES, 87 LOTS, 5 OUTLOTS
SUB2024-0006, PUD2018-0010

■ Civil Engineering ■

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4715 RENOVATION DR. STE. 100 (970) 228-0342

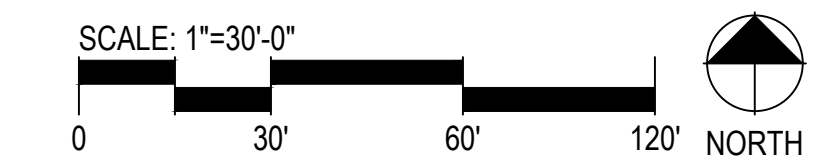
KANSAS CITY, MISSOURI
9001 STATE LINE RD. STE. 200 (816) 351-0440
MO AUTH. NO.: E-2013011905 | LS-012019043127

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Checked by:
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Issue Date:
7.23.2024

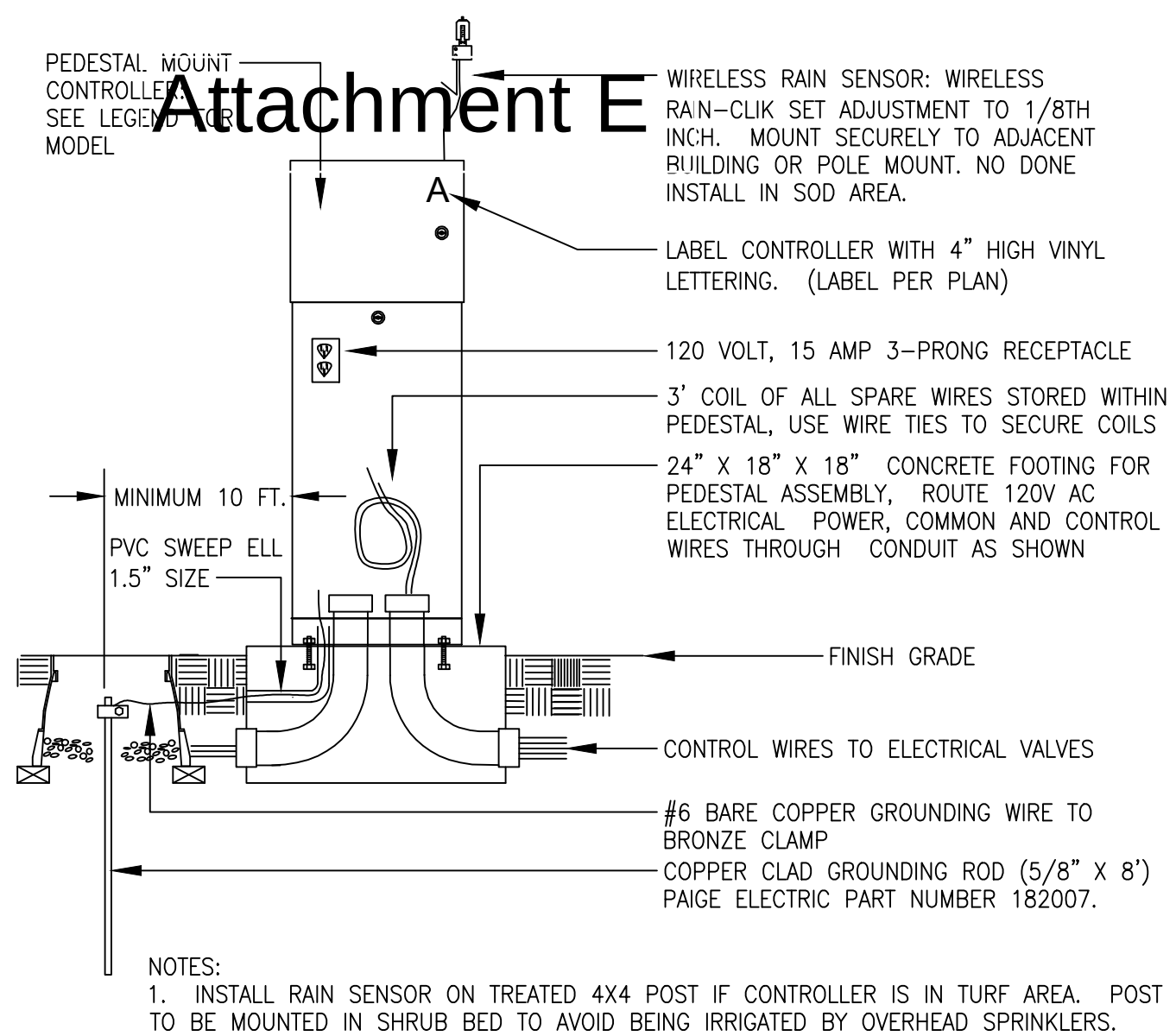
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■ Sheet Number ■

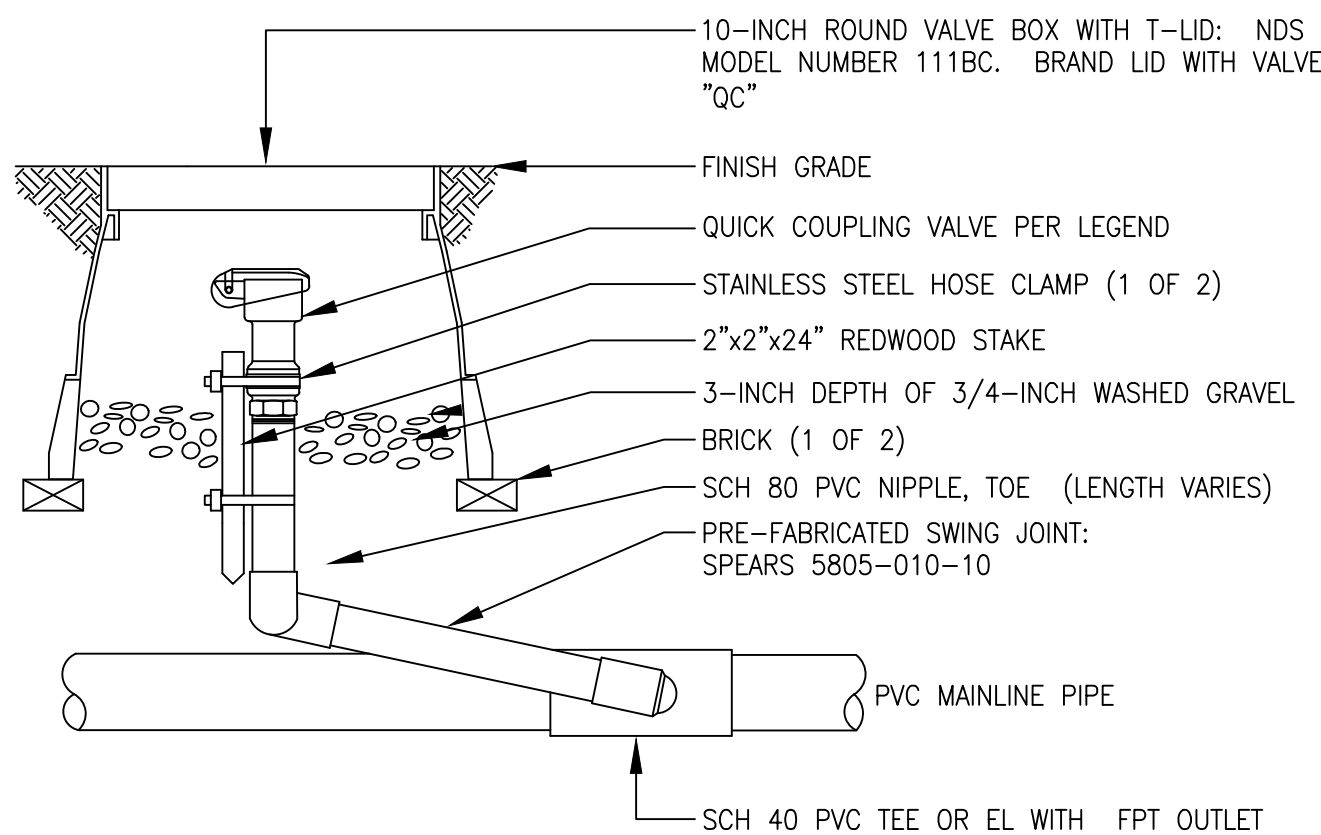
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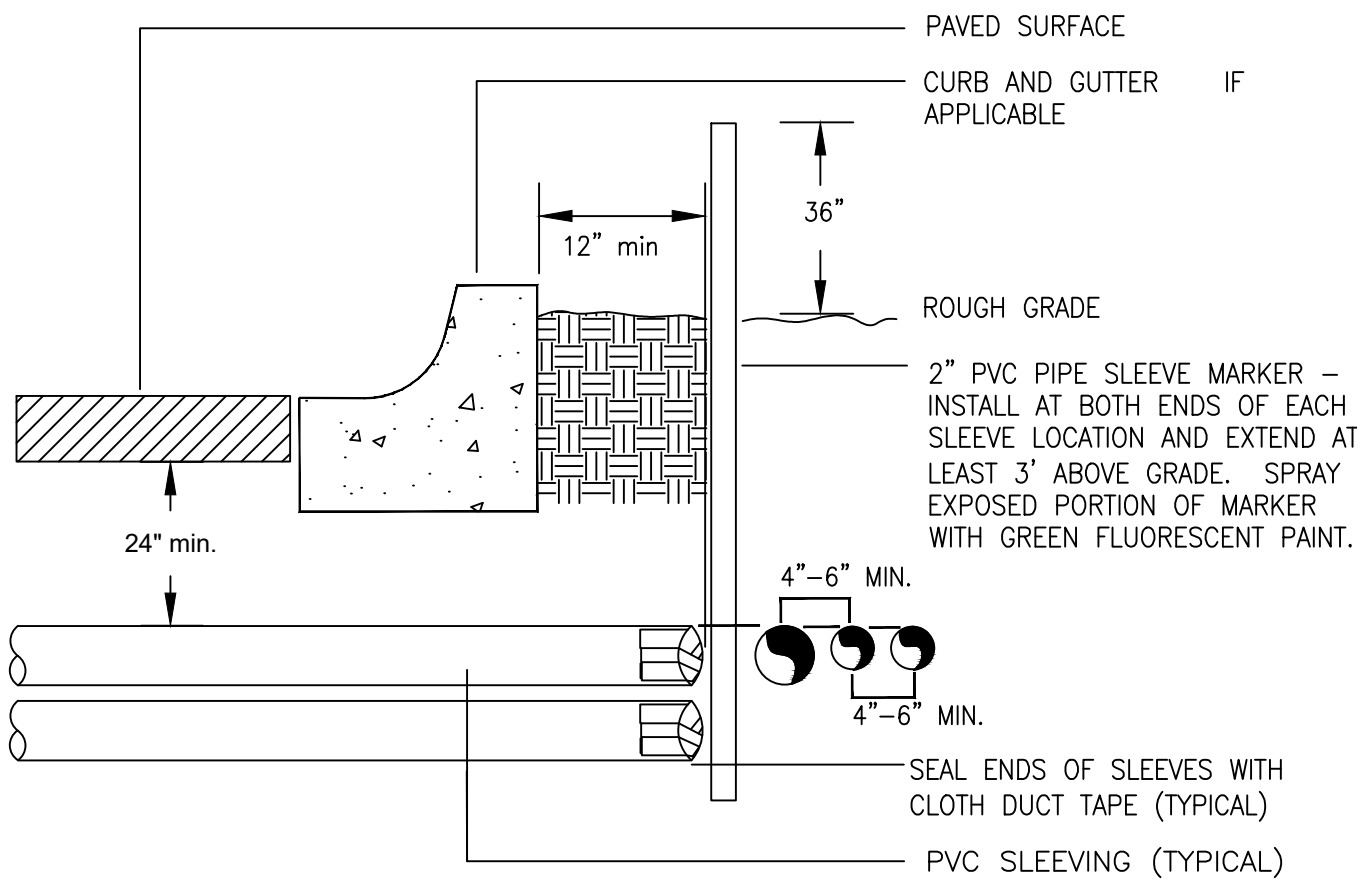
Attachment E



1 PEDESTAL MOUNT CONTROLLER ASSEMBLY



5 QUICK COUPLING VALVE ASSEMBLY

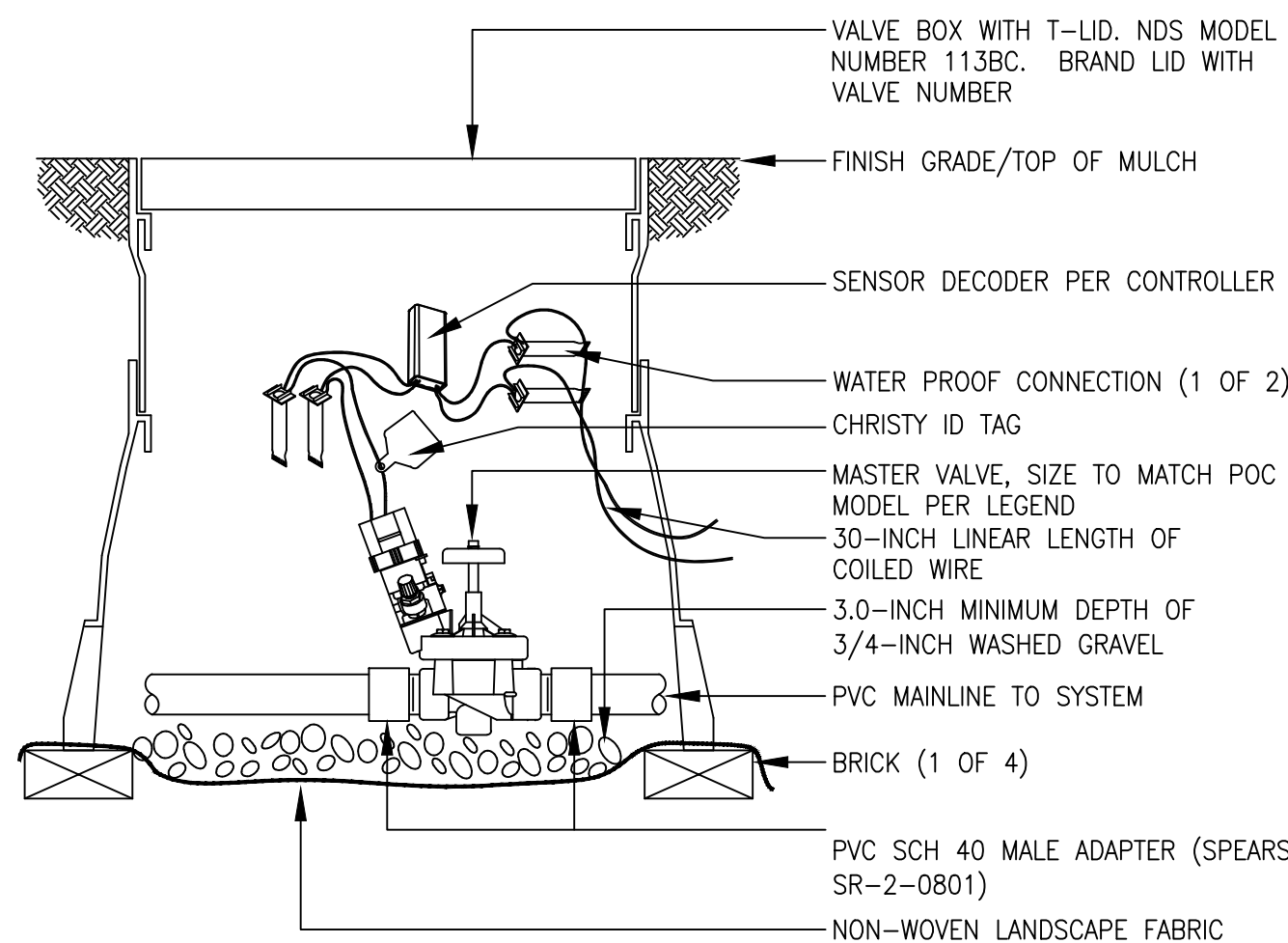


- NOTE:
- 1) ALL SLEEVING TO B E CLASS 200 BE PVC, SIZED AS NOTED.
 - 2) INSTALL SLEEVES IN SIDE-BY-SIDE CONFIGURATION WHERE MULTIPLE SLEEVES ARE TO BE INSTALLED. SPACE SLEEVES 4" TO 6" APART. DO NOT STACK SLEEVES VERTICALLY.

7 TYPICAL SLEEVING DETAIL

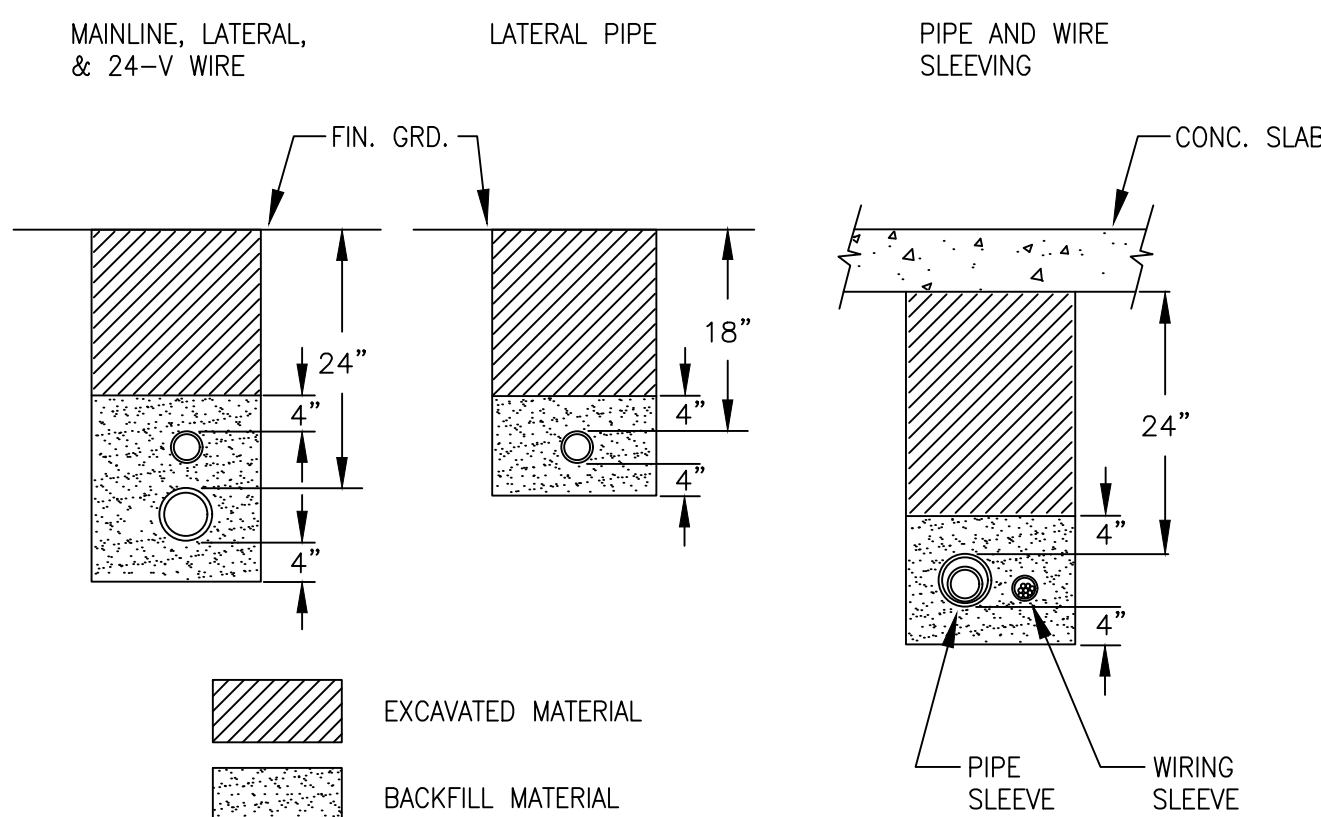
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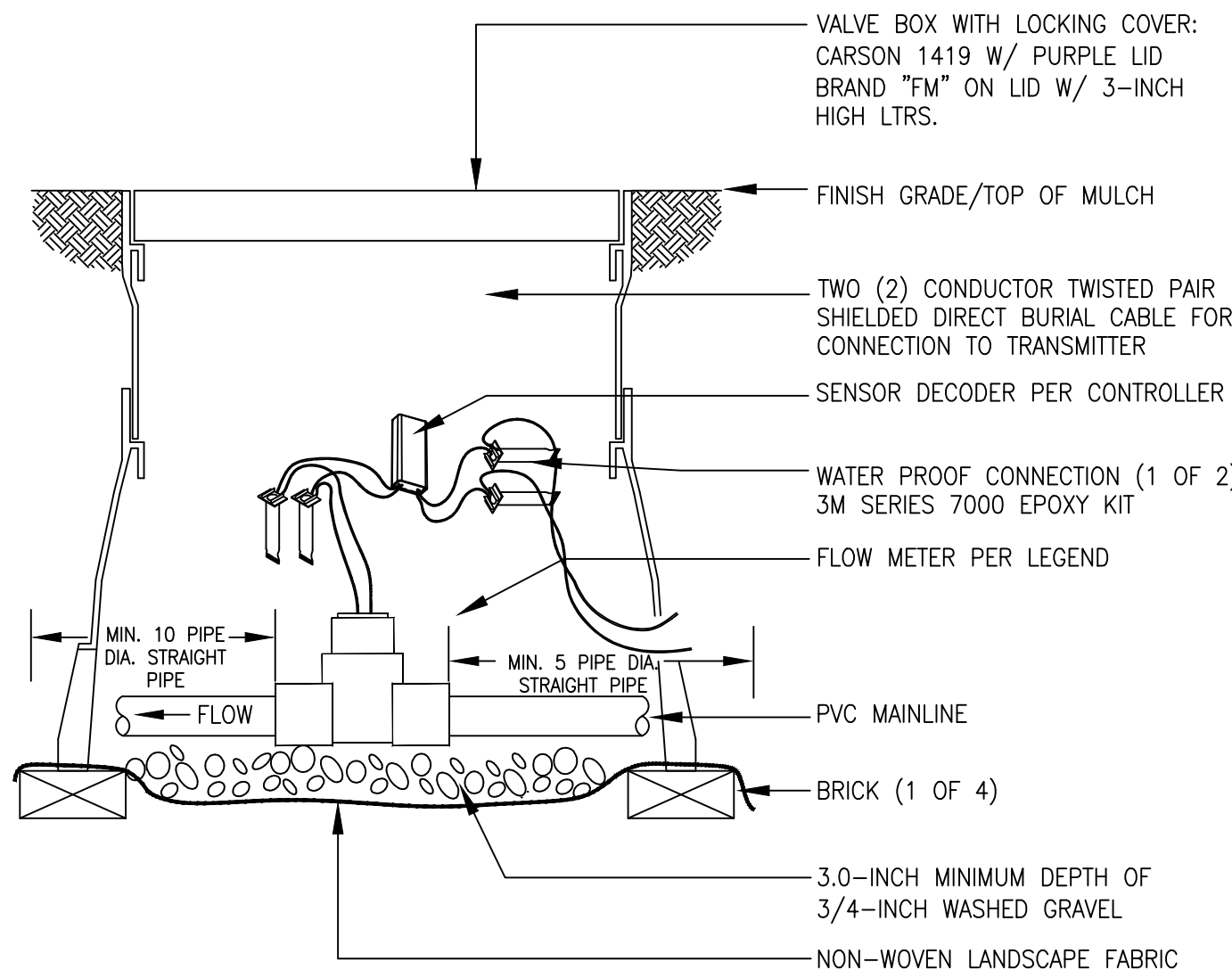
- NOTES:
1. DO NOT TWIST WIRES PRIOR TO INSERTING INTO WIRE NUT

2 MASTER VALVE ASSEMBLY

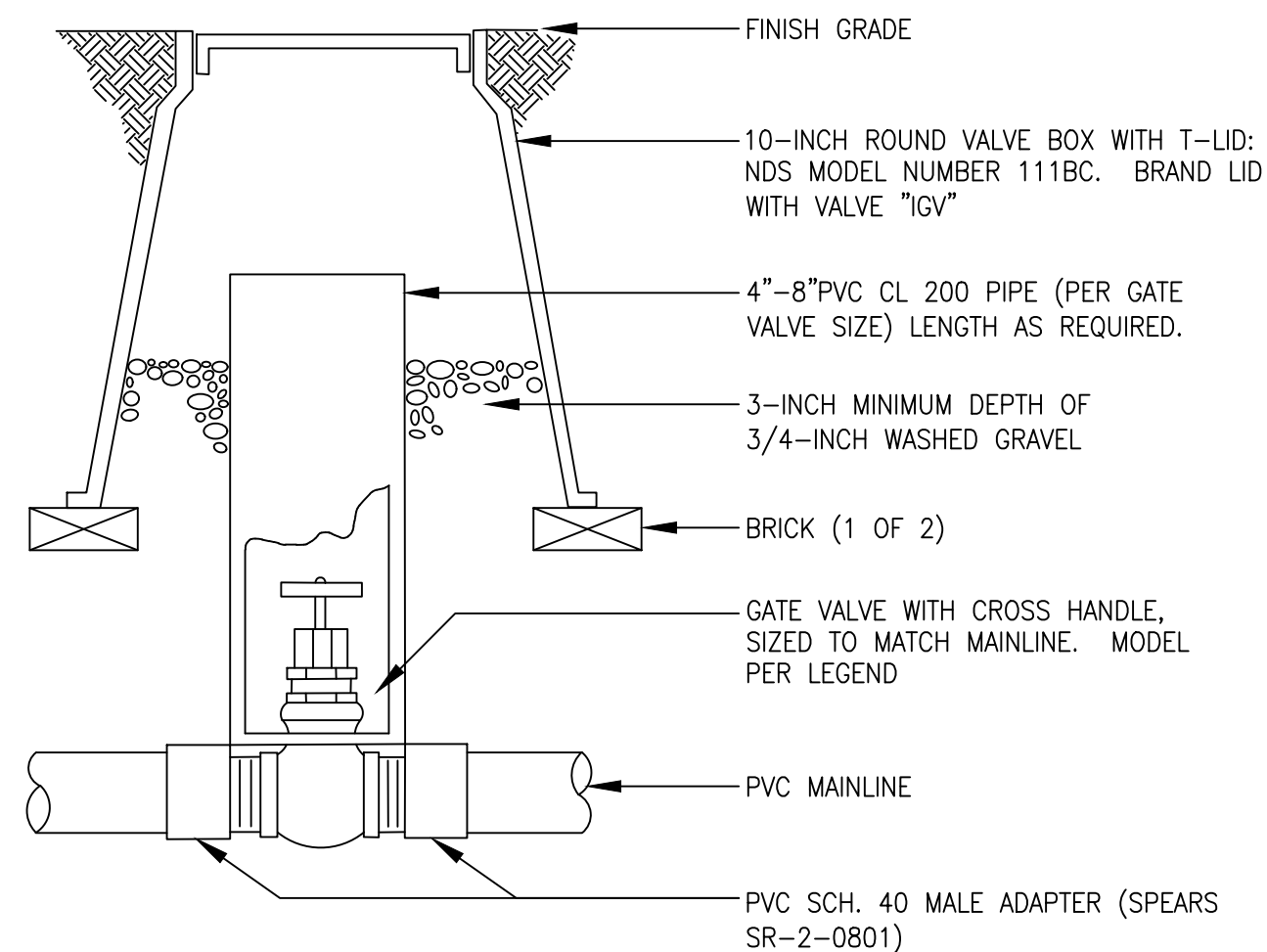


- NOTES:
1. SLEEVE ALL PIPE AND WIRE SEPARATELY.
 2. ALL PIPE TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. "SNAKE" UNSLEEVED PLASTIC PIPE IN TRENCH. PROVIDE A MINIMUM OF 2" CLEARANCE TO SIDE OF TRENCH AND BETWEEN PIPES.
 3. ALL 120-V WIRING SHALL BE INSTALLED IN ACCORDANCE WITH LOCAL CODE REQUIREMENTS. TAPE AND BUNDLE 24-V WIRE EVERY 10' AND PROVIDE LOOSE 20" LOOP AT ALL CHANGES OF DIRECTION OVER 30 DEGREES.

6 TYPICAL TRENCHING DETAIL



3 FLOW SENSOR ASSEMBLY



- NOTES:
1. NOMINAL SIZE OF GATE VALVE TO MATCH NOMINAL MAINLINE SIZE.

4 ISOLATION GATE VALVE ASSEMBLY



Project Name:	LAKE BLUFFS PA33
Project Location:	GREELEY
MPI Designs, LLC	Ault, Colorado
Prepared by:	Michelle Peterson
Date:	07/24/24
Revised:	
Tap Size	1"
Static Water Pressure:	62.00

	Fl. of Copper	Pipe Size (K Copper)	Loss From Chart	Flow-GPM	Loss/Gain
Svc Line (tap to meter):	72.00 LF	1" K Copper	10.47 /100 FT	18.00	7.54
Water Meter:					1.50
Svc Line (meter to IRR POC):	0.00 LF	1" Pipe Size (K Copper)	10.47 /100 FT	18.00	0.00
Svc Line (IRR POC to backflow):	0.00 LF	1" K Copper	10.47 /100 FT	18.00	0.00
Backflow:				18.00	0.00
Master Valve:				18.00	1.60

Pressure Required at Head:		40.00		
Lateral Allowance:		4.00		
Control Valve allowance:		1.60		
Mainline allowances:				
0 LF CL200BE	0.00" @	0 GPM - Looped	0.00 /100 FT	0.00
653 LF CL200BE	2.00" @	18 GPM	0.23 /100 FT	1.50
0 LF CL200BE	0.00" @	0 GPM	0.00 /100 FT	0.00
Elevation:				
Tap elev.	4884	High:	4884	0.00
Tap elev.	4884	Low:	4871	-5.63
Total System requirements (PSI)				high 57.74

Available System Pressure (PSI) 62.00
Difference (PSI) 4.26

COLORADO WATER BUDGET

LAKE BLUFFS PA33	ALL POC'S			07/24/24	
DESCRIPTION	IRRIGATED ACRES	MONTH	TOTAL WTR REQMT (IN.)	WEEKLY WATER REQMT (IN.)	MONTHLY WTR REQMT (GAL.)
PLANT TYPE:	0.05	APRIL	2.22	0.44	1,647
		MAY	6.40	1.28	4,759
(SPRAYS)		JUNE	8.12	1.63	6,040
		JULY	8.74	1.75	6,498
1.25"/week		AUGUST	7.63	1.53	5,674
		SEPTEMBER	5.54	1.11	4,118
		OCTOBER	2.22	0.44	1,647
OPERATING PERIOD-HRS./DAY	16		40.86	1.17	30,384
DAYS/WEEK	3				0.1
DAYS/MONTH	15				0
DESCRIPTION	IRRIGATED ACRES	MONTH	TOTAL WTR REQMT (IN.)	WEEKLY WATER REQMT (IN.)	MONTHLY WTR REQMT (GAL.)
PLANT TYPE:	0.37	APRIL	0.76	0.15	7,702
		MAY	2.19	0.44	22,250
SHRUBS		JUNE	2.78	0.56	28,240
(Moderate Usage)		JULY	2.99	0.60	30,379
		AUGUST	2.61	0.52	26,528
		SEPTEMBER	1.89	0.38	19,255
		OCTOBER	0.76	0.15	7,702
OPERATING PERIOD-HRS./DAY	10		13.98	0.40	142,056
DAYS/WEEK	3				0.4
DAYS/MONTH	15				3
DESCRIPTION	IRRIGATED ACRES	MONTH	TOTAL WTR REQMT (IN.)	WEEKLY WATER REQMT (IN.)	MONTHLY WTR REQMT (GAL.)
PLANT TYPE:	1.56	APRIL	0.60	0.14	25,383
LOW WATER NATIVE SEED		MAY	1.73	0.40	73,329
BLUE GRAMMA/BUFFALO MIX		JUNE	2.20	0.51	93,072
		JULY	2.37	0.55	100,122
		AUGUST	2.07	0.48	87,431
		SEPTEMBER	1.50	0.35	64,558
		OCTOBER	0.60	0.14	25,383
OPERATING PERIOD-HRS./DAY	10		11.07	0.37	468,178
DAYS/WEEK	7				1.4
DAYS/MONTH	30				6
PROJECT TOTALS					
IRRIGATED ACRES					2.0
GALLONS/YEAR					640,618
ACRE FEET/YEAR					2.0
PEAK SEASON GPM					9
INSTANTANEOUS PEAK GPM REQUIREMENT					11

Prepared For

TAYLOR MORRISON &
WESTSIDE
DEVELOPMENT
PARTNERS

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800 STATE LINE RD. STE. 200 64101-3040

MO. 64101-3040

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LAKE BLUFF FILING NO. 3
GREELEY, COLORADO

Stamp:



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970-402-3047

Michelle@MPiDesignsllc.com

Drawn by:

MLP

Checked by:

MLP

Issue Date:

07.23.2024

Date

Revisions

Rev#

Sheet Name

IRRIGATION
DETAILS

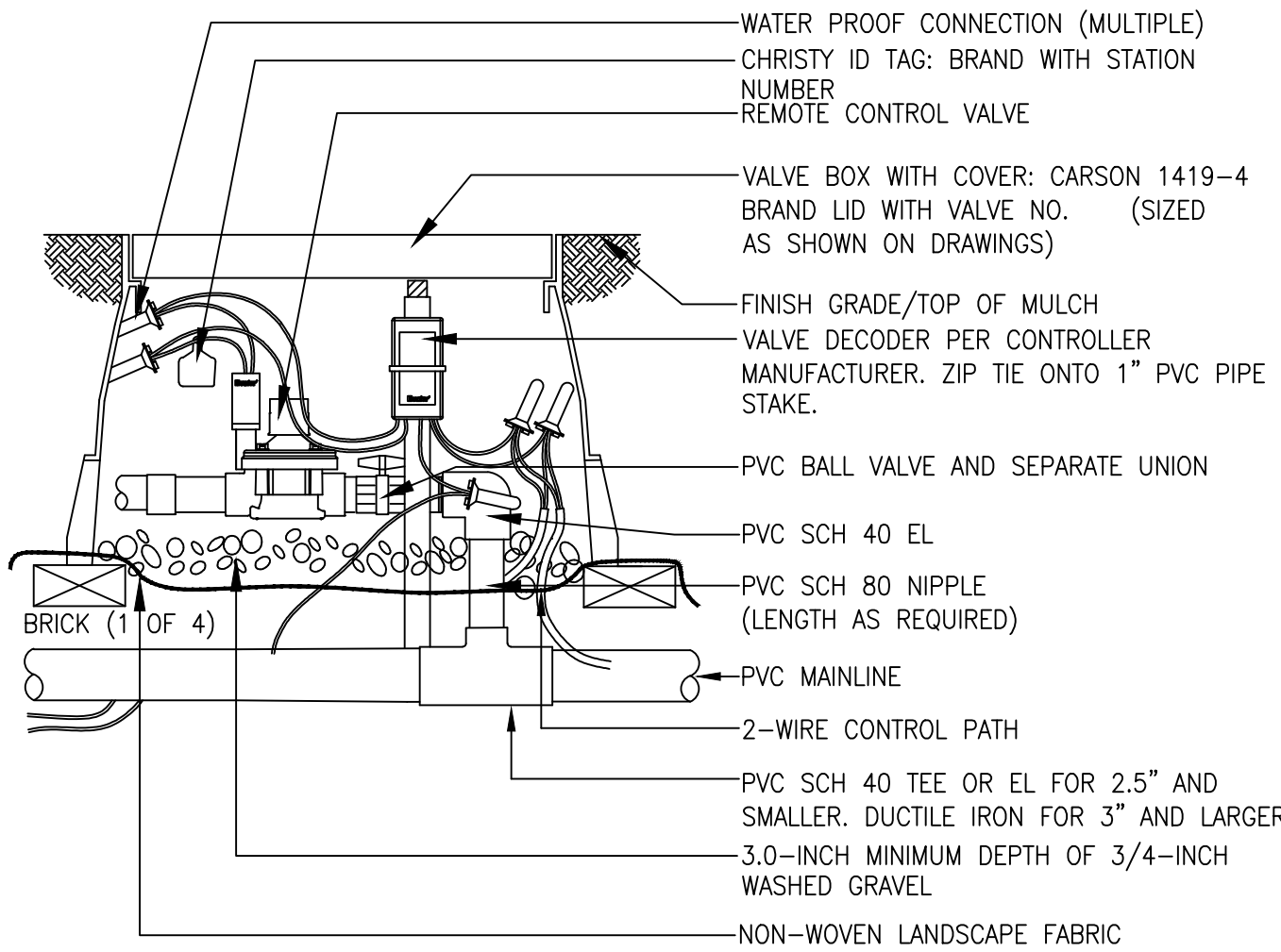
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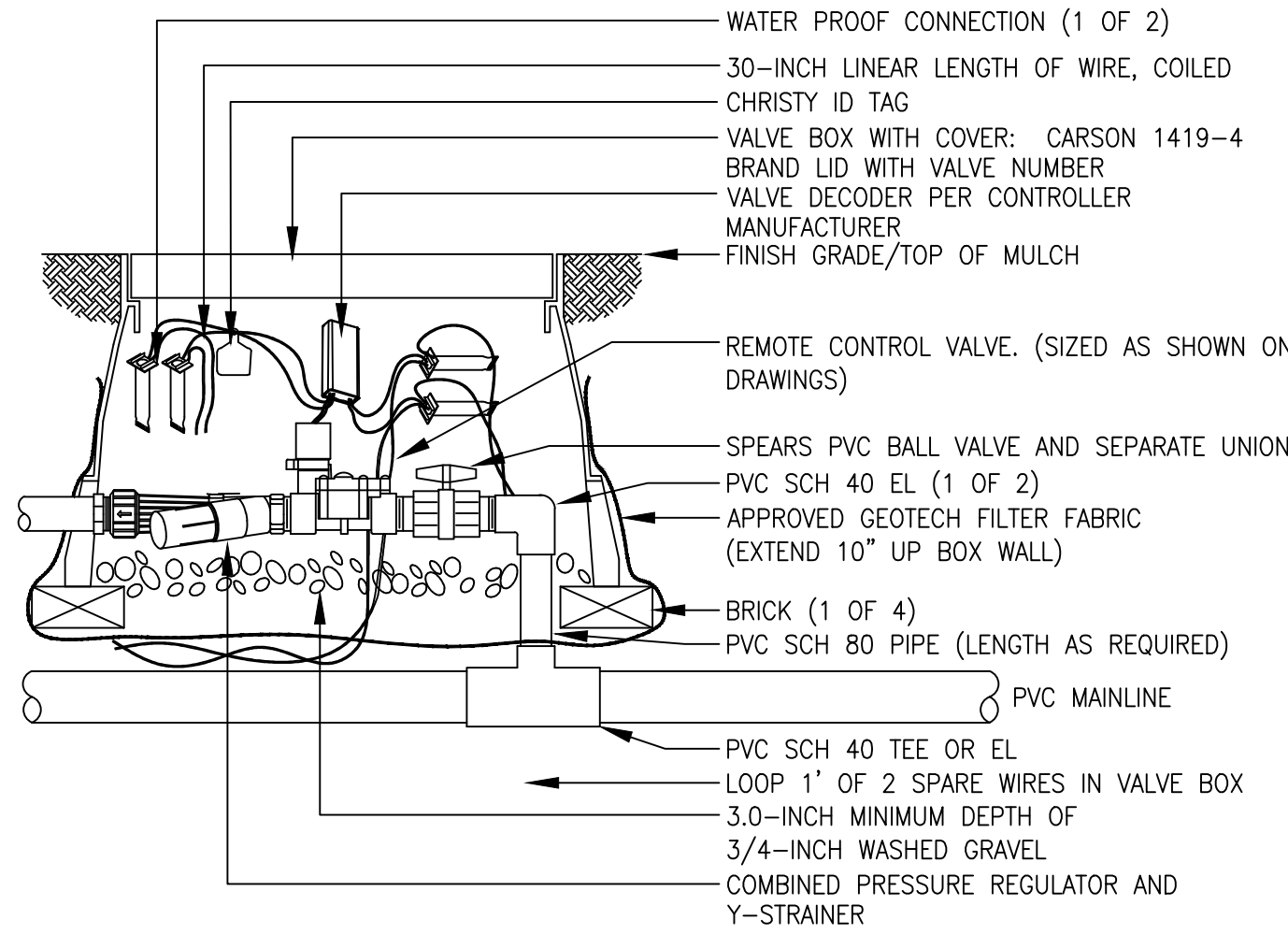
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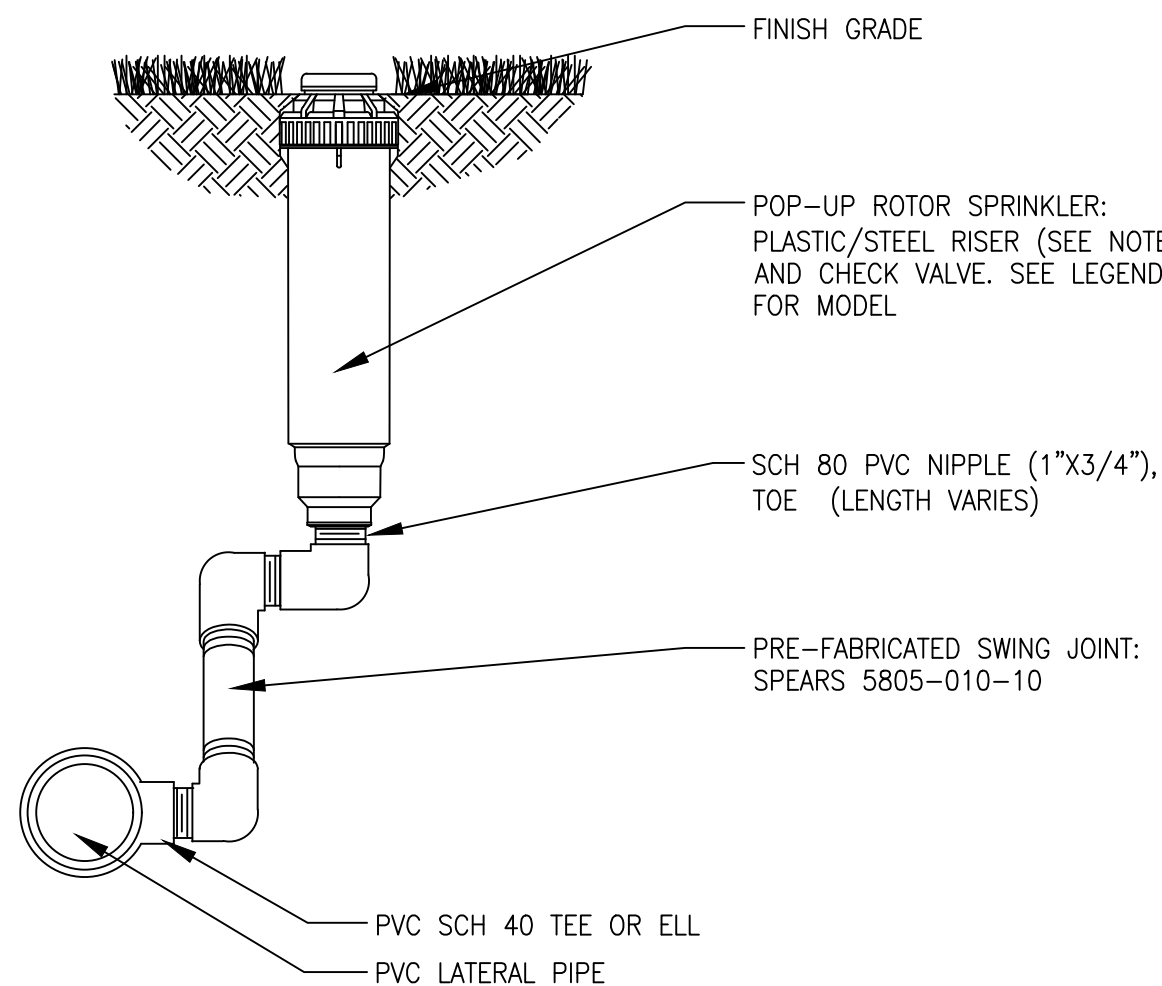


8 REMOTE CONTROL TURF VALVE ASSEMBLY



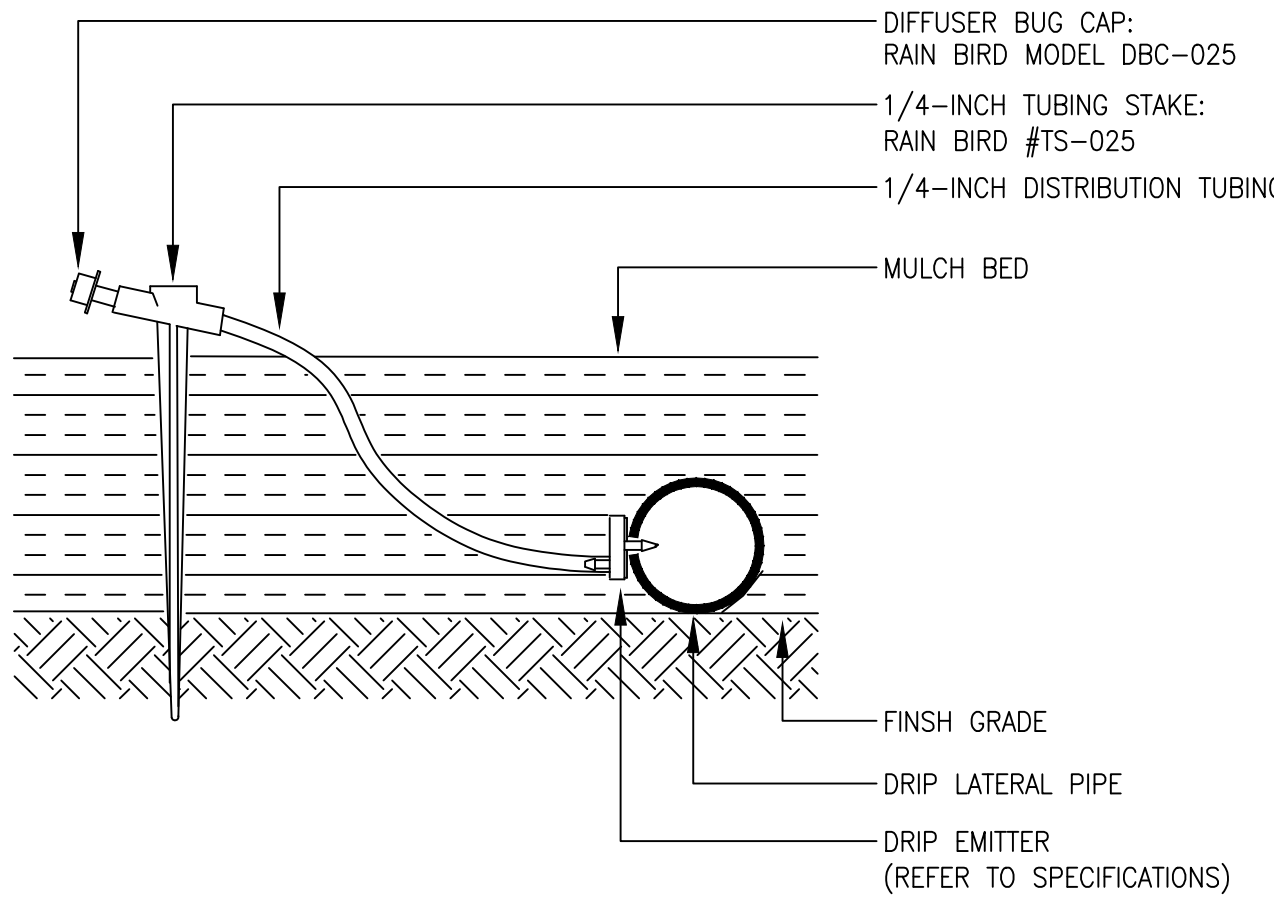
NOTE:
1. USE BARBED INSERT FITTINGS ON DRIP LATERAL PIPE WITH HOSE CLAMPS. PLACE CLAMPS ON DRIP TUBING DIRECTLY OVER BARBED AREA OF FITTING. PINCH CLAMPS ARE NOT ACCEPTABLE.
2. KEEP MINIMUM OF 3" FROM TOP OF SOLENOID TO VALVE BOX LID.

12 REMOTE CONTROL DRIP VALVE ASSEMBLY

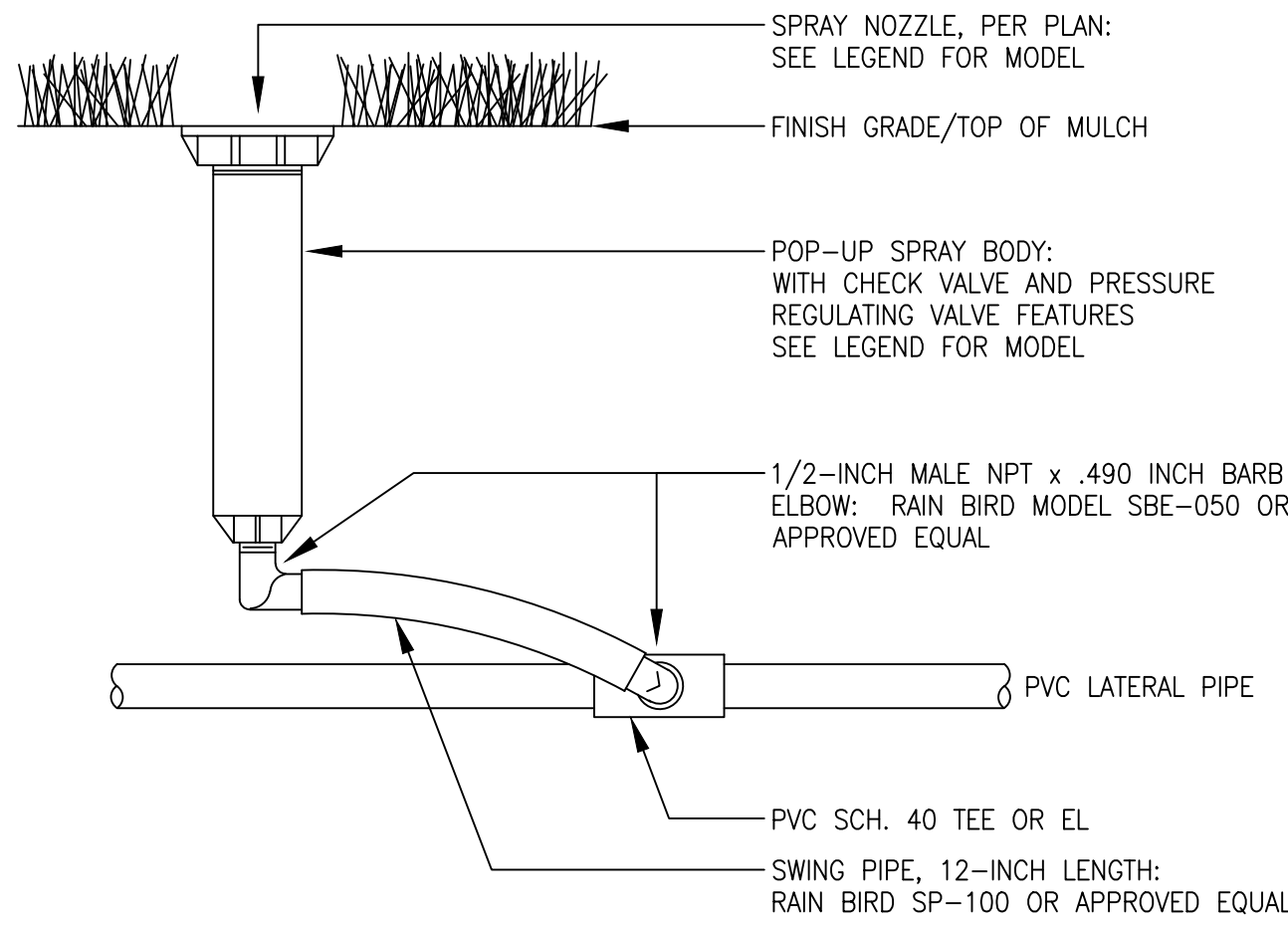


NOTES:
1. INSTALL PLASTIC RISERS FOR ROTORS IN NATIVE AREAS.

9 6-INCH GEAR-DRIVEN ROTOR ASSEMBLY

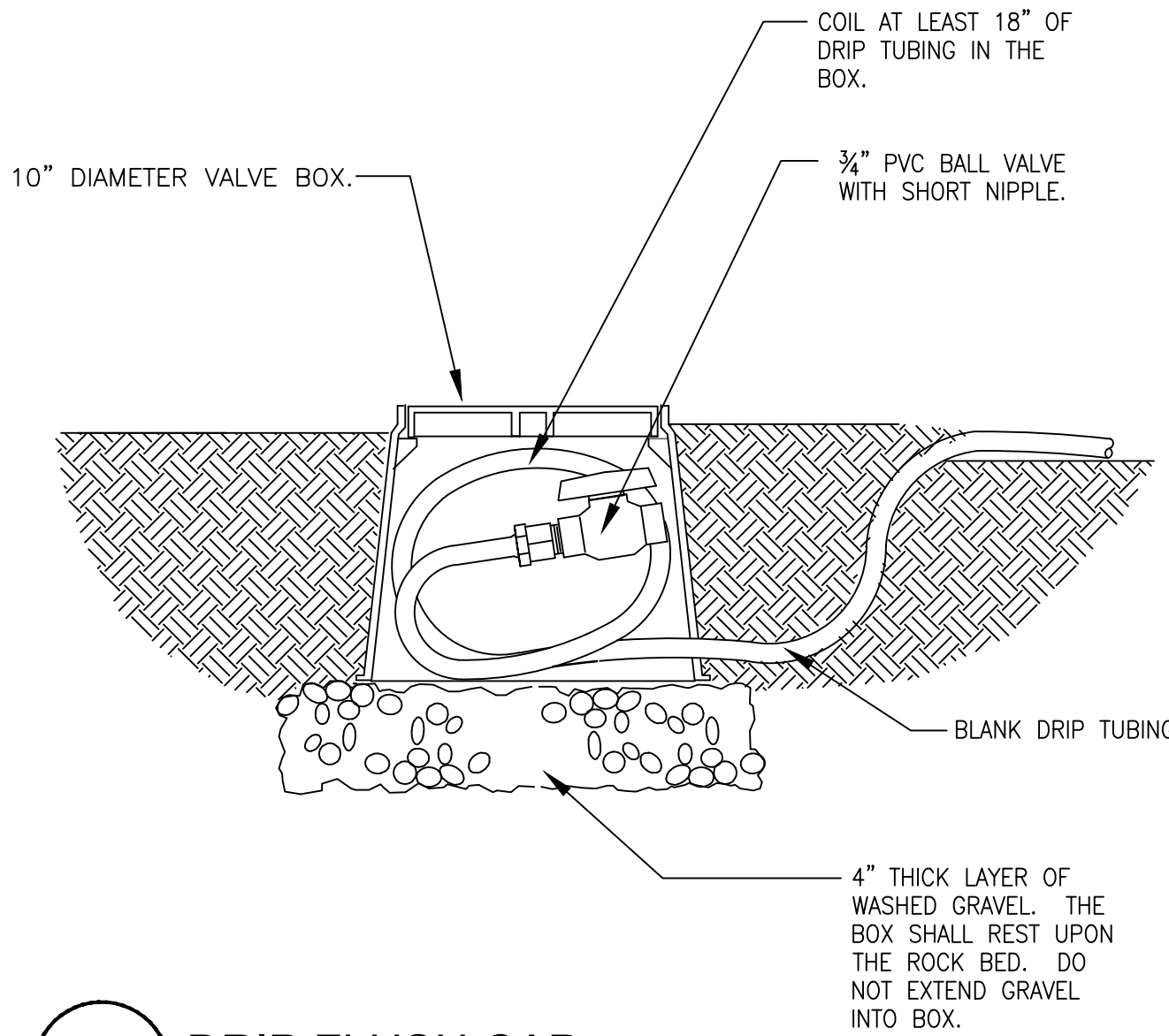


13 SINGLE OUTLET EMITTER ASSEMBLY

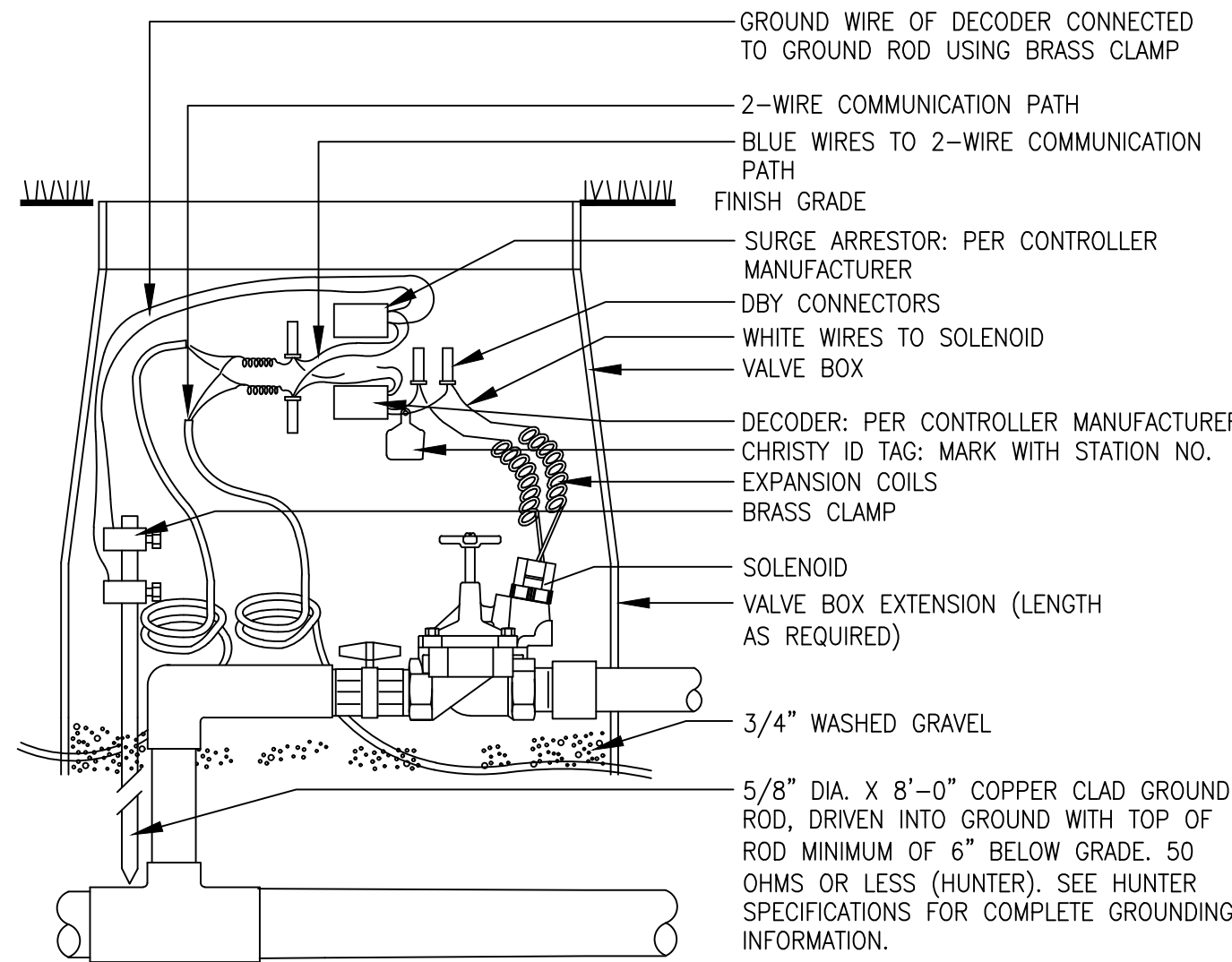


NOTES:
1. UTILIZE 40 PSI PRESSURE REGULATING STEM FOR HEADS WITH ROTARY NOZZLES.

10 6-INCH POP-UP SPRAY SPRINKLER ASSEMBLY

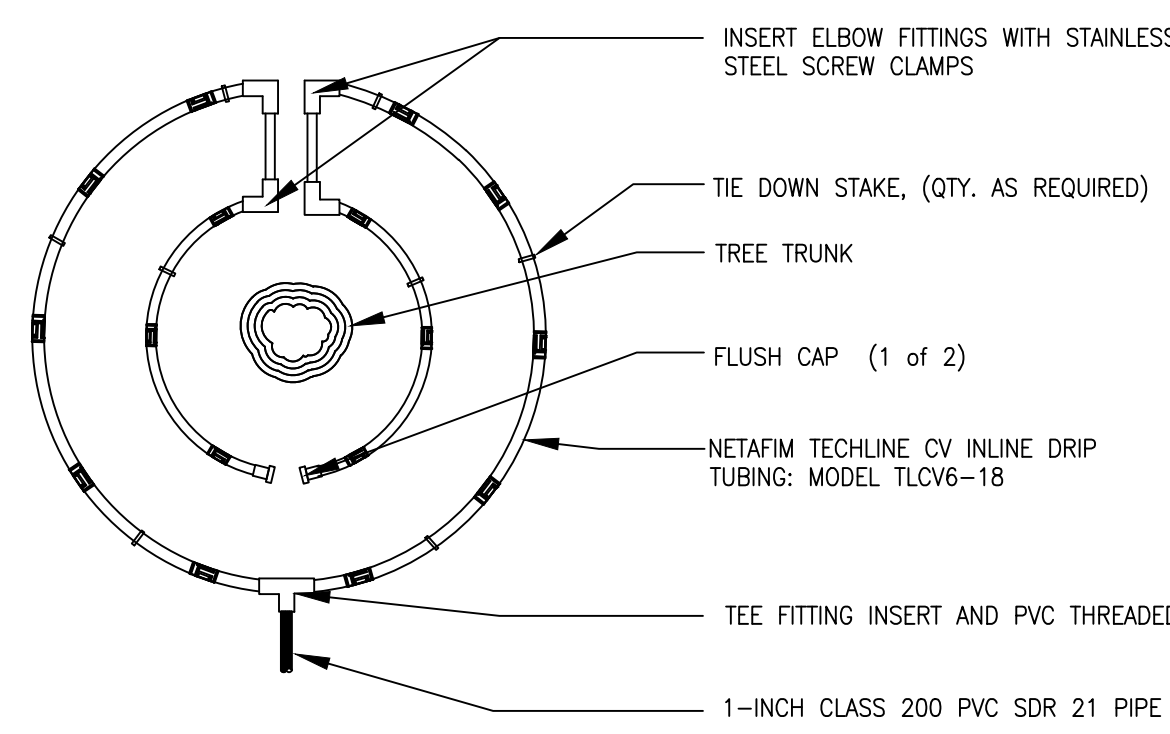


14 DRIP FLUSH CAP ASSEMBLY



NOTES: WIRES MUST EXTEND 12" ABOVE VALVE BOX FOR SERVICE.

11 TYPICAL GROUNDING (AT VALVE) ASSEMBLY



NOTE:
1. CONTRACTOR SHALL INSTALL ALL DRIP TUBING IN NATIVE AREAS 2-3" BELOW GRADE IF MULCH IS NOT PRESENT. IF MULCH IS PRESENT, LAY TUBING ON FINISHED GRADE BELOW MULCH.
2. DIAMETER OF DRIPLINE RINGS ARE DEPENDENT ON TREE CANOPY SIZE AND SHALL BE ADJUSTED IN THE FIELD PER CONTRACTOR. SUGGESTED PLACEMENT OF 2' DIAMETER AND 3' DIAMETER AROUND TREE.
3. SHRUBS IN NATIVE SHALL UTILIZE SINGLE OUTLET EMITTERS.

15 INLINE DRIP PIPE ASSEMBLY FOR TREES IN NATIVE

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Stamp:

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970-402-3047
Michelle@MPiDesignsllc.com

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Revisions									
Rev#									

Sheet Name

IRRIGATION
DETAILS

Sheet Number

IR2.2

Attachment G

PLANNING COMMISSION HEARING

This is a courtesy letter to advise you that public hearings are scheduled regarding a land use proposal in your area. To ensure that interested parties receive this notification, please notify any tenants and neighbors that you have in the vicinity in case they did not receive this letter. If you own or manage a multi-unit building or mobile/manufactured home park in this vicinity, please post this notice in a visible location for all residents.

Planning Commission and City Council Hearing Information

Planning Commission: September 24, 2024, 1:15 p.m.
City Council Chambers, 1001 11th Avenue, Greeley, Colorado

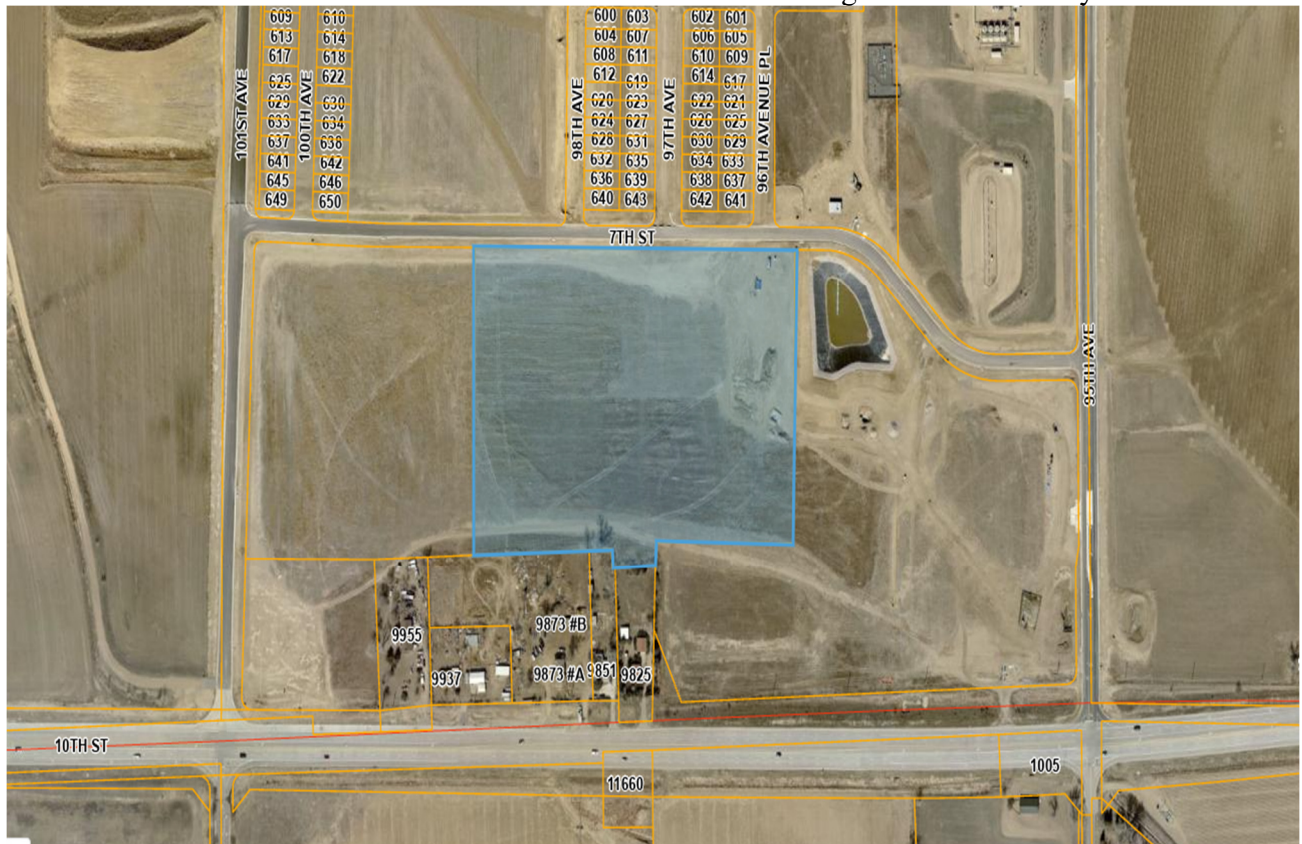
Project Name: Lake Bluff Filing No. 3 Preliminary Subdivision	Case Number: SUB2024-0006
Applicant: Taylor Morrison	Applicant Phone: (303) 481-5598
Property Address: N/A. See Location.	Property Location: North of 10 th Street, south of 7 th Street, east of 101 st Avenue, and west of 95 th Avenue.
Description: The City is considering a request from Taylor Morrison for a preliminary subdivision plat for development of 87 lots, 6 outlots, and dedication of rights-of-way within the PUD zoning district on approximately 13.8 acres of land. (See attached Map).	

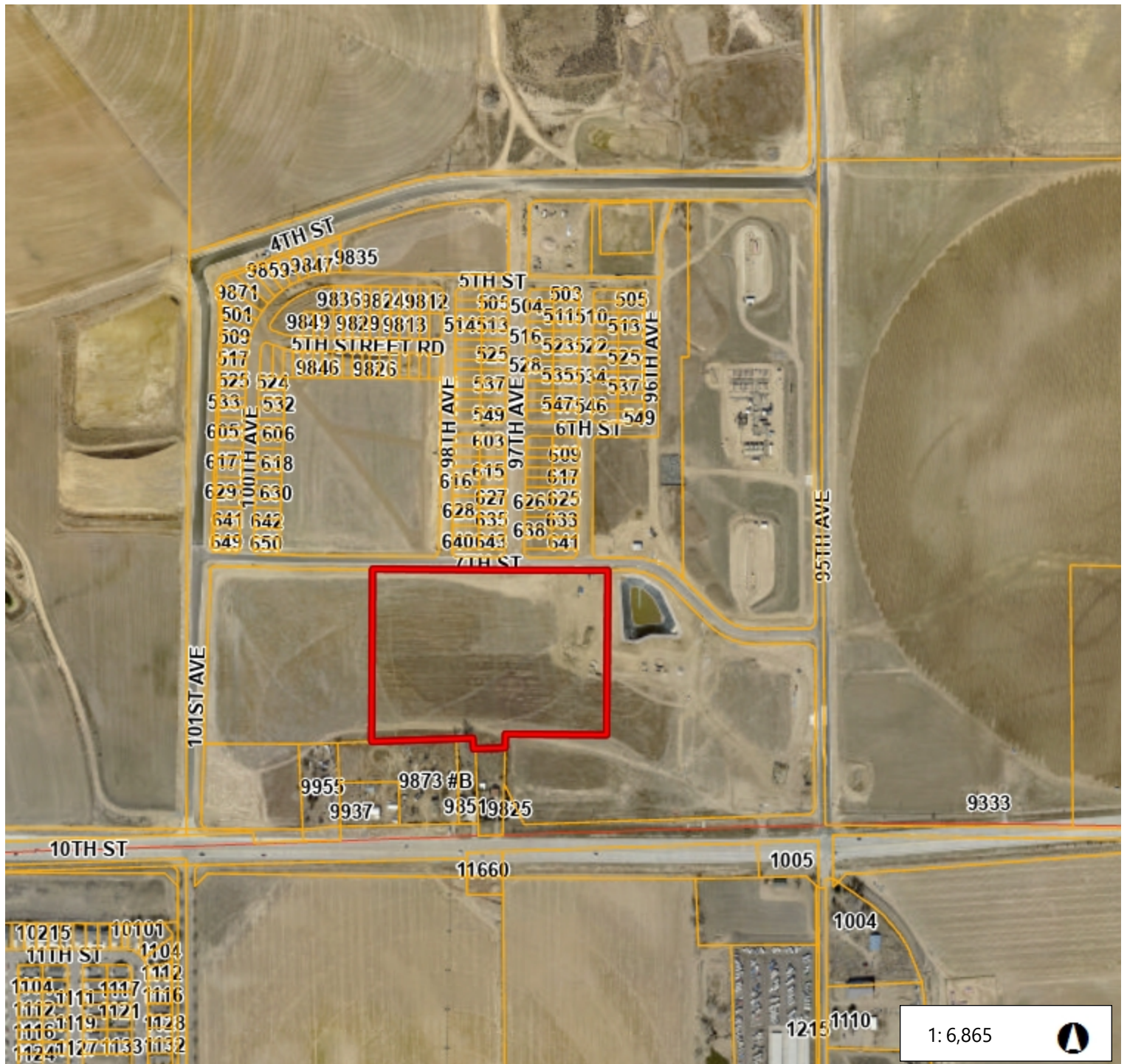
If you would like to submit a written comment to be included with the packet of materials for the Planning Commission and City Council, please provide feedback to the Greeley Planning Division, 1100 10th Street, Greeley, Colorado 80631, or to the planner email below, no later than **September 10th, 2024**. Correspondence received after this date will be presented at the hearing.

Planner: Michael Franke, AICP	Email: michael.franke@greeleygov.com	Phone: (970) 350-9872
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To download a meeting agenda, visit <https://greeleyco.portal.civicclerk.com/>. For more information about this meeting or to request reasonable accommodations, call 970-350-9780.

PROJECT LOCATION OUTLINED IN BLUE: Lake Bluff Filing No. 3 Preliminary Sub





Legend

- Parcels
- Highway
- County Boundary

Notes



1,144.2 0 572.08 1,144.2 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



Lake Bluff Filing No. 3 Preliminary Subdivision

Michael Franke, AICP, Planner II

michael.franke@greeleygov.com (970) 350-9782

Planning Commission – September 24, 2024



Community Vitality

Agenda

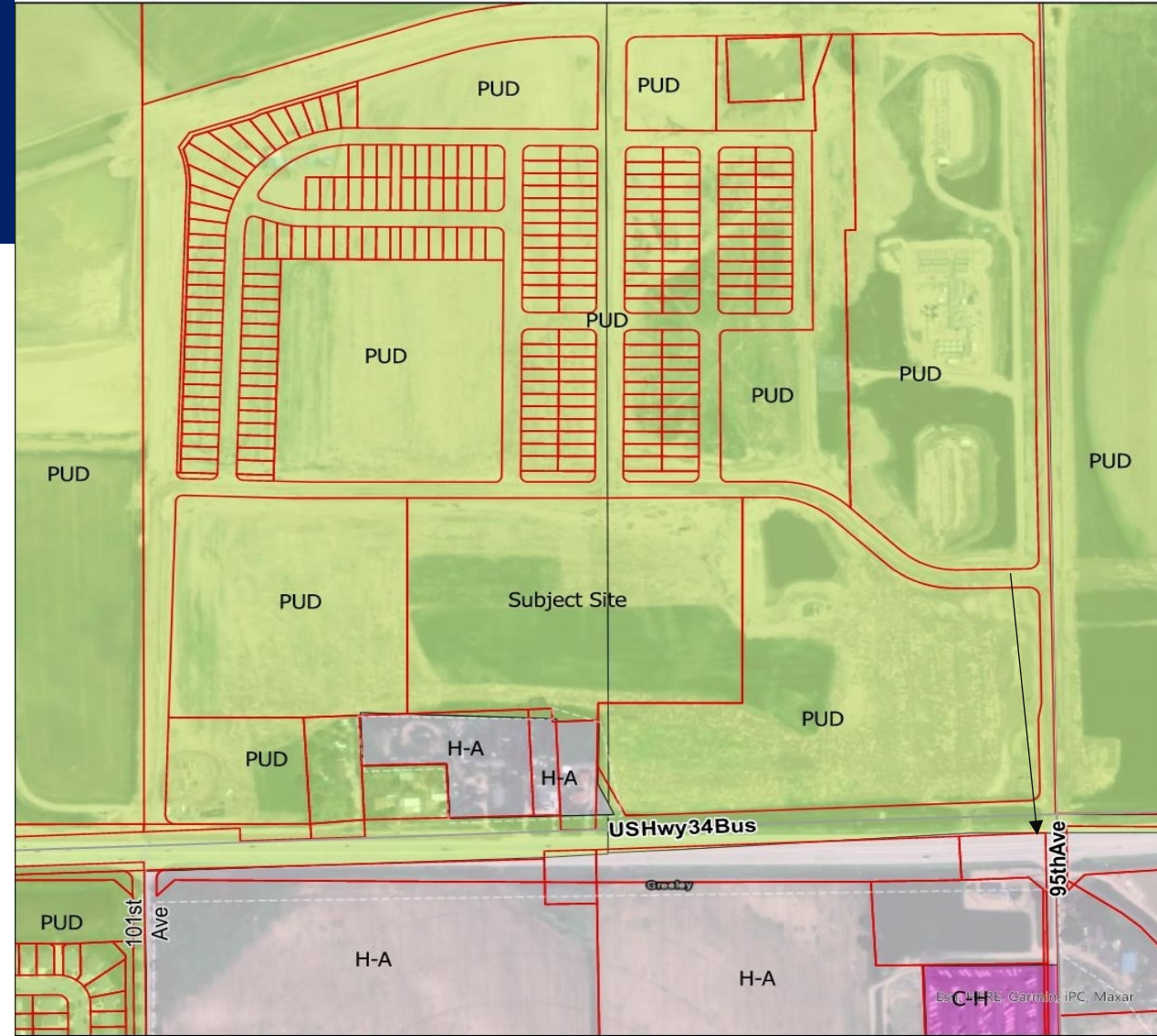


- Request:
 - Subdivide 13.8 acres creating 87 single-family lots, 6 outlots, and dedication of rights of way
 - Parcel is currently vacant. Part of the Lake Bluff PUD
- Background:
 - In 1985, the property was annexed and zoned through the Golden Triangle annexation
 - 2018, Lake Bluff PUD approved
 - A preliminary sub creating tracts was approved in 2022
- Planning Commission Decision

Zoning Map and Location



- East of 101st Avenue, north of 10th Street, west of 95th Avenue, and south of 7th Street
- Surrounding Zoning and Land Uses:
 - North: PUD (Planned Unit Development) – single family development
 - East: PUD - Vacant
 - South: PUD and H-A (Holding Agriculture) – existing single family development
 - West: PUD – Approved for multifamily, not constructed yet

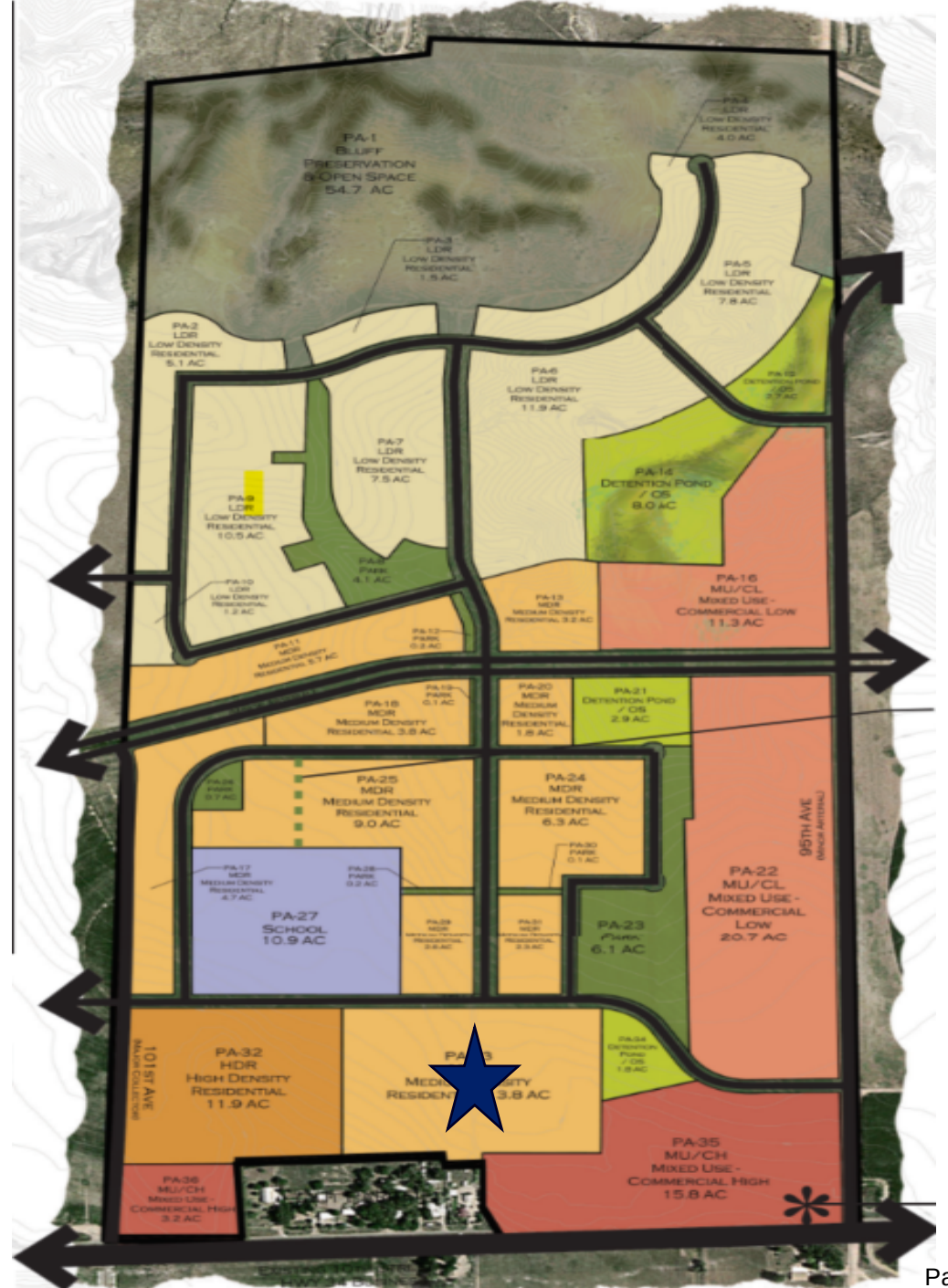


Legend

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

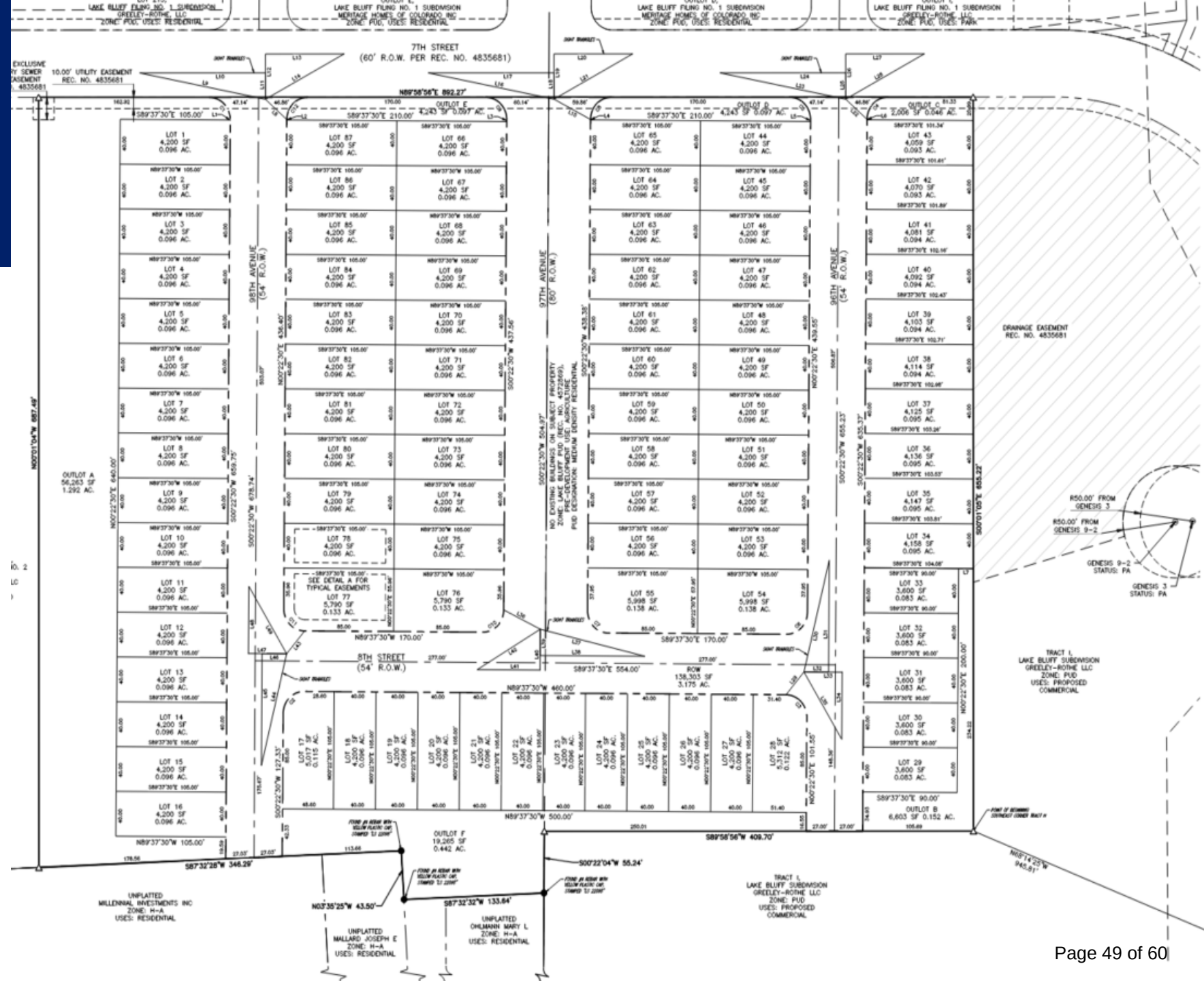
Lake Bluff PUD

PA-33 of the Lake Bluff PUD



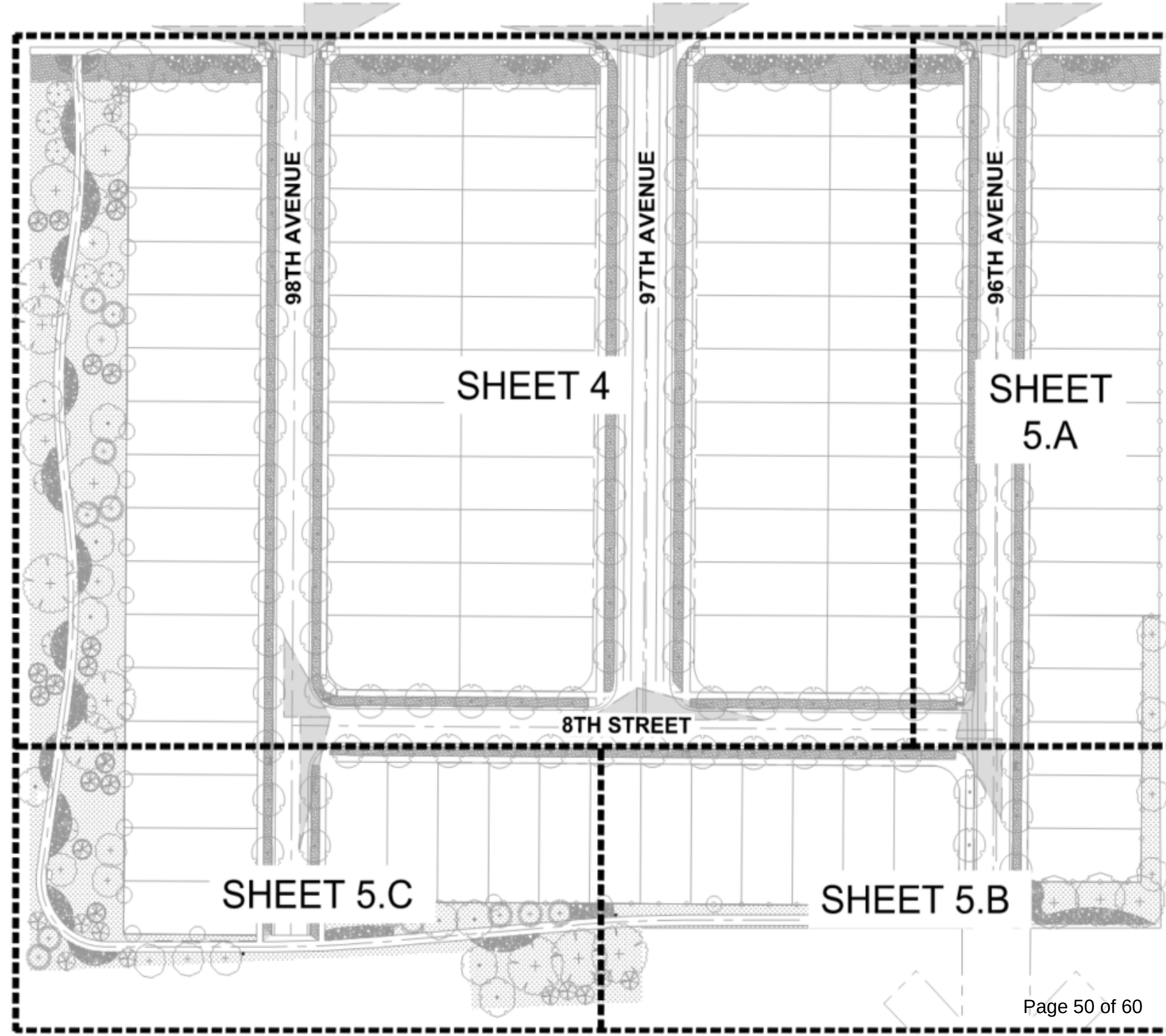
Proposed Preliminary Plat

- 87 Single-Family Lots
- 6 Outlots – trail, open space, pedestrian access, and utility/drainage easements
- Dedication of Right-of-Way – 96th, 97th, and 98th Avenues
- Appropriate Infrastructure Installed



Perimeter Treatment Plan

- Perimeter Treatment Plan meets requirements of Development Code Section 24-802, 24-803, and Section 6 of the Water Conservation Criteria



Considerations

- **Approval Criteria**

- Preliminary Subdivision Criteria – 24-203.b.1 (a)-(i) – Criteria to Evaluate Preliminary Subdivision Applications
- The proposed Preliminary Subdivision is consistent with the criteria as outlined in the staff report

- **Recommendation**

- Complies with Section 24-203.b.1 (a)-(i)
- Recommend Approval

- **Notification**

- Notice letters were mailed to property owners within 1,000 feet.
- Signs posted on the property
- Web notice posted & all other noticing requirements met
- 0 letters of opposition of the Preliminary Subdivision

Motions

Recommended

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 3 Preliminary Subdivision does meet Development Code Section 24-203.b.1 (a)-(i); and therefore, approves the Preliminary Subdivision request.

Alternative

- Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Lake Bluff Filing No. 3 Preliminary Subdivision does not meet Development Code Section 24-203.b.1 (a)-(i); and therefore, denies the Preliminary Subdivision request.

Thank you



Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

1) **The proposal is in accordance with the goals and objectives of the Comprehensive Plan and any other plan, policy or guidance adopted pursuant to that plan.**

The City's Comprehensive Plan designates this area as "Mixed Use," which allows for residential land uses. This application is also in accordance with the approved Lake Bluff PUD 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.

EH-4: Support and collaborate with the City's school districts.

The Lake Bluff PUD has dedicated land to the Windsor-Severance school district. The dedication occurred in Lake Bluff Filing No. 1 final plat.

CG-2: Promote a balanced mix and distribution of land uses.

The preliminary plat follows the vision of the Lake Bluff PUD plan and offers residential lots and trail connectivity.

HO-2: Encourage a broad diversity of housing options.

The preliminary plat provides housing types that meet the intention and needs of the approved Lake Bluff PUD. The preliminary plat includes 87 lots for single family detached development. The Lake Bluff PUD has multifamily, single-family attached, townhomes, etc. permitted throughout the development area.

2) **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.**

The proposed subdivision was designed to minimize impacts to the surrounding area. There are no significant geologic hazards or other natural features including wildlife habitat that will be impacted with this plan. The plan is designed in the most efficient manner possible while meeting the criteria of the Greeley Development Code and Lake Bluff PUD. Staff is unaware of any potential hazards that presently exist on the subject site.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

3) **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 subdivision design is consistent with the Lake Bluff 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. Staff finds the preliminary plat layout meets this criterion.

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

The design is consistent with the Lake Bluff PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Lake Bluff PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking. This plat continues the block structure from existing phases to the north. This plan is quite efficient and the blocks and lots meet all design standards within the Lake Bluff PUD. This plat provides additional connectivity to the south for the existing single-family lots abutting 10th Street.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

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

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. This plan meets the criteria as described in the Lake Bluff PUD. There are no significant challenges to the site that would prohibit this site from being able to meet design, construction, performance, and maintenance requirements for all improvements included in this plan.

6) **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.**

As this project is relatively small in scope at 87 units on 13.8 acres, it is anticipated that this project will build out in one phase upon approval of construction documents. Timing of full build out will be dependent on market conditions which continue to be favorable along the Front Range. The proposed subdivision is consistent with the approved Lake Bluff PUD.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1 (a)-(i)

7) **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 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.

8) **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.**

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.

Review Criteria



Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

9)	The recommendations of professional staff or advisory review bodies.
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	Planning staff and the Administrative Review Team recommend approval.
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- Detailed View of Perimeter Treatment Plan



Perimeter Treatment Plan

- Detailed View of Perimeter Treatment Plan

