

Planning Commission Agenda

Regular Meeting
Tuesday, December 10, 2024

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

Zoom Webinar Link:
<https://greeleygov.zoom.us/j/81256996607>

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Comment in Real Time:



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

Submit Written Comments:



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



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

Meeting agendas and minutes are available on the City's meeting portal at [Greeley-co.municodemeetings.com/](https://greeley-co.municodemeetings.com/)

For more information about this meeting or to request reasonable accommodations, contact the administrative team at 970-350-9780 or by email at cd_admin_team@greeleygov.com.



Planning Commission

December 10, 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 amended Planning Commission Meeting Minutes for October 08, 2024
-

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 Poudre Bay Partners, LLC to subdivide 20 acres of land located in the Poudre Heights Subdivision at the northeast corner of 101st Avenue and 7th Street (Case Number SUB2024-0003, Poudre Heights, Planning Area F, Preliminary Subdivision).
 6. A public hearing to consider a request by Triple Creek Development, LLC to subdivide 69.74 acres of land located west of the intersection of 71st Avenue and 16th Street (Case Number SUB2024-0008, Triple Creek Subdivision Second Filing- Preliminary Plat)
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END OF EXPEDITED AGENDA

7. Staff Report
8. Adjournment

Workshop

9. Poudre River Restoration Initiative

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS
October 08, 2024
[Greeley Planning Commission- October 08, 2024- YouTube](#)

1. Call to Order

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

2. Roll Call

The hearing clerk called the roll.

PRESENT

Chair Justin Yeater
Commissioner Louisa Andersen
Commissioner Jeff Carlson
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Christian Schulte

ABSENT

Vice Chair Erik Briscoe

3. Approval of Agenda

There were no changes to the agenda.

4. Approval of the September 24, 2024, Planning Commission Meeting Minutes

Commissioner Andersen moved to approve the minutes dated September 24, 2024. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

5. A public hearing to consider a request by LAI Design Group petitioning to annex a total of 300.672 acres of land to the City of Greeley. The properties are bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ANX2023-0001, L&T Annexation).

Chair Yeater introduced the item as published. He asked if there was request from the Commission or anyone in the audience to see the presentation, there was, and he invited staff to begin the presentation.

Doug May (Planner III) began by sharing that items #5 and #6 would be presented in one presentation, they are separate items but are the same parcel, item #5 is an Annexation and item #6 is the zoning to go with the Annexation if approved. Chair Yeater introduced item #6 as published.

Mr. May began his presentation sharing the location of the proposed applications and the history of them, as provided in the staff report. The Annexation consists of 2 parcels totaling 300.672 acres, the City Attorney's office has determined that the proposal meets statutory requirements per Colorado State Statute. City Council adopted a resolution on October 1, 2024, accepting that the proposal meets the requirements to proceed in the annexation process. Establishment of zoning requested in

the application includes: 78.4 acres R-E (Residential Estate), 106.6 acres R-L (Residential Low Density) and 115.7 acres R-M (Residential Medium Density). State statutes does require zoning to be completed within 90 days of annexation. The parcels are located within the Long-Range Expected Growth Area (LREGA) and the H-A (Holding Agriculture) zone district is generally used to hold undeveloped and agriculture land until other zoning is established. Mr. May shared an aerial view of the location of the proposed applications and a map showing the proposed zoning for the parcels. Annexation considerations related to the Greeley Comprehensive plan showed this proposal does align with the plan.

Continuing, Mr. May shared that the proposed annexation meets the approval criteria in the Greeley Municipal Code, section 24-214.b (a-e). Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed annexation area, public hearing signs were posted on the property. Staff received one email with questions regarding the proposed annexation and one letter in opposition of the annexation. Community Development recommends approval of the proposed annexation.

Regarding the zoning of the parcels, staff finds that the application meets the 9 criteria in Section 24-204 of the Greeley Municipal Code. Proper notification was made including 22 notice letters being sent to properties within 1000 feet of the proposed a zoning area public hearing signs were posted on the property. Staff received one email with questions and one letter in opposition of the application. Community Development recommends approval for the establishment of zoning. That concluded Mr. May's presentation and he offered to answer any questions.

Chair Yeater confirmed with Mr. May the next steps for these applications if approved included a Plat and returning to Planning Commission for any specific use of the land and the applications today only included the Annexation and Zoning of the parcels. Mr. May confirmed this and that no development would be permitted prior to several steps being completed and future Public Hearings. Discussion continued between the Commission and Mr. May regarding right of way for the proposed annexation and the letter received from the Town of Millikan including that city staff is currently working with Millikan to address the concerns and develop agreements between them and the city regarding the concerns with the right of way and who will maintain it.

Further discussion continued regarding what would and would not be allowed in the various zoning districts if approved. Chair Yeater asked if it made sense to move forward with zoning at this time or if it made more sense to establish H-A zoning for this parcel instead of the propose and Mr. May shared that applicant may be able to provide more information on this subject and that he believed they had a user ready to proceed so it was ideal to establish zoning with the annexation in this case. Additional discussion included information on why these parcels to not have any commercial zoning included and that there does not appear to be any mixed uses, taking away from encouraging a walkable, bikeable culture and how limited sewer flow and capacity are a factor in that. The applicant did work closely with other city departments to create a zoning plan that meets the capacity limits of the infrastructure.

With no further questions of staff, Chair Yeater invited the applicant to speak if they wished.

Ken Puncerelli with LAI Design Group (116 Inverness Drive East, Suite 340 Englewood, Colorado) introduced himself and included that he was there to represent the applicant. He shared he prepared a brief presentation that he would like to share and that he would be happy to answer any questions after that. He began by sharing the vicinity map, showing the proximity to the Delentaro development and that there is some walkability with this proposal in relation to other developments nearby. He shared the proposed zoning map and provided that although this version did not show parks and open space his team does intend to have them included in their future applications that will come before the commission. He addressed a question raised about there not being commercial zoning in the

proposed plan and shared that currently the Delentaro development has an extensive amount of commercial zoning and the need for more in this area is just not forecasted at this time, but there would be connectivity and walkability between the proposed parcels and Delentaro. He gave an overview of how this plan coincides with the Greeley Comprehensive Plan and includes separators between the zone districts. That concluded the information that he wanted to share with the Commission, and he provided opportunity for the commission to ask any questions they may have.

Some discussion took place between the Commission and Mr. Puncerelli addressing why his team was pursuing zoning at this time instead of addressing it with a later application, he shared that they have been working with the city staff, attorney's and engineers for a year or longer and that the proposed zoning seems to work with the comprehensive plan and city standards. Some discussion continued regard what a rezone would require in the future and different scenarios that could trigger different processes.

With no further questions of staff or the applicant, Chair Yeater opened the public hearing at 1:40 p.m. for items 5 and 6 on the agenda.

Tyler Throstle (owns property next to these parcels), he wanted to know what processes were taking place to ensure that this proposal adds value over just growth for the sake of growth, this property could work for a variety of different users, and it seems like there is no reason for this property to be the next part of Greeley's growth plan. The traffic flow is never considered, the impact to people in the community isn't at the forefront and its only driven by growth. There is a need for more housing but there is no real plan for how this adds value or how it is improving Greeley. He knows growth is going to happen and that it is inevitable, but it seems like it could be happening in a much more planned out way. He will be impacted by it directly, they farm the land and adding hundreds of houses next door is going to impact the traffic and change the culture of where they live and every other aspect of their life moving forward. He wants to know how the Commission is taking those things into consideration and he would like to hear from the applicant why the planning for the area seems very specific to why certain things are in certain areas. He is led to believe there is already a future idea for what will be going where. He would like to know why that is not included in the presentation today, the final version should have been shared.

Mel Kalen (9952 County Road 54, Milliken, Colorado), he and his wife have owned the property to the south of this one for 30 years. He is concerned about the north/south airstrip that he has on his property. It is 2500 feet in length, approved with a Weld County Special Use Permit and it is a registered FAA air strip. He wants to see that something is done that would stop any confrontations with future property owners. He has both a landing and departure from the north, the runway is only 700 feet from the development, he doesn't know if noise could be a problem. He asks the city and developer make it well know to any property owners of the activity that takes place on his property before they purchase. He also provided a written statement to the record.

Rose Marie Einling (9476 County Road 54, Milliken, Colorado), began by stating that her concern is the plan if annexing, they need to know what the plan looks like. They live in the county because they like the rural setting. They need to see urban farms over houses with giant yards. They need to see the plan before agreeing to annexing the parcels. Where is the sewer and water coming to this area from. The roadways are already busy, what is more development going to do to the traffic. What happens in this area tells the existing property owners what to do, if they should sell or stay. It should be agricultural estates not more big houses and yards.

Andrea Throstle (owns property directly next to this one), she strongly opposes this application. They love where they live, and this is her home. They love the scenic landscape and rural lifestyle. Development of agricultural lands into housing and commercial spaces threatens the irreversibility and alters the very fabric of our neighborhoods leading to declining property values. It diminishes the

quality of life for residents in the area. Weld County has an agricultural history dating back to the area's founding. Profit is coming at the expense of our local character by transforming these lands into housing and developed lots risks severing the vital connection to the past and diminishes the qualities that make Weld County special. As development is considered we must recognize the pressures that accompany rapid urbanization, increased housing and commercial uses often lead to overcrowding and creates strains on local resources and traffic congestion. She stated that if anyone had been on 402 during any part of the day, you would realize that this is a very busy and bad road to drive on. Adding additional people is unthinkable to consider how it could work. No long-term resident would agree that adding development here would be good or desirable. Growth and sustainability need to be balanced she asked the Planning Commission to consider any plans very closely and implored them to prioritize preservation of farmland culture and quality of life.

With no further requests for comment from the public, Chair Yeater asked the applicant if they wished to comment.

Ken Puncerelli returned to the podium to address the comments from the Public Hearing. He shared his team is following the correct process that is required. They do not have a subdivision layout just yet and have provided what they have shown today. Water and sewer will be coming from Delentaro to the north as part of that development and there is also a waterline on 257. Any traffic concerns will be addressed with future applications and will be the responsibility of the development to meet city standards. When they have a more developed plan, they will be happy to meet with neighbors to share it with them and be receptive to feedback.

Commissioner Franzen asked if the airstrip that was mentioned in one of the public comments was being taken into consideration and the applicant referred to Mr. May to respond. He provided that; it would be considered when the subdivision design was submitted in future applications.

With no further discussion needed, Chair Yeater closed the public hearing at 1:43 p.m.

Commissioner Andersen motioned that, based on the project summary and analysis, the Planning Commission find that the request for an annexation meets approval criteria found in Section 24-204. b.2.(a-e). And, the proposed L&T Annexation, File number ANX2023-0001, meets State statutory requirements. And, therefore, recommend approval of the annexation to the City Council. Commissioner Carlson seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

6. A public hearing to consider a request by LAI Design Group proposing establishment of zoning with annexation including a total of 300.672 acres of land to the City of Greeley. The properties bounded by Weld County Road 56 to the north, State Highway 257 to the east, and County Road 54 to the south, (Case number ZON2023-0002, L&T Zoning).

Presentation and public hearing took place with item number 5.

Commissioner Andersen moved based on the application received and the preceding analysis, the Planning Commission finds that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of Zoning to the City Council. Commissioner Franzen seconded the motion.

Commissioner Schulte recommended that the zoning be postponed at this time so that some of the concerns brought up during public hearing can be examined.

Chair Yeater supports the zoning proposed and would like to see the future plans as well as concerns that were brought up during the public hearing addressed.

Commissioner Modlin shared he is in support with this zoning. Commissioners Andersen and Carlson shared they agreed with Commissioner Schulte and that the zoning should be decided later with more information being provided and some of the concerns have been addressed further.

Chair Yeater called for a vote.

Motion did not carry 3-3 (Vice Chair Briscoe Absent) and Chair Yeater asked for guidance from the City Attorney's office on next steps because the vote was split.

Michael Axelrad (City Attorney) clarified rules on alternative motions being recommended on the zoning. With no further discussion needed, Chair Yeater asked the Commission if there was an alternate motion.

Commissioner Schulte moved that based on the application received in the proceeding analysis the Planning Commission find that the proposed L&T Establishment of Zoning, File number ZON2023-0002 meets the required Development Code criteria of Section 24-204. b. (1-9); and recommend approval of the L&T Establishment of H-A (Holding Agriculture) Zoning with subsequent application in conjunction with a subdivision plan to the City Council. Commissioner Franzen seconded the motion.

Motion carried 6-0 (Vice Chair Briscoe absent).

7. Staff Report

Brian McBroom (Community Development Director) shared it was a great week for the planning department last week. They took part in helping organize the Colorado Chapter of the American Planning Association conference in Loveland. They assisted in two mobile tours, and it was a great opportunity for the city to shine amongst the professional planning community. He thanked Commissioners Andersen and Briscoe for attending. At the conference, the City of Greeley received a State Planning Excellence Merit award for work on 10th Street area plan showing how higher density affordable housing could occur as part of redevelopment and for work on the Housing Needs Assessment.

Additionally, staff hosted an event last Friday evening for the Sunrise neighborhood as work begins on the East Subarea plan. It had high attendance and was well received. Kudos to the planning team for organizing and facilitating a great meeting.

8. Adjournment

With no further business before the Commission, Chair Yeater adjourned the meeting at 2:11 p.m.

Erik Briscoe, Vice Chair

Brian McBroom, Community Development Director



Planning Commission Agenda Summary

December 10, 2024

Key Staff Contact: Katelyn Puga

Title:

Case Number SUB2024-0003, Poudre Heights, Planning Area F, Preliminary Subdivision

Summary:

A public hearing to consider a request by Poudre Bay Partners, LLC to subdivide 20 acres of land located in the Poudre Heights Subdivision at the northeast corner of 101st Avenue and 7th Street (Case Number SUB2024-0003, Poudre Heights, Planning Area F, Preliminary Subdivision).

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Vicinity Map
3. Aerial Map
4. Project Narrative
5. Plan Set
6. Neighborhood Notice Boundary Map
7. Landscape Plan
8. Staff Presentation
9. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to create 165 residential lots and 11 outlots, and dedication of rights of way on approximately 20 acres within the Poudre Heights Subdivision, Planning Area F, zoned Planned Unit Development (PUD).

FILE NUMBER: SUB2024-0003

PROJECT: Poudre Heights, Planning Area F, Preliminary Subdivision

LOCATION: Northeast corner of 101st Avenue and 7th Street. The subdivision is generally located south of Weld County Road 56, west of State Highway 257, and north of County Road 54.

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

CASE PLANNER: Katelyn Puga, Planner III

PLANNING COMMISSION HEARING DATE: December 10, 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 20 acres of land into 165 residential lots and 11 outlots for future residential development as well as open space and rights-of-way. Planning Area F is generally located in the Poudre Heights Subdivision at the northeast corner of 101st Avenue and 7th Street (see Attachments 1-6).

A. REQUEST

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

B. STAFF RECOMMENDATION

Approve with conditions. (see Section J)

Condition of Approval: The final subdivision for the Poudre Heights Planning Area F Preliminary Plat will not be approved until the final subdivision for the Poudre Heights Filing 1 (SUB2024-0020) is approved.

C. LOCATION

The subject site of Planning Area F is approximately 20.073 acres of undeveloped land generally located in the Poudre Heights Subdivision at the northeast corner of 101st Avenue and 7th Street. It is bounded by 4th Street to the north, 101st Avenue to the east, 7th Street to the south, and 103rd Street to the west.

Current Zoning: PUD (Planned Unit Development)

Abutting Zoning:

North: PUD (Planning Area G, Poudre Heights Subdivision)

South: PUD (Planning Area D, Poudre Heights Subdivision)

East: PUD (Lake Bluff PUD)

West: PUD (Planning Area E, Poudre Height Subdivision)

Abutting Land Use:

North: Undeveloped, Planning Area G, Future Medium Density Residential

South: Undeveloped, Planning Area D, Future Mixed Use

East: Lake Bluffs Subdivision, Future Residential & Mixed Use Development,

West: Undeveloped, Planning Area E, Future Mixed Use

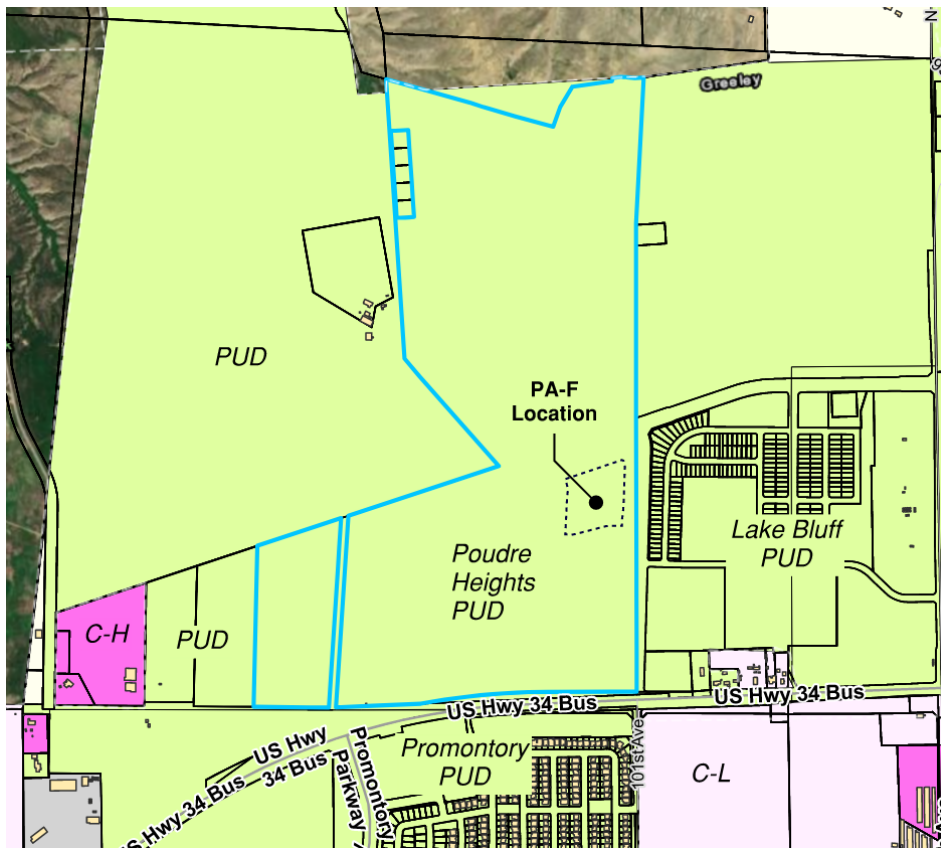


Figure 1

Site Characteristics:

The site is undeveloped agricultural land located in the west portion of the Poudre Heights PUD. Planning Area F is bounded by 4th Street (north), 101st Avenue (east), 7th Street (south), and 103rd Avenue (west). There is one plugged and abandoned oil and gas well located along the northern part of the site. Natural features and open space will be incorporated into the site in the northeast corner. Proposed access into the site is from 103rd Avenue, 7th Street, and 101st Avenue.

D. BACKGROUND

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

The Poudre Heights PUD went through Preliminary PUD approvals in 2019. The approved PUD would consist of a mix of residential, commercial, and industrial uses. Parks, open space, and trails would be incorporated into the project to allow for pedestrian connectivity throughout the development and to connect to future trail systems. Residential uses would include low density,

medium density, as well as mixed use. The PUD was designed to transition from more intense uses (mixed use, low intensity industrial) along 10th Street and the 257 Spur, to medium density residential further north, and low density residential and open space along the Poudre Bluffs. The Poudre Heights Subdivision Preliminary Plat for the overall infrastructure plan, tracts, and ROW dedication was approved in July 2024. The applicant submitted the Poudre Heights Final Subdivision Plat for review in October 2024.

With this application, the applicant requests approval of a preliminary subdivision for Planning Area F, 20.073 acres of Tract D of Poudre Heights Subdivision into 165 lots, 11 outlots, and dedication of rights-of-way. The right-of-way dedicated at this time are the main arterial, collector, and local streets serving Planning Area F future development. The lots are created for future single-family attached uses. Uses of the outlots include open space, detention pond, pocket parks, and access and utility easements (see Figure 2 below).

POUDRE HEIGHTS SUBDIVISION FILING NO. 2 Land Use Table					
Name	Description/Land Use	Area		Intended Fee Ownership	Maintenance Upon Completion & Acceptance
165 Lots	Residential Development	254,894 sq. ft.	5.852 acres	Owner	Owner
Outlot A	Detention Pond & Pocket Park	346,722 sq. ft.	7.960 acres	HOA	HOA
Outlot B	Access & Utility Easment	34,138 sq. ft.	0.784 acres	HOA	HOA
Outlot C	Open Space Drainage & Utility Easement	29,577 sq. ft.	0.679 acres	HOA	HOA
Outlot D	Access & Utility Easment	26,312 sq. ft.	0.604 acres	HOA	HOA
Outlot E	Open Space Drainage & Utility Easement	26,864 sq. ft.	0.617 acres	HOA	HOA
Outlot F	Open Space Drainage & Utility Easement	20,977 sq. ft.	0.482 acres	HOA	HOA
Outlot G	Open Space Drainage & Utility Easement	2,457 sq. ft.	0.056 acres	HOA	HOA
Outlot H	Utility & Drainage Easement	1,400 sq. ft.	0.032 acres	HOA	HOA
Outlot I	Access & Utility Easment	32,065 sq. ft.	0.736 acres	HOA	HOA
Outlot J	Open Space Drainage & Utility Easement	28,184 sq. ft.	0.647 acres	HOA	HOA
Outlot K	Open Space Drainage & Utility Easement	25,806 sq. ft.	0.592 acres	HOA	HOA
Typical Lot	Residential Development	1400 sq. ft.	0.32 acres	Owner	Owner
ROW	Right-Of-Way	45,002 sq. ft.	1.033 acres	City of Greeley	City of Greeley

Figure 2

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 in accordance with the approved Poudre Heights PUD plan, proposing residential land uses.

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 with the incorporation of a pocket park, and trails connecting open spaces throughout the subdivision.
- CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat follows the vision of the Poudre Heights PUD plan for Planning Area F and proposes single-family attached residential units as part of the larger mix of uses within the subdivision.
- HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat provides for 165 single-family attached housing units. Other housing types can be integrated in the subsequent planning areas of the subdivision.

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 were no natural features identified in Planning Area F as ecologically significant. Staff is unaware of any potential hazards that presently exist on the subject site.

The request complies with this criterion.

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

Staff Comment: The subdivision design is consistent with the Poudre Heights PUD plan development and design criteria. Access is provided in a logical manner, with three access points from 103rd Avenue, 7th Street, and 101st Avenue to the development. The proposal supports a modified grid system with alleys and drives to allow for maximum connectivity throughout the project. A pedestrian connection to future trail corridors within the overall subdivision is provided along provided open space (Outlot A) in the northeast corner of the property, and both east-west and north-south connections through open space between units, allowing residential units ease of access to planned open spaces throughout the PUD.

In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City’s Development Code regulations shall govern.

This request complies with this criterion.

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

Staff Comment: The design is consistent with the Poudre Heights PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The subject property is within the designated “Mixed-Use” land use area within the Poudre Heights PUD. The Poudre Heights PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking that apply to this proposal.

The proposed single-family attached units meet lot sizes and setbacks for this housing type as specified in the Poudre Heights PUD.

Parking for the units is provided collectively with alley-loaded garages for each unit and off-street parking spaces.

Landscaping proposed with this preliminary plat includes a street landscape treatment plan, preliminary design of the pocket park, and open space areas by providing landscape material and design consistent with the Poudre Heights PUD design criteria. Detailed plans, including all plant materials and finalized design will be required as part of the Final Plat approval for PA-F.

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 for Planning Area F.

City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

The request complies with this criterion.

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

Staff Comment: The applicant will construct infrastructure for Planning Area F in three phases. Phasing will be confirmed as part of the Final Subdivision review. The final subdivision for the tracts (including Planning Area F) within Poudre Heights Subdivision is currently in review by City staff (SUB2024-0020). Any future Final Subdivision application for Planning Area F is contingent upon the staff approval of this final subdivision. A separate final subdivision for Planning Area F will be required and reviewed approved administratively by the City following approval of this preliminary plat proposal.

The proposed subdivision is consistent with the approved Poudre Heights PUD and the Poudre Heights Preliminary Plat.

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 for Planning Area F.

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 street network surrounding the site will be constructed as part of the overall Poudre Heights development. The proposed infrastructure approved with the overall Poudre Heights Final Plat would be available for future development in the area. Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

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

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

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The property is a part of the approved preliminary plat for Poudre Heights Filing 1 as Tract D (see Figure 3). The final plat application for Poudre Heights Filing 1 is under review and will be required to be approved prior to approval of a final plat application for Poudre Height Planning Area F. This application creates the lots for future development of single-family attached units and open space. The preliminary plat for Planning Area F requires Planning Commission approval. The approval of the preliminary subdivision would be followed by a final subdivision for Planning Area F, which would be reviewed and approved administratively by the City.

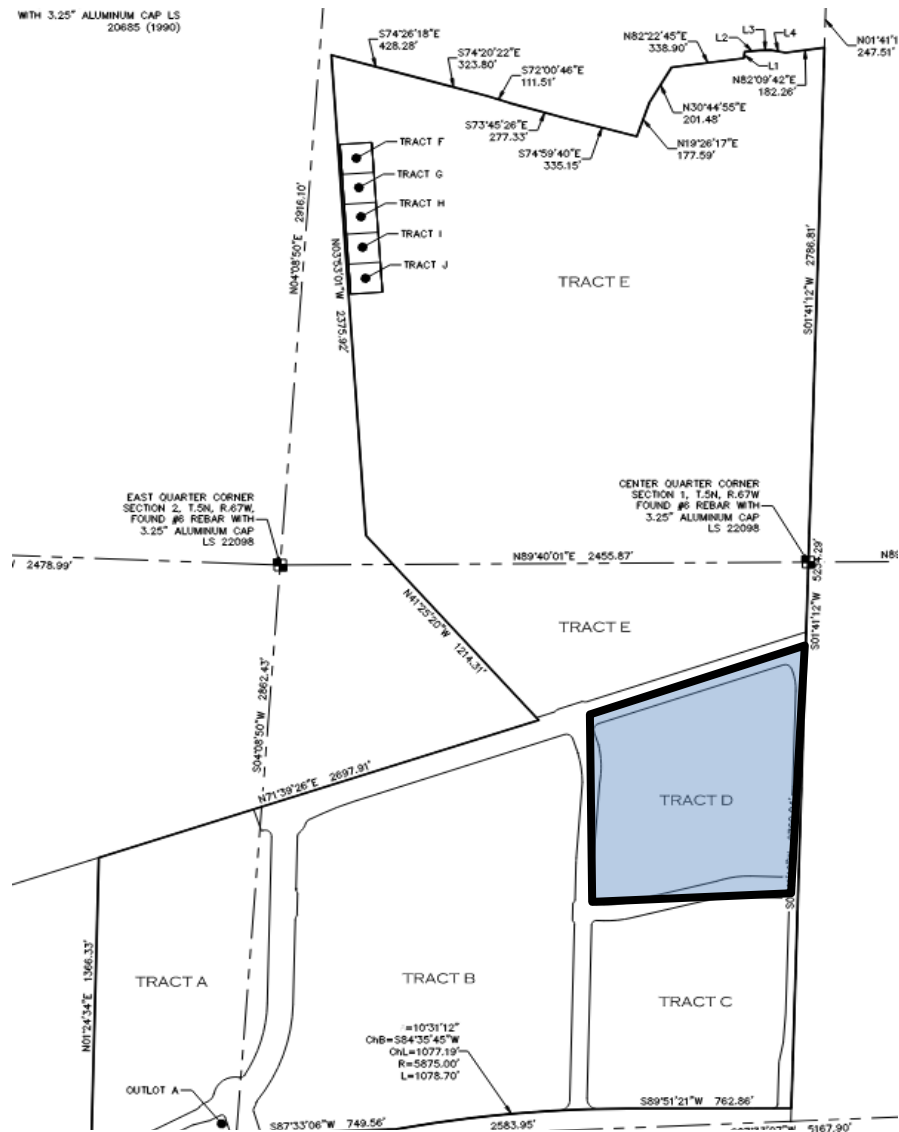


Figure 3

2. HAZARDS

There is one plugged and abandoned well site within the proposed development. The proposed plat shows the required setbacks to the well.

3. WILDLIFE

Planning Area F is not within close proximity to the areas near the Poudre Bluffs, which has been identified for moderate impacts to wildlife.

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 detention and water quality pond designed for the overall subdivision development, which is designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

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

6. TRANSPORTATION

The subject property has frontage on the future extension of 4th Street (north), future construction of 7th Street (south) and 103rd Avenue (west), and 101st Avenue (east). Direct access to the development is proposed from 103rd Avenue, 7th Street, and 101st Avenue. All future roadways within the development comply with standards set forth in the 2045 Comprehensive Transportation Plan.

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

G. SERVICES

1. WATER

The City of Greeley provides water services to the area. Two points of connection will be made for the potable water system for this development and multiple points of connection will be made for the overall subdivision development.

2. SANITATION

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

3. EMERGENCY SERVICES

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

4. PARKS AND OPEN SPACES

This development will provide one of the two required pocket parks for the overall development. The pocket park will be approximately 7.9 acres in size and be owned and maintained by the HOA. The pocket park will serve as a point of connection to other dedicated parks and open space through planned trails and pedestrian connections.

5. SCHOOLS

The subject property is located within the Weld RE-4 School District. A school site is not required to be dedicated with this project, however the applicant would be required to pay cash-in-lieu to the District for school land dedication requirements prior to the recording of the Final Plat for Poudre Heights (SUB2024-0020).

6. METROPOLITAN DISTRICT

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. This district was approved in September 2021 (MD2021-0001). Upon approval of the final subdivision for the overall Poudre Heights Subdivision – Filing 1 (SUB2024-0020), infrastructure for the development may be installed per the approved plans.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision is adjacent to similar planned uses in the Poudre Heights PUD and adjacent development to the east (Lake Bluff).

The Poudre Heights PUD identifies that a perimeter treatment ‘residential’ be provided adjacent to 4th Street (north), 101st Avenue (east), 7th Street (south), and 103rd Street (west). Type II buffers were provided adjacent to all major streets, including 4th Street, 101st Avenue, 7th Street, and 103rd Avenue. The Type II Buffer provides for additional setback and/or plantings to reduce any impacts for residential units adjacent to street. A perimeter treatment plan has been submitted and review by City staff as part of this proposal. The proposal is consistent with the approved Poudre Heights PUD.

Final plans will be required with a Final Plat for Planning Area F.

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 192 surrounding property owners within 1000 feet on November 6, 2024, and notice was published on the City’s website per Development Code requirements. A sign was posted on the site on November 12, 2024. No comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

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

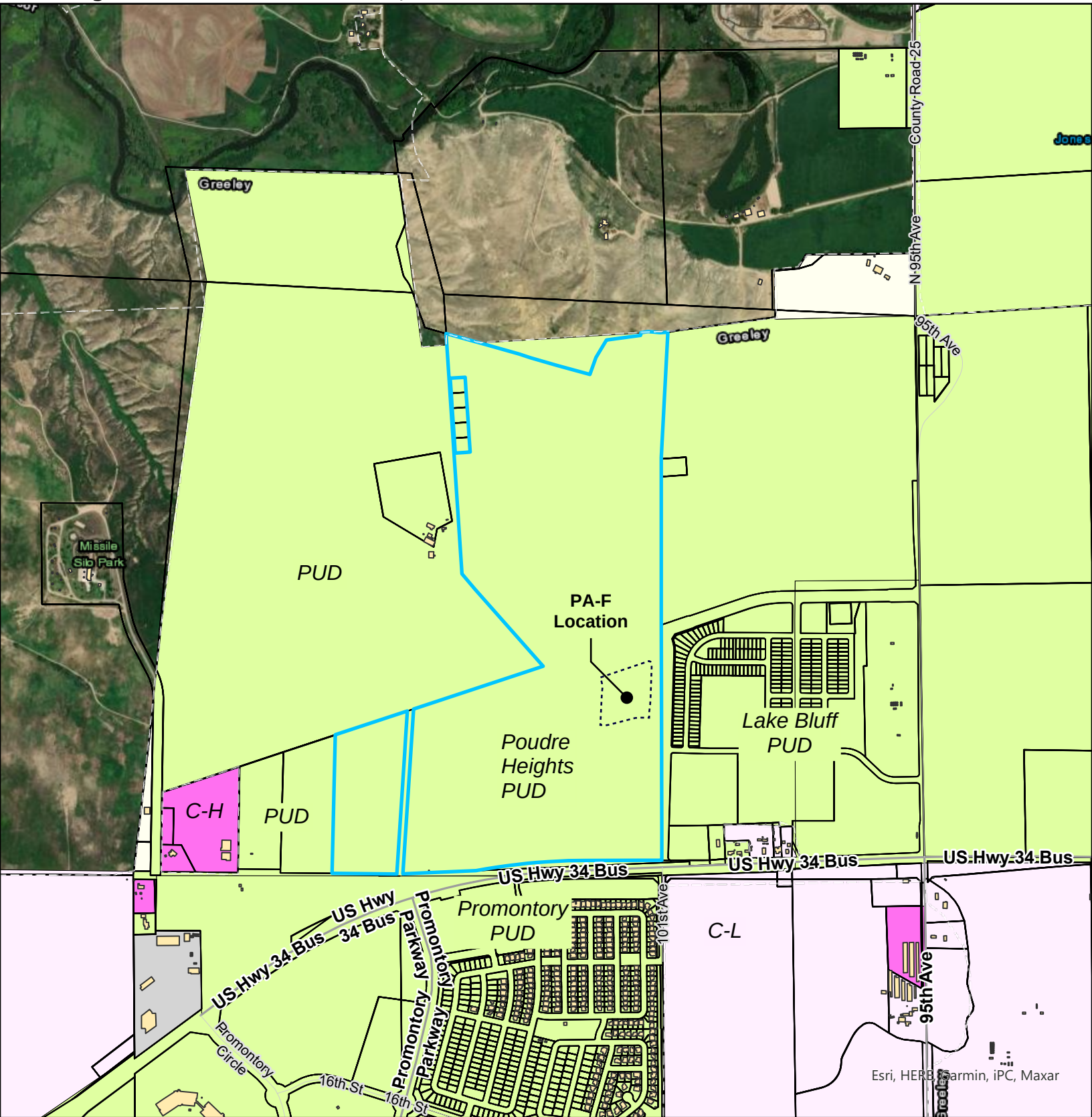
The final subdivision for the Poudre Heights Planning Area F Preliminary Plat will not be approved until the final subdivision for the Poudre Heights Filing 1 (SUB2024-0020) is approved.

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

K. ATTACHMENTS

Zoning/Vicinity Map
Photo Aerial Map
Project Narrative
Preliminary Plat
Preliminary Landscaping Plan
Neighborhood Notice Boundary Map
Power Point Presentation



Legend

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

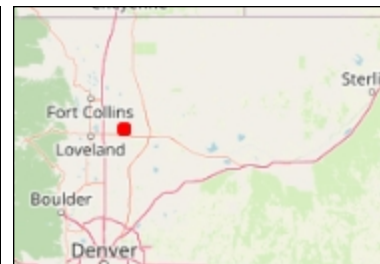




Legend

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

Notes



2,640.0 0 1,320.00 2,640.0 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



DEVELOPMENT

February 16, 2024

planning@greeleygov.com
City of Greeley
Planning and Zoning
1100 10th Street – 2nd Floor
Greeley, CO 80631

Re: Poudre Heights – Planning Area F

To Whom it May Concern,

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

Description of Project

Planning Area F (PA-F) within Poudre Heights Subdivision is approximately 20.07 acres and is generally located south of 4th Street, west of 101st Avenue, North of 7th Street, and east of 103rd Avenue, within the City of Greeley.

Per the approved PUD, Planning Area F characteristics are:

- Allowable use is Mixed Use
- Approximately 25.6 acres
- 6.6 DU/acre
- 168 maximum unit count
- 0.50-acre pocket park
- Access to Community Trail

The enclosed application includes:

- Approximately 20.07 acres*
- 165 Townhome units
- 8.22 DU/acre*

*Planning Area F has an increased DU/acre as the area for this planning area was reduced from 25.6 acres to 20.07 acres. However, the number of units actually decreased. This is allowed as long as the maximum unit cap for the project does not exceed 1,185 units total.

It is currently zoned PUD (Planned Unit Development – Poudre Heights) and the proposed uses include:

- 165 alley-loaded lots, 20' x 70' (min.)

Setbacks:

The setbacks follow the approved PUD as follows:

<i>Traditional Single Family Attached (MU)</i>		
Front	Side	Rear
10' to living space 18' to garage	5'	10' 4' alley loaded garage

Additional notes: A minimum of 30' tract for alleys will be maintained.



DEVELOPMENT

Access:

The primary access for Planning Area F in the Poudre Heights development will be provided from the newly constructed 103rd Avenue and 7th Street extensions installed with the Poudre Heights – Phase 1 Subdivision. A new street with connections to 103rd Avenue and 7th Street will provide access to the alley loaded townhomes.

Alleys will allow for adequate clearance for the various utilities and will be designed to accommodate the required fire truck movements.

Utilities:

Sanitary Sewer – Connections will be made to the newly constructed 8-inch main in 101st Avenue to the east and the 12-inch main within 4th Street to the north. These mains will be constructed with the Poudre Heights Metro District Phase of this project.

Potable Water – A 8-inch water line will be constructed in Street A making connections to the newly constructed 16-inch water lines within 103rd Avenue and 7th Street providing a looped system. Additional 8-inch water lines will be constructed in the alleys to provide service to each unit. The 16-inch water line will be constructed with the Poudre Heights Metro District Phase of this project.

Non-potable Water – Non-potable water will be utilized for landscape irrigation for this development. The proposed non-potable lines will connect to the newly constructed 8-inch water lines in 4th Street and 7th Street. The 8-inch non-potable water line will be constructed with the Poudre Heights Metro District Phase of this project.

Storm Drain – storm water runoff will be conveyed to stormwater management facilities via storm sewer. Water quality will be provided in Pond 2 as described in the Poudre Height Metro District Infrastructure, Final Drainage Report. Pond 2 is located in the northeast quadrant of the planning area. The runoff from the planning area will ultimately be conveyed to The Cache la Poudre River.

Landscape Buffers:

- The west side of Poudre Heights Parkway roadway section will maintain a 10' landscape buffer (Perimeter Treatment Type II 'Commercial/Industrial along collector or arterial')
- The east side of Poudre Heights Parkway roadway section will maintain a 15' landscape buffer (Perimeter Treatment Type III 'Residential projects on arterial streets')
- The north and south sides of 4th Street roadway section will maintain a 15' landscape buffer (Perimeter Treatment Type III 'Residential projects on arterial streets')

Adjacent Metro District Improvements:

The following improvements by the Poudre Heights Metro District Phase are required for the development of Planning Area F:

- Improvements to / reconstruction of 7th Street and 103rd Avenue
- 8-inch sanitary sewer line in 101st Avenue & 12-in sanitary sewer line in 4th Street
- 16-inch water line in 103rd Avenue and 7th Street
- Improvements to / reconstruction of Pond 2



DEVELOPMENT

Major Subdivision Preliminary Plat Review Criteria

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

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



DEVELOPMENT

Project Team

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

HR GREEN, INC.

Ryan Littleton
Regional Director – Land Development

POUDRE HEIGHTS SUBDIVISION FILING NO. 2
BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 ACRES, 165 LOTS/ 11 OUTLOTS
SUB2024-0003

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

Poudre Bay Partners, LLC, a Colorado limited liability company, and
Poudre Bay Capital, LLC, a Colorado limited liability company, and
DPR Greeley, LLC, a Colorado limited liability company, and
Ali's Rentals, LLC, a Colorado limited liability company,
being the sole owner(s) in fee of:

Tract D, Poudre Heights Subdivision as recorded _____ as reception number _____ of the
records of the Weld County Clerk and Recorder, City of Greeley, County of Weld, State of Colorado.

Said parcel contains 874,399 Square Feet or 20.073 Acres

shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots
and blocks as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the
same **POUDRE HEIGHTS SUBDIVISION FILING No. 2**; and does (do) dedicate to the public, the streets and all
easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify
that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers
thereof are correctly designated upon said map.

Owner

Witness my hand and seal this ____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this

____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

PLANNING COMMISSION APPROVAL

Approved by the City of Greeley Planning Commission, this ____ day of _____, 20 ____.

Planning Commission Member

Title Company or Title Attorney

I/we Stewart Title Company, duly qualified, insured or licensed by the State of Colorado, do hereby certify that I/we have
examined the title of all lands depicted and described hereon and that title to such land is owned in fee simple by Poudre Bay
Partners, LLC, a Colorado limited liability company, and Poudre Bay Capital, LLC, a Colorado limited liability company, and
DPR Greeley, LLC, a Colorado limited liability company, and Ali's Rentals, LLC, a Colorado limited liability company, at the
time of this application.

Authorized Official

(Date)

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF WELD)

The foregoing instrument was acknowledged before me by _____ as _____ this

____ day of _____, 20 ____.

Witness my Hand and Official Seal.

My commission expires: _____.

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon
Title Commitment Number 2237028-10, dated February 1, 2024, as prepared by Stewart Title Company to delineate
the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine
ownership or easements of record.

SURVEYOR'S CERTIFICATE

That I, Matthew A. Kramer, do hereby certify that I prepared this plat from an actual and accurate survey of
this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon
were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

City of Greeley Notes

- 1) Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the city until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and, provided that construction of said roadway is started within one year of the construction plan approval. The owner, developer and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the city accepts the responsibility for maintenance as stated above.
- 2) Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association, or other entity other than the city is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.).
- 3) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed in accordance with City of Greeley standards and the accepted construction plans. Requirements include, but are not limited to, maintaining the specified stormwater detention/retention volumes, maintaining outlet structures, flow restriction devices and facilities needed to convey flow to said basins. The city shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the city shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the city may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- 4) Drainage liability. The city does not assume any liability for drainage facilities improperly designed or constructed. The city reviews drainage plans but cannot, on 13 | Subdivision Application Packet behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the city will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- 5) Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association, or entity other than the city is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the city, agree to the responsibility of maintaining all other open space areas associated with this development.
- 6) Sight distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than 36 inches in height from the street level.
- 7) Public safety. Access, whether for emergency or non-emergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- 8) Drainage master plan. The policy of the city requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
 - (i) Design and construct the local drainage system as defined by the final drainage report and plan and the stormwater management plan.
 - (ii) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The city will require that the connection of the minor and major systems provide capacity to convey only those flows (including off-site flows) leaving the specific development site. To minimize overall capital costs, the city encourages adjacent developments to join in designing and constructing connection systems. Also, the city may choose to participate with a developer in the design and construction of the connection system.
 - (iii) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the city and designed in the final drainage report and the stormwater management plan.
9. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one structure is built on the lot line. In order to maintain the structure with the zero-side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- 10) Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the public utilities commission of the state relating to street lighting in this subdivision, together with rates, rules, and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance with applicable rates, rules, and regulations, including future amendments and changes on file with the public utilities commission.
- 11) Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three feet, tall mature growth, or other encumbrances located in water or sewer main easements.
- 12) Storm, Water or Sewer mains in private roads or easements. For public storm, 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 owner or homeowners' or condominium association. The water and sewer department will safely backfill the trench to the surface, but not rebuild any surface improvements.

PSCO NOTE:

Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.
The property owner/developer/contractor must complete the application process for any new electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the north line of Tract D, Poudre Heights Subdivision, as bearings North 71°21'14" East, as platted, a distance of 910.53 feet and with all other bearings contained herein relative thereto.

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

SURVEYOR'S NOTES

1. The location of all gas wells, as shown hereon are based upon Colorado Oil & Gas Conservation Commission's online map (COGIS) and the geodetic coordinates provided therein, unless noted otherwise.
2. The plotting of the Document referenced as Schedule "B" reception #3556406 assumes that the description is the centerline of the easement. (Easement Reception #3556405 vacated by Quitclaim Deed Rec. #4570480).
3. The entirety of Poudre Heights Subdivision is zoned City of Greeley Planned Unit Development (P.U.D.).

NOTICE

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

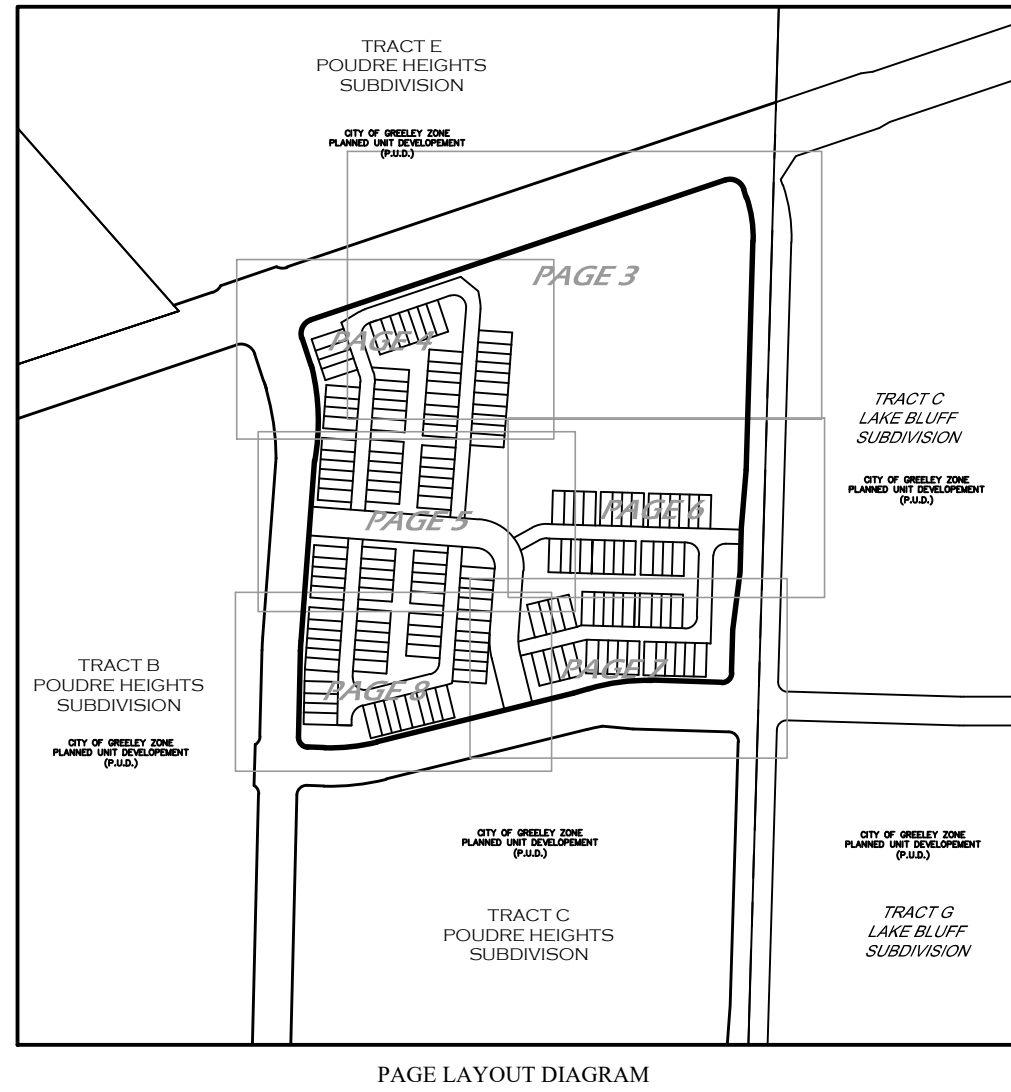
Owners: Poudre Bay Partners, LLC, a Colorado Limited Liability Company
Poudre Bay Capital, LLC, a Colorado Limited Liability Company
DPR Greeley, LLC, a Colorado Limited Liability Company
Ali's Rentals, LLC, a Colorado Limited Liability Company

Applicant: Poudre Bay, Inc.
Brian Smerud
970-415-0538
3812 Carson Ave.
Evans, CO 80620

Engineer: HR Green Land Development
Ryan Littleton, PE
5613 DTC Pkwy
Greenwood Village, CO
Phone: 720-602-4999

Planner: Doug May
1100 10th Street, #202
Greeley, CO 80631
970-350-9784

Surveyor: Majestic Surveying, LLC
C/O Matt Kramer, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-833-5698



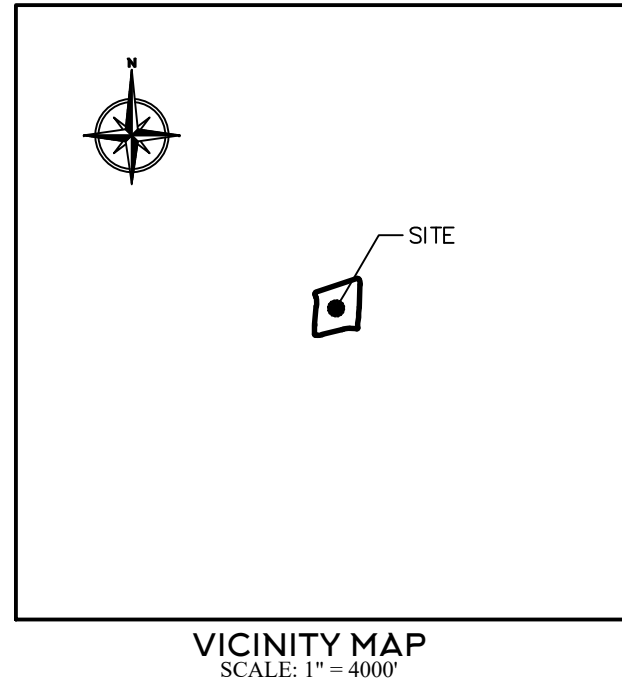
LAND USE SUMMARY CHART

165 LOTS	5.852 ACRES	29.151%
OUTLOT A	7.966 ACRES	39.686%
OUTLOT B	0.777 ACRES	3.870%
OUTLOT C	0.679 ACRES	3.383%
OUTLOT D	0.604 ACRES	3.009%
OUTLOT E	0.617 ACRES	3.072%
OUTLOT F	0.482 ACRES	2.399%
OUTLOT G	0.056 ACRES	0.281%
OUTLOT H	0.032 ACRES	0.160%
OUTLOT I	0.736 ACRES	3.667%
OUTLOT J	0.647 ACRES	3.223%
OUTLOT K	0.592 ACRES	2.951%
ROW	1.033 ACRES	5.147%

TOTAL 20.073 ACRES 100%

LEGEND

ALIQUOT CORNER AS DESCRIBED	BOUNDARY LINE
SET ALIQUOT MONUMENT	EASEMENT LINE
FOUND MONUMENT AS DESCRIBED	RIGHT OF WAY LINE
FOUND #4 REBAR W/PCP LS 38353	SECTION LINE
CALCULATED POSITION	CENTERLINE
SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348	BUILDING ENVELOPE
	PARCEL LINE



POUDRE HEIGHTS SUBDIVISION FILING NO. 2					
Land Use Table					
Name	Description/Land Use	Area	Intended Fee Ownership	Maintenance Upon Completion & Acceptance	
165 Lots	Residential Development	254,894 sq. ft. 5.852 acres	Owner	Owner	
Outlot A	Detention Pond & Pocket Park	346,722 sq. ft. 7.966 acres	HOA	HOA	
Outlot B	Access, Sanitary & Water Easement	34,138 sq. ft. 0.784 acres	HOA	HOA	
Outlot C	Open Space Drainage & Utility Easement	29,577 sq. ft. 0.679 acres	HOA	HOA	
Outlot D	Access, Sanitary & Water Easement	26,312 sq. ft. 0.604 acres	HOA	HOA	
Outlot E	Open Space Drainage & Utility Easement	26,864 sq. ft. 0.617 acres	HOA	HOA	
Outlot F	Open Space Drainage & Utility Easement	20,977 sq. ft. 0.482 acres	HOA	HOA	
Outlot G	Open Space Drainage & Utility Easement	2,457 sq. ft. 0.056 acres	HOA	HOA	
Outlot H	Utility & Drainage Easement	1,400 sq. ft. 0.032 acres	HOA	HOA	
Outlot I	Access, Sanitary & Water Easement	32,065 sq. ft. 0.736 acres	HOA	HOA	
Outlot J	Open Space Drainage & Utility Easement	28,184 sq. ft. 0.647 acres	HOA	HOA	
Outlot K	Open Space Drainage & Utility Easement	25,806 sq. ft. 0.592 acres	HOA	HOA	
Typical Lot	Residential Development	1400 sq. ft. 0.32 acres	Owner	Owner	
ROW	Right-Of-Way	45,002 sq. ft. 1.033 acres	City of Greeley	City of Greeley	

EASEMENT VACATION APPROVAL

Century Link Communications	Comcast Cable
Poudre Valley REA	Xcel Energy
City of Greeley Public Works	City of Greeley Water & Sewer

POUDRE HEIGHTS SUBDIVISION Easement Table					
Name	Description	Use	Restrictions	Easement Granted To	Surface Maintenance
DE	Drainage Easement	Drainage Facilities - Conveyance	No Structures, Improvements (including Fences), Fill, Shrubs, Trees or Utility Crossings without the consent of the City	City of Greeley	Owners
UE	Utility Easement	Dry Utilities	No Structures, Improvements (including Fences), Fill, Shrubs, Trees or Utility Crossings without the consent of the City	Public Use	Owners
WE	Waterline Easement	Water Lines	No Structures, Improvements (including Fences), Fill, Shrubs, Trees or Utility Crossings without the consent of the City	City of Greeley	Metro District
SE	Sanitary Sewer Easement	Sanitary Sewer Lines	No Structures, Improvements (including Fences), Fill, Shrubs, Trees or Utility Crossings without the consent of the City	City of Greeley	Metro District
AE	Access Easement	Access	No Structures, Improvements (including Fences), Fill, Shrubs, Trees or Utility Crossings without the consent of the City	Public Use	Owners
ROW	Right-Of-Way	Public Road	Public Road	City of Greeley	City of Greeley

FINAL-DRAFT

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = N/A		

POUDRE HEIGHTS SUBDIVISION FILING NO. 2
BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 ACRES, 165 LOTS/ 11 OUTLOTS
SUB2024-0003

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	47.12'	30.00'	90°00'00"	42.43'	N63°38'46"W
C2	92.27'	260.00'	20°20'04"	91.79'	N08°28'50"W
C3	31.42'	20.00'	90°00'00"	28.28'	N46°41'17"E
C4	133.64'	415.00'	18°27'02"	133.06'	S82°27'47"W
C5	109.58'	410.00'	15°18'48"	109.25'	N83°45'24"E
C6	31.42'	20.00'	90°00'00"	28.28'	S43°35'12"E
C7	20.79'	410.00'	2°54'18"	20.79'	S02°51'57"W
C8	5.73'	508.00'	0°38'45"	5.73'	N18°19'24"W
C9	47.12'	30.00'	90°00'00"	42.43'	S28°21'14"W
C10	47.99'	79.00'	34°48'21"	47.26'	N17°55'12"E
C11	33.49'	79.00'	24°17'12"	33.24'	S23°10'47"W
C12	14.50'	79.00'	10°31'09"	14.48'	S05°46'36"W
C13	62.83'	40.00'	90°00'00"	56.57'	N46°41'17"E
C14	12.24'	45.00'	15°35'17"	12.21'	N83°53'39"E
C15	41.34'	130.00'	18°13'06"	41.16'	S04°47'27"E
C16	5.63'	130.00'	2°28'51"	5.63'	S12°39'34"E
C17	35.71'	130.00'	15°44'15"	35.59'	S03°33'01"E
C18	31.80'	100.00'	18°13'06"	31.66'	S04°47'27"E
C19	15.15'	100.00'	8°40'41"	15.13'	N06°20'06"W
C20	5.63'	100.00'	3°13'33"	5.63'	N12°17'13"W
C21	11.02'	100.00'	6°18'52"	11.01'	N01°09'40"E
C22	109.96'	70.00'	90°00'00"	98.99'	S40°40'54"E
C23	40.61'	70.00'	33°14'17"	40.04'	N12°18'02"W
C24	69.35'	70.00'	56°45'43"	66.55'	N57°18'02"W
C25	62.83'	40.00'	90°00'00"	56.57'	S40°40'54"E
C26	42.95'	100.00'	24°36'40"	42.62'	S07°59'14"E
C27	15.06'	100.00'	8°37'37"	15.04'	S24°36'22"E
C28	15.06'	100.00'	8°37'37"	15.04'	S33°13'59"E
C29	157.08'	100.00'	90°00'00"	141.42'	S40°40'54"E
C30	84.01'	100.00'	48°08'06"	81.56'	S61°36'51"E
C31	50.87'	160.00'	18°13'06"	50.66'	S04°47'27"E
C32	50.11'	40.00'	71°46'54"	46.90'	N40°12'33"E
C33	31.32'	25.00'	71°46'54"	29.31'	S40°12'33"W
C34	45.95'	25.00'	105°18'48"	39.75'	N51°14'36"W
C35	39.11'	30.00'	74°41'12"	36.40'	N38°45'24"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C36	39.27'	25.00'	90°00'00"	35.36'	S43°18'43"E
C37	12.02'	30.00'	22°57'52"	11.94'	N07°09'50"W
C38	39.27'	25.00'	90°00'00"	35.36'	N46°41'17"E
C39	7.17'	60.00'	6°50'34"	7.16'	N00°53'49"E
C40	16.88'	60.00'	16°07'18"	16.83'	N10°35'07"W
C41	24.05'	60.00'	22°57'52"	23.89'	S07°09'50"E
C42	18.04'	45.00'	22°57'52"	17.92'	S07°09'50"E
C43	12.31'	55.00'	12°49'44"	12.29'	N64°56'22"E
C44	13.44'	55.00'	13°59'48"	13.40'	S02°40'48"E
C45	62.83'	40.00'	90°00'00"	56.57'	S26°21'14"W
C46	39.27'	25.00'	90°00'00"	35.36'	S26°21'14"W
C47	78.86'	40.00'	112°57'52"	66.70'	N52°09'50"W
C48	49.29'	25.00'	112°57'52"	41.69'	N52°09'50"W
C49	32.05'	60.00'	30°36'28"	31.67'	N76°23'03"E
C50	12.27'	60.00'	11°43'12"	12.25'	S12°47'10"E
C51	9.59'	60.00'	9°09'17"	9.58'	S02°20'55"E
C52	16.03'	30.00'	30°36'28"	15.84'	N76°23'03"E
C53	24.04'	45.00'	30°36'28"	23.75'	N76°23'03"E
C54	7.06'	25.00'	16°11'27"	7.04'	N09°47'01"E
C55	10.43'	25.00'	23°53'49"	10.35'	N29°49'39"E
C56	21.89'	25.00'	50°10'44"	21.20'	N66°35'56"E
C57	39.27'	25.00'	90°00'00"	35.36'	S46°41'17"W
C58	83.11'	54.00'	88°11'13"	75.15'	S48°07'57"W
C59	83.21'	54.00'	88°17'28"	75.22'	N43°37'42"W
C60	10.47'	20.00'	30°00'00"	10.35'	N76°41'17"E
C61	20.94'	20.00'	60°00'00"	20.00'	N31°41'17"E
C62	31.42'	20.00'	89°59'55"	28.28'	N43°18'45"W
C63	30.29'	410.00'	4°13'59"	30.28'	S78°13'00"W
C64	122.43'	450.00'	15°35'17"	122.05'	S83°53'39"W
C65	130.96'	490.00'	15°18'48"	130.57'	N83°45'24"E
C66	120.27'	450.00'	15°18'48"	119.91'	S83°45'24"W
C67	31.42'	20.00'	90°00'00"	28.28'	S46°24'48"W
C68	20.36'	20.00'	58°19'54"	19.49'	N27°45'09"W
C69	20.36'	20.00'	58°19'54"	19.49'	N30°34'45"E
C70	24.84'	490.00'	2°54'18"	24.84'	N02°51'57"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C71	22.82'	450.00'	2°54'18"	22.81'	S02°51'57"W
C72	180.36'	450.00'	22°57'52"	179.16'	N07°09'50"W
C73	146.10'	542.47'	15°25'53"	145.66'	S08°17'50"E
C74	16.58'	404.00'	2°21'03"	16.58'	N17°28'14"W
C75	47.12'	30.00'	90°00'00"	42.43'	N63°38'46"W
C76	21.68'	30.00'	41°24'35"	21.21'	N50°38'57"E
C77	21.68'	30.00'	41°24'35"	21.21'	S87°56'29"E
C78	2.59'	20.00'	7°25'28"	2.59'	N84°35'59"W
C79	28.82'	20.00'	82°34'34"	26.39'	N39°36'01"W
C80	14.60'	25.00'	33°27'47"	14.39'	S01°54'53"E
C81	10.07'	25.00'	23°04'26"	10.00'	S26°21'14"W
C82	14.60'	25.00'	33°27'47"	14.39'	S54°37'20"W
C83	26.18'	108.00'	13°53'14"	26.11'	N48°09'34"W
C84	25.62'	108.00'	13°35'27"	25.56'	N61°53'54"W
C85	32.02'	108.00'	16°59'16"	31.90'	N77°11'16"W
C86	32.98'	54.00'	34°59'37"	32.47'	N21°32'09"E
C87	25.23'	54.00'	26°46'23"	25.00'	N52°25'09"E
C88	24.90'	54.00'	26°25'14"	24.68'	N79°00'57"E
C89	24.65'	54.00'	26°09'12"	24.44'	S74°41'50"E
C90	58.56'	54.00'	62°08'15"	55.74'	S30°33'06"E
C91	21.26'	79.44'	15°20'01"	21.20'	S57°32'03"W
C92	32.47'	41.60'	44°42'53"	31.65'	S68°44'38"E
C93	19.67'	32.00'	35°13'07"	19.36'	N73°29'31"W
C94	46.45'	277.57'	9°35'19"	46.40'	S74°00'55"W
C95	8.39'	77.01'	6°14'30"	8.38'	N80°46'09"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	N01°24'48"E	11.96'
L2	N01°24'48"E	13.22'
L3	N88°18'43"W	10.00'
L4	N88°18'43"W	10.00'
L5	S88°18'43"E	12.00'
L6	S88°18'43"E	10.00'
L7	S88°18'43"E	0.95'
L8	S68°27'30"W	10.09'
L9	N82°33'16"E	6.95'
L10	S88°18'43"E	10.00'
L11	N65°06'19"E	9.40'
L12	N04°19'06"E	20.00'
L13	N04°19'06"E	20.00'
L14	N04°19'06"E	20.00'
L15	N04°19'06"E	20.00'
L16	N04°19'06"E	20.00'
L17	N10°22'29"W	10.11'
L18	N59°23'21"E	18.80'
L19	S59°23'21"W	19.00'
L20	S85°40'54"E	3.13'

LINE TABLE		
LINE	BEARING	LENGTH
L21	N04°19'06"E	10.00'
L22	S85°40'54"E	3.13'
L23	S01°41'17"W	2.50'
L24	S88°18'43"E	10.00'
L25	S01°41'17"W	2.50'
L26	N13°54'00"W	3.12'
L27	S76°06'00"W	10.00'
L28	N13°54'00"W	3.12'
L29	N88°18'43"W	10.00'
L30	N01°41'17"E	5.11'
L31	N04°33'00"E	2.89'
L32	N04°33'00"E	23.71'
L33	S59°23'22"W	5.52'
L34	N01°41'41"E	21.83'
L35	S59°23'22"W	29.19'
L36	N85°40'25"W	3.12'
L37	S04°19'35"W	10.00'
L38	N85°40'25"W	3.12'
L39	N88°18'43"W	4.81'
L40	S01°41'17"W	9.04'

LINE TABLE		
LINE	BEARING	LENGTH
L41	N13°54'00"W	3.00'
L42	S76°06'00"W	10.00'
L43	N13°54'00"W	3.00'
L44	S63°38'46"E	2.54'
L45	N26°21'14"E	10.00'
L46	S63°38'46"E	2.54'
L47	N87°02'31"W	7.77'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C200	85.53'	305.50'	16°02'30"	85.25'	S10°37'31"E
C201	99.00'	634.29'	8°56'33"	98.90'	S09°05'34"E
C202	99.00'	634.29'	8°56'33"	98.90'	N09°05'34"W
C203	74.27'	75.00'	56°44'17"	71.27'	S57°18'45"E
C204	61.20'	65.00'	53°56'56"	58.97'	S58°42'26"E
C205	47.19'	75.00'	36°03'04"	46.42'	S13°42'26"E
C206	32.29'	135.00'	13°42'12"	32.21'	S02°32'00"E
C207	10.64'	125.00'	4°52'37"	10.64'	S11°27'41"E
C208	83.56'	444.50'	10°46'16"	83.44'	S86°01'40"W
C209	11.23'	444.50'	1°26'51"	11.23'	N89°18'38"W

LEGEND

- ALLOT CORNER AS DESCRIBED

SET ALLOT MONUMENT

FOUND MONUMENT AS DESCRIBED

FOUND #4 REBAR W/YPC LS 38353

CALCULATED POSITION

SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348

BOUNDARY LINE

EASEMENT LINE

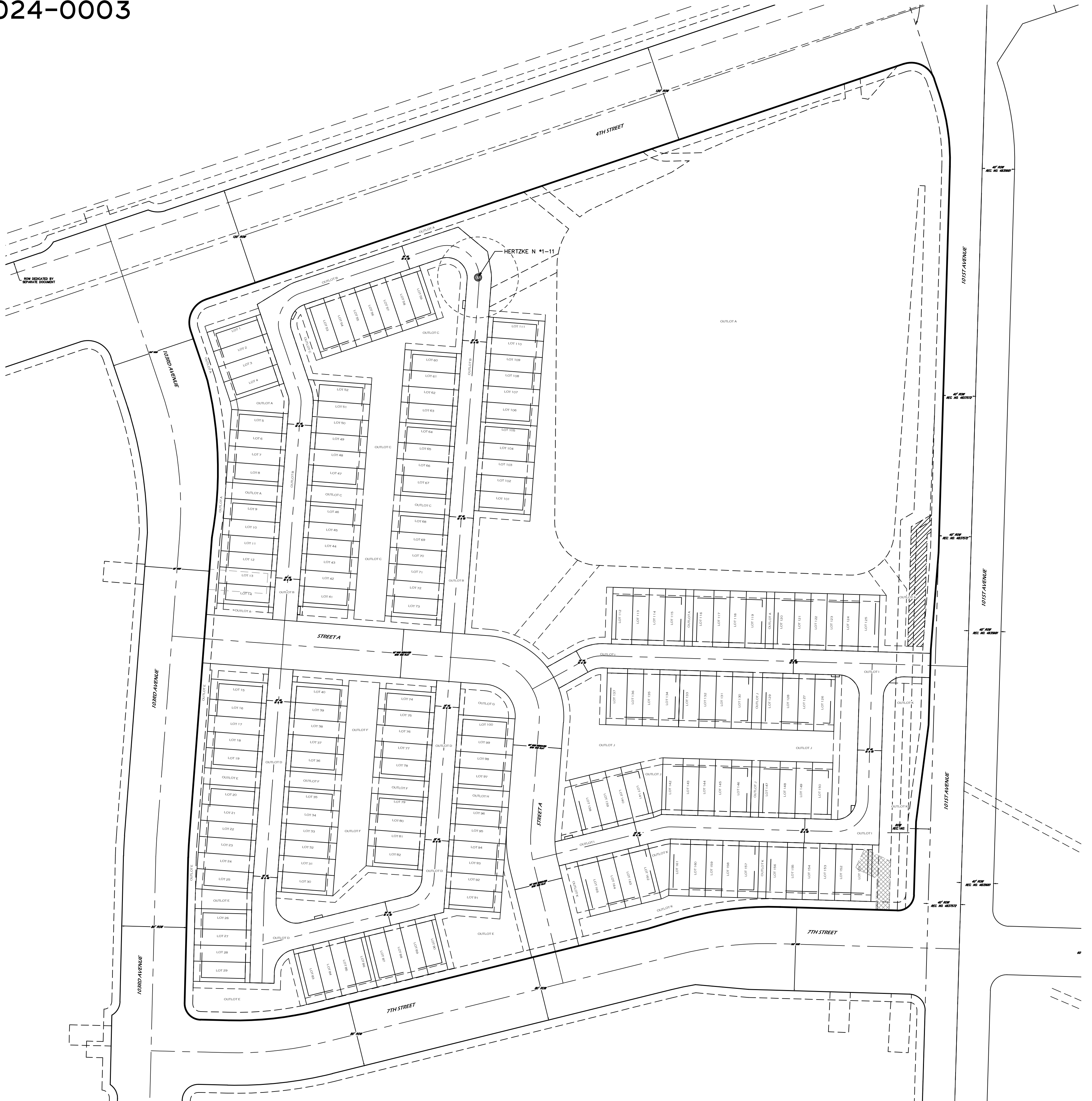
RIGHT OF WAY LINE

SECTION LINE

CENTERLINE

BUILDING ENVELOPE

PARCEL LINE



FINAL-DRAFT

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #388844

NOTICE

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

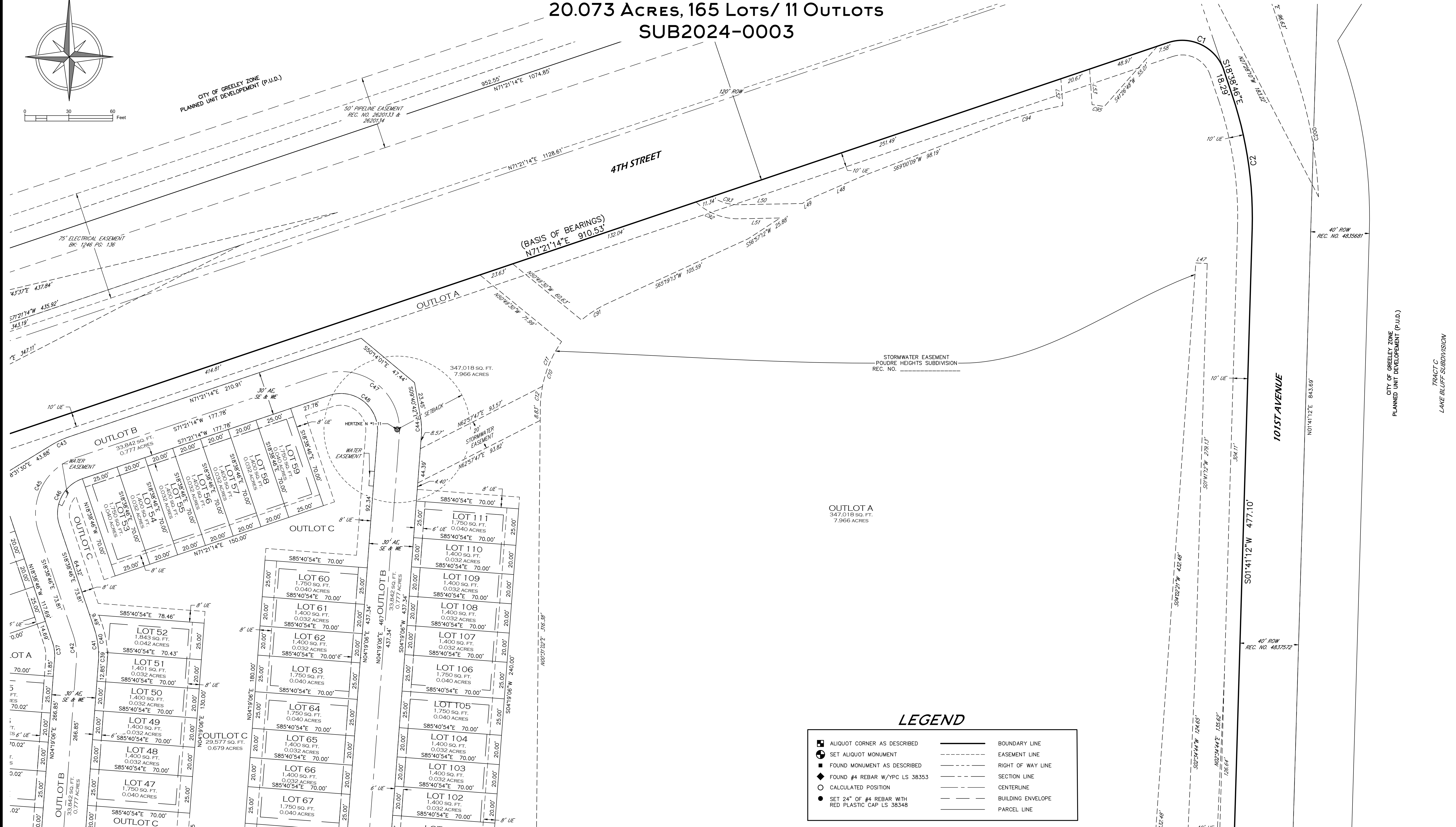
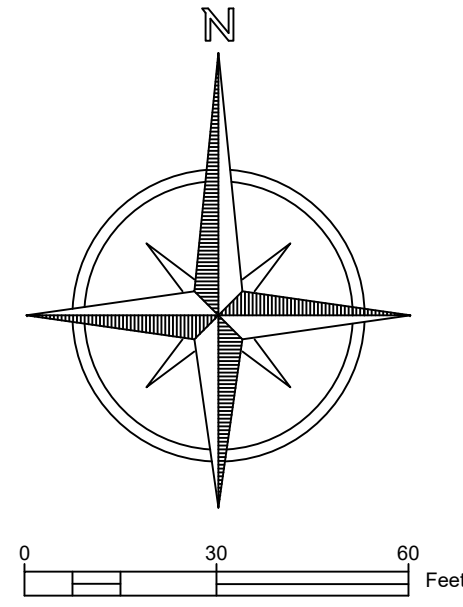
PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 75'		

2

SHEET 2 OF 8

POUDRE HEIGHTS SUBDIVISION FILING NO. 2

BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 ACRES, 165 Lots/ 11 Outlots
SUB2024-0003



LEGEND

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

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FINAL-DRAFT

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 30'		

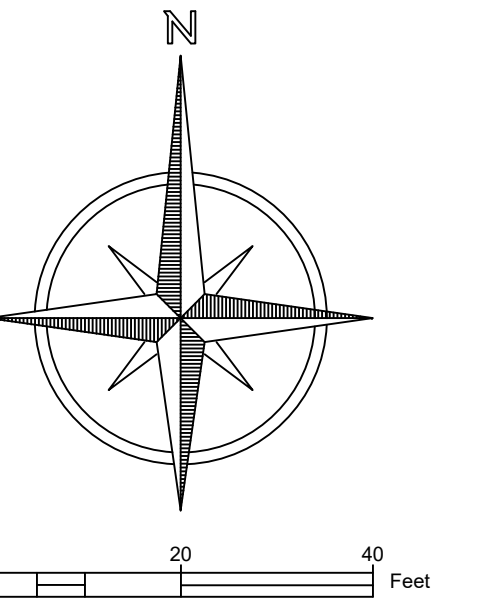
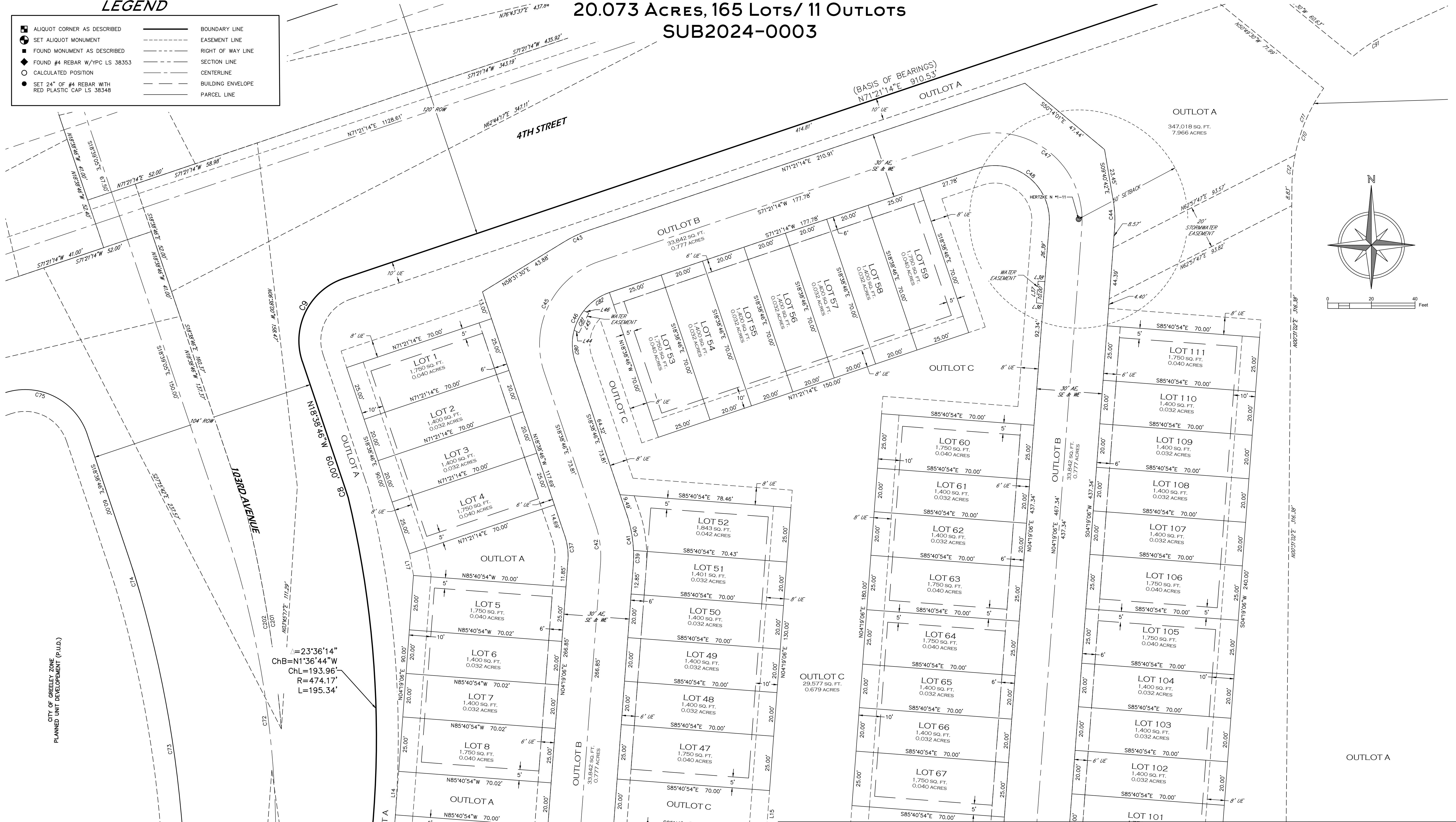
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SHEET 3 OF 8

POUDRE HEIGHTS SUBDIVISION FILING NO. 2
BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 Acres, 165 Lots/ 11 Outlots
SUB2024-0003

LEGEND

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



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Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844

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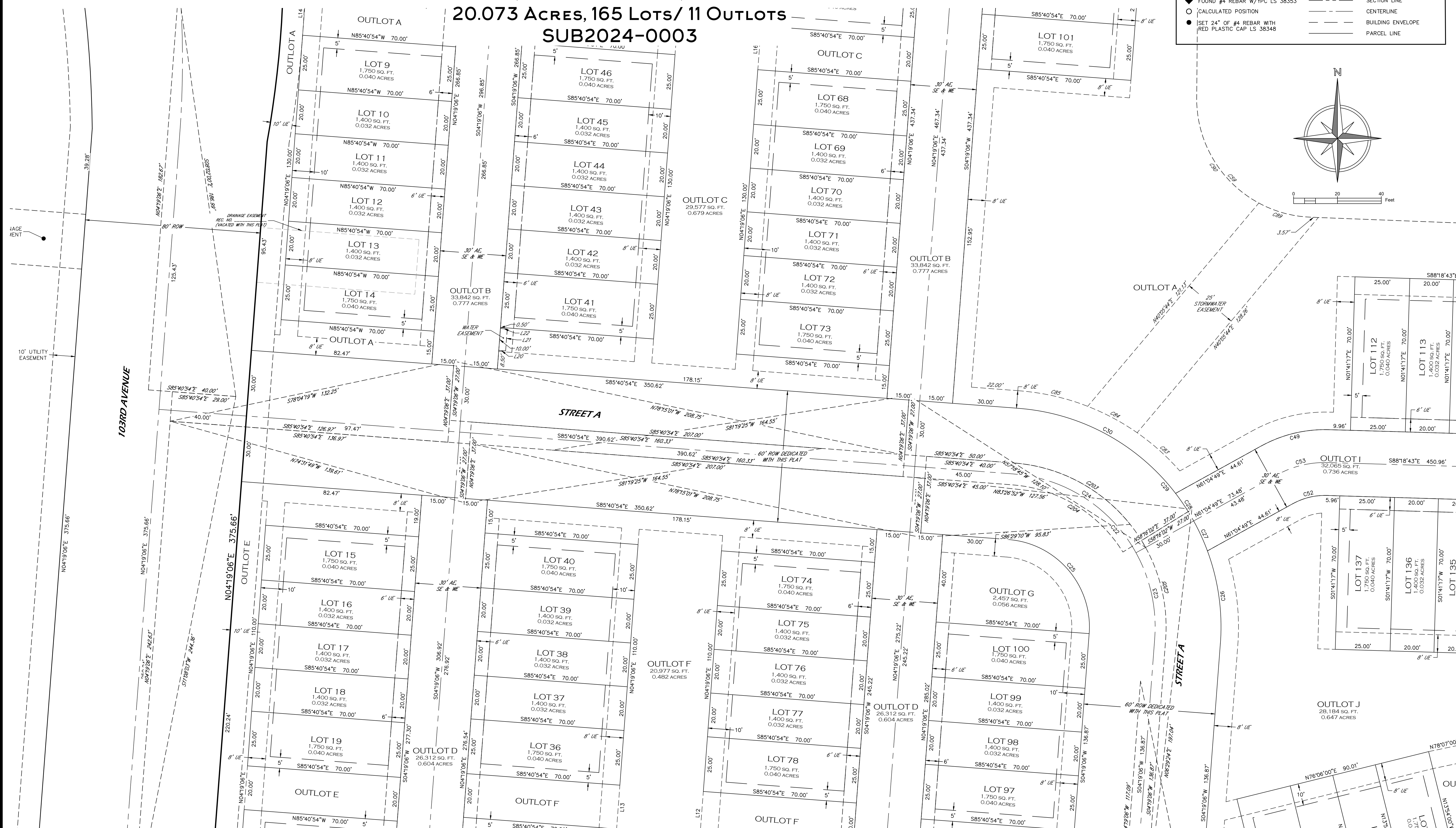
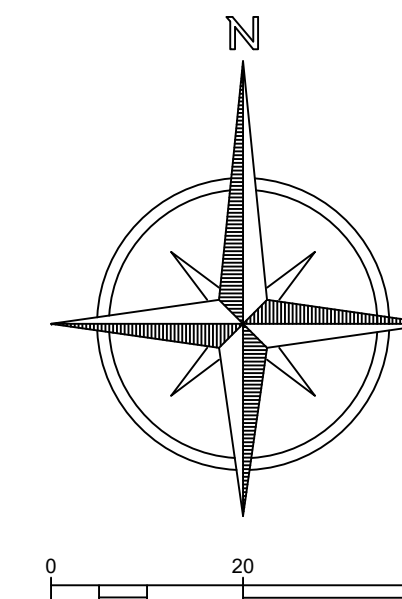
PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 20'		

4

BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

LEGEND

- | | | | |
|---|--|-------|-------------------|
| ■ | ALIQUOT CORNER AS DESCRIBED | ————— | BOUNDARY LINE |
| ⊙ | SET ALIQUOT MONUMENT | ----- | EASEMENT LINE |
| ■ | FOUND MONUMENT AS DESCRIBED | ----- | RIGHT OF WAY LINE |
| ◆ | FOUND #4 REBAR W/PC LS 38353 | ----- | SECTION LINE |
| ○ | CALCULATED POSITION | ----- | CENTERLINE |
| ● | SET 24" OF #4 REBAR WITH
RED PLASTIC CAP LS 38348 | ----- | BUILDING ENVELOPE |
| | | ----- | PARCEL LINE |



FINAL-DRAFT

NOTICE

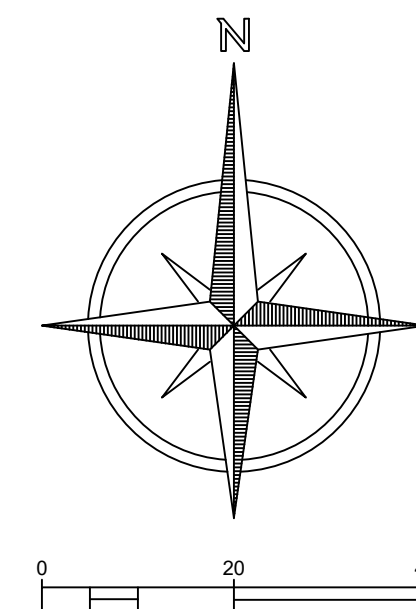
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.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

PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 20'		

5

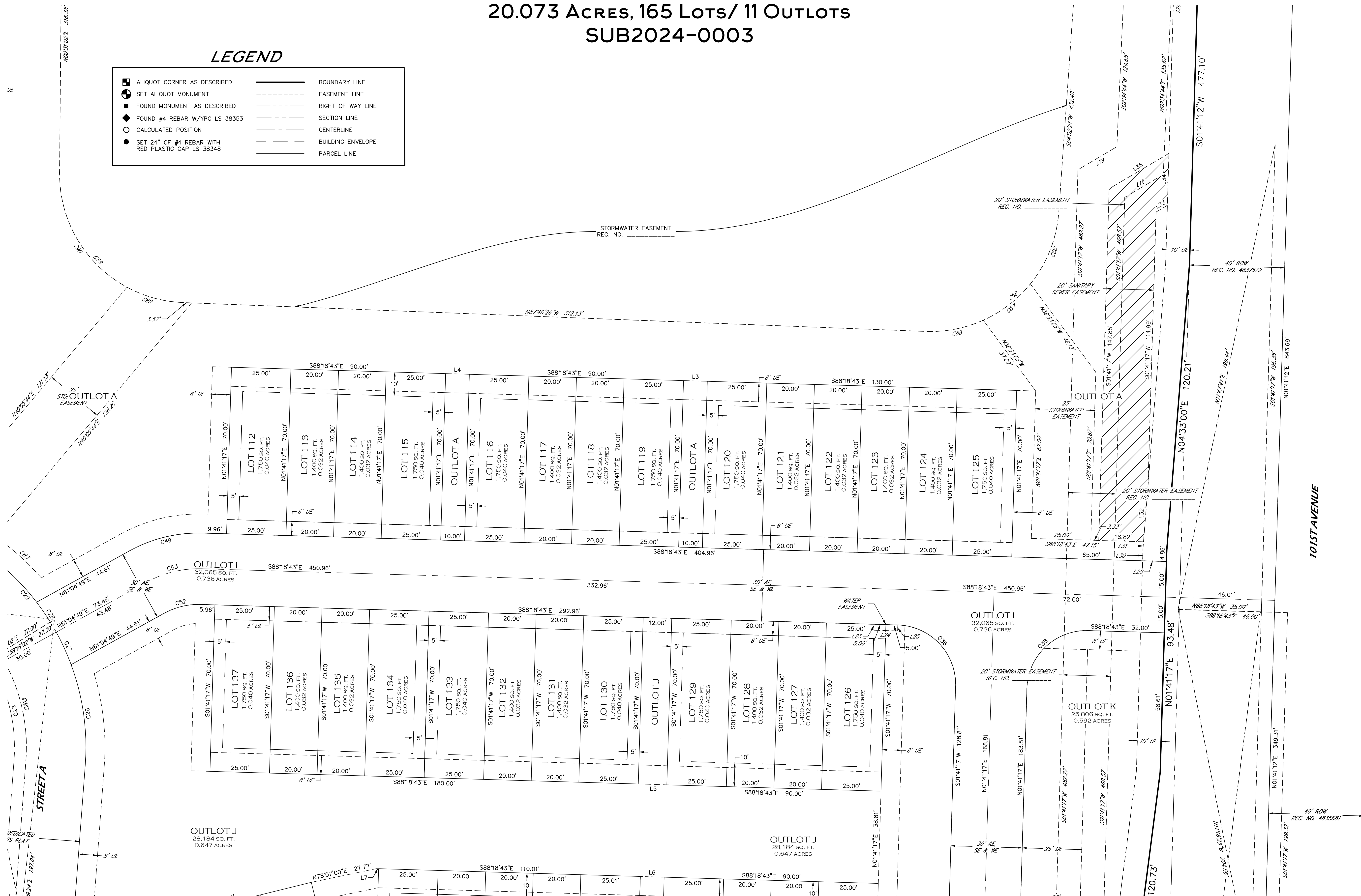
SHEET 5 OF 8

POUDRE HEIGHTS SUBDIVISION FILING NO. 2
BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 Acres, 165 Lots/ 11 Outlots
SUB2024-0003



LEGEND

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



FINAL-DRAFT

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844

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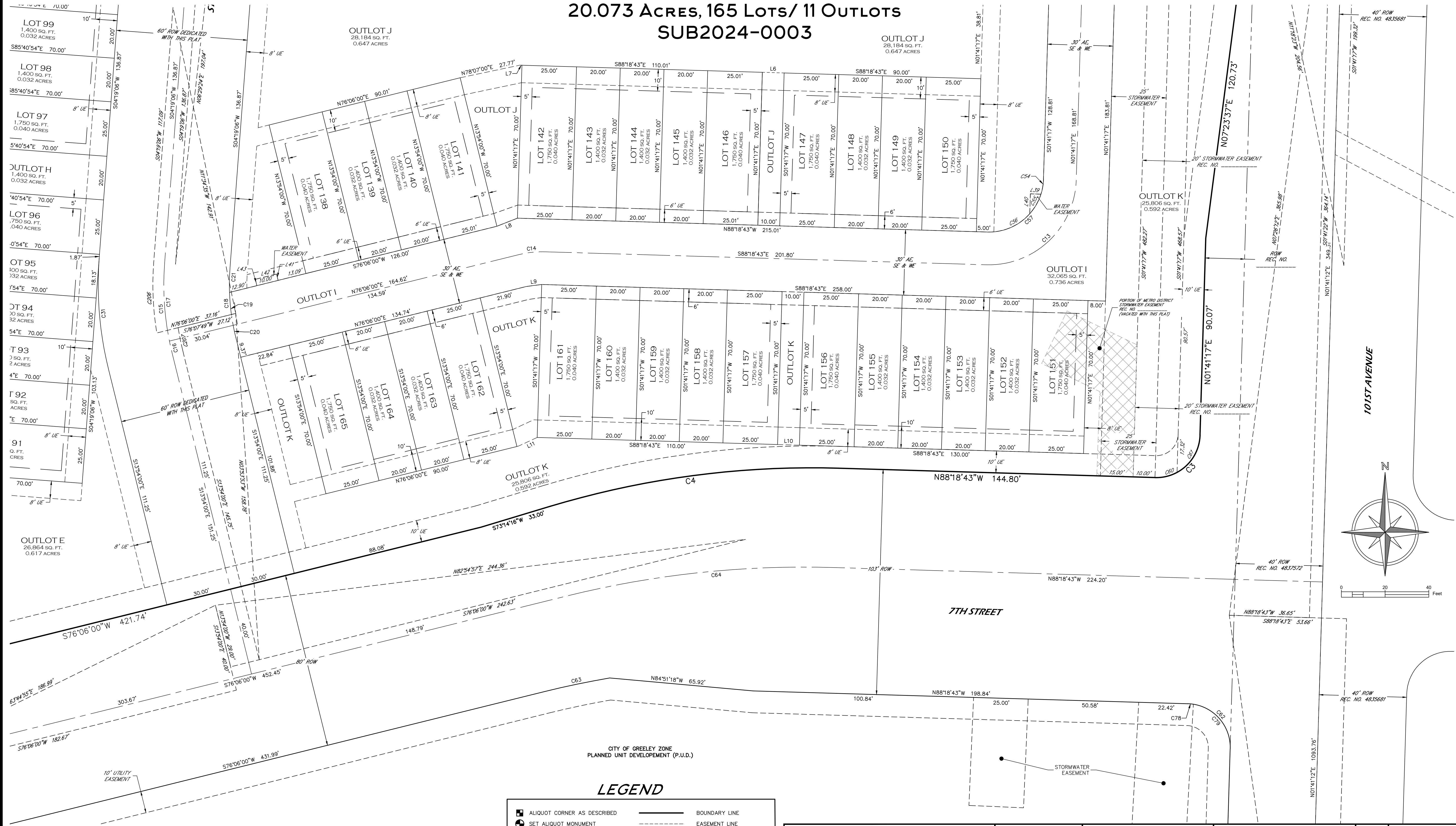
PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 20'		

6

SHEET 6 OF 8

POUDRE HEIGHTS SUBDIVISION FILING NO. 2

BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.073 Acres, 165 Lots/ 11 Outlots
SUB2024-0003



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FINAL-DRAFT

Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844

LEGEND

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



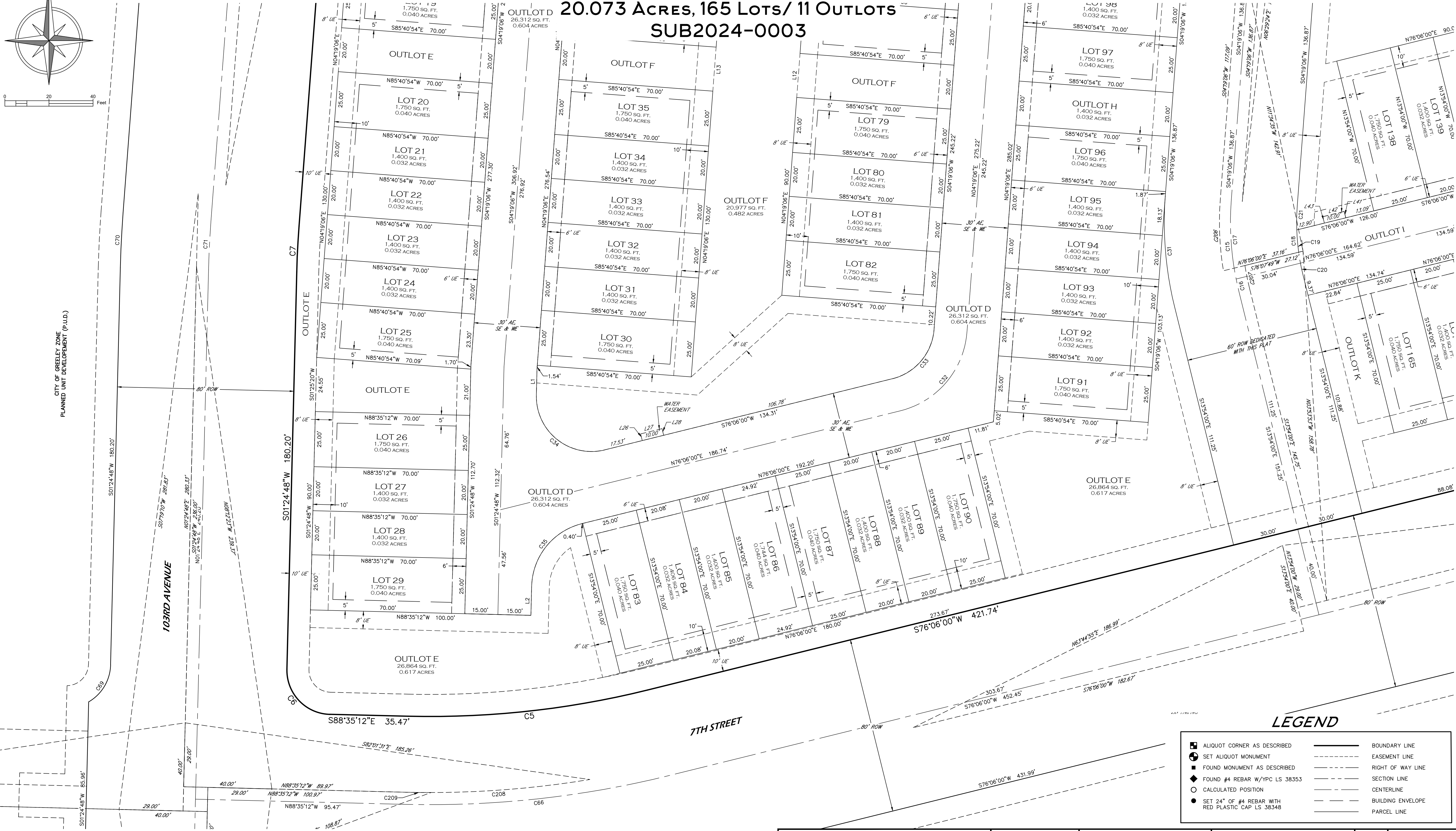
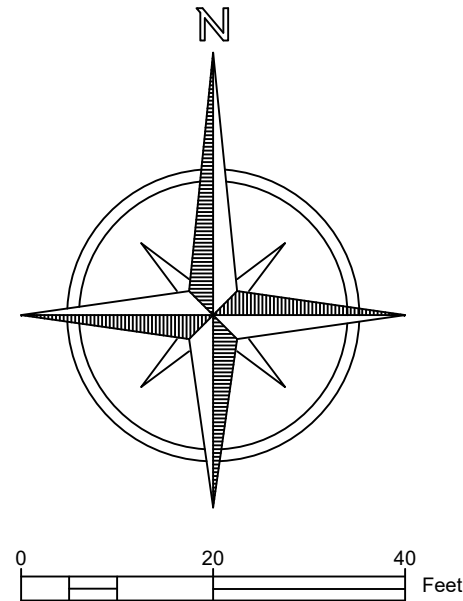
PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 20'		

7

SHEET 7 OF 8

POUDRE HEIGHTS SUBDIVISION FILING NO. 2
BEING A REPLAT OF TRACT D POUDRE HEIGHTS SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67, WEST OF THE 6TH P.M.,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

20.073 Acres, 165 Lots/ 11 Outlots
SUB2024-0003



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

FINAL-DRAFT

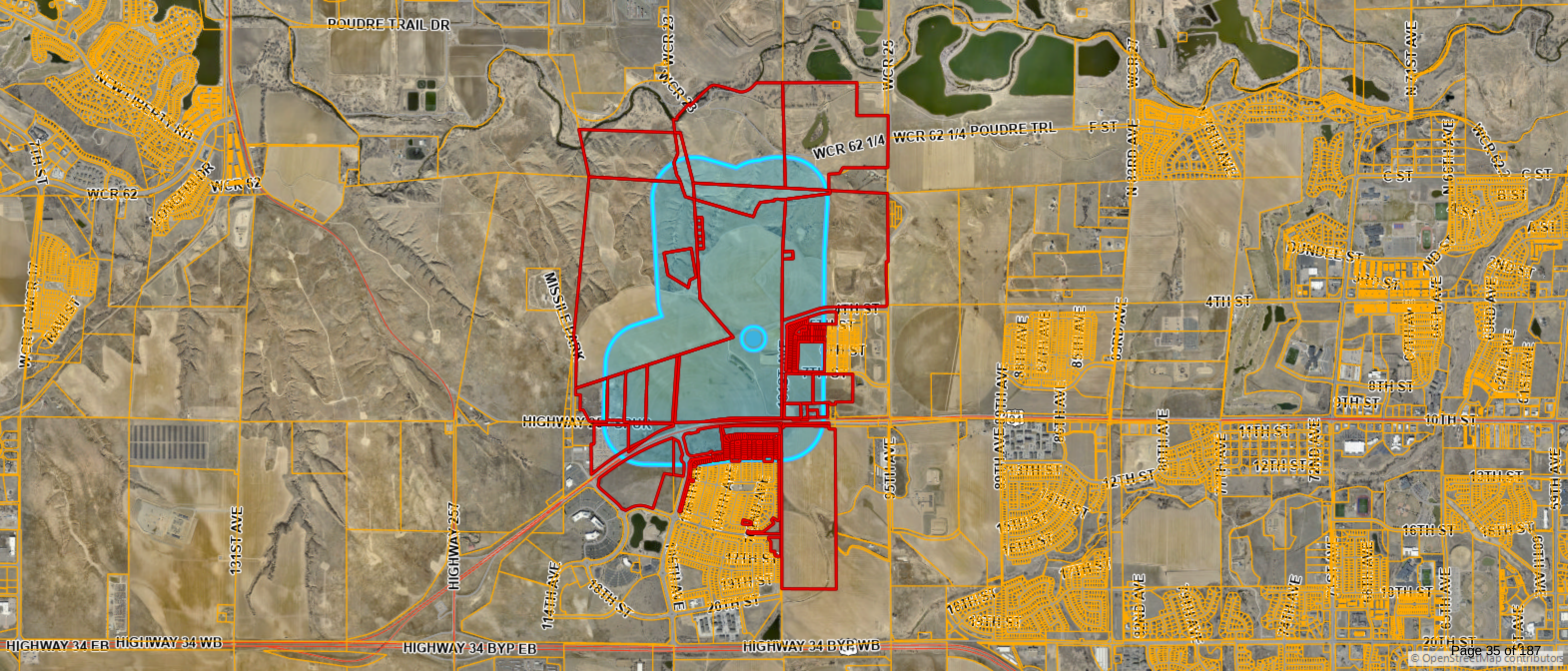
Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844



PROJECT NO: 2022261-A	NAME: POUDRE HEIGHTS	REVISIONS:	DATE:
DATE: 8-12-2024	CLIENT: HR GREEN		
DRAWN BY: MAK	FILE NAME: 2022261SUB		
CHECKED BY: SIP	SCALE: 1" = 20'		

8

SHEET 8 OF 8



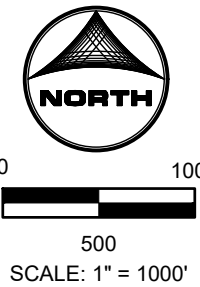
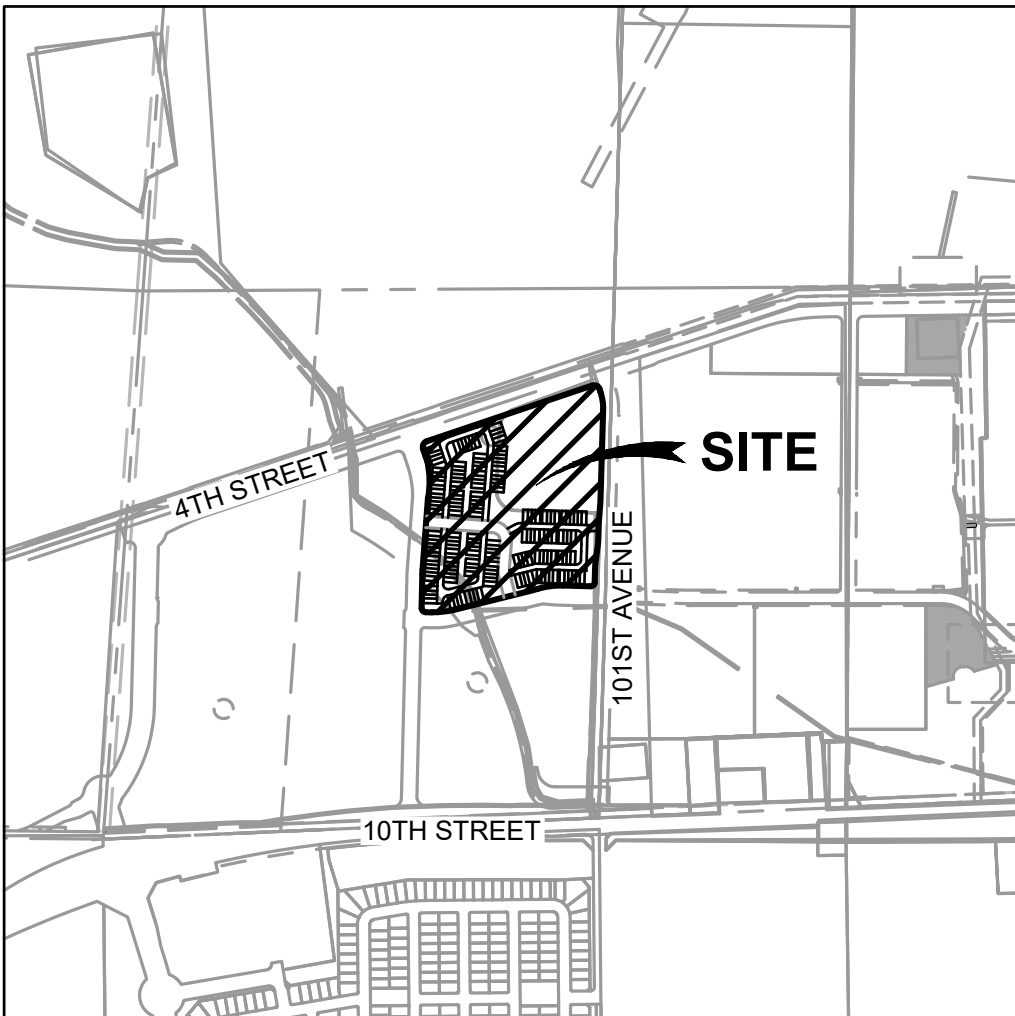
STANDARD PRELIMINARY PLAT NOTES

1. STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT THE DEDICATED ROADWAYS SHOWN ON THIS PLAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS ARE CONSTRUCTED IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLANS ARE APPROVED, AND, PROVIDED THAT CONSTRUCTION OF SAID ROADWAY IS STARTED WITHIN ONE YEAR OF THE CONSTRUCTION PLAN APPROVAL. THE OWNER, DEVELOPER AND/OR SUBDIVIDERS, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL BE RESPONSIBLE FOR STREET MAINTENANCE UNTIL SUCH TIME AS THE CITY ACCEPTS THE RESPONSIBILITY FOR MAINTENANCE AS STATED ABOVE.
2. DRIVES, PARKING AREAS AND UTILITY EASEMENTS MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR OTHER ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF ANY AND ALL DRIVES, PARKING AREAS AND EASEMENTS (CROSS-ACCESS EASEMENTS, DRAINAGE EASEMENTS, ETC.).
3. DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORMWATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION DEVICES AND FACILITIES NEEDED TO CONVEY FLOW TO SAID BASINS. THE CITY SHALL HAVE THE RIGHT TO ENTER PROPERTIES TO INSPECT SAID FACILITIES AT ANY TIME. IF THESE FACILITIES ARE NOT PROPERLY MAINTAINED, THE CITY SHALL NOTIFY THE PROPERTY OWNER IN WRITING AND SHALL INFORM THE OWNER THAT CORRECTIVE ACTION BY THE OWNER SHALL BE REQUIRED WITHIN TEN WORKING DAYS OF RECEIPT OF NOTIFICATION BY THE CITY, UNLESS AN EMERGENCY EXISTS, IN WHICH CASE CORRECTIVE ACTION SHALL BE TAKEN IMMEDIATELY UPON RECEIPT OF NOTIFICATION BY THE CITY. IF THE OWNER FAILS TO TAKE CORRECTIVE ACTION WITHIN TEN WORKING DAYS, THE CITY MAY PROVIDE THE NECESSARY MAINTENANCE AND ASSESS THE MAINTENANCE COST TO THE OWNER OF THE PROPERTY.
4. DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE THAT FINAL DRAINAGE DESIGN REVIEW AND APPROVAL BY THE CITY WILL RELIEVE SAID PERSON, HIS SUCCESSORS AND ASSIGNS, FROM LIABILITY DUE TO IMPROPER DESIGN. CITY APPROVAL OF A FINAL PLAT DOES NOT IMPLY APPROVAL OF THE DRAINAGE DESIGN WITHIN THAT PLAT.
5. LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
6. SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
7. PUBLIC SAFETY. ACCESS, WHETHER FOR EMERGENCY OR NONEMERGENCY PURPOSES, IS GRANTED OVER AND ACROSS ALL ACCESS WAYS FOR POLICE, FIRE AND EMERGENCY VEHICLES. IF ANY OR ALL OF THE ACCESS WAYS IN THIS SUBDIVISION ARE PRIVATE, THE HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR ENSURING THAT SUCH ACCESS WAYS ARE PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
8. DRAINAGE MASTER PLAN. THE POLICY OF THE CITY REQUIRES THAT ALL NEW DEVELOPMENT AND REDEVELOPMENT SHALL PARTICIPATE IN THE REQUIRED DRAINAGE IMPROVEMENTS AS SET FORTH BELOW:
i) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAN.
ii) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.
iii)EQUITABLE PARTICIPATION IN THE DESIGN AND CONSTRUCTION OF THE MAJOR DRAINAGE WAY SYSTEM THAT SERVES THE DEVELOPMENT AS DEFINED BY ADOPTED MASTER DRAINAGE WAY PLANS OR AS REQUIRED BY THE CITY AND DESIGNED IN THE FINAL DRAINAGE REPORT AND THE STORMWATER MANAGEMENT PLAN.
9. MAINTENANCE EASEMENTS. A MAINTENANCE EASEMENT IS REQUIRED FOR DEVELOPMENTS WITH ZERO SIDE SETBACKS, IF ONE STRUCTURE IS BUILT ON THE LOT LINE. IN ORDER TO MAINTAIN THE STRUCTURE WITH THE ZERO SIDE SETBACK, A MAINTENANCE EASEMENT MAY BE REQUIRED ON THE ADJACENT LOT TO ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET OF THE COMMON LOT LINE, AS MAY BE NEEDED TO MAINTAIN AND REPAIR THE ADJACENT OWNER'S PRINCIPAL STRUCTURE. EACH ADJACENT OWNER AGREES TO REPAIR ANY DAMAGE WHICH MAY BE CAUSED TO THE LOT OWNERS' PROPERTY FROM THE ADJACENT OWNER'S USE OF THIS MAINTENANCE EASEMENT AND TO TAKE ALL NECESSARY STEPS TO AVOID CAUSING SUCH DAMAGE.
10. STREET LIGHTING. ALL LOTS ARE SUBJECT TO AND BOUND BY TARIFFS WHICH ARE NOW AND MAY IN THE FUTURE BE FILED WITH THE PUBLIC UTILITIES COMMISSION OF THE STATE RELATING TO STREET LIGHTING IN THIS SUBDIVISION, TOGETHER WITH RATES, RULES AND REGULATIONS THEREIN PROVIDED AND SUBJECT TO ALL FUTURE AMENDMENTS AND CHANGES THERETO. THE OWNERS OR THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, SHALL PAY, AS BILLED, A PORTION OF THE COST OF PUBLIC STREET LIGHTING IN THE SUBDIVISION IN ACCORDANCE TO APPLICABLE RATES, RULES AND REGULATIONS, INCLUDING FUTURE AMENDMENTS AND CHANGES ON FILE WITH THE PUBLIC UTILITIES COMMISSION.
11. WATER OR SEWER MAIN EASEMENTS. THERE SHALL BE NO PERMANENT STRUCTURES, FENCES, DETENTION PONDS, LANDSCAPING (PLANTINGS OR BERMS) GREATER THAN THREE FEET, TALL MATURE GROWTH, OR OTHER ENCUMBRANCES LOCATED IN WATER OR SEWER MAIN EASEMENTS.
12. WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING OR OTHER IMPROVED SURFACES SUBSEQUENT TO THE REPAIR OF A WATER OR SEWER MAIN SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' OR CONDOMINIUM ASSOCIATION. THE WATER AND SEWER DEPARTMENT WILL SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.

ADDITIONAL NOTES

1. SIGNS SHALL BE FURNISHED AND INSTALLED PER THE MOST CURRENT EDITIONS OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) AND CITY STANDARDS, AND SHOWN ON THE SIGNING AND STRIPING PLAN FOR THE DEVELOPMENT.

POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



SHEET INDEX

SHEET NUMBER	SHEET TITLE
1	COVER SHEET
2	GENERAL NOTES & TYPICAL SECTIONS
3	EXISTING CONDITIONS
4	OVERALL SITE PLAN
5 - 7	SITE PLAN
8	OVERALL UTILITY PLAN
9	OVERALL GRADING PLAN
10 - 12	GRADING & UTILITY PLAN
13	LANDSCAPE COVER
14	LANDSCAPE PLAN
15	LANDSCAPE DETAILS

LAND USE SUMMARY TABLE			
TYPE	AREA (SF)	AREA (ACRES)	% OF TOTAL
OUTLOT A	347,018 SF	7.966 AC	39.69%
OUTLOT B	33,842 SF	0.777 AC	3.87%
OUTLOT C	29,577 SF	0.679 AC	3.38%
OUTLOT D	26,312 SF	0.604 AC	3.01%
OUTLOT E	26,864 SF	0.617 AC	3.07%
OUTLOT F	20,977 SF	0.482 AC	2.40%
OUTLOT G	2,457 SF	0.056 AC	0.28%
OUTLOT H	1,400 SF	0.032 AC	0.16%
OUTLOT I	32,065 SF	0.736 AC	3.67%
OUTLOT J	28,184 SF	0.647 AC	3.22%
OUTLOT K	25,806 SF	0.592 AC	2.95%
LOTS (165)	254,894 SF	5.852 AC	29.15%
LOT AVERAGE	1,545 SF	0.035 AC	
ROW	45,002 SF	1.033 AC	5.15%
TOTAL	874,398 SF	20.073 AC	100.00%

EASEMENT TYPE	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT (D.E.)	DRAINAGE FACILITIES AND/OR CONVEYANCE	C/O GREELEY	PROPERTY OWNER
STORM EASEMENT (ST.E.)	STORM DRAIN MAINTENANCE & ACCESS	C/O GREELEY	PROPERTY OWNER
UTILITY EASEMENT (U.E.)	DRY UTILITIES	C/O GREELEY	PROPERTY OWNER
PERMANENT SANITARY SEWER EASEMENT (P.S.S.E.)	SANITARY SEWER	C/O GREELEY	PROPERTY OWNER
GAS EASEMENT (G.E.)	GAS LINES	C/O GREELEY	PROPERTY OWNER

TRACT TABLE				
OUTLOT	PURPOSED	OWNERSHIP	MAINTENANCE	AREA
OUTLOT A	DETENTION POND, POCKET PARK	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	347,018 SF (7.966 AC)
OUTLOT B	ACCESS & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	33,842 SF (0.777 AC)
OUTLOT C	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	29,577 SF (0.679 AC)
OUTLOT D	ACCESS & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	26,312 SF (0.604 AC)
OUTLOT E	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	26,864 SF (0.617 AC)
OUTLOT F	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	20,977 SF (0.482 AC)
OUTLOT G	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	2,457 SF (0.056 AC)
OUTLOT H	UTILITY & DRAINAGE	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	1,400 SF (0.032 AC)
OUTLOT I	ACCESS & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	32,065 SF (0.736 AC)
OUTLOT J	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	28,184 SF (0.647 AC)
OUTLOT K	OPEN SPACE, DRAINAGE, & UTILITY	HOMEOWNER'S ASSOCIATION	HOMEOWNER'S ASSOCIATION	25,806 SF (0.592 AC)
			TOTAL:	574,502 SF (13.189 AC)

SURVEYOR CERTIFICATION BLOCK:

CERTIFICATE AND SEAL OF REGISTERED LAND SURVEYOR:

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

REGISTERED LAND SURVEYOR

REGISTRATION NUMBER

OWNER DEDICATION STATEMENT

DEDICATION STATEMENT:

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

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

NOTARY PUBLIC

CITY OF GREELEY SIGNATURE BLOCKS:

CITY COUNCIL APPROVAL
APPROVED BY THE CITY OF GREELEY ON THIS _____ DAY OF _____, 20___.
PLANNING COMMISSION RECOMMENDATION
RECOMMENDED/NOT RECOMMENDED BY THE CITY OF GREELEY PLANNING COMMISSION, THIS _____ DAY OF _____, 20___.
PLANNING COMMISSION APPROVAL
APPROVED BY THE CITY OF GREELEY PLANNING COMMISSION ON _____ DAY OF _____, 20___.
POUDRE HEIGHTS PA-F PRELIMINARY PLAT
TITLE: COVER SHEET

DATE: OCTOBER 23, 2024



EXISTING



DEFINITION
ACRE
AMERICANS WITH DISABILITY ACT
BOTTOM OF WALL
DIAMETER
DRAINAGE EASEMENT
ELECTRIC
ELEVATION
EXISTING
FLARED END SECTION
FINISHED FLOOR
FIRE HYDRANT
FLOWLINE
FIBER OPTIC
FEET
GAS EASEMENT
HORIZONTAL
HIGH POINT
INLET
INVERT
IRRIGATION
LEFT
LINEAR FEET
LOW POINT
LANDSCAPE
MAXIMUM
MATCH EXISTING
MINIMUM
MARKER
NOT-TO-SCALE
OVERHEAD
OVERHEAD ELECTRIC
OUTLET STRUCTURE
PEDESTAL
PROPOSED
PERMANENT SANITARY SEWER EASEMENT
POLYVINYL CHLORIDE
PERMANENT WATER EASEMENT
PERMANENT WATER & SANITARY SEWER EASEMENT
RADIUS
REINFORCED CONCRETE PIPE
RIGHT-OF-WAY
RIGHT
SANITARY
STORM DRAIN MANHOLE
SQUARE FEET
SANITARY SEWER MANHOLE
STATION
STORM
TELEPHONE
TOP OF PIPE
CABLE TV UNDERGROUND
TOP OF WALL
TYPICAL
UTILITY EASEMENT
UNDERGROUND TELEPHONE
VERTICAL
WATER

PROJECT NUMBER: SUB2024-0003



20' X 70' LOT (TYPICAL UNIT) 30' X 70' LOT (END CORNER UNIT)	<u>DEVELOPMENT REQUIREMENTS:</u> MINIMUM LOT SIZE- 1200 SF (PER PUD) - AS SHOWN 1300 SF MAXIMUM BUILDING HEIGHT- 40' LOT COVERAGE- 70% FLOOR AREA MINIMUM - 500 SF MAXIMUM NUMBER OF ATTACHED UNITS- 24 OPEN SPACE REQUIREMENT- 30%
<u>LOT REQUIREMENTS</u> MAX BUILDING FOOTPRINT = 980SF (20' X 49' ON AVERAGE) 10' FRONT SETBACK TO LIVING SPACE 4' REAR SETBACK TO ALLEY-LOADED GARAGE 10' SIDE (CORNER) SETBACK 5' SIDE SETBACK 10' BUILDING SEPARATION	<u>PARKING REQUIREMENTS:</u> STUDIO/ EFFICIENCY- 1.25/UNIT 1 BEDROOM- 1.5/UNIT 2 BEDROOM- 1.75/UNIT 3 BEDROOM- 2/UNIT 4+ BEDROOM- 3/UNIT GUEST PARKING- 1/10 REQUIRED SPACES

TRACT D - POUDRE HEIGHTS SUBDIVISION

A PARCEL OF LAND, BEING PART OF TRACT 2, JACKSON SUBDIVISION AS RECORDED DECEMBER 14, 2005 AS RECEPTION NO. 3347377 OF THE RECORDS OF THE WELD COUNTY CLERK AND RECORDER, SITUATE IN THE SOUTHWEST QUARTER (SW1/4) OF SECTION ONE (1), TOWNSHIP FIVE NORTH (T.5N.), RANGE SIXTY-SEVEN WEST (R.67W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.), CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

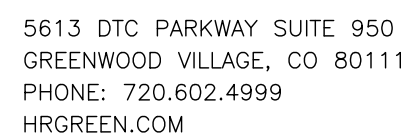
COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 1 AND ASSUMING THE EAST LINE OF SAID SECTION 1, THENCE S89°00'00"E 1/4" TO THE CORNER OF SAID SECTION 1 AND THE SOUTHWEST QUARTER AS BEARING NORTH 01°41'12" EAST, BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2,760.04 FEET MONUMENTED AT THE CENTER QUARTER CORNER BY A #6 REBAR WITH 3.25" ALUMINUM CAP STAMPED LS 22098, AND MONUMENTED AT THE SOUTH QUARTER CORNER BY A #6 REBAR WITH A 3.25" ALUMINUM CAP (ILLEGIBLE) AND WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 01°41'12" EAST, ALONG SAID EAST LINE, A DISTANCE OF 1,508.13 FEET;
 THENCE NORTH 88°18'43" WEST A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING;
 THENCE SOUTH 01°41'17" WEST A DISTANCE OF 73.61 FEET;
 THENCE SOUTH 07°23'37" WEST A DISTANCE OF 120.73 FEET;
 THENCE SOUTH 01°41'17" WEST A DISTANCE OF 90.07 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHWEST A DISTANCE OF 31.42 FEET, HAVING A
 RADIUS OF 20.00 FEET, A DELTA OF 05°18'48" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 46°41'17"
 WEST A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY (PT);
 THENCE NORTH 88°18'43" WEST A DISTANCE OF 144.80 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 133.64 FEET, HAVING A
 RADIUS OF 415.00 FEET, A DELTA OF 18°27'02" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 82°27'47"
 WEST A DISTANCE OF 133.06 FEET TO A POINT OF TANGENCY (PT);
 THENCE SOUTH 73°14'16" WEST A DISTANCE OF 33.00 FEET;
 THENCE SOUTH 78°06'00" WEST A DISTANCE OF 421.74 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTH A DISTANCE OF 109.58 FEET, HAVING A
 RADIUS OF 410.00 FEET, A DELTA OF 05°18'48" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 83°45'24"
 WEST A DISTANCE OF 108.28 FEET TO A POINT OF TANGENCY (PT);
 THENCE NORTH 88°35'12" WEST A DISTANCE OF 35.47 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE NORTHEAST A DISTANCE OF 31.42 FEET, HAVING A
 RADIUS OF 20.00 FEET, A DELTA OF 09°00'00" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 43°35'12"
 WEST A DISTANCE OF 28.28 FEET TO A POINT OF TANGENCY (PT);
 THENCE NORTH 01°24'48" EAST A DISTANCE OF 180.20 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE EAST A DISTANCE OF 20.79 FEET, HAVING A RADIUS
 OF 410.00 FEET, A DELTA OF 02°54'18" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 02°51'57" EAST
 A DISTANCE OF 20.79 FEET TO A POINT OF TANGENCY (PT);
 THENCE NORTH 04°19'08" EAST A DISTANCE OF 375.68 FEET TO THE BEGINNING POINT OF A CURVE,
 NON-TANGENT TO THE AFORESAID LINE;
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 195.34 FEET, HAVING A
 RADIUS OF 474.17 FEET, A DELTA OF 23°36'14" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 01°36'44"
 WEST A DISTANCE OF 193.96 FEET TO A POINT OF COMPOUND CURVE (PCC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 5.73 FEET, HAVING A RADIUS
 OF 508.00 FEET, A DELTA OF 00°38'45" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 18°19'24" WEST A
 DISTANCE OF 5.73 FEET;
 THENCE NORTH 18°38'46" WEST, ALONG A LINE NON-TANGENT TO THE AFORESAID CURVE, A DISTANCE OF
 60.00 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTHEAST A DISTANCE OF 47.12 FEET, HAVING A
 RADIUS OF 30.00 FEET, A DELTA OF 09°00'00" AND IS SUBTENDED BY A CHORD THAT BEARS NORTH 28°21'14"
 EAST A DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY (PT);
 THENCE NORTH 71°21'14" EAST A DISTANCE OF 910.53 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE SOUTH A DISTANCE OF 47.12 FEET, HAVING A
 RADIUS OF 30.00 FEET, A DELTA OF 89°59'59" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 63°38'46"
 EAST A DISTANCE OF 42.43 FEET TO A POINT OF TANGENCY (PT);
 THENCE SOUTH 18°38'46" EAST A DISTANCE OF 18.29 FEET TO A POINT OF CURVATURE (PC);
 THENCE ALONG THE ARC OF A CURVE CONCAVE TO THE WEST A DISTANCE OF 92.27 FEET, HAVING A RADIUS
 OF 30.00 FEET, A DELTA OF 89°59'59" AND IS SUBTENDED BY A CHORD THAT BEARS SOUTH 08°28'50" EAST A
 DISTANCE OF 91.70 FEET TO A POINT OF TANGENCY (PT);
 THENCE SOUTH 01°41'12" WEST A DISTANCE OF 477.10 FEET;
 THENCE SOUTH 04°33'00" WEST A DISTANCE OF 120.21 FEET;
 THENCE SOUTH 01°41'17" WEST A DISTANCE OF 19.86 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL OF LAND CONTAINS 874,399 SQUARE FEET OR 20.073 ACRES, MORE OR LESS (±).



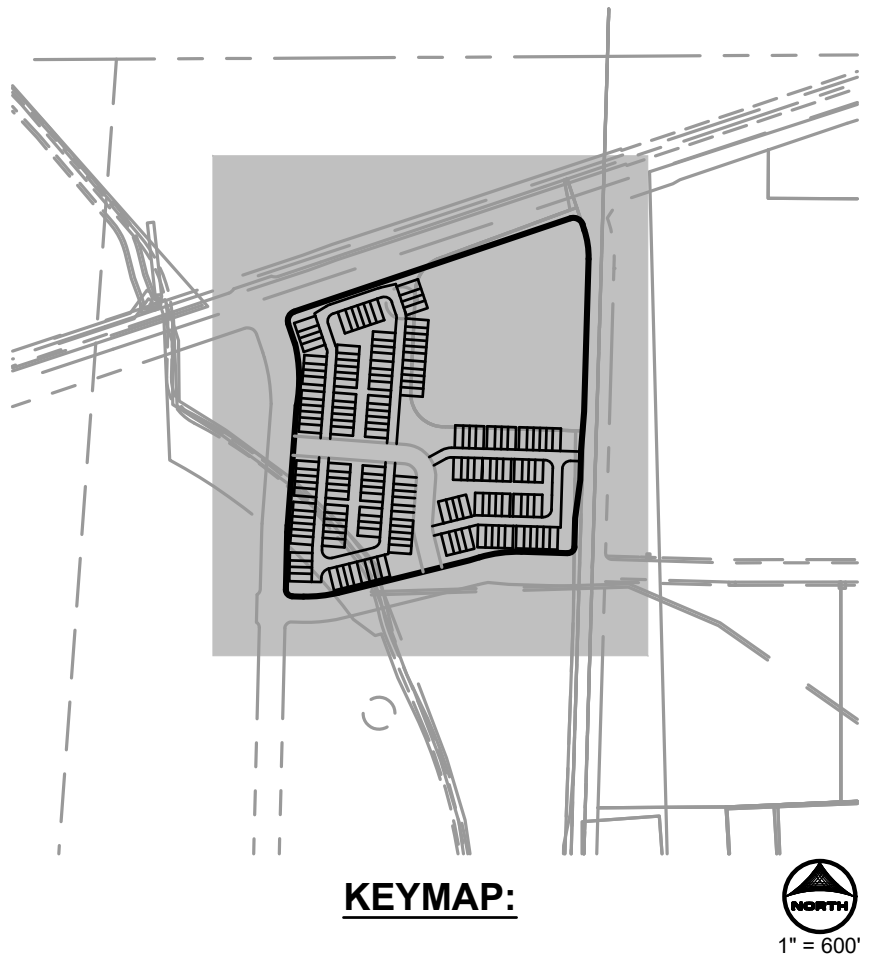
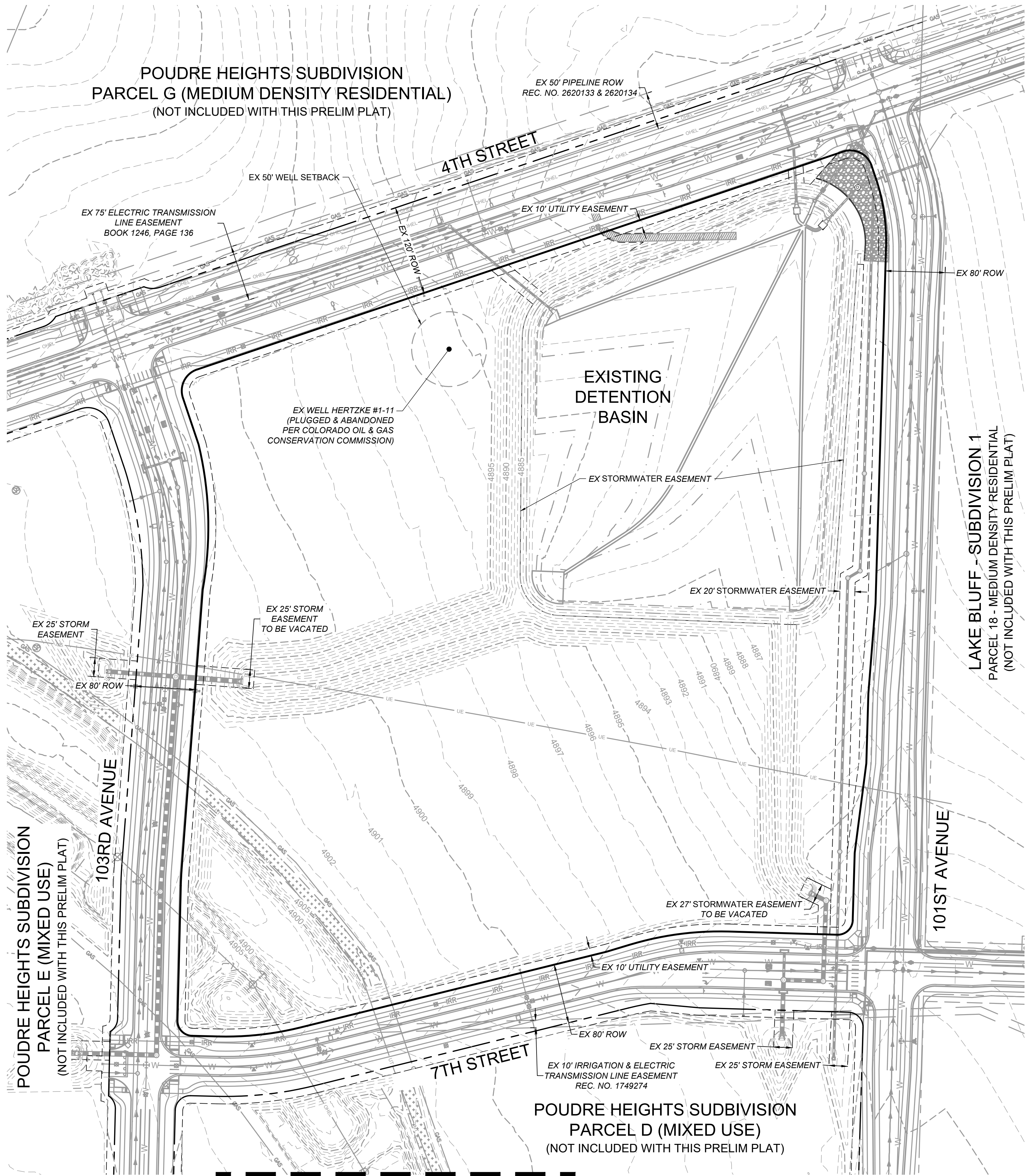
DATE: OCTOBER 23, 2024



SHEET: 2 OF 15

POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003

POUDRE HEIGHTS SUBDIVISION
PARCEL G (MEDIUM DENSITY RESIDENTIAL)
(NOT INCLUDED WITH THIS PRELIM PLAT)



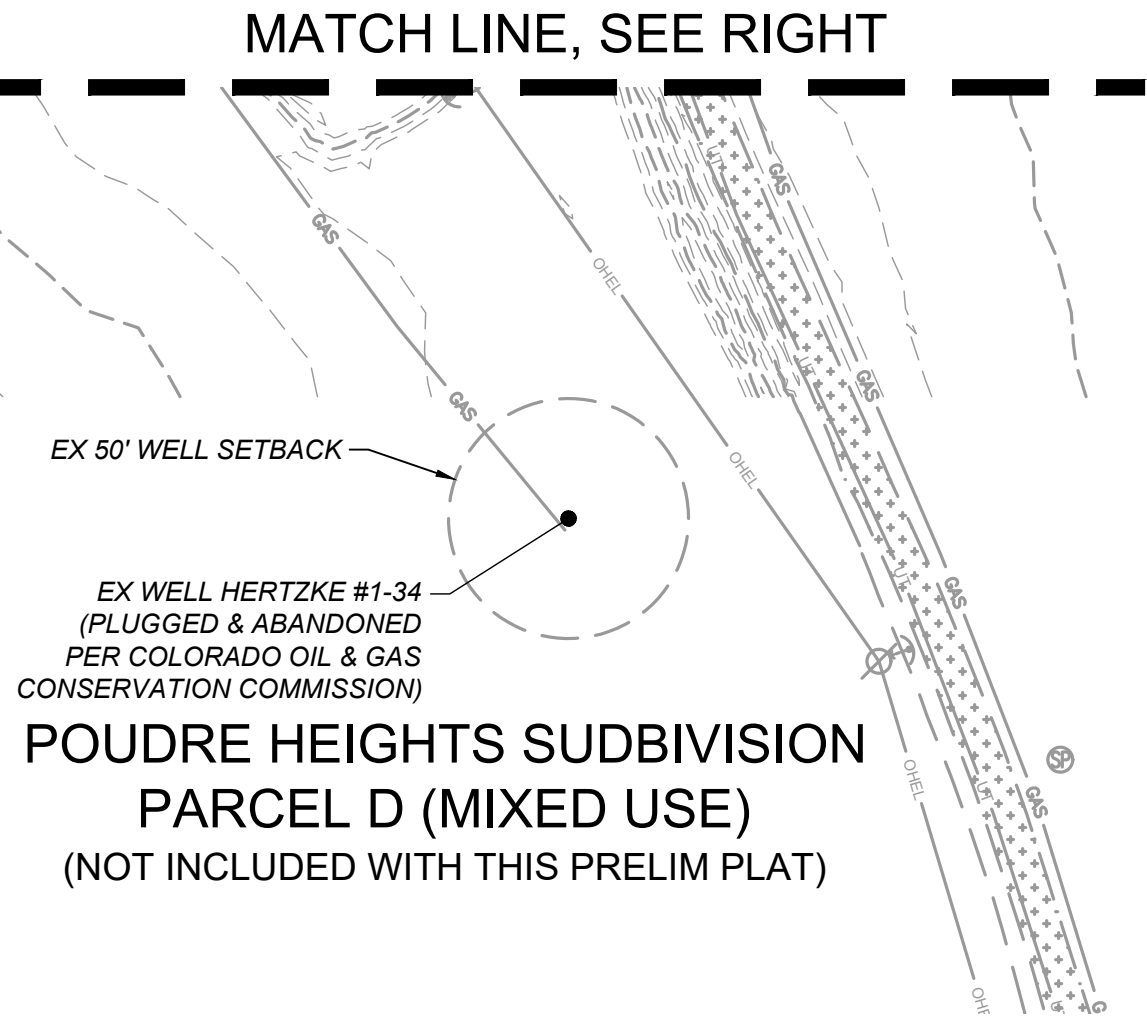
- LEGEND**
- PROJECT BOUNDARY
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING STORM SEWER
 - EXISTING SANITARY SEWER
 - EXISTING WATER MAIN
 - EXISTING STORM MANHOLE
 - EXISTING SANITARY MANHOLE
 - EXISTING FIRE HYDRANT
 - EXISTING ELECTRIC LINE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING POLE
 - EXISTING SIGN
 - EXISTING TREE
 - EXISTING STREET LIGHT

NOTE:
SEE MASTER LEGEND ON SHEET 2 FOR A
DETAILED LIST OF ALL EXISTING UTILITIES AND
INFRASTRUCTURE

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: EXISTING CONDITIONS

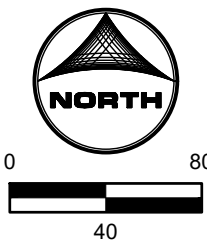
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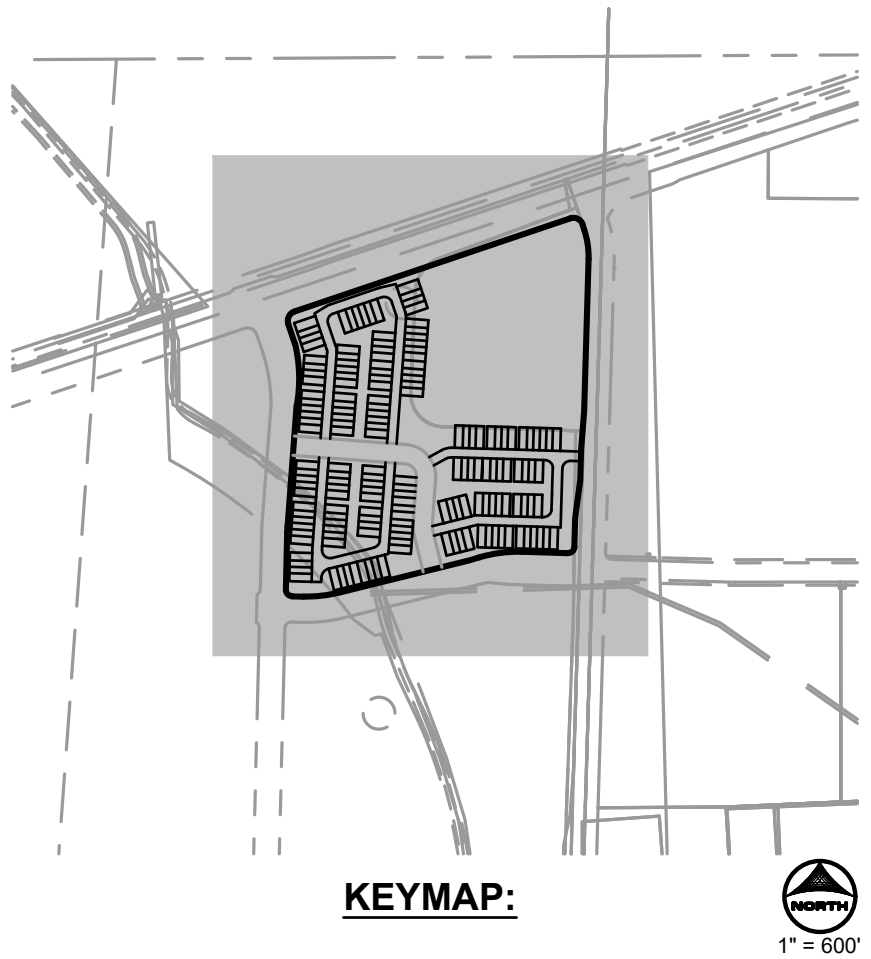
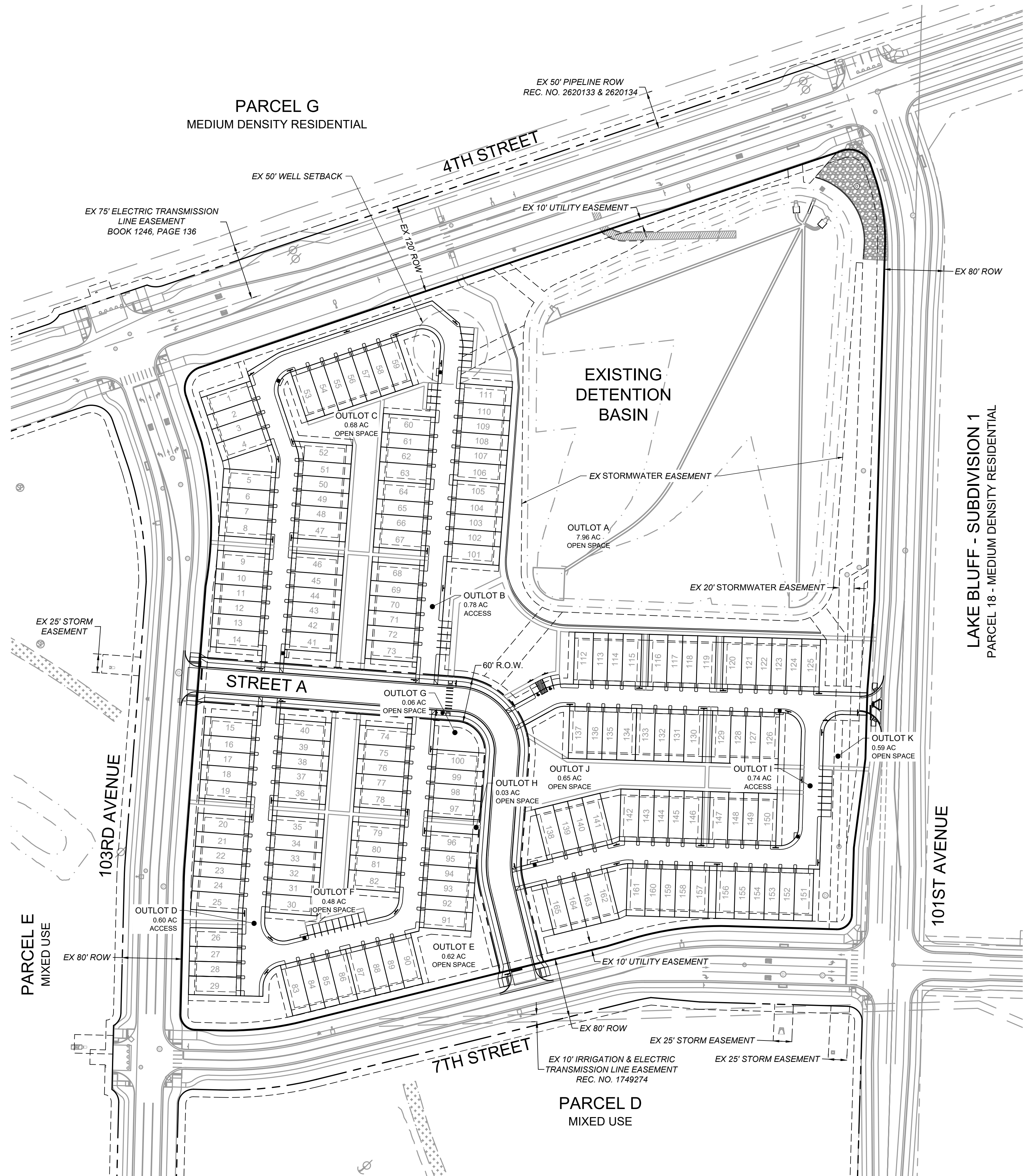


POUDRE HEIGHTS SUBDIVISION
PARCEL D (MIXED USE)
(NOT INCLUDED WITH THIS PRELIM PLAT)

MATCH LINE, SEE LEFT



POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



LEGEND	
ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
SETBACK	---
FIRE HYDRANT	⬮
PARKING COUNT	1
LOT NUMBER	1
STREET LIGHT	☆
EXISTING STREET LIGHT	☆

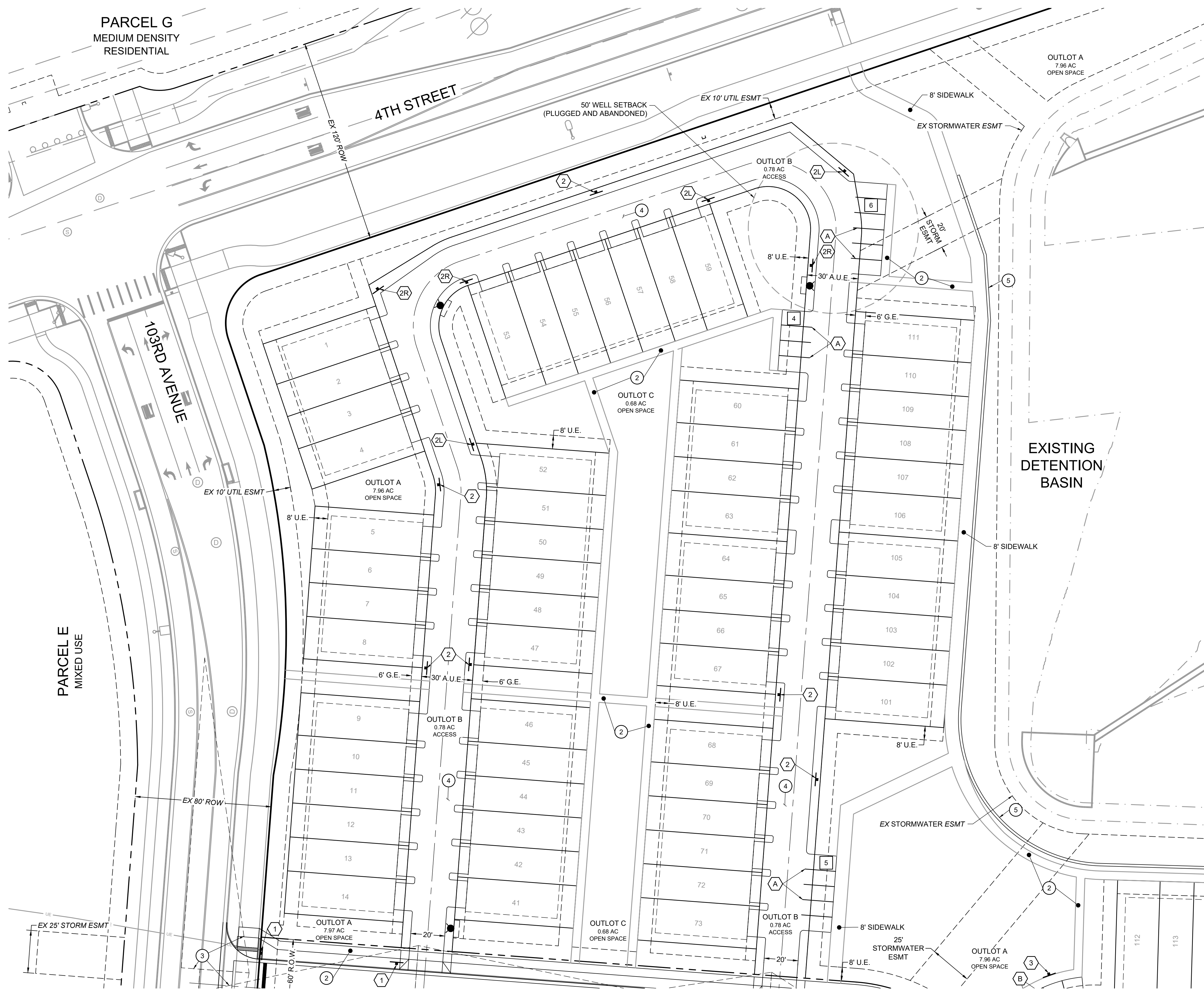
POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: OVERALL SITE PLAN

DATE: OCTOBER 23, 2024

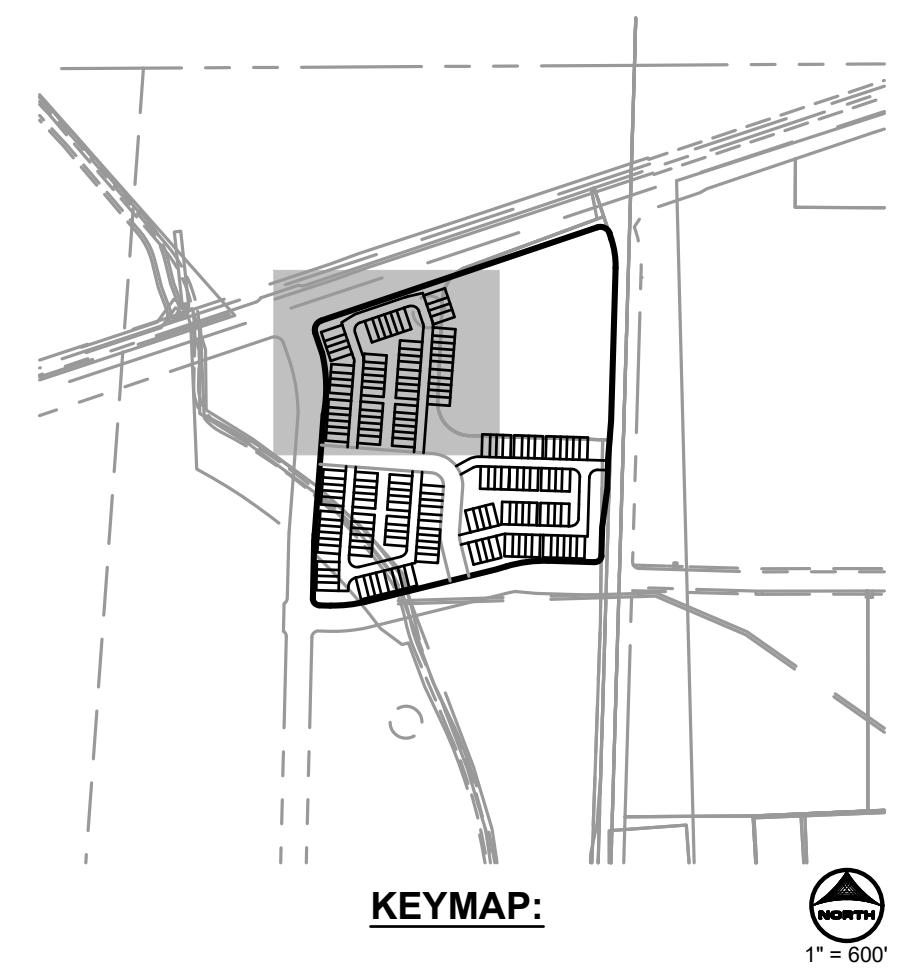


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POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



SEE SHEET 6



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
SETBACK	---
FIRE HYDRANT	▲
PARKING COUNT	1
LOT NUMBER	1
STREET LIGHT	☆
EXISTING STREET LIGHT	☆

- KEYNOTES**
- 1 PROPOSED 6" VERTICAL CURB AND GUTTER
 - 2 PROPOSED 5' SIDEWALK
 - 3 SIGHT DISTANCE TRIANGLE
 - 4 PROPOSED ALLEY
 - 5 PROPOSED RETAINING WALL

- STRIPING KEYNOTES**
- A 4" SOLID WHITE STRIPE (EPOXY)
 - B ACCESSIBLE STALL PAVEMENT MARKING (SOLID WHITE)
 - C PEDESTRIAN CROSSWALK (1"x9" SOLID WHITE STRIPES COG DETAIL S-38)

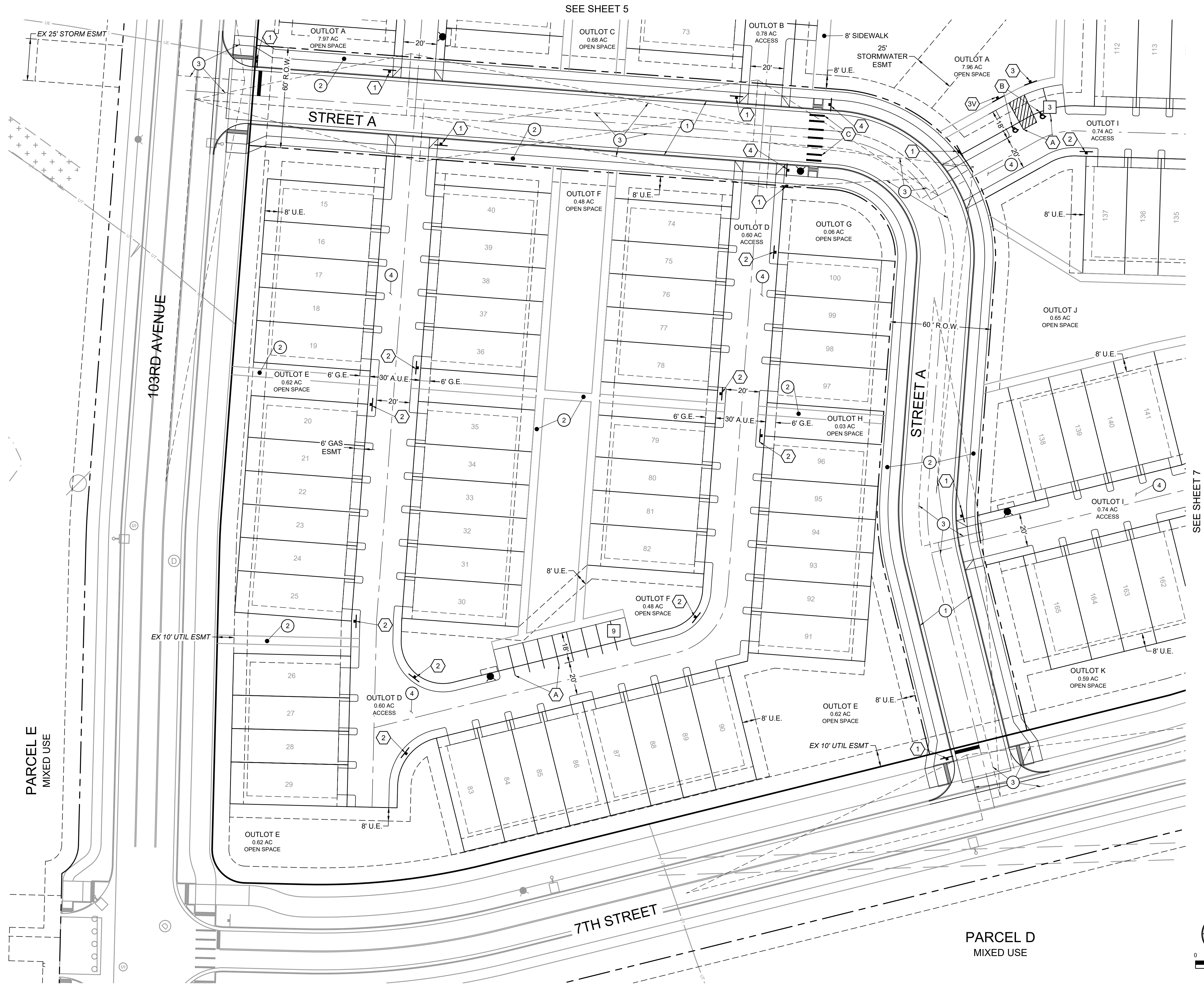
SIGNAGE LEGEND

1 STOP R-1 W/ STREET NAME SIGN 36"x36"	2 NO PARKING ANY TIME R7-1 NO PARKING ANY TIME (DOUBLE ARROW) 12"x18"	3 RESERVED PARKING 12"x18"
2L NO PARKING ANY TIME (LEFT ARROW) 12"x18"	3V RESERVED PARKING 12"x18" W/ R7-8P VAN ACCESSIBLE 12"x6"	4 W11-2 PEDESTRIAN 30"x30" W16-7P ARROW PLAQUE 24"x12"
2R NO PARKING ANY TIME (RIGHT ARROW) 12"x18"		

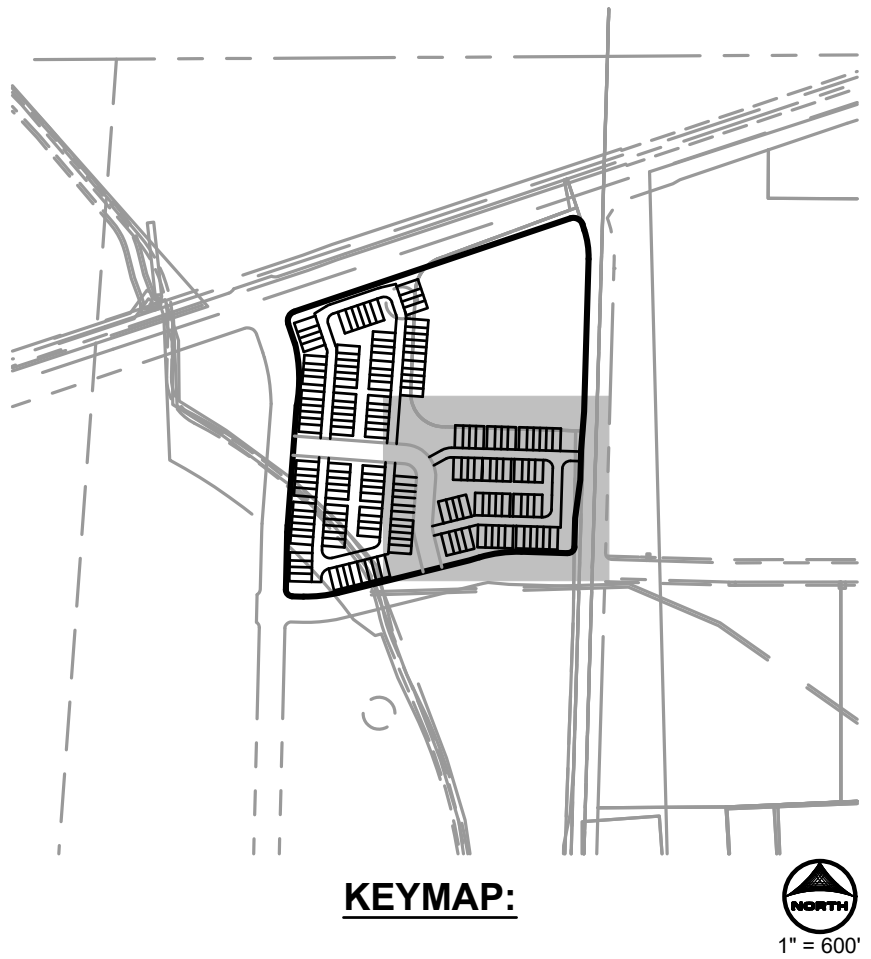
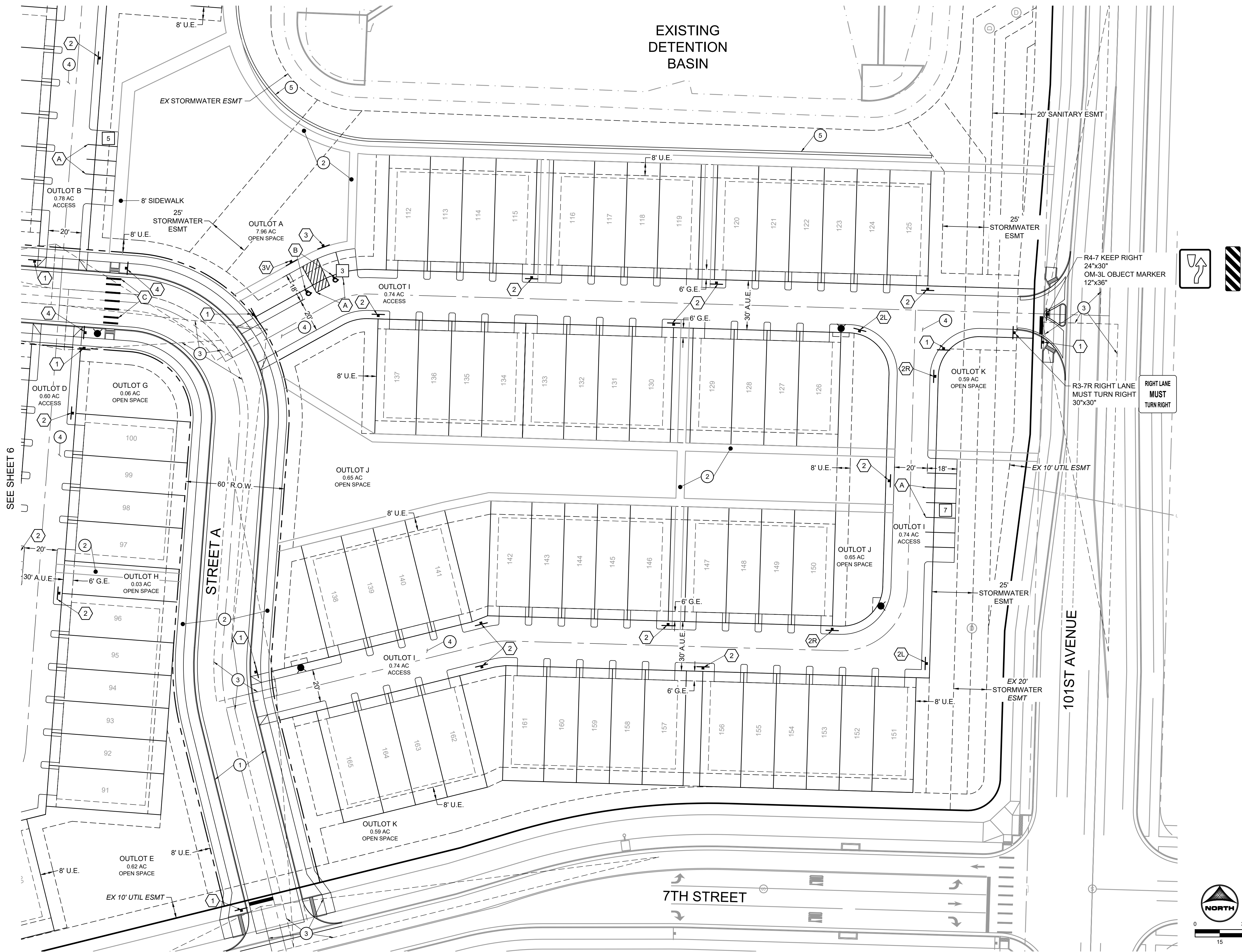
POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: SITE PLAN
DATE: OCTOBER 23, 2024

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POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



LEGEND

ROW/PROPERTY LINE	---
PROPERTY BOUNDARY	---
LOT LINE	---
EASEMENT	---
SETBACK	---
FIRE HYDRANT	▲
PARKING COUNT	1
LOT NUMBER	1
STREET LIGHT	☆
EXISTING STREET LIGHT	☆

- KEYNOTES**
- 1 PROPOSED 6" VERTICAL CURB AND GUTTER
 - 2 PROPOSED 5' SIDEWALK
 - 3 SIGHT DISTANCE TRIANGLE
 - 4 PROPOSED ALLEY
 - 5 PROPOSED RETAINING WALL

- STRIPING KEYNOTES**
- A 4" SOLID WHITE STRIPE (EPOXY)
 - B ACCESSIBLE STALL PAVEMENT MARKING (SOLID WHITE)
 - C PEDESTRIAN CROSSWALK (1"X9" SOLID WHITE STRIPES COG DETAIL S-38)

SIGNAGE LEGEND

1 STOP R-1 W/ STREET NAME SIGN 36"x36"	2 NO PARKING ANY TIME R7-1 NO PARKING ANY TIME (DOUBLE ARROW) 12"x18"	3 RESERVED PARKING 12"x18"
2L NO PARKING ANY TIME (LEFT ARROW) 12"x18"	3V RESERVED PARKING VAN ACCESSIBLE 12"x18"	4 W11-2 PEDESTRIAN 30"x30" W16-7P ARROW PLAQUE 24"x12"
2R NO PARKING ANY TIME (RIGHT ARROW) 12"x18"		

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT

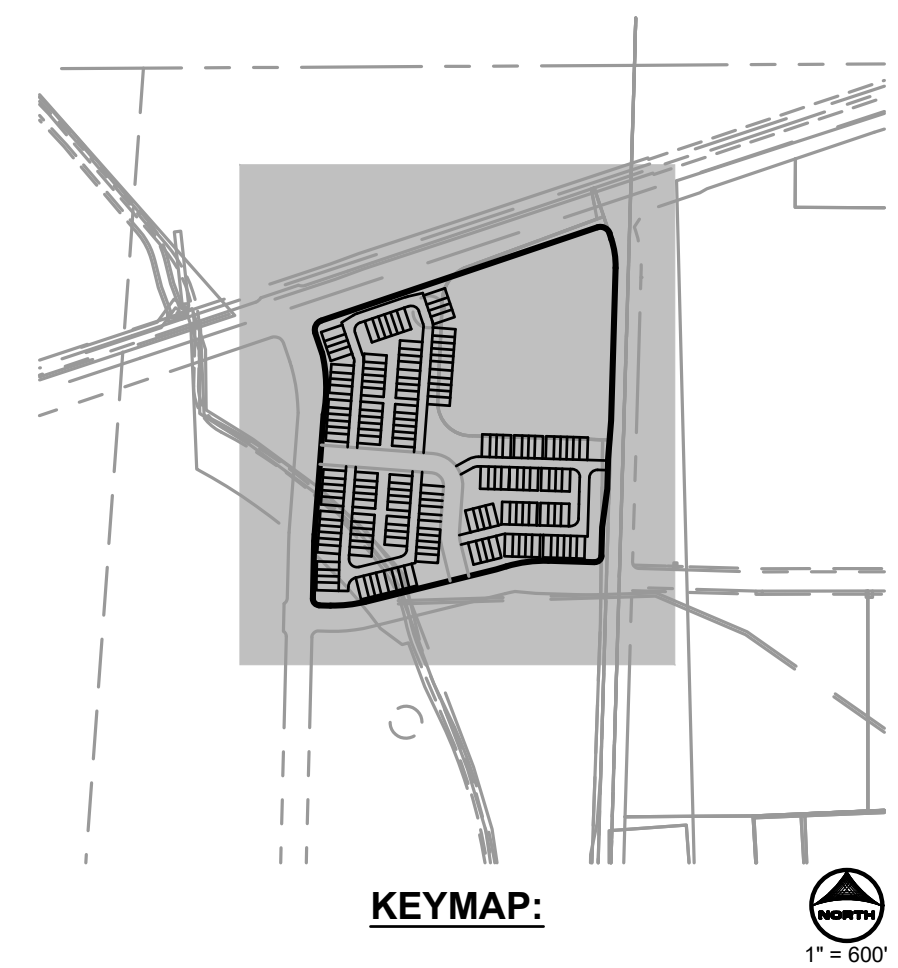
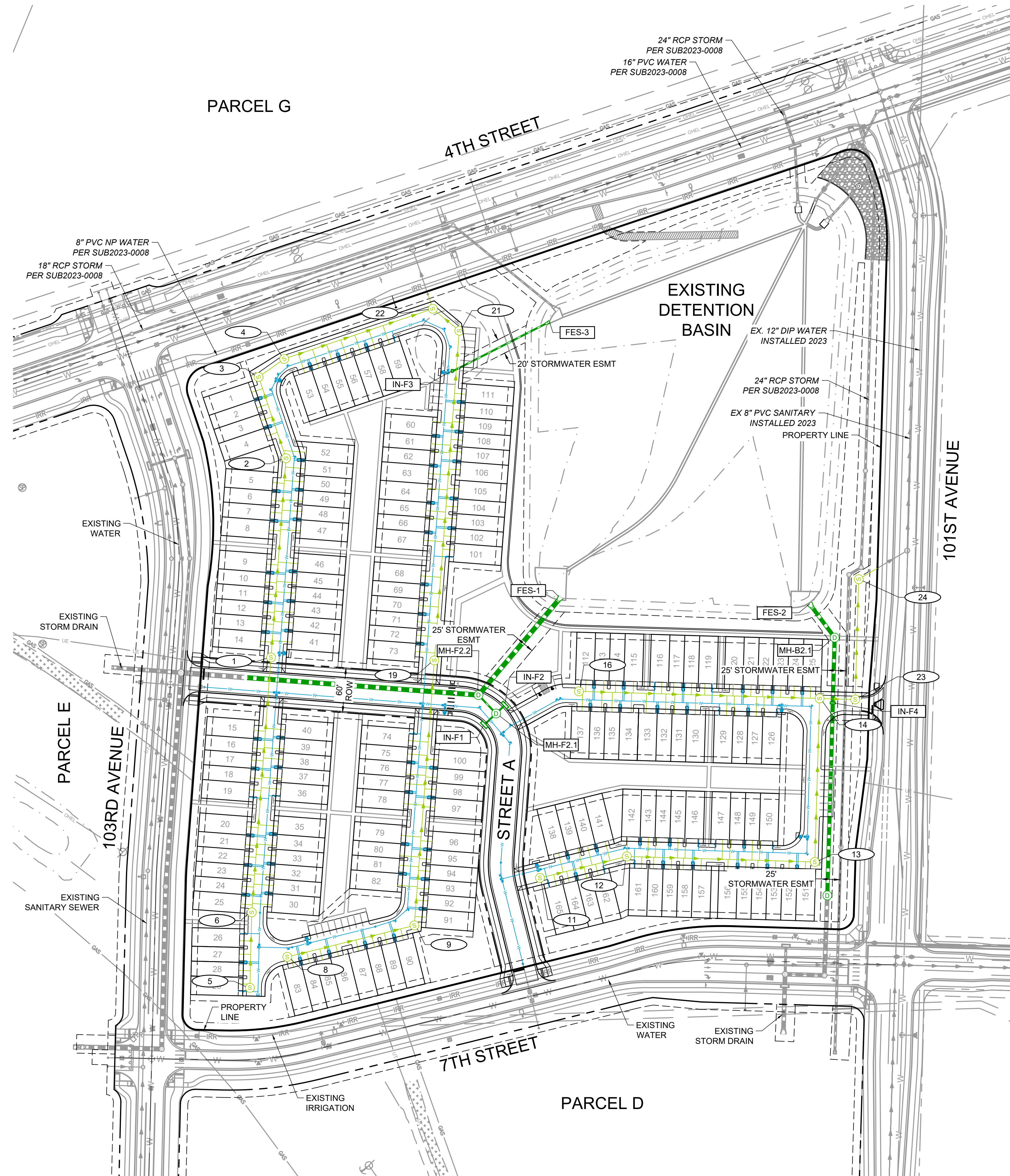
TITLE: SITE PLAN

DATE: OCTOBER 23, 2024



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POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



- NOTES**
1. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 2. ALL WATERLINE IS 8" PVC UNLESS OTHERWISE NOTED.
 3. ALL SANITARY SEWER IS 8" PVC UNLESS OTHERWISE NOTED.
 4. SEE SHEET 2 FOR TYPICAL SECTIONS.
 5. ALL EXISTING FIRE HYDRANTS WITHIN 400' OF PROJECT SITE ARE SHOWN ON PLANS.

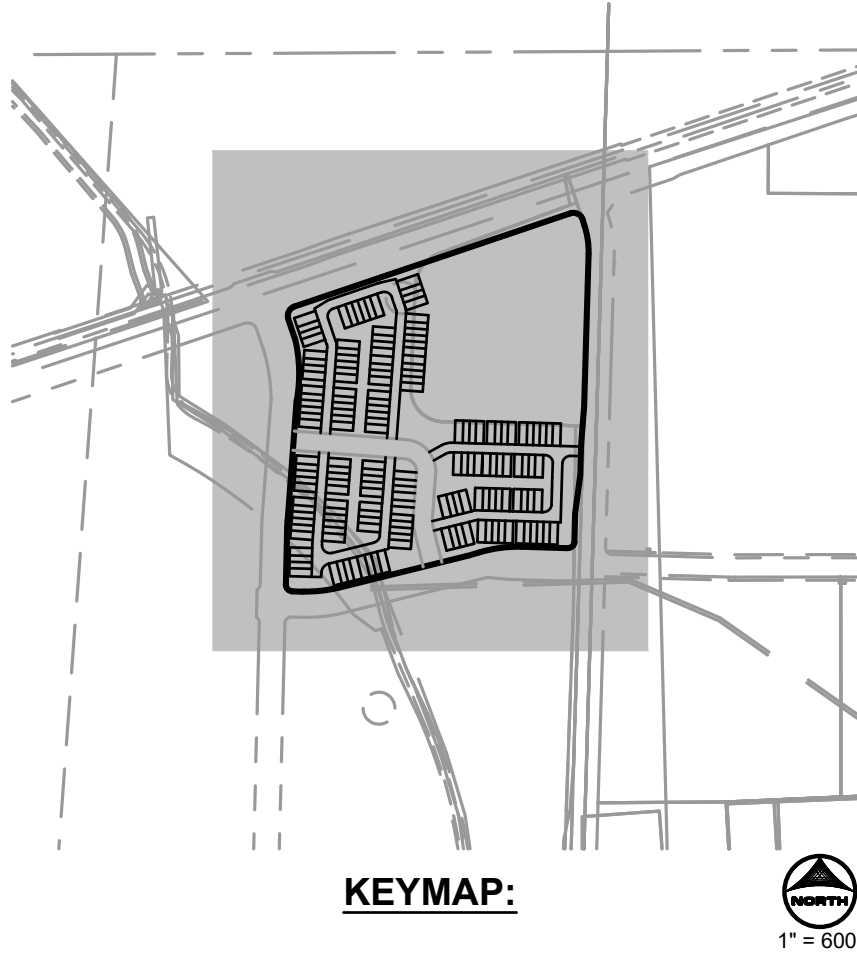
- LEGEND**
- PR. STORM MANHOLE (Symbol)
 - PR. STORM INLET (Symbol)
 - PR. STORM SEWER (Symbol)
 - PR. SANITARY SEWER MANHOLE (Symbol)
 - PR. SANITARY SEWER (Symbol)
 - PR. WATERMAIN (Symbol)
 - EX. STORM MANHOLE (Symbol)
 - EX. STORM INLET (Symbol)
 - EX. STORM SEWER (Symbol)
 - EX. SANITARY SEWER MANHOLE (Symbol)
 - EX. SANITARY SEWER (Symbol)
 - EX. WATERMAIN (Symbol)
 - EX. FIRE HYDRANT (Symbol)
 - PR. SANITARY SERVICE (Symbol)
 - PR. WATER SERVICE (Symbol)
 - PR. FIRE HYDRANT (Symbol)
 - PR. WATER VALVE (Symbol)
 - PR. THRUST BLOCK (Symbol)
 - PR. WATER METER (Symbol)
 - STORM MANHOLE CALLOUT (MH-X)
 - STORM INLET CALLOUT (IN-X)
 - STORM OUTLET CALLOUT (FES-X)
 - SANITARY MANHOLE CALLOUT (XX)

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: OVERALL UTILITY PLAN
DATE: OCTOBER 23, 2024

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SHEET: 8 OF 15

POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



- NOTES**
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
 2. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
 3. ALL WATERLINE IS 8" UNLESS OTHERWISE NOTED.
 4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
 5. SEE SHEET 2 FOR TYPICAL SECTIONS
 6. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
 7. APPROXIMATE AREA OF DISTURBANCE: **13.90 AC**

LEGEND

PROPERTY BOUNDARY	—————
RIGHT-OF-WAY	—————
EASEMENT	—————
EXISTING EASEMENT	—————
PROPOSED MAJOR (5')	————— 5500
PROPOSED MINOR (1')	—————
EXISTING MAJOR (5')	————— 5500
EXISTING MINOR (1')	—————
STORM LINE	—————
STORM MANHOLE	⊙
STORM INLET	⊞
SANITARY SEWER	—————
SANITARY MANHOLE	⊙
SANITARY SERVICE	—————
WATER MAIN	————— W ———
FIRE HYDRANT	⊙
WATER SERVICE	—————
THRUST BLOCK	⊙
WATER METER	⊙
EXISTING STORM LINE	—————
EXISTING STORM MANHOLE	⊙
EXISTING STORM INLET	⊞
EXISTING SANITARY SEWER	—————
EXISTING SANITARY MANHOLE	⊙
EXISTING WATER MAIN	————— W ———
EXISTING FIRE HYDRANT	⊙

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: OVERALL GRADING PLAN

DATE: OCTOBER 23, 2024

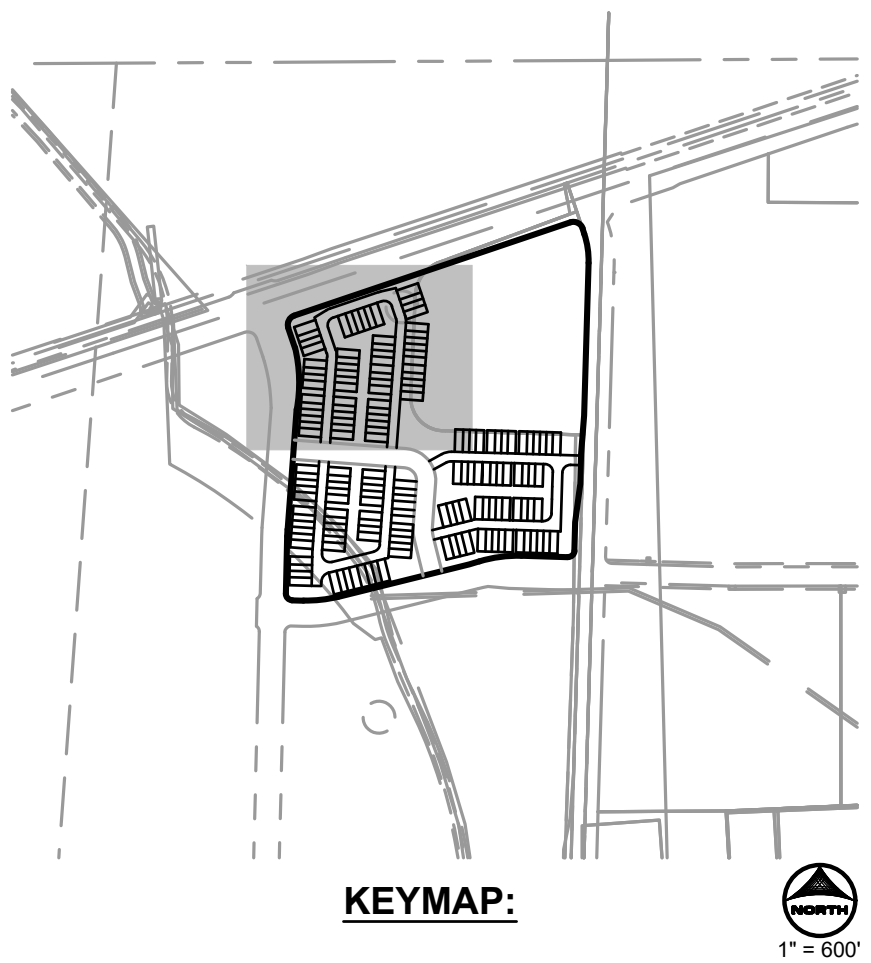


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POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



SEE SHEET 11



NOTES

1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
5. SEE SHEET 2 FOR TYPICAL SECTIONS
6. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
7. APPROXIMATE AREA OF DISTURBANCE: 13.90 AC

LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
EASEMENT	---
EXISTING EASEMENT	---
PROPOSED MAJOR (5')	---
PROPOSED MINOR (1')	---
EXISTING MAJOR (5')	---
EXISTING MINOR (1')	---
STORM LINE	---
STORM MANHOLE	---
STORM INLET	---
SANITARY SEWER	---
SANITARY MANHOLE	---
SANITARY SERVICE	---
WATER MAIN	---
FIRE HYDRANT	---
WATER SERVICE	---
THRUST BLOCK	---
WATER METER	---
EXISTING STORM LINE	---
EXISTING STORM MANHOLE	---
EXISTING STORM INLET	---
EXISTING SANITARY SEWER	---
EXISTING SANITARY MANHOLE	---
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	---

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: GRADING & UTILITY PLAN

DATE: OCTOBER 23, 2024



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SHEET: 10 OF 15

SEE SHEET 10



1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
2. STORM SEWER IS PUBLIC UNLESS OTHERWISE NOTED.
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4. ALL SANITARY SEWER IS 8" UNLESS OTHERWISE NOTED.
5. SEE SHEET 2 FOR TYPICAL SECTIONS
6. ALL CONSTRUCTION SHALL CONFORM TO THE LATEST CITY OF GREELEY STANDARDS AND SPECIFICATIONS.
7. APPROXIMATE AREA OF DISTURBANCE: **13.90 AC**

PROPERTY BOUNDARY

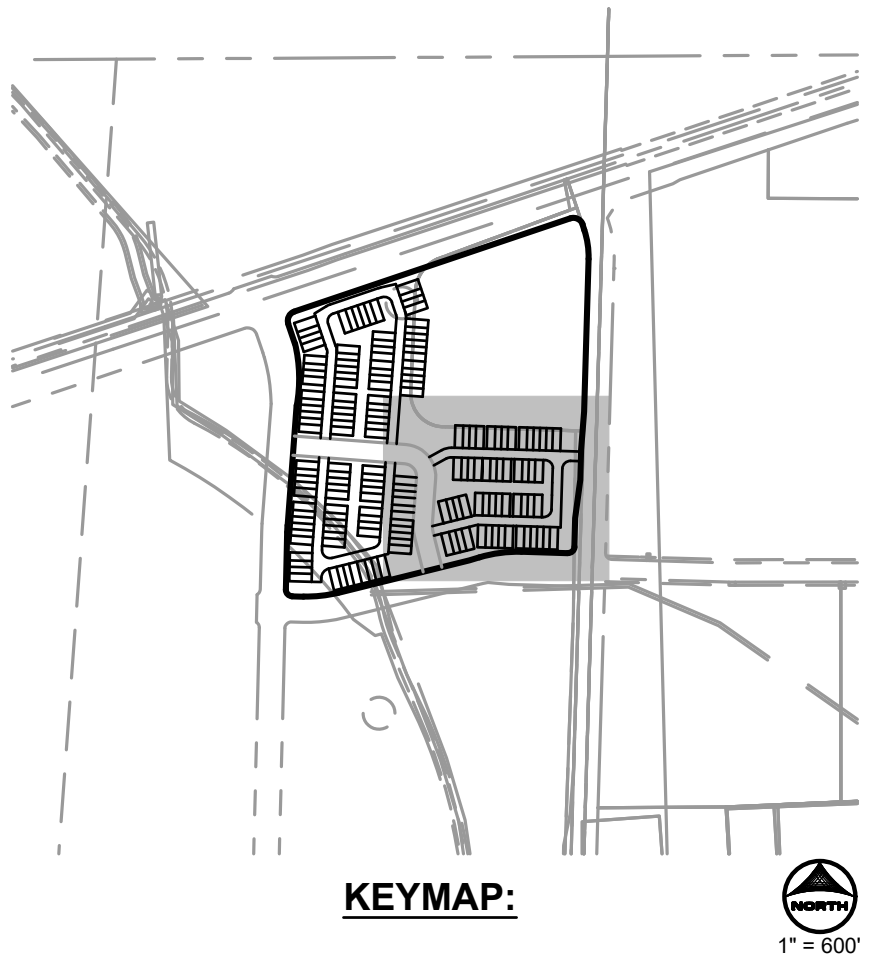
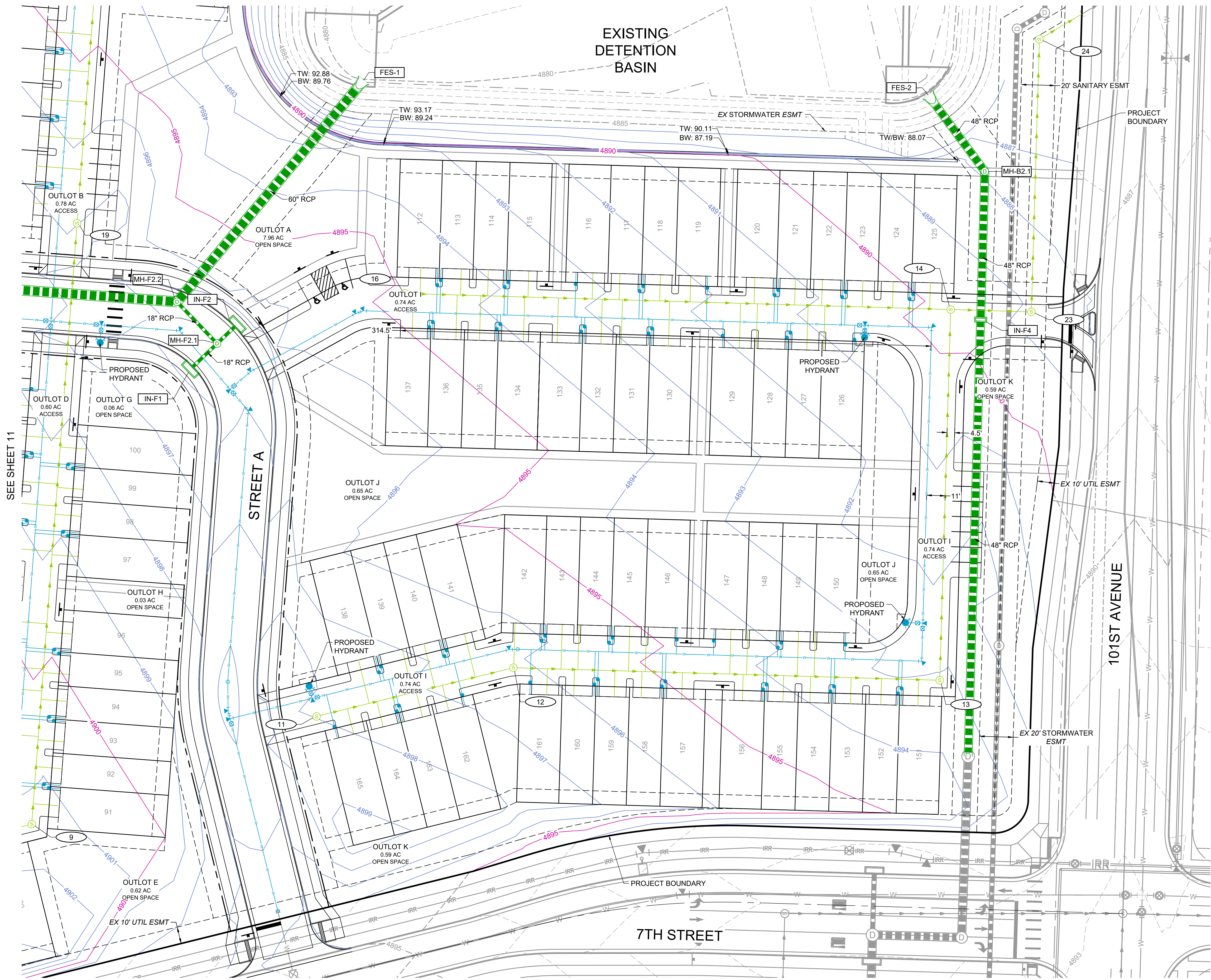
RIGHT-OF-WAY	
EASEMENT	-----
EXISTING EASEMENT	-----
PROPOSED MAJOR (5')	 5500
PROPOSED MINOR (1')	
EXISTING MAJOR (5')	-----5500-----
EXISTING MINOR (1')	-----
STORM LINE	
STORM MANHOLE	
STORM INLET	
SANITARY SEWER	
SANITARY MANHOLE	
SANITARY SERVICE	
WATER MAIN	 W-----W
FIRE HYDRANT	
WATER SERVICE	
THRUST BLOCK	
WATER METER	
EXISTING STORM LINE	
EXISTING STORM MANHOLE	
EXISTING STORM INLET	
EXISTING SANITARY SEWER	
EXISTING SANITARY MANHOLE	
EXISTING WATER MAIN	 W-----W
EXISTING FIRE HYDRANT	

DATE: OCTOBER 23, 2024



SHEET: 11 OF 15

POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



- NOTES**
1. ALL EXISTING UTILITY LOCATIONS ARE APPROXIMATE AND SHALL BE VERIFIED BY THE CONTRACTOR PRIOR TO CONSTRUCTION.
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 7. APPROXIMATE AREA OF DISTURBANCE: 13.90 AC

LEGEND

PROPERTY BOUNDARY	---
RIGHT-OF-WAY	---
EASEMENT	---
EXISTING EASEMENT	---
PROPOSED MAJOR (5')	---
PROPOSED MINOR (1')	---
EXISTING MAJOR (5')	---
EXISTING MINOR (1')	---
STORM LINE	---
STORM MANHOLE	⊙
STORM INLET	⊙
SANITARY SEWER	---
SANITARY MANHOLE	⊙
SANITARY SERVICE	---
WATER MAIN	---
FIRE HYDRANT	⊙
WATER SERVICE	---
THRUST BLOCK	⊙
WATER METER	⊙
EXISTING STORM LINE	---
EXISTING STORM MANHOLE	⊙
EXISTING STORM INLET	⊙
EXISTING SANITARY SEWER	---
EXISTING SANITARY MANHOLE	⊙
EXISTING WATER MAIN	---
EXISTING FIRE HYDRANT	⊙

POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: GRADING & UTILITY PLAN

DATE: OCTOBER 23, 2024



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POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003

GENERAL LANDSCAPE PLAN NOTES:

- ALL SHRUBS AND TREES SHALL BE DRIP IRRIGATED. ALL TREES LOCATED WITHIN SOD TURF OR IRRIGATED SEED AREAS SHALL BE WATERED BY ADJACENT SOD/SEED IRRIGATION SYSTEM.
- SEEDING AREAS ARE TO BE IRRIGATED UNTIL ESTABLISHED. ONCE ESTABLISHED, REGULAR WATERING IS NOT LONGER REQUIRED AND CAN BE TURNED OFF. DURING IRREGULAR SEASONS, WATER CAN BE TURNED ON TO HELP GRASSES OR TO RE-ESTABLISH SEED IN DEAD AREAS.
- ALL PLANT MATERIAL SHALL BE WELL-FORMED AND DEVELOPED IN GOOD CONDITION, HEALTHY AND DISEASE FREE, AND BE TYPICAL OF THE SPECIES.
- PLANTS SHALL COMPLY IN ALL APPLICABLE RESPECTS WITH ACCEPTABLE STANDARDS SET FORTH IN THE COLORADO NURSERY ACT OF 1965 - TITLE 35, ARTICLE 25, CRS 1974 (SEE LANDSCAPE THE NURSERY ACT).
- AT THE COMPLETION OF PLANTING OPERATIONS ALL PLANTS SHALL BE INSPECTED BY THE OWNER AND OWNERS'S REPRESENTATIVE. CONTRACTOR SHALL REPLACE IMMEDIATELY ANY PLANTS NOT IN HEALTHY AND VIGOROUS CONDITION AT THAT TIME AT NO EXPENSE TO THE OWNER. ANY PLANT NOT IN HEALTHY CONDITION DURING THE WARRANTY PERIOD SHALL BE REPLACED AS PER THE ORIGINAL SPECIFICATIONS, AT NO CHARGE TO THE OWNER.
- PLANTS ARE TO BE SELECTED AND SIZED AS SHOWN ON THE PLANT SCHEDULE.
- PLANTS BED RECEIVING MULCH ARE TO BE FREE OF WEEDS AND GRASS. ORGANIC MULCH TO INCLUDE EITHER BARK OR WOOD. NO CONSTRUCTION DEBRIS SUCH AS PALLETS SHALL BE USED. ORGANIC 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 HYROZONE.
- ORGANIC MULCH SHALL BE APPLIED TO SOIL SURFACE, NOT AGAINST THE PLANT STEM, OR HIGH AGAINST THE BASE OF TREE TRUNKS TO MINIMIZE DISEASE PER SECTION 6 LANDSCAPE AND IRRIGATION CRITERIA 103.
- TREE RINGS OF MULCH SHALL BE PROVIDED FOR ALL TREES WITHIN TURF AREAS SUBJECT TO MOWING OPERATIONS. TREE RINGS FOR EVERGREEN TREES SHALL EXTEND TO THE DRIPLINE OF THE TREE TO AVOID LIMBING UP OF EVERGREEN TREES.
- POROUS WEED BARRIER FABRIC, AS NOTED IN THE SPECIFICATIONS, SHALL BE INSTALLED WHERE ROCK AREAS ARE PRESENT. BLACK PLASTIC, WOVEN WEED BARRIERS FABRICS (POLYPROPYLENE), RECYCLED RUBBER, AND PLASTIC WEED BARRIERS ARE NOT PROHIBITED. ECOLOGICAL SOUND BIODEGRADABLE WEED BARRIER IS PROHIBITED.
- INORGANIC MULCH INCLUDES ROCK, GRAVEL AND PEBBLES (PEA GRAVEL) SMALLER THAN ONE AND ONE HALF-INCH (1.5) IN DIAMETER FOR WATER CONSERVATION AND WEED SUPPRESSION. ANY MATERIALS GREATER THAN A HALF-INCH IS NOT CONSIDERED MULCH. ROCK MULCH SHALL HAVE A MINIMUM DEPTH OF THREE (3) INCHES. PEA GRAVEL SHALL NOT BE PLACED ADJACENT TO PAVED SURFACES UNLESS CONTAINED BY CURBING, RETAINING WALL OR SIMILAR SOLID STRUCTURE.

SODDING & SEEDING:

- ALL PROPOSED TURF AND PLANTING AREAS ARE TO BE ROTO-TILLED TO A DEPTH OF 8". FINE GRADE, AND REMOVE ALL CONSTRUCTION DEBRIS AND ROCKS OVER 1" IN DIAMETER FROM THE SITE.
- ALL PLANTING AREAS SHALL RECEIVE SOIL AMENDMENTS OF AT LEAST 3 CUBIC YARDS PER 1,000 SQUARE FEET.
- AFTER TILLING APPLY SOIL AMENDMENTS & FERTILIZERS TO ALL TURF AND PLANTING AREAS. GRADE SHALL BE ADJUSTED FOR SOD THICKNESS. ALL FINISH GRADING SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
- FINE GRADE SOD AREAS TO ELIMINATE IRREGULARITIES ON THE SURFACE. ROLL OR PERFORM ADDITIONAL FINE GRADING.
- ALL AREAS TO BE SEEDED SHALL BE TILLED AS SPECIFIED AND THEN HARROWED, RAKED OR ROLLED TO PRODUCE A FIRM SEED BED FOR PLANTING. IMPORTED TOPSOIL MAY BE REQUIRED TO PROVIDE AN ACCEPTABLE PLANTING MEDIUM. LARGE ROCKS (1" DIAMETER) AND DEBRIS THAT MAY IMPEDE SEEDING SHALL BE CLEARED FROM THE SITE. ANY REQUIRED EROSION CONTROL FEATURES (E.G., WATER BARS, BERMS, BASINS, TURNOUTS) SHALL BE CONSTRUCTED PRIOR TO SEEDING. SITES THAT ARE NOT ADEQUATELY PREPARED PRIOR TO SEEDING (E.G., COMPACTED SOIL, INSUFFICIENT TOPSOIL, ROCKY, ERODED SURFACE, ETC.) SHALL BE REJECTED.
- ALL SPECIFIED SEED MIXES SHALL CONSIST OF CERTIFIED SEE VARIETIES THAT ARE FREE OF NOXIOUS WEEDS AND HAVE BEEN TESTED FOR PURITY AND GERMINATION WITHIN SIX MONTHS OF THE PLANTING DATE. CERTIFICATION LABELS WHICH INDICATE THE SPECIES, PURITY, GERMINATION, WEED CONTENT, ORIGIN, AND TEST DATE SHALL BE SUBMITTED FOR ALL SEED MATERIALS.
- SEEDING SHALL OCCUR DEPENDING ON THE PROJECT SCHEDULE, IT IS PREFERABLE THAT SEEDING OCCUR DURING THE FALL (SEPTEMBER-NOVEMBER) OR SPRING (MARCH-MAY) TO MAXIMIZE PLANTING SUCCESS. IF THE PROJECT SCHEDULED DOES NOT COINCIDE WITH THE PREFERRED SEEDING PERIODS, OR THERE ARE UNSUITABLE SITE CONDITIONS (I.E. FROZEN GROUND), THEN SOIL STABILIZATION AND/OR STORM WATER BEST MANAGEMENT PRACTICES SHALL BE IMPLEMENTED TO STABILIZE THE AREA UNTIL THE NEXT APPROPRIATE SEEING DATE.
- ANY SEEDING CONDUCTED OUTSIDE THE PREFERRED MONTHS SHALL BE APPROVED BY THE OWNER.
- 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.
- 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.

ORDINANCE LANDSCAPE REQUIREMENTS

STREETSCAPE LANDSCAPING

STREET NAME	LINEAR FOOTAGE OF FRONTAGE	TREE REQUIREMENT PER LF OF FRONTAGE	NO. OF TREES REQUIRED/PROVIDED
INTERNAL ROADWAY	1,328 LF	1 TREE / 35 FT	38 / 38

PERIMETER LANDSCAPING

STREET NAME	STREET CLASSIFICATION	BUFFER TYPE REQUIRE	BUFFER WIDTH	LINEAR FOOTAGE OF BUFFER	ORDINANCE REQUIREMENT	NO. OF TREES REQUIRED/PROVIDED	NO. OF SHRUBS REQUIRED/PROVIDED
4TH STREET	MINOR ARTERIAL	TYPE II	10'	408'	2 TREE & 16 SHRUBS	8 / 8	64 / 64
103RD AVE	MAJOR COLLECTOR	TYPE II	10'	803'	2 TREE & 8 SHRUBS (50% REDUCTION)	16 / 16	64 / 64
7TH STREET	MAJOR COLLECTOR	TYPE II	10'	844'	2 TREE & 8 SHRUBS (50% REDUCTION)	16 / 16	64 / 64
101ST AVE	MAJOR COLLECTOR	TYPE II	10'	355'	2 TREE & 16 SHRUBS	8 / 8	64 / 64

PARKING LANDSCAPING

LANDSCAPE MATERIAL	PARKING SPACES	ORDINANCE REQUIREMENT	LINEAR FOOTAGE OF BUFFER	PLANTINGS REQUIRED/PROVIDED
TREES	34 SPACES	1 TREE PER 5 SPACES	N/A	7 / 7
SHRUBS	N/A	4 SHRUBS PER 25'	306'	12 / 31

SHEET INDEX:

SHEET 13 - LANDSCAPE COVER

SHEET 14 - LANDSCAPE PLAN

SHEET 15 - LANDSCAPE DETAILS

PLANT LEGEND

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	DECIDUOUS SHADE TREE	44	QTY.
	EVERGREEN TREE	80	QTY.
	ORNAMENTAL TREE	59	QTY.
	SHRUB	287	QTY.

PUD STANTDARDS

PER SECTION 24-5-11, PA-F PROVIDES THE FOLLOWING NEIGHBORHOOD FEATURES AND COMMON AREA TYPES:

- NATURAL AREA
- TRAIL SYSTEM
- POCKET PARK
- ENHANCED STREETSCAPE
- PEDESTRIAN PASSAGE

EACH OF THESE AREAS INCLUDES ENHANCED DESIGN PROMOTING A UNIQUE CHARACTER AND IDENTITY FOR THE COMMUNITY.

GROUNDCOVER LEGEND/QUANTITIES

SYMBOL	DESCRIPTION	QUANTITY	UNITS
	SOD TURF HIGH WATER USE	47,706	SQUARE FEET
	PLANTING BED MEDIUM WATER USE	33,004	SQUARE FEET
	LOW GROW SEEDING LOW WATER USE	109,999	SQUARE FEET

WATER DEMAND TABLE

SYMBOL	DESCRIPTION	SQUARE FOOTAGE
	HIGH WATER USE >14 GALS/SF ANNUAL	47,706 SF
	MED WATER USE 10-14 GALS/SF ANNUAL	33,004 SF
	LOW WATER USE <10 GALS/SF ANNUAL	39,203 SF
	TEMP IRRIGATION UNTIL ESTABLISHMENT	70,796 SF
	SUB-TOTAL	190,709 SF

SEEDING SPECIFICATIONS

NATIVE SEEDING	
BLUEGRASS MIX	
65.1 LBS/ACRE	KENTUCKY BLUEGRASS, MOONLIGHT
65.1 LBS/ACRE	KENTUCKY BLUEGRASS, NORTHSTAR
65.1 LBS/ACRE	KENTUCKY BLUEGRASS, QUANTUM LEAP
21.7 LBS/ACRE	PERENNIAL RYEGRASS
LOW GROW MIX	
8.0 LBS/ACRE	BUFFALOGRASS
6.5 LBS/ACRE	BLUE GRAMMA
SLOPE MIX	
4.0 LBS/ACRE	SIDE OATS GRAMMA
4.0 LBS/ACRE	BLUE GRAMMA
4.0 LBS/ACRE	LITTLE BLUESTEM
0.12 LBS/ACRE	SAND DROPS
8.0 LBS/ACRE	STREAM BANK GRASS
POND MIX	
2.0 LBS/ACRE	LITTLE BLUESTEM
2.0 LBS/ACRE	YELLOW INDIAN GRASS
1.0 LBS/ACRE	SWITCHGRASS
0.6 LBS/ACRE	BLUE GRAMMA
3.0 LBS/ACRE	SIDE OATS GRAMMA
1.5 LBS/ACRE	RAIRIE SANDREED
4.0 LBS/ACRE	WESTERN WHEATGRASS
5.0 LBS/ACRE	STREAM BANK GRASS

ENGINEERING LEGEND

	EXISTING	PROPOSED
MATCH LINE		
PHASE LINE		
SECTION LINE		
PROPERTY LINE		
EASEMENT LINE		
RIGHT OF WAY		
CENTERLINE		
PRIVACY FENCE		
SPLIT RAIL FENCE		
METAL FALL FENCE		
GUARDRAIL		
CABLE TV	TV	TV
U.G. ELECTRIC	UE	UE
OVERHEAD ELECTRIC	OE	OE
FIBER OPTIC	FO	FO
GAS MAIN		
SANITARY SEWER	SS	
STORM DRAIN	UT	UT
TELEPHONE		
WATER MAIN	W	W
SWALE		
TRAIL		
CURB & GUTTER		
DRAINAGE BASIN		
INDEX CONTOUR		
INTER. CONTOUR		
100-YR FLOODPLAIN		
FLOODWAY		
EDGE OF WETLANDS		
DRAINAGE		
DRAINAGE BASIN	EXISTING	PROPOSED
BASIN TAG		I.D. AREA
DESIGN POINT		Δ
STORM SEWER	EXISTING	PROPOSED
MANHOLE		
STORM INLET		
FLARED END SECTION		
RIPRAP		
SANITARY SEWER		
CLEAN OUT		
MANHOLE		
PLUG		
WATER		
FIRE HYDRANT		
FIRE DEPT. CONNECTION		
GATE VALVE		
MANHOLE		
METER		
TEE		
REDUCER		
DRY UTILITIES		
ELECTRIC METER		
ELECTRIC PEDESTAL		
ELECTRICAL CABINET		
ELECTRIC VAULT		
FIBER OPTIC PULL BOX		
FIBER OPTIC MANHOLE		
FIBER OPTIC PEDESTAL		
FIBER OPTIC SIGN		
FIBER OPTIC VAULT		
GAS METER		
GAS SIGN		
GAS VAULT		
TELEPHONE CABINET		
TELEPHONE MANHOLE		
TELEPHONE SIGNAL/MAST		
TELEPHONE SIGN		
TELEPHONE PEDESTAL		
TRANSFORMER		
LIGHT POLE		
FIBER OPTIC VAULT		
MISCELLANEOUS		
SIGN		
BOLLARD		
ACCESSIBLE PARKING		

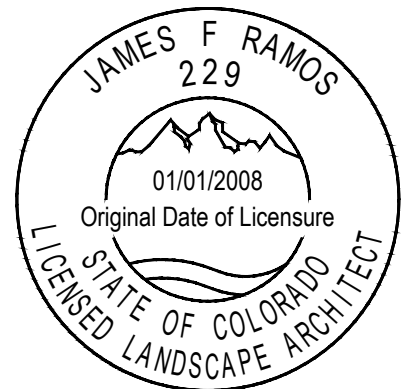
POUDRE HEIGHTS PA-F
PRELIMINARY PLAT

TITLE: LANDSCAPE COVER

DATE: OCTOBER 23, 2024



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GREENWOOD VILLAGE, CO 80111
PHONE: 720.602.4999
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SHEET: 13 OF 15

POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003

PLANT SCHEDULE

SYMBOL	CODE	BOTANICAL / COMMON NAME	PLANTING SIZE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS TREES					
	CS	CATALPA SPECIOSA / NORTHERN CATALPA LOW WATER USE	2" CAL.	40 - 65ft. ht.	25 - 40ft. w.
	CO	CELTIS OCCIDENTALIS / COMMON HACKBERRY LOW WATER USE	2" CAL.	40 - 65ft. ht.	40 - 65ft. w.
	GI	GLEDTISIA TRIACANTHOS INERMIS 'SKYCOLE' / SKYLINE® HONEY LOCUST LOW WATER USE	2" CAL.	40 - 65ft. ht.	25 - 40ft. w.
	GK	GYMNOCLADUS DIOICA / KENTUCKY COFFEETREE LOW WATER USE	2" CAL.	40 - 7' ht.	40 - 65ft. w.
	GD	GYMNOCLADUS DIOICUS 'ESPRESSO' / KENTUCKY COFFEETREE LOW WATER USE	2" CAL.	40 - 65ft. ht.	25 - 40ft. w.
	QM	QUERCUS MACROCARPA / BURR OAK LOW WATER USE	2" CAL.	> 65ft. ht.	40 - 65ft. w.
	QR	QUERCUS RUBRA / RED OAK MEDIUM WATER USE	2" CAL.	40 - 65ft. ht.	40 - 65ft. w.
	TA	TILIA AMERICANA / AMERICAN LINDEN MEDIUM WATER USE	2" CAL.	> 65ft. ht.	25 - 40ft. w.
EVERGREEN TREES					
	AC	ABIES CONCOLOR / WHITE FIR MEDIUM WATER USE	6' HT.	40 - 65ft. ht.	15 - 25ft. w.
	JE	JUNIPERUS VIRGINIANA / EASTERN REDCEDAR LOW WATER USE	6' HT.	25 - 40ft. ht.	15 - 25ft. w.
	PP	PINUS EDULIS / PINYON PINE LOW WATER USE	6' HT.	15 - 25ft. ht.	10 - 15ft. w.
	PN	PINUS NIGRA / AUSTRIAN PINE MEDIUM WATER USE	6' HT.	40 - 65ft. ht.	25 - 40ft. w.
ORNAMENTAL TREES					
	CI	CRATAEGUS CRUS-GALLI INERMIS / THORNLESS COCKSPUR HAWTHORN LOW WATER USE	1.5" CAL.	15 - 25ft. ht.	15 - 25ft. w.
	MS	MALLUS X 'SPRING SNOW' / SPRING SNOW CRABAPPLE LOW WATER USE	1.5" CAL.	15 - 25ft. ht.	15 - 25ft. w.
	PA	PRUNUS MAACKII CANADA RED / CANADA RED CHOKECHERRY LOW WATER USE	1.5" CAL.	15 - 25ft. ht.	15 - 25ft. w.
	PU	PYRUS USSURIENSIS / USSURIAN PEAR LOW WATER USE	1.5" CAL.	25 - ' ht.	
	SR	SYRINGA RETICULATA / JAPANESE TREE LILAC MEDIUM WATER USE	1.5" CAL.	15 - 25ft. ht.	15 - 25ft. w.
SYMBOL	CODE	BOTANICAL / COMMON NAME	SIZE	MATURE HEIGHT	MATURE WIDTH
DECIDUOUS SHRUBS					
	AL	AMORPHA CANESCENS / LEADPLANT XERIC	#5	18 - 36in. ht.	1 - 3ft. w.
	CB	CARYOPTERIS X CLANDONENSIS 'BLUE MIST' / BLUE MIST BLUEBEARD LOW WATER USE	#5	18 - 36in. ht.	1 - 3ft. w.
	CR	CORNUS SERICEA / RED TWIG DOGWOOD MEDIUM WATER USE	#5	6 - 10ft. ht.	6 - 10ft. w.
	PO	PHYSOCARPUS OPULIFOLIUS 'DART'S GOLD' / DART'S GOLD NINEBARK LOW WATER USE	#5	3 - 6ft. ht.	3 - 6ft. w.
	PG	POTENTILLA FRUTICOSA 'GOLDFINGER' / GOLDFINGER BUSH CINQUEFOIL LOW WATER USE	#5	18 - 6' ht.	3 - 6ft. w.
	RG	RHUS AROMATICA 'GRO-LOW' / GRO-LOW FRAGRANT SUMAC XERIC	#5	18 - 36in. ht.	6 - 10ft. w.
	RA	RIBES ALPINUM 'AUREUM' / DWARF GOLDEN ALPINE CURRANT LOW WATER USE	#5		
	SK	SYRINGA PUBESCENS PATULA 'MISS KIM' / MISS KIM KOREAN LILAC LOW WATER USE	#5	3 - 1' ht.	3 - 1' w.
EVERGREEN SHRUBS					
	JB	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP CREEPING JUNIPER LOW WATER USE	#5	6 - 18in. ht.	6 - 10ft. w.
	JH	JUNIPERUS HORIZONTALIS 'HUGHES' / HUGHES CREEPING JUNIPER LOW WATER USE	#5	6 - 18in. ht.	6 - 10ft. w.
	PM	PINUS MUGO 'MOPS' / MOPS MUGO PINE LOW WATER USE	#5	3 - 6ft. ht.	3 - 6ft. w.
GRASSES					
	CP	CENCHRUS ALOPECUROIDES 'LITTLE BUNNY' / LITTLE BUNNY FOUNTAIN GRASS LOW WATER USE	#1	6 - 18in. ht.	1 - 3ft. w.
	PS	PANICUM VIRGATUM 'SHENANDOAH' / SHENANDOAH SWITCH GRASS LOW WATER USE	#1	3 - ' ht.	1 - 3ft. w.
	SH	SPOROBOLUS HETEROLEPIS / PRAIRIE DROPSEED LOW WATER USE	#1	18 - ' ht.	1 - 3ft. w.

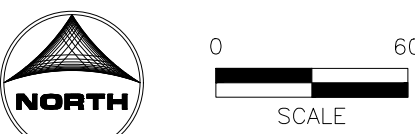


GROUND COVER LEGEND

SYMBOL	DESCRIPTION
	SOD TURF
	SHRUB AND PERENNIAL PLANTING BED
	LOW GROW SEEDING

PLANTING LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUB



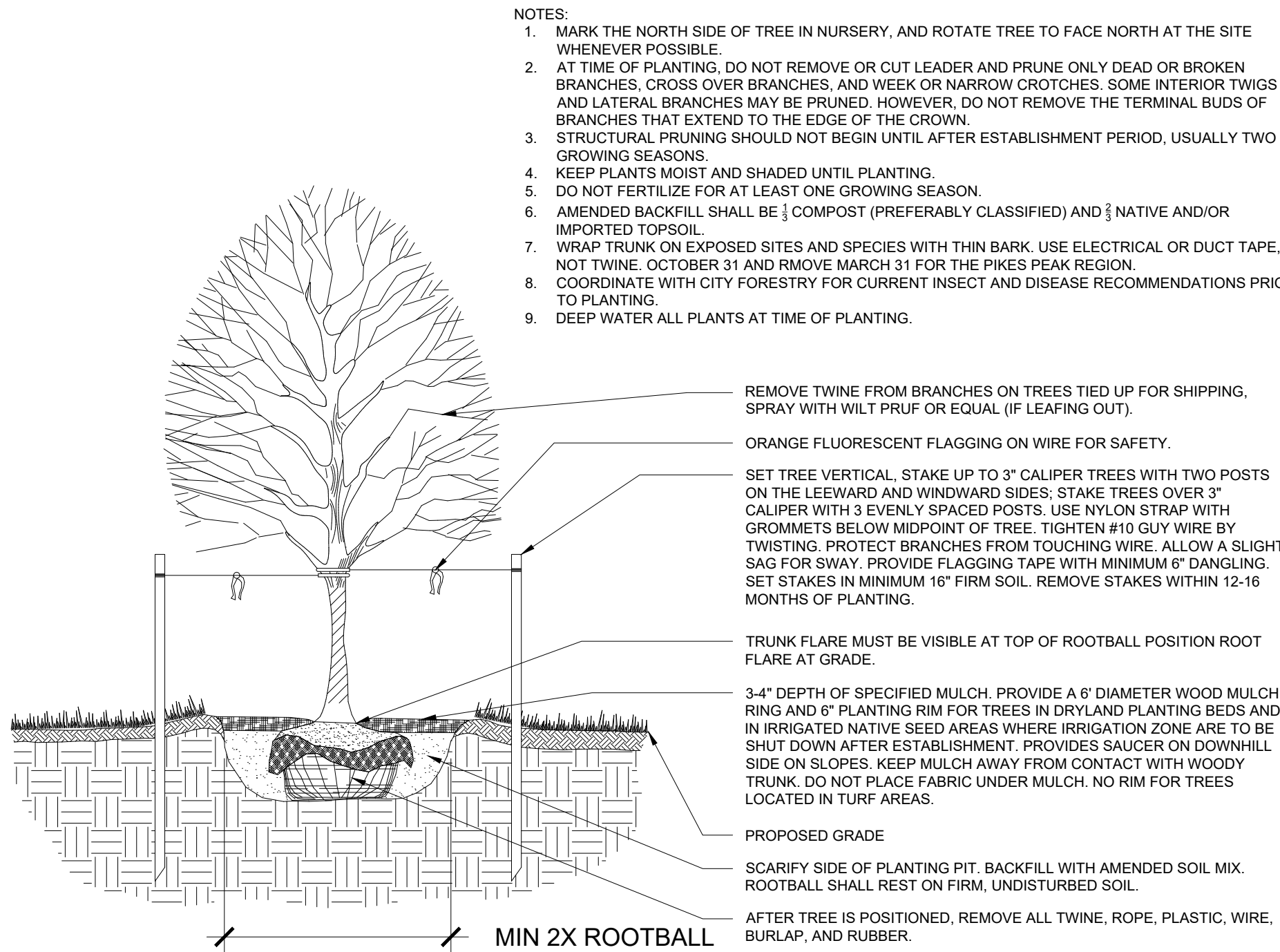
POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: LANDSCAPE PLAN

DATE: OCTOBER 23, 2024

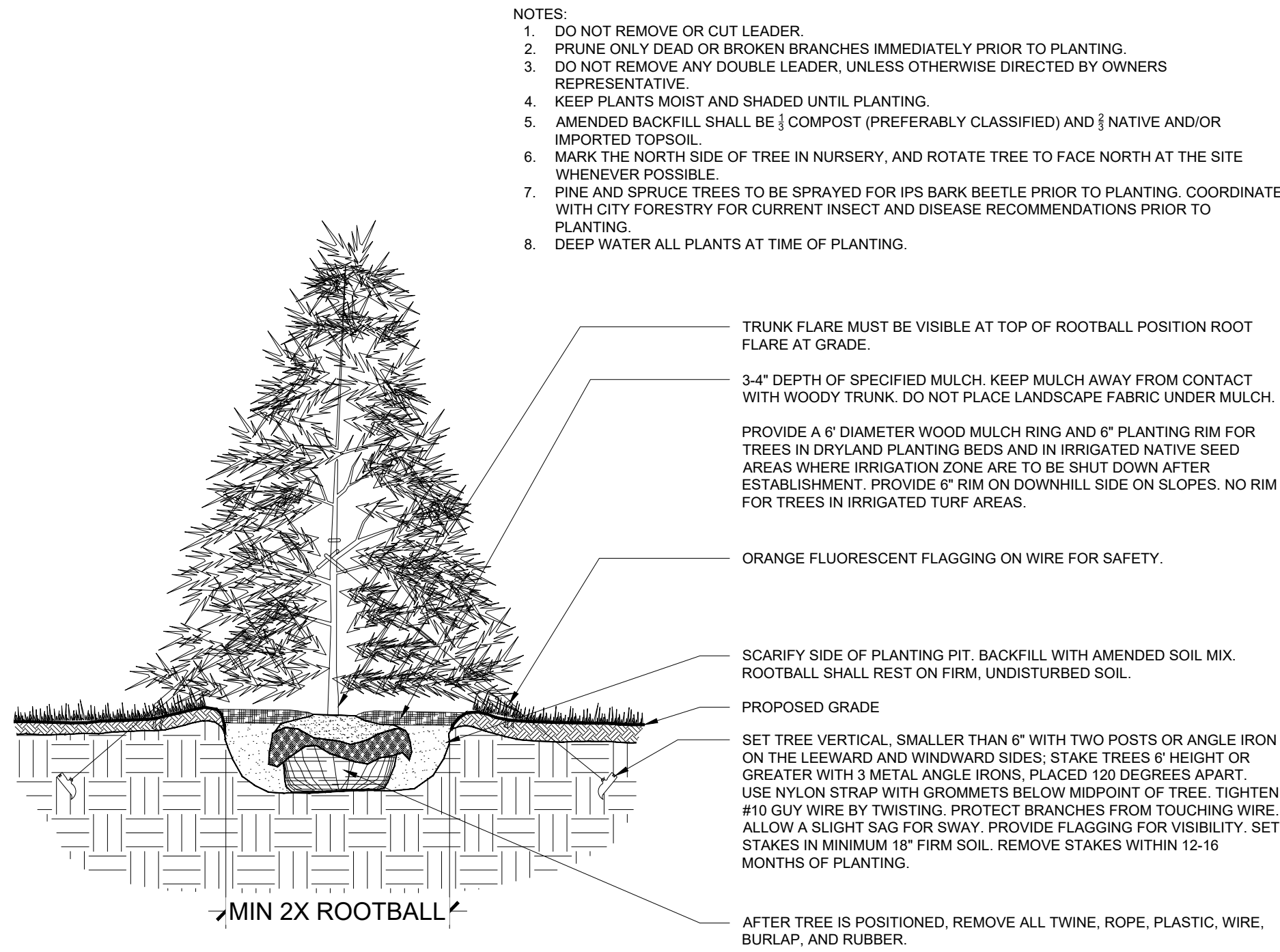


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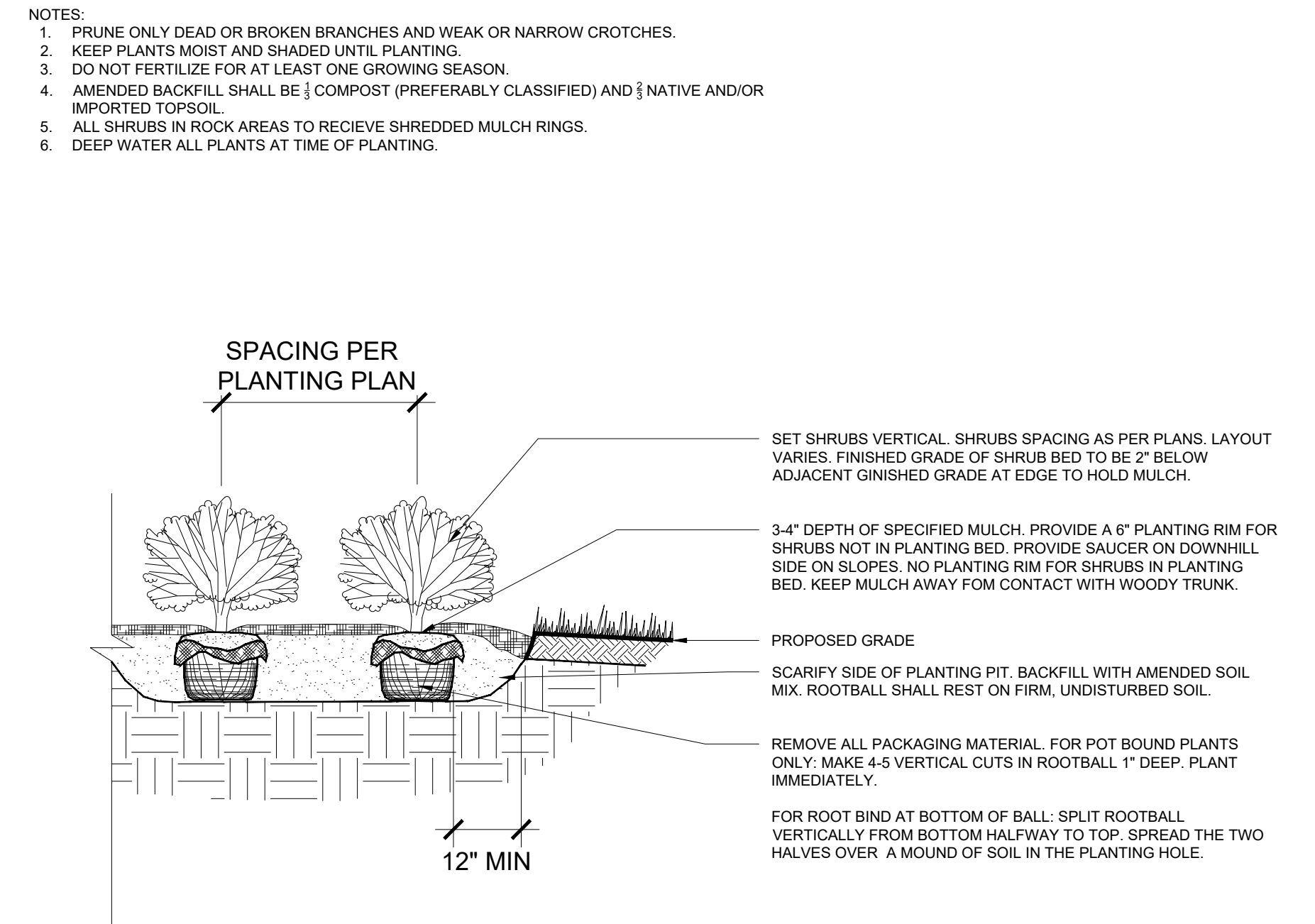
POUDRE HEIGHTS SUBDIVISION
SW 1/4 OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
20.07 ACRES, 165 LOTS, AND 11 OUTLOTS
PLANNING AREA F & PROJECT NUMBER: PUD2019-0007
PROJECT NUMBER: SUB2024-0003



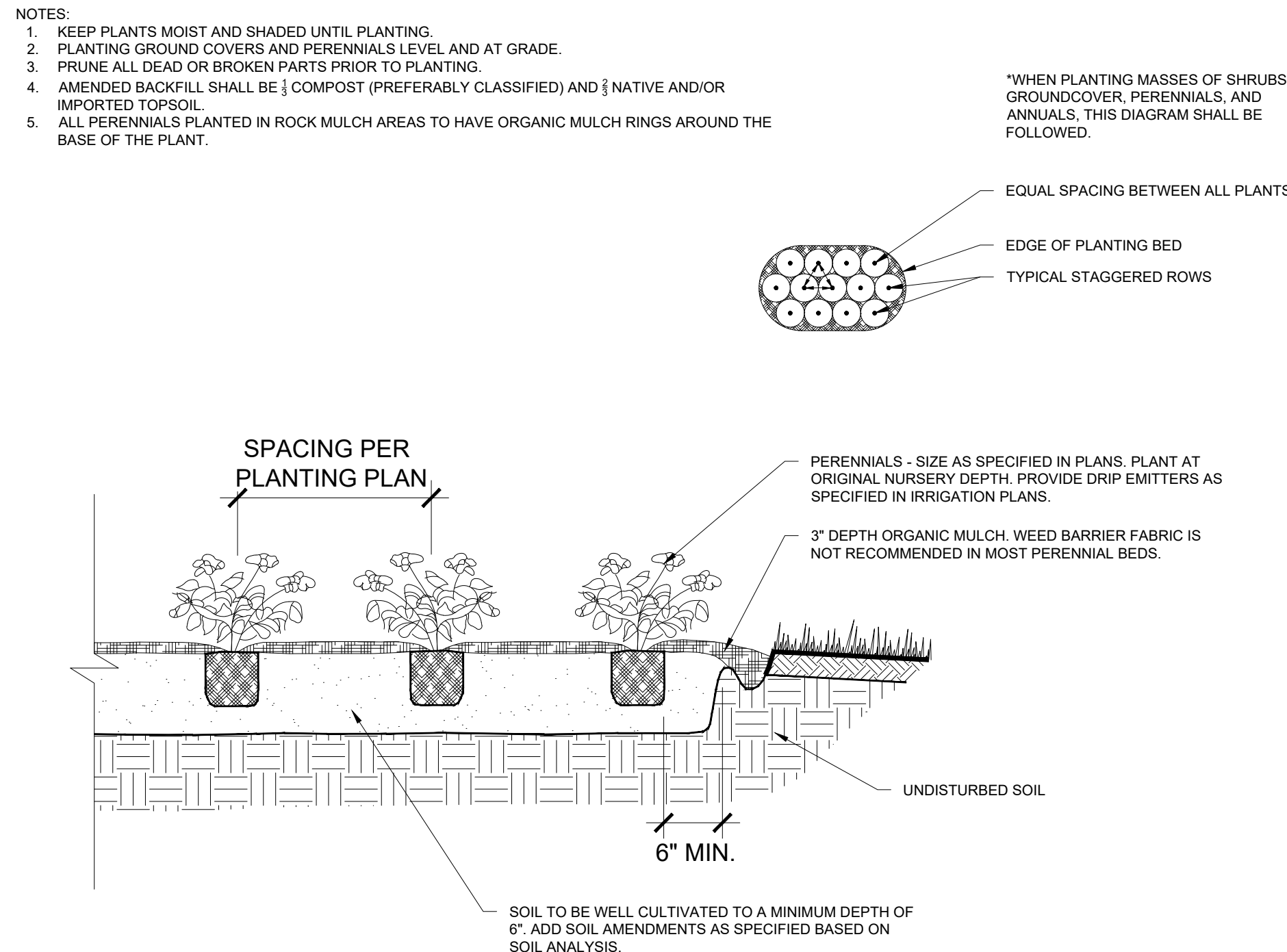
1 TYP. DECIDUOUS TREE PLANTING DETAIL
SCALE: NTS



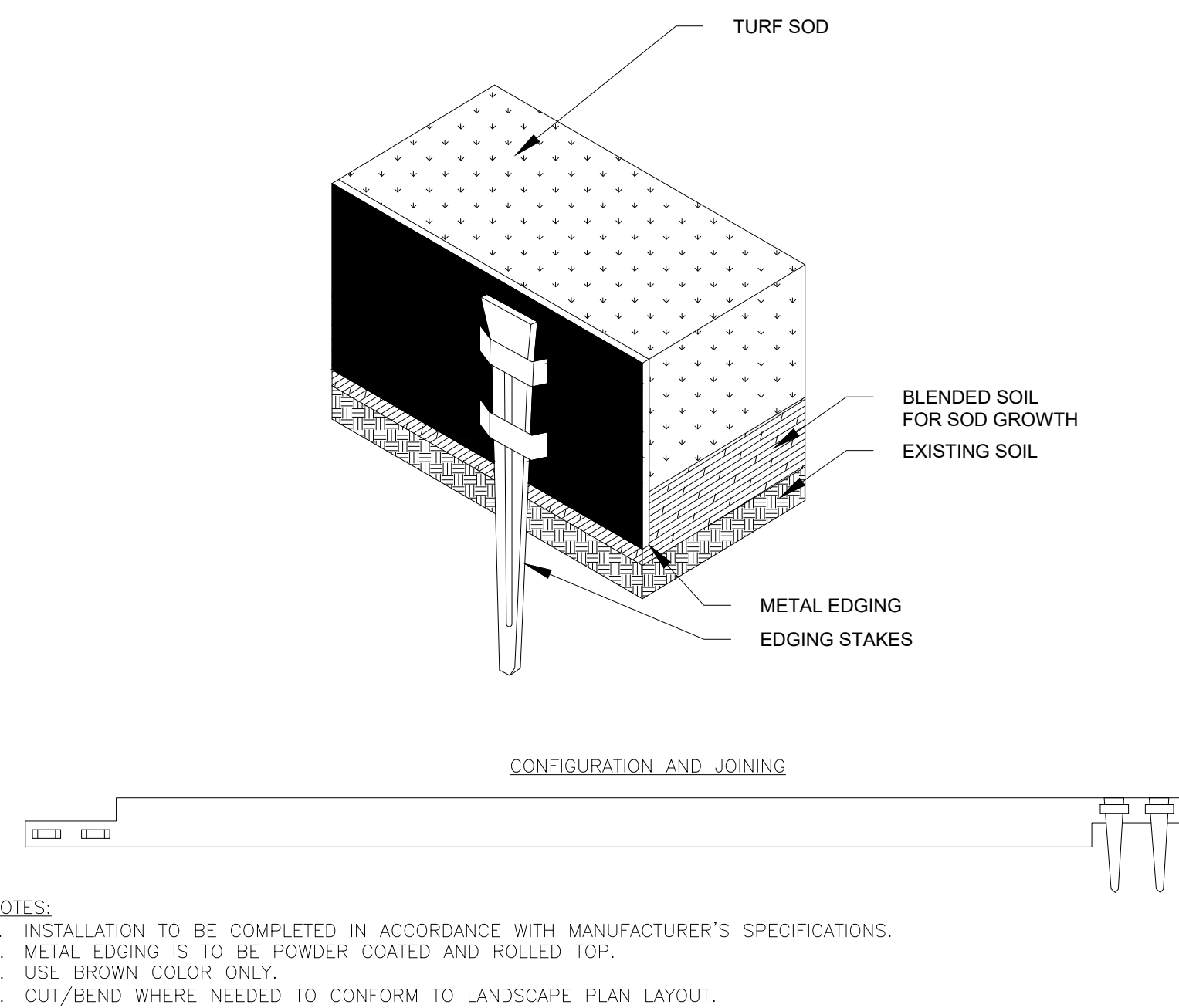
2 TYP. EVERGREEN TREE PLANTING DETAIL
SCALE: NTS



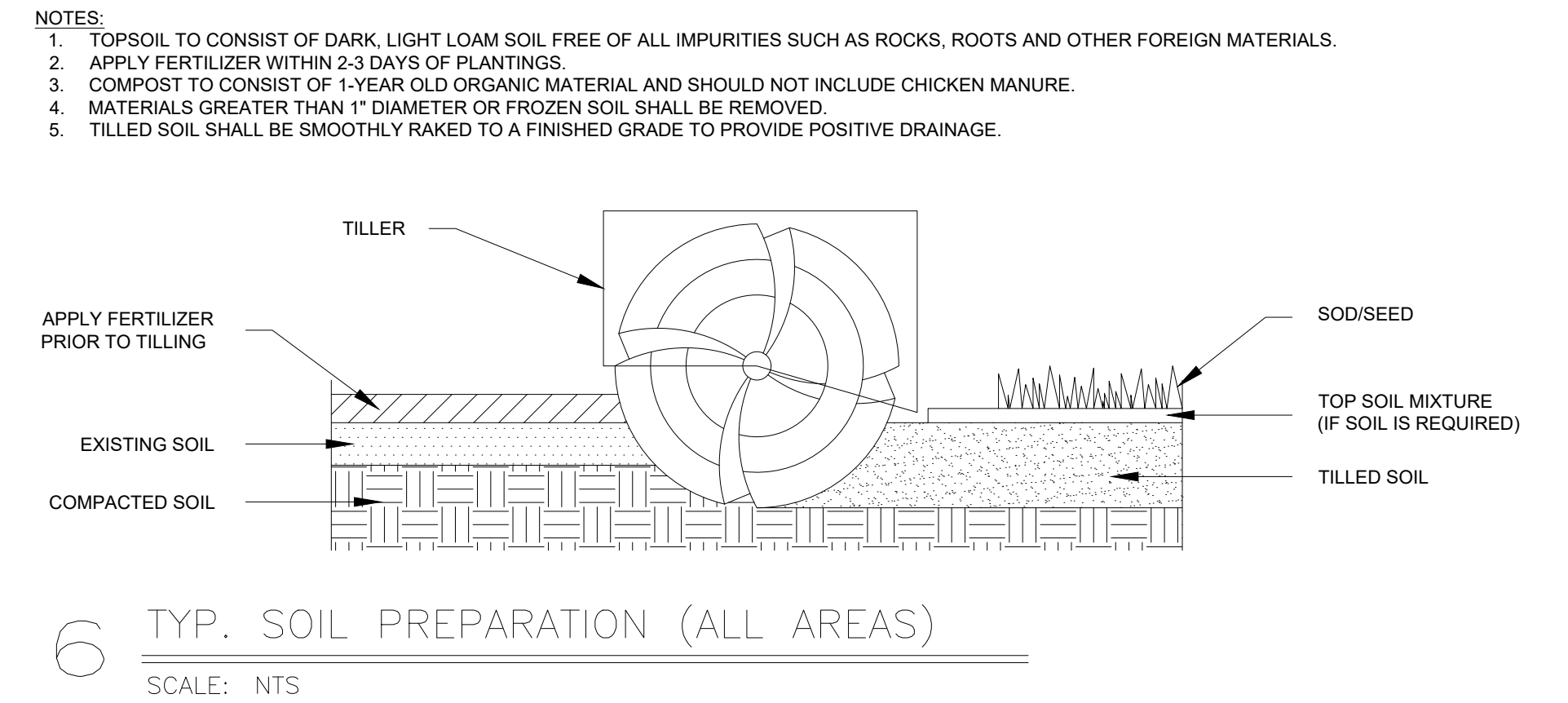
3 TYP. SHRUB PLANTING DETAIL
SCALE: NTS



4 TYP. PERENNIAL PLANTING DETAIL
SCALE: NTS



5 TYP. METAL EDGING DETAIL
SCALE: NTS



POUDRE HEIGHTS PA-F
PRELIMINARY PLAT
TITLE: LANDSCAPE DETAILS

DATE: OCTOBER 23, 2024

H3
HRGreen
5613 DTC PARKWAY SUITE 950
GREENWOOD VILLAGE, CO 80111
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SHEET: 15 OF 15



Poudre Heights Planning Area F Preliminary Subdivision SUB2024-0003

Katelyn Puga, Planner III

Katelyn.puga@greeleygov.com (970) 336-4050

Planning Commission – December 10, 2024



Community Vitality

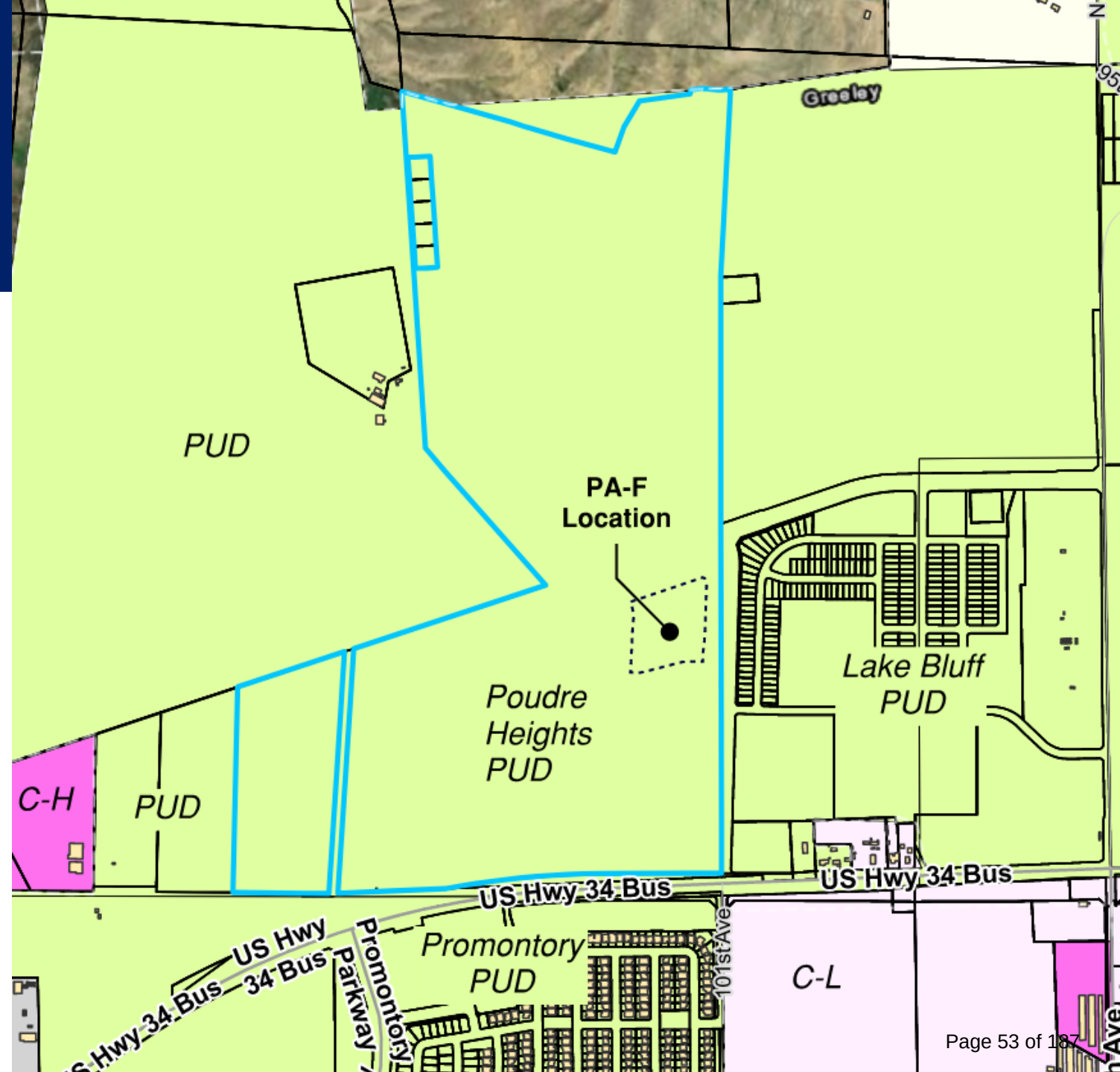
Agenda



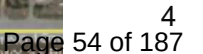
- **Request:**
 - Subdivide 13.8 acres in Tract D to create 165 single-family attached lots, 11 outlots, and dedication of rights of way
 - Parcel is currently vacant & zoned in Poudre Heights PUD
- **Background:**
 - In 1985, the property was annexed and zoned through the Golden Triangle annexation
 - Poudre Heights PUD approved in 2019
 - Preliminary subdivision creating tracts was approved in July 2024
- **Planning Commission Decision**

Zoning Map and Location

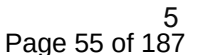
- Northeast corner of future 101st Avenue and 7th Street
- Subdivision generally located north of Hwy 34 (Bus. 10th St) & west of State Highway 257
- Surrounding Zoning and Land Uses:
 - North: Weld County
 - South: Promontory PUD
 - East: Lake Bluff PUD
 - West: PUD



PA-F of the Poudre Heights PUD

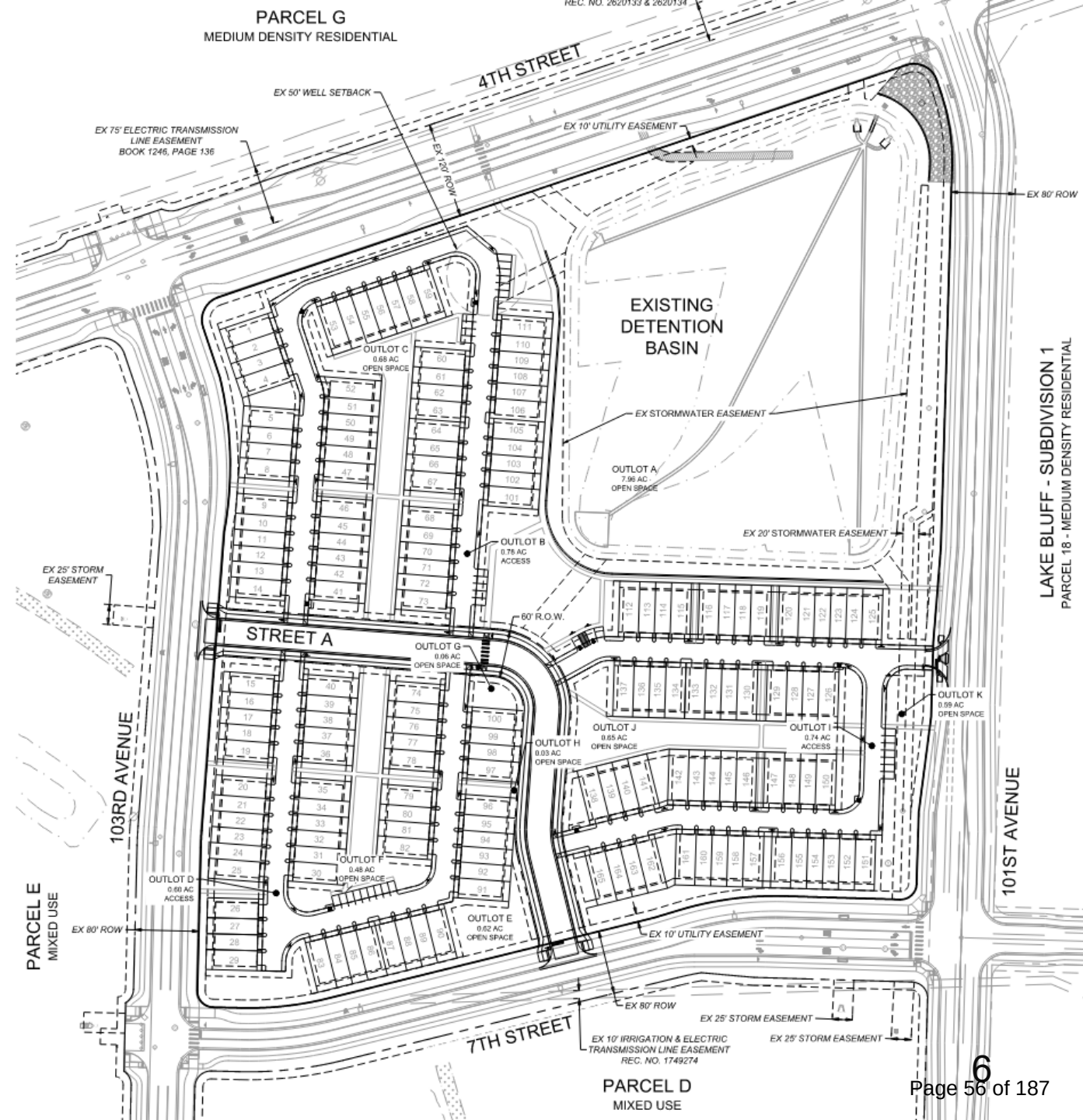


Final Plat for Filing 1 in review (SUB2024-0020)



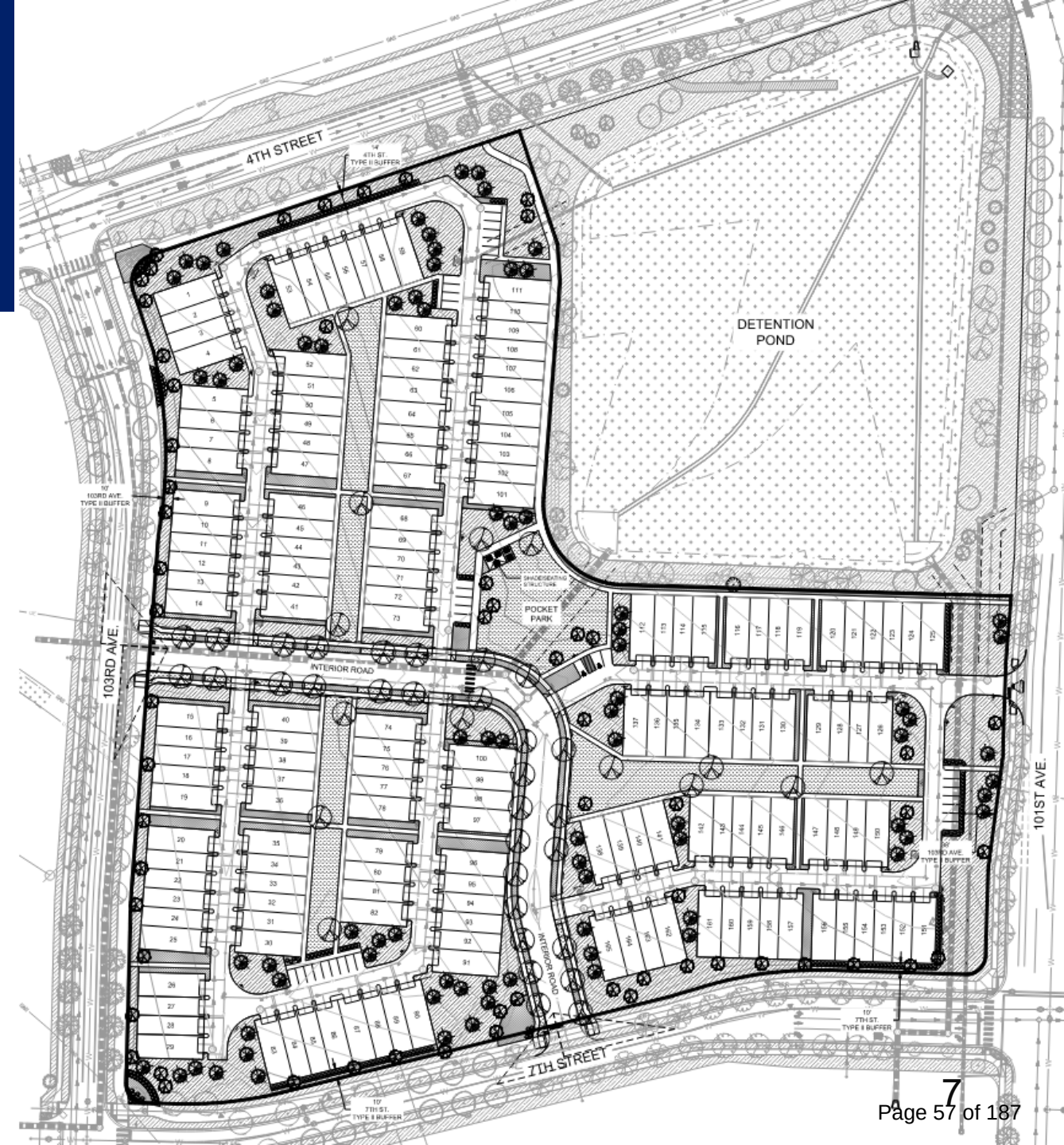
Proposed Preliminary Plat

- 165 Single-Family Attached (townhome) Lots
- 11 Outlots – pocket park, open space, access, detention pond and utility/drainage easements
- Dedication of Right-of-Way
- Appropriate Infrastructure Installed in accordance with Final Subdivision Plans for Poudre Heights Filing 1



Landscape Treatment Plan

- Plan includes landscaping for proposed Pocket Park
- Plan meets PUD design standards for Poudre Heights, including providing Type II Buffers along all major streets.
- 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 : **Approve with the following condition**

The final subdivision for the Poudre Heights Planning Area F Preliminary Plat will not be approved until the final subdivision for the Poudre Heights Filing 1 (SUB2024-0020) is approved.

- **Notification**

- 192 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 preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves the preliminary subdivision as presented** with the following condition:
 - The final subdivision for the Poudre Heights Planning Area F Preliminary Plat will not be approved until the final subdivision for the Poudre Heights Filing 1 (SUB2024-0020) is approved.

Alternative

- 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.

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 in accordance with the approved Poudre Heights PUD plan, proposing residential land uses.

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 with the incorporation of a pocket park, and trails connecting open spaces throughout the subdivision.

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

The preliminary plat follows the vision of the Poudre Heights PUD plan for Planning Area F and proposes single-family attached residential units as part of the larger mix of uses within the subdivision.

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

The preliminary plat provides for 165 single-family attached housing units. Other housing types can be integrated in the subsequent planning areas of the subdivision.

The request complies with this criterion.

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 were no natural features identified in Planning Area F as ecologically significant. 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 Poudre Heights PUD plan development and design criteria. Access is provided in a logical manner, with three access points from 103rd Avenue, 7th Street, and 101st Avenue to the development. The proposal supports a modified grid system with alleys and drives to allow for maximum connectivity throughout the project. A pedestrian connection to future trail corridors within the overall subdivision is provided along provided open space (Outlot A) in the northeast corner of the property, and both east-west and north-south connections through open space between units, allowing residential units ease of access to planned open spaces throughout the PUD.

In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern.

This request complies with this criterion.

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 Poudre Heights PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The subject property is within the designated "Mixed-Use" land use area within the Poudre Heights PUD. The Poudre Heights PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking that apply to this proposal.

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 for Planning Area F.

City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

The request complies with this criterion.

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.**

The applicant will construct infrastructure for Planning Area F in three phases. Phasing will be confirmed as part of the Final Subdivision review. The final subdivision for the tracts (including Planning Area F) within Poudre Heights Subdivision is currently in review by City staff (SUB2024-0020). Any future Final Subdivision application for Planning Area F is contingent upon the staff approval of this final subdivision. A separate final subdivision for Planning Area F will be required and reviewed approved administratively by the City following approval of this preliminary plat proposal.

The proposed subdivision is consistent with the approved Poudre Heights PUD and the Poudre Heights Preliminary Plat.

The request complies with this criterion.

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 for Planning Area F.

The request complies with this criterion.

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 street network surrounding the site will be constructed as part of the overall Poudre Heights development. The proposed infrastructure approved with the overall Poudre Heights Final Plat 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.

Review Criteria



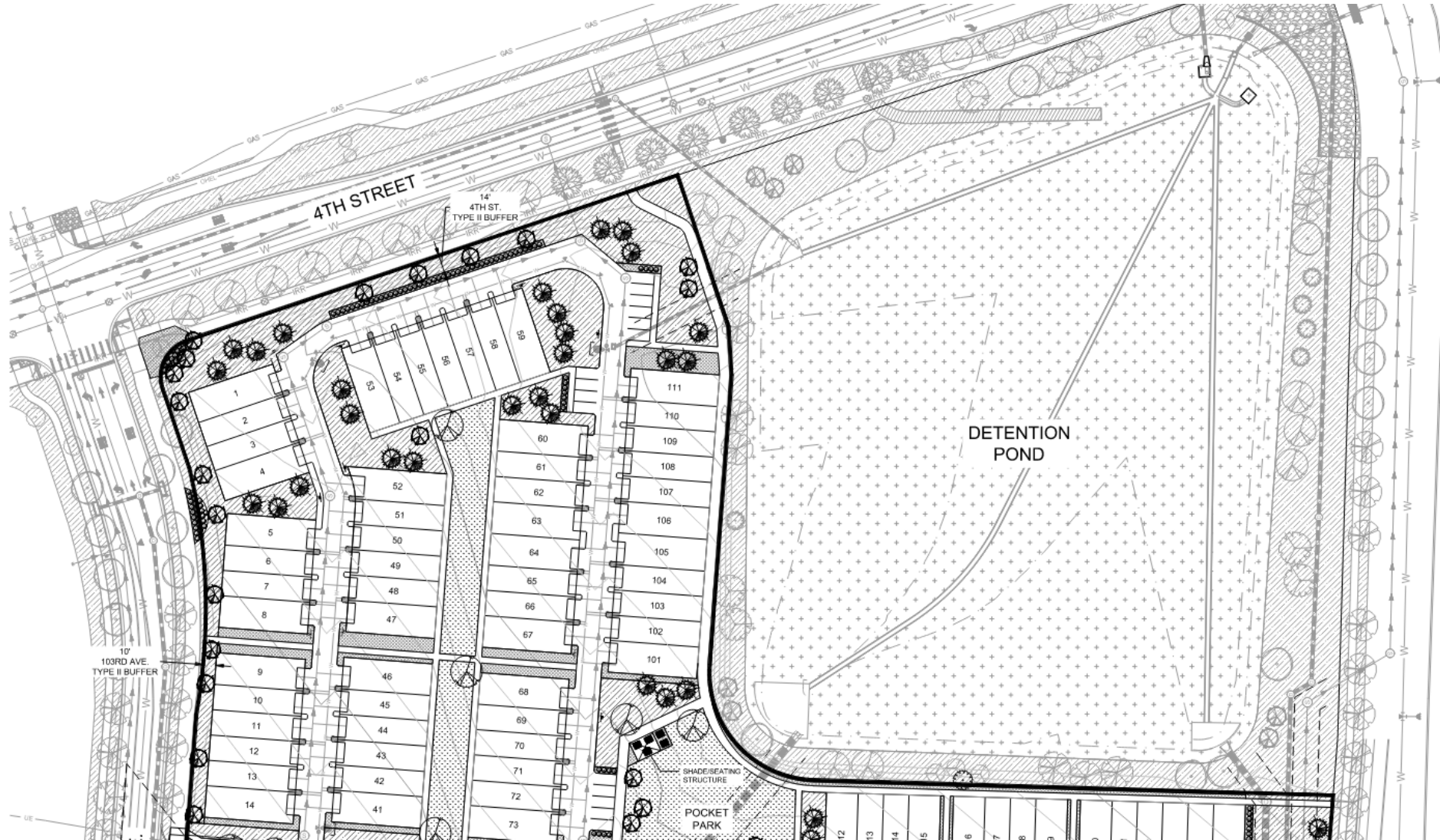
Preliminary Subdivision Review Criteria, Section 24-203.b.1(a)-(i)

9) **The recommendations of professional staff or advisory review bodies.**

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.

Landscape Treatment Plan



Landscape Treatment Plan



POUDRE HEIGHTS

PLANNING AREA F

PRELIMINARY PLAT

APPLICANT PRESENTATION

DECEMBER 10, 2024

THE POUDRE HEIGHTS TEAM



Brian Smerud
Owner/Applicant



Todd Johnson, P.E.
Owners Representative



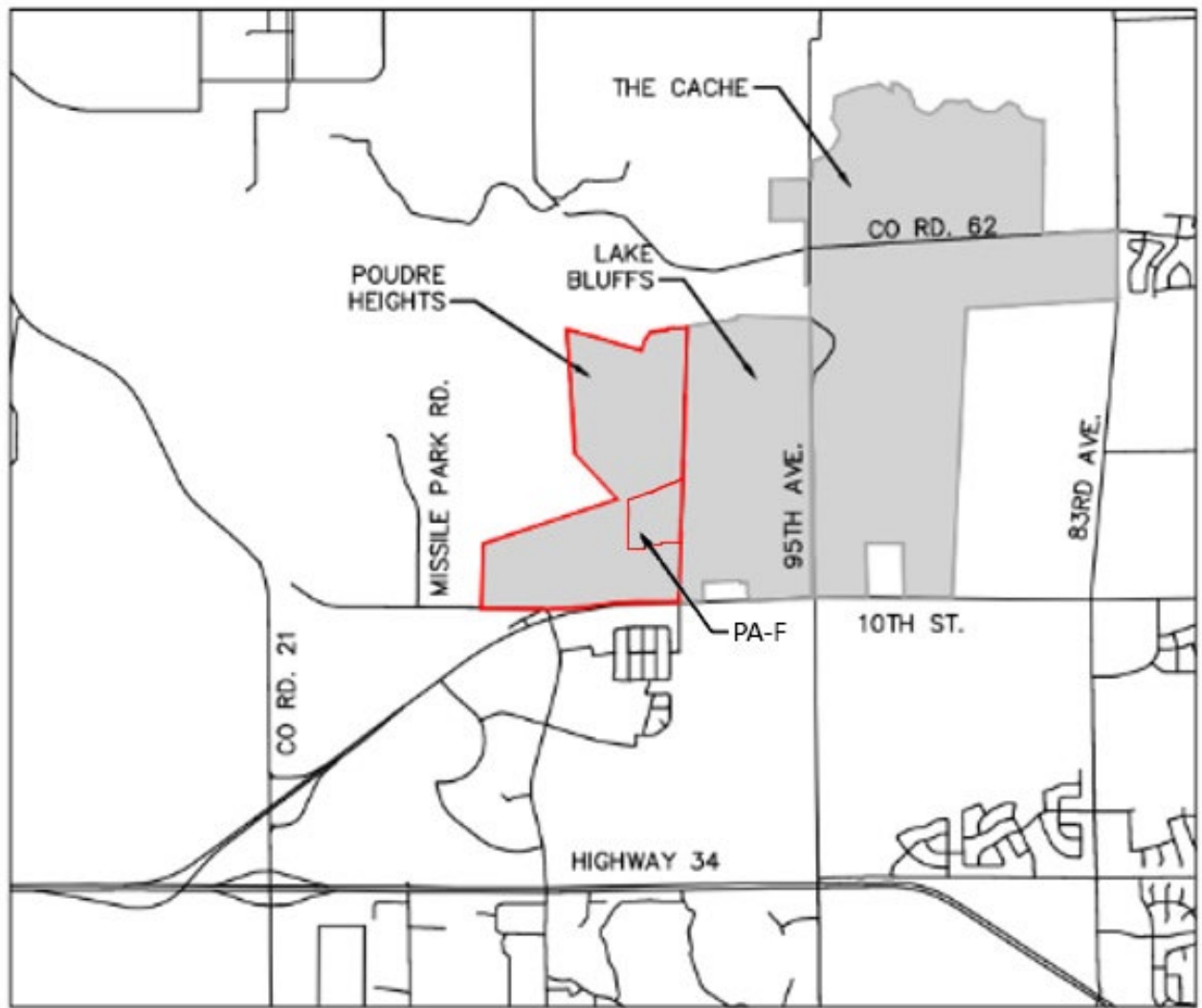
Phil Stuepfert
Planner



Ryan Littleton
Civil Engineer



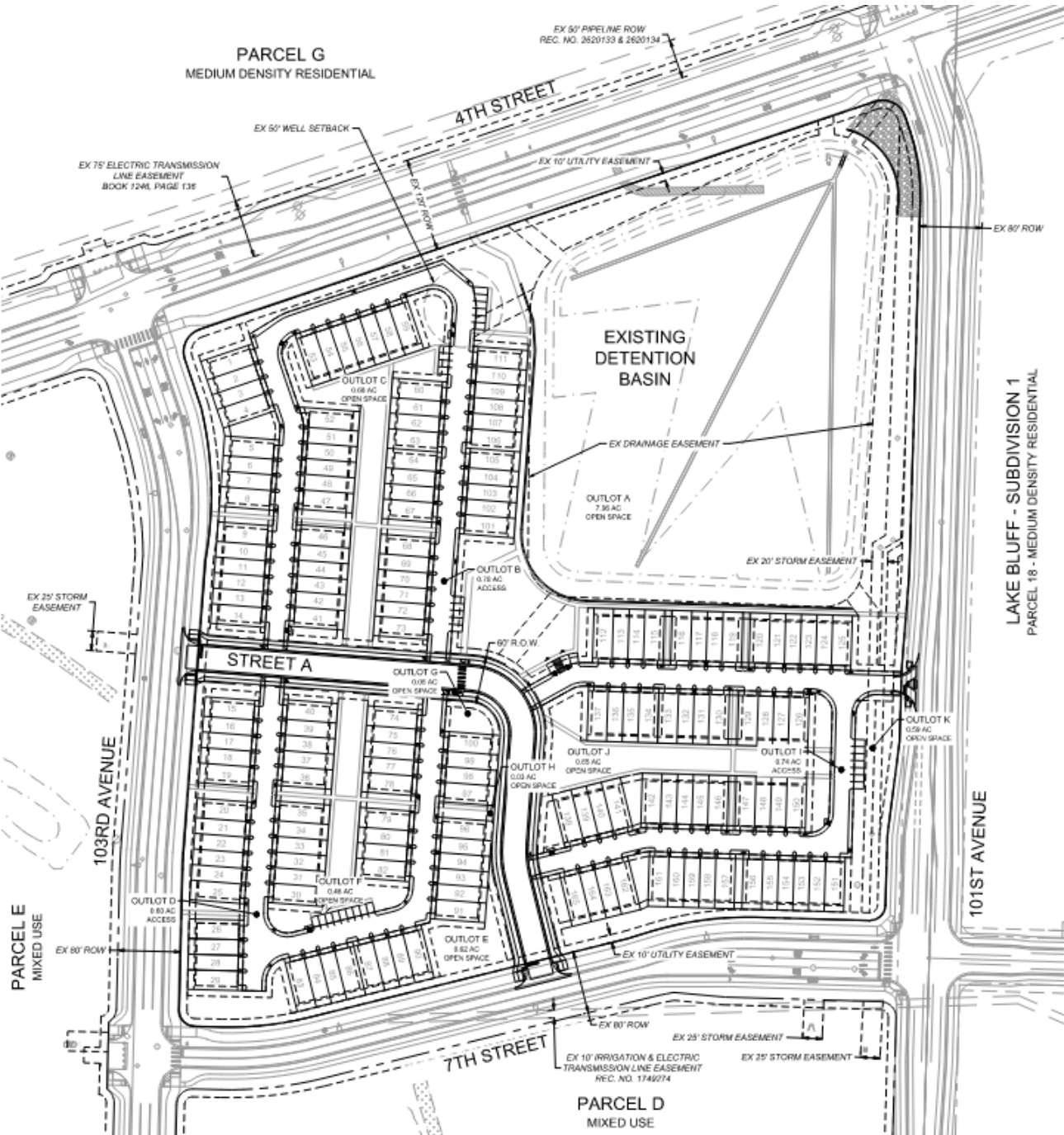
PROJECT LOCATION



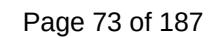
PRELIMINARY PLAT

LEGEND

ROW/PROPERTY LINE	
PROPERTY BOUNDARY	
LOT LINE	
EASEMENT	
SETBACK	
FIRE HYDRANT	
PARKING COUNT	
LOT NUMBER	
STREET LIGHT	
EXISTING STREET LIGHT	

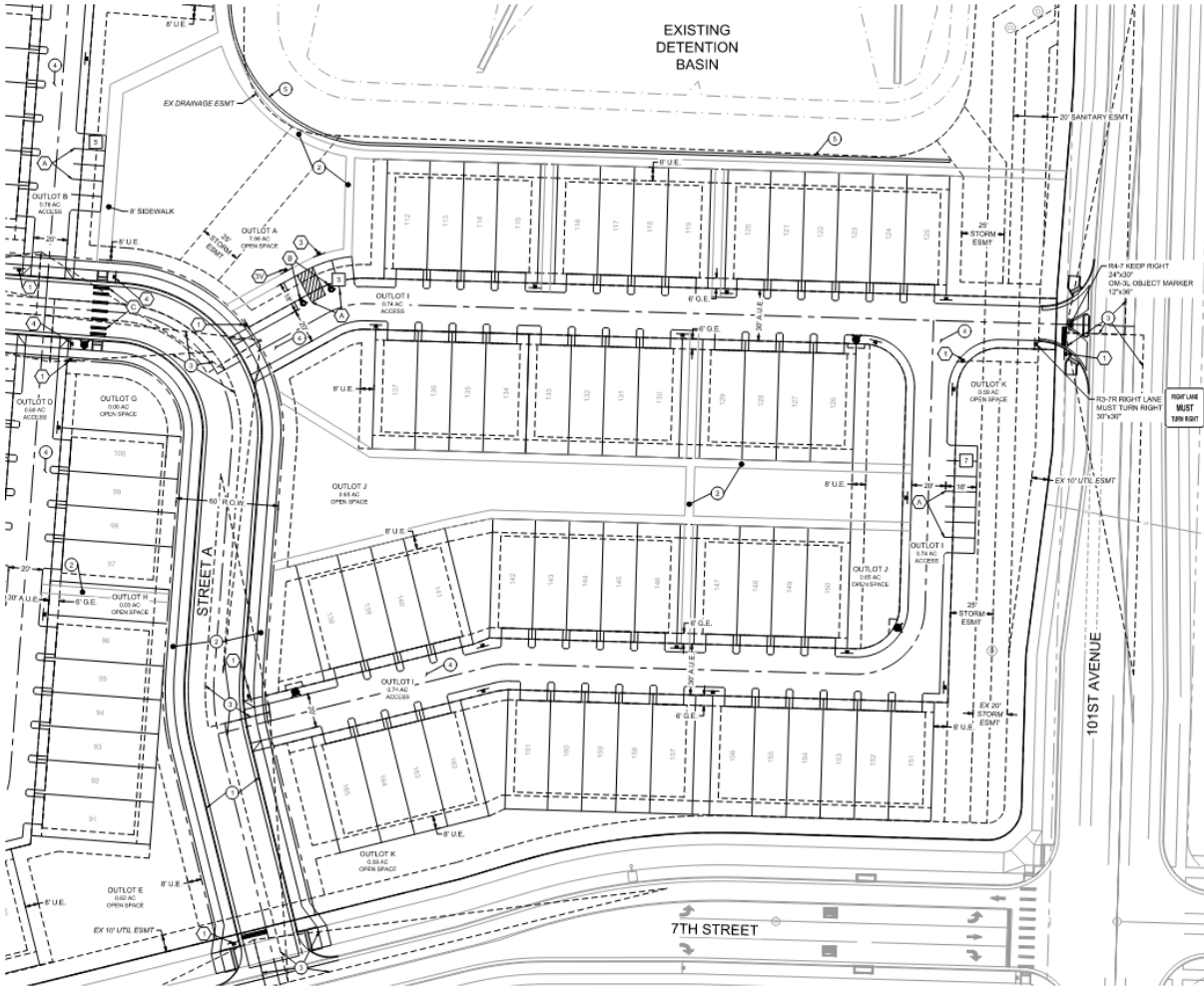


NORTH

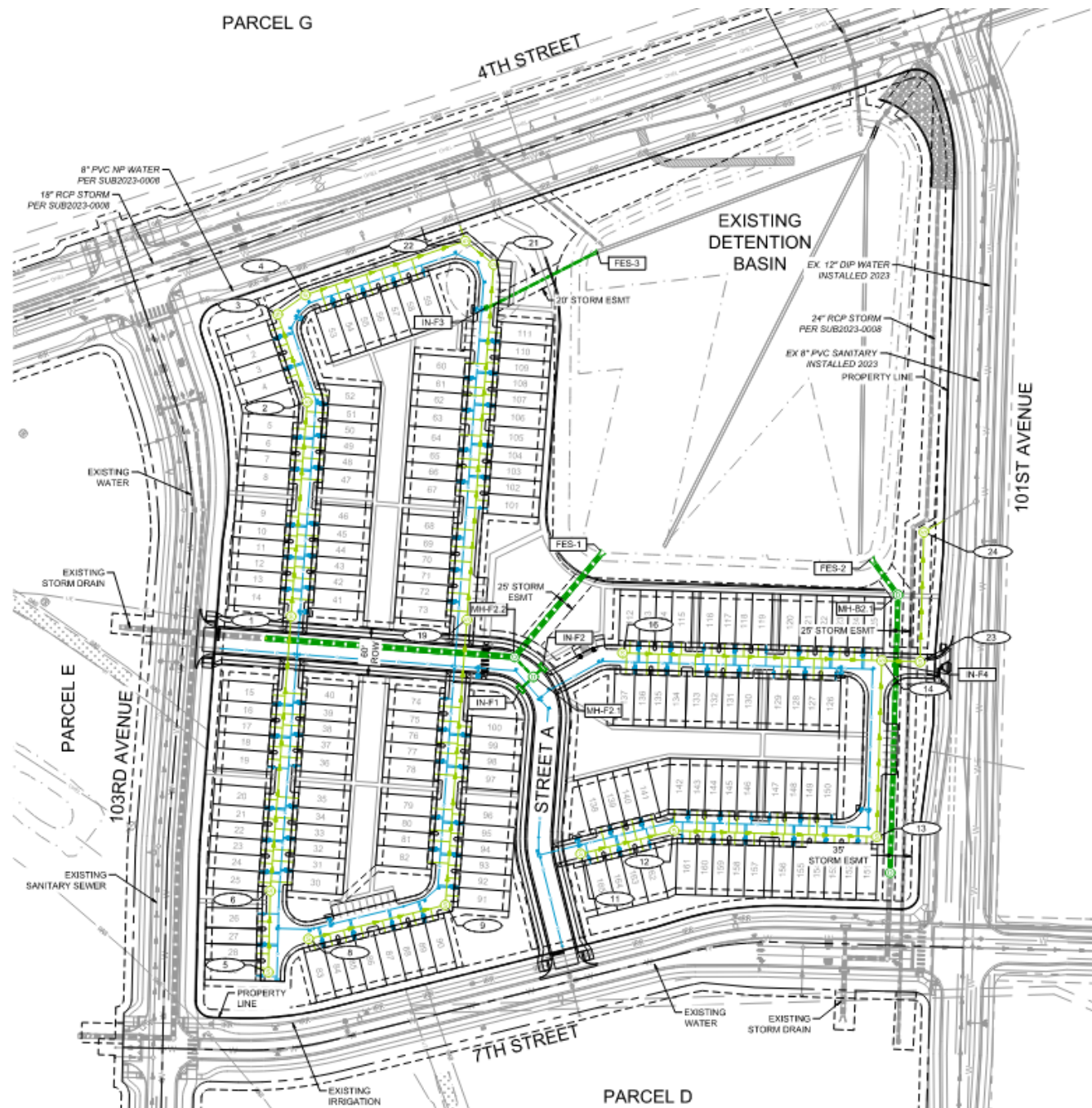
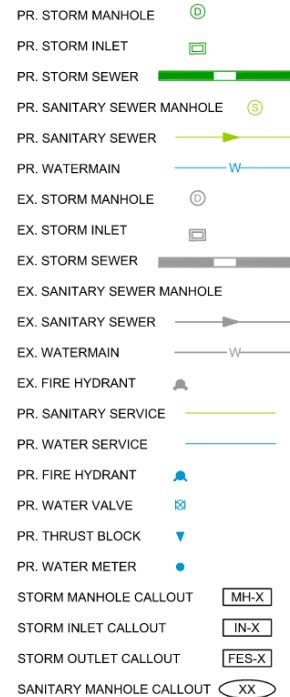


PRELIMINARY PLAT

SOUTHEAST



PARCEL G



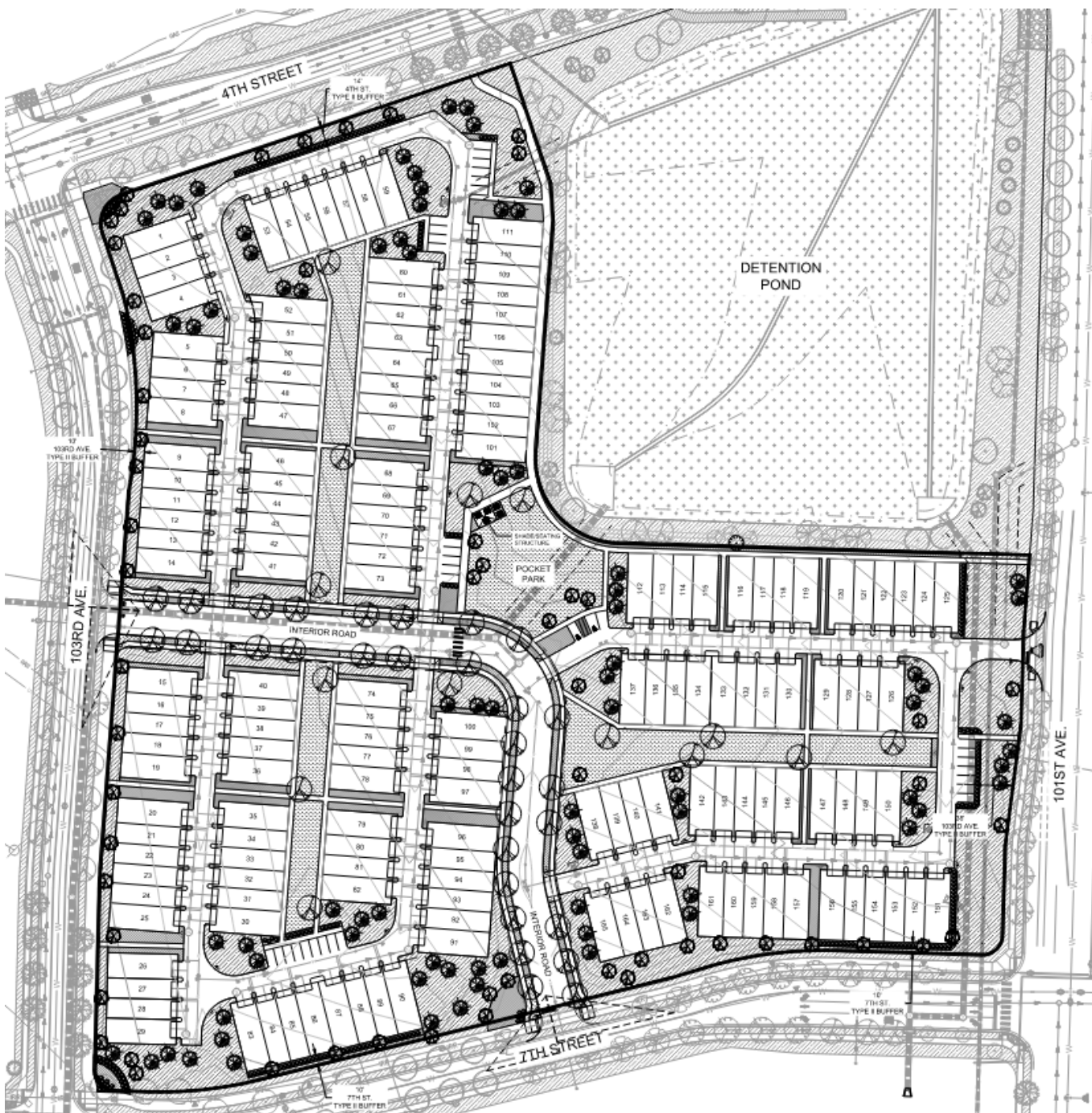
LANDSCAPE

GROUNDCOVER LEGEND

SYMBOL	DESCRIPTION
	SOD TURF
	SHRUB AND PERENNIAL PLANTING BED
	LOW GROW SEEDING

PLANTING LEGEND

SYMBOL	DESCRIPTION
	DECIDUOUS TREE
	EVERGREEN TREE
	ORNAMENTAL TREE
	SHRUB



PRELIMINARY PLAT REVIEW CRITERIA STANDARDS

*A preliminary plat shall be processed according to the following specific procedures:

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

QUESTIONS?



ADDITIONAL SLIDES



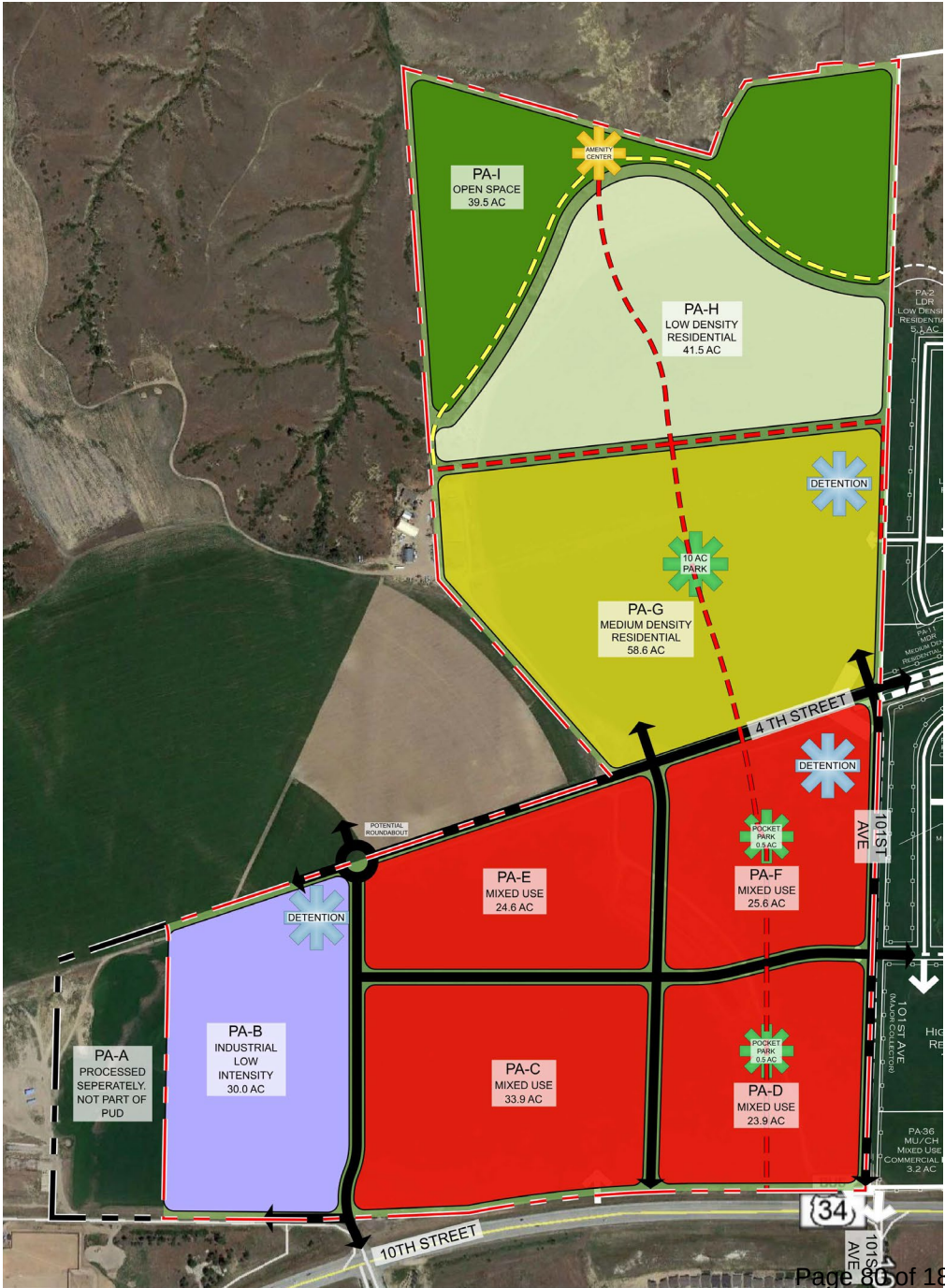
REQUEST & KEY INFORMATION

Planned Unit Development (PUD)

DEVELOPMENT SUMMARY - PRELIMINARY PUD				
PLANNING AREA	ACREAGE (+/-)	CALCULATED DENSITY (DU/AC)	MAXIMUM UNITS*	% OF SITE
PA-C - MIXED-USE	33.9	6.6	223	12.2%
PA-D - MIXED-USE	23.9	6.6	157	8.6%
PA-E - MIXED-USE	24.6	6.6	162	8.9%
PA-F - MIXED-USE	25.6	6.6	168	9.2%
PA-G - MDR - MEDIUM DENSITY RESIDENTIAL	58.6	6	351	21.1%
PA-H - LDR - LOW DENSITY RESIDENTIAL	41.5	3	124	14.9%
SUB-TOTAL	208.1		1185	75.0%
PA-I - OPEN SPACE	39.5			14.2%
*NOTE: PARKS AND DETENTION AREAS ARE INCLUDED ABOVE AND WILL MEET MINIMUM OPEN SPACE REQUIREMENTS.				
PLANNING AREA	ACREAGE (+/-)			% OF SITE
PA-B - INDUSTRIAL - LOW INTENSITY	30.0			10.8%
SITE TOTAL	277.6			100.0%
*IF MULTI-FAMILY IS PLACED IN THE MIXED USE PARCELS (C, D, E AND F) THE DENSITY CAN BE UP TO 24 DU/AC AS LONG AS THE OVERALL PROJECT MAXIMUM UNIT COUNT IS NOT EXCEEDED FOR THE OVERALL PROJECT.				

DENSITY CALCULATIONS	
TOTAL MAXIMUM UNIT COUNT	1185
TOTAL SITE ACREAGE	277.6
OVERALL RESIDENTIAL DENSITY	4.27

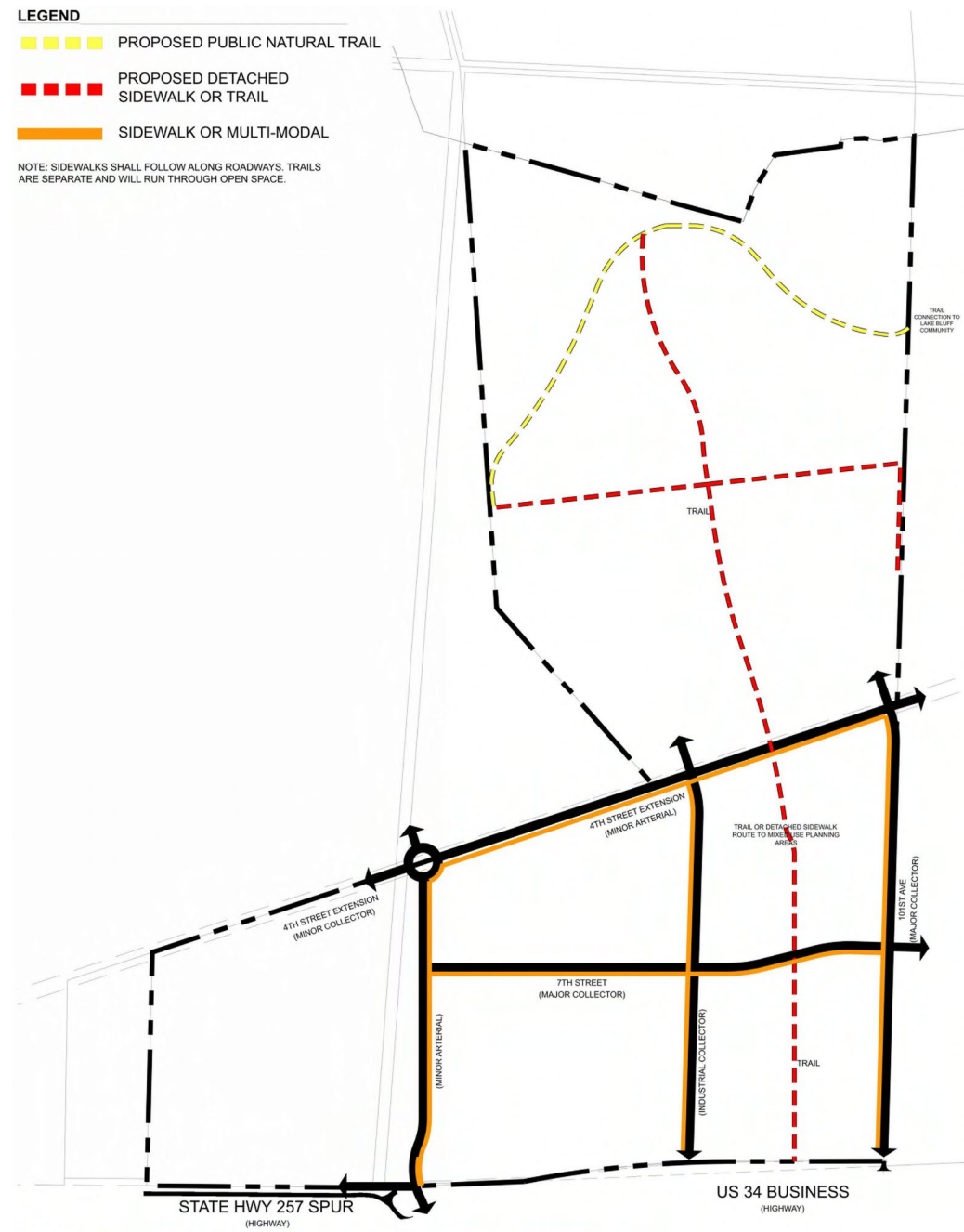
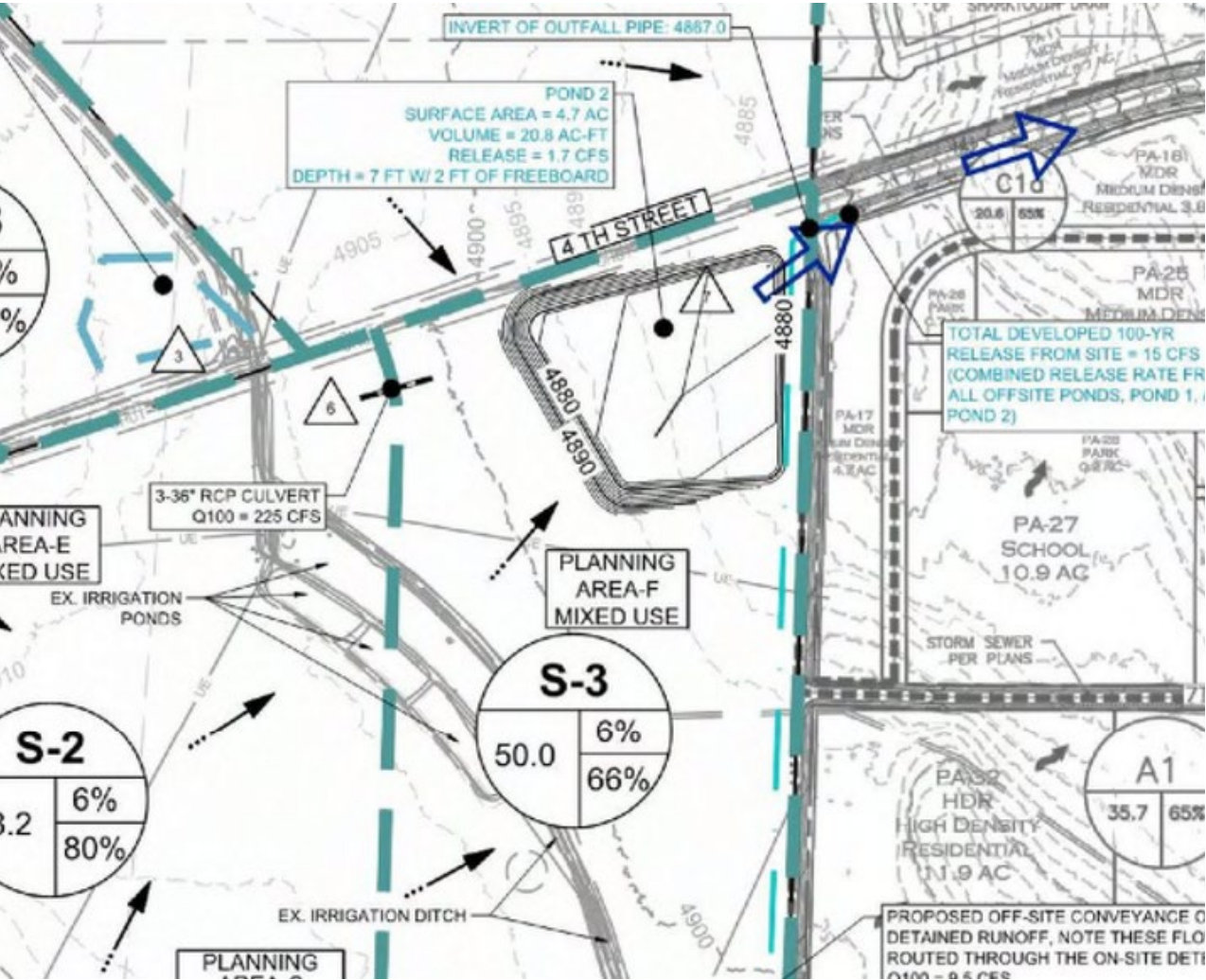
OPEN SPACE CALCULATIONS	
PA-I OPEN SPACE ACREAGE	39.5
NEIGHBORHOOD PARK AND POCKET PARKS	11
TOTAL	50.5
*NOTE: SEE SHEET 7 FOR INDIVIDUAL OPEN SPACE REQUIREMENTS FOR LAND USES.	
*NOTE: TOTAL OPEN SPACE REQUIREMENTS WILL MEET MINIMUMS.	



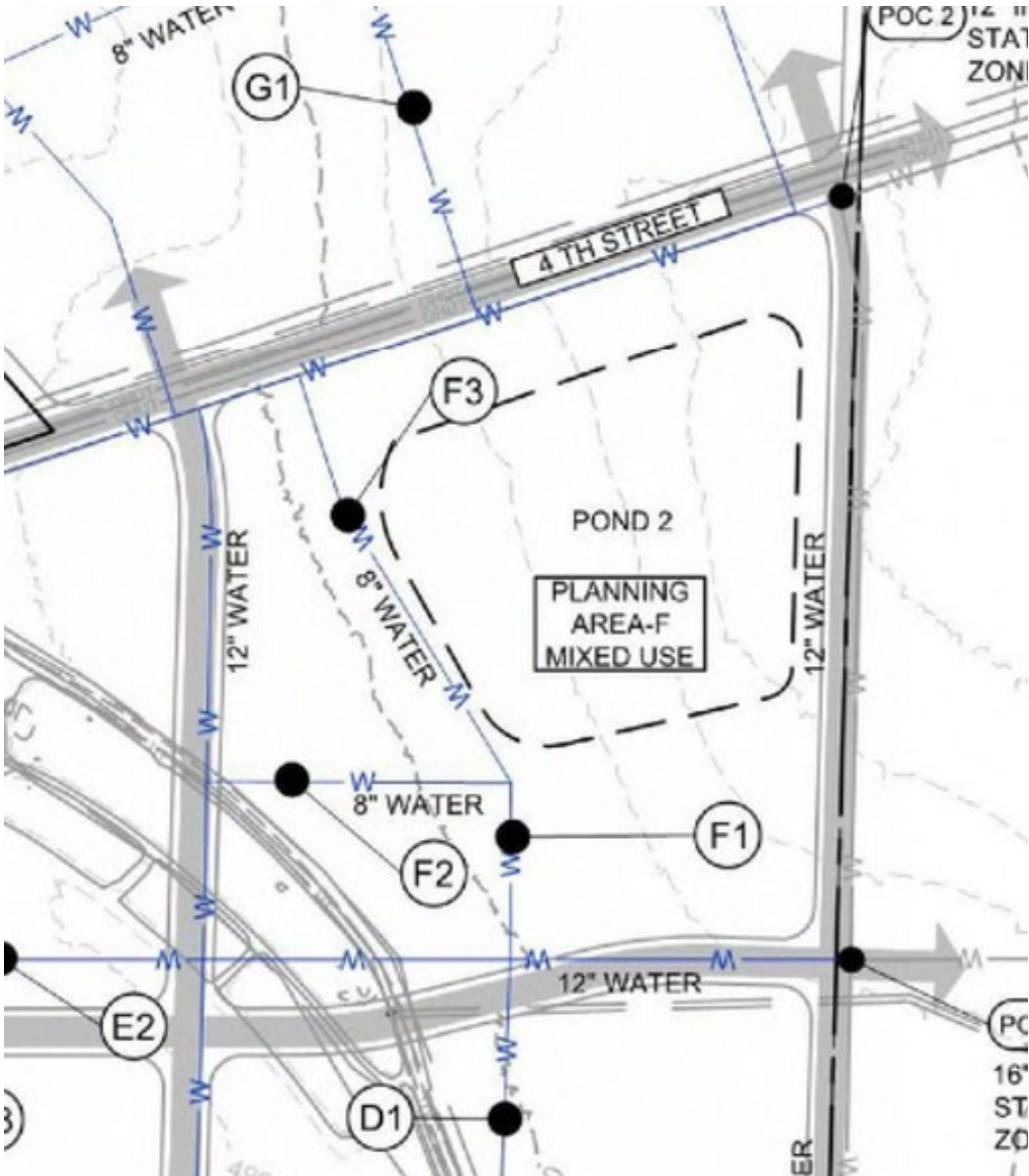
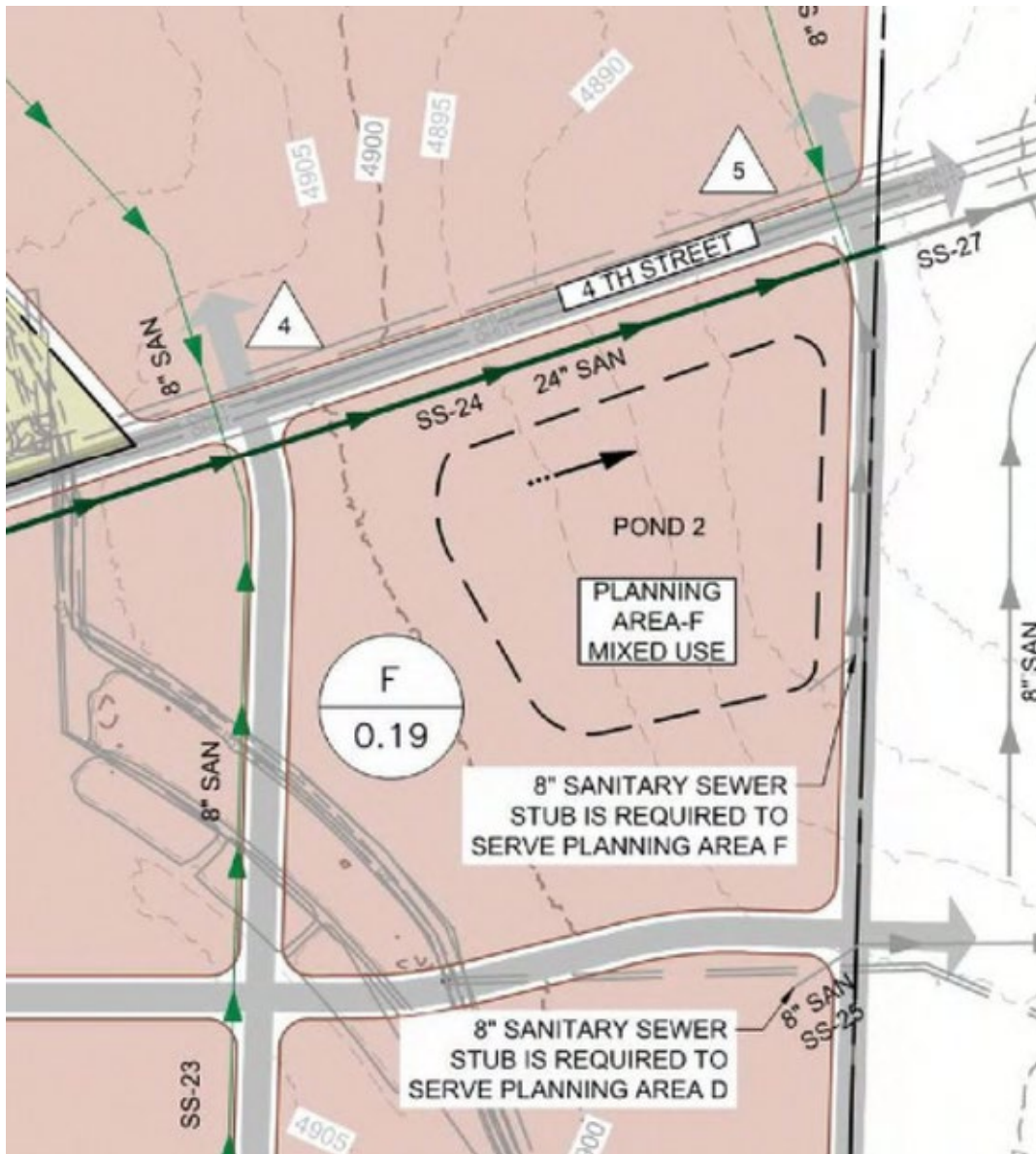
DEVELOPMENT COMMITMENTS

DEVELOPMENT COMMITMENTS MATRIX					
AREA / IMPROVEMENT	PLAN PREPARATION AND APPROVAL	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE OPEN SPACE SHOULD BE CONSTRUCTED WHEN 50% OF THE LOTS IN PA-I HAVE BUILDING PERMITS IN PLACE.	TO BE DETERMINED	HOME OWNERS ASSOCIATION OR THE POUDBRE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE POUDBRE METROPOLITAN DISTRICT.
BLUFF PRESERVATION	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE BLUFF AREAS LOCATED IN PA-I SHALL BE PRESERVED AND ANY DISTURBED AREAS SHALL BE REVEGATED.	TO BE DETERMINED	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
NEIGHBORHOOD PARK (PA-G) - 10 AC.	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVE PARK EXISTS.	NEIGHBORHOOD PARK IS TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR MD.	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
INTERNAL COMMUNITY TRAILS	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	INTERNAL COMMUNITY TRAILS WILL BE CONSTRUCTED CONCURRENT WITH THE PARKS AND ADJACENT INFRASTRUCTURE TO THEM.	INTERNAL TRAILS ARE TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR MD.	HOME OWNERS ASSOCIATION OR THE POUDBRE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE POUDBRE METROPOLITAN DISTRICT.
10TH STREET ROAD AND SIGNAL IMPROVEMENTS	FINAL ROADWAY PLANS WILL BE PREPARED PER CDOT STANDARDS FOR THE 10TH STREET ROW.	REQUIRED IMPROVEMENTS TO BE COMPLETED PER THE TRIGGERS SPECIFIED IN THE TRAFFIC IMPACT STUDY, WARRENTS ARE MET AND/OR AS IDENTIFIED BY CDOT	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
ROADWAYS	FINAL ROADWAY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	ROADWAYS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, DEVELOPER, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
UTILITIES	FINAL UTILITY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	UTILITIES SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM SEWER FACILITIES	FINAL STORM SEWER PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	STORM SEWER SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM WATER FACILITIES (PONDS)	FINAL POND PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	PONDS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDBRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.
POCKET PARKS (PA-D, PA-F) - 0.5 AC.	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVE PARK EXISTS.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.
AMENITY CENTER (PA-I)	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE AMENITY CENTER LOCATED WITHIN PA-I WILL BE CONSTRUCTED AT THE THRESHOLD OF 450 UNITS BEING CONSTRUCTED.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDBRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.

DRAINAGE & TRANSPORTATION



SANITARY SEWER & WATER





Planning Commission Agenda Summary

December 10, 2024

Key Staff Contact: Jeff Woeber, Planner III

Title:

Case Number SUB2024-0008, Triple Creek Subdivision Second Filing- Preliminary Plat

Summary:

A public hearing to consider a request by Triple Creek Development, LLC to subdivide 69.74 acres of land located west of the intersection of 71st Avenue and 16th Street (Case Number SUB2024-0008, Triple Creek Subdivision Second Filing- Preliminary Plat)

Recommended Action:

Approval

Attachments:

1. PC Summary Report
2. Vicinity Zoning Map
3. Project Narrative
4. Plan Set
5. Neighbor Notification Boundry Map
6. Landscape Plan
7. Staff Presentation
8. Applicant Presentation

PLANNING COMMISSION SUMMARY

ITEMS: Preliminary Subdivision to subdivide a property 69.74± acres in size into 57 lots, 6 outlots, 3 tracts, and dedication of right-of-way. The property is within a Planned Unit Development (PUD).

FILE NUMBER: SUB2024-0008

PROJECT: Triple Creek Subdivision Second Filing – Preliminary Plat

LOCATION: West of the of the intersection of 71st Avenue and 16th Street.

APPLICANT: Rick Haering on behalf of Triple Creek Development, LLC

CASE PLANNER: Jeffrey Woeber, Planner III

PLANNING COMMISSION HEARING DATE: December 10, 2024
(Continued from November 12, 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 69.74 acres of land into 57 lots, 6 outlots, 3 tracts, and dedication of right-of-way. The subject property is located west of the of the intersection of 71st Avenue and 16th Street.

The property is a subdivision of the Triple Creek Planned Unit Development (PUD). According to the intent statement on the PUD (approved in December 2023), Triple Creek is “...designed as a contemporary, mixed-use, master planned community with an emphasis on walkability, human-scaled design, and access to public spaces.”

This subdivision is to establish residential row house/townhome lots, mixed-use lots, and tracts for future development along with open space area and outlots. Required infrastructure including streets, drainage/stormwater detention, erosion control, utilities, as well as associated landscaping is proposed. There are existing oil & gas uses within the subject property as well.

A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating lots, outlots, tracts and dedication of rights-of-way.

B. STAFF RECOMMENDATION

Approval (see Section J).

C. LOCATION

The subject property is located west of the of the intersection of 71st Avenue and 16th Street.

Current Zoning: PUD (Planned Unit Development)

D. Abutting Zoning

North: C-D, R-L, and R-E (Conservation District, Residential Low Density, Residential Estate)

South: R-L and R-H (Residential Low Density and Residential High Density)

East: R-L and H-A (Residential Low Density and Holding Agriculture)

West: R-L (Residential Low Density)

Abutting Land Uses

North: Sheep Draw Trail, Single-family dwelling, and farmland

South: Single-family dwelling

East: Single-family dwellings and 71st Avenue

West: Farming, open space, and single-family dwelling

Site Characteristics:

The site is undeveloped land with flat topography. The site currently contains oil and gas development with plugged and abandoned wells on proposed Lot 4 and Outlot F, with the other producing oil and gas facility being limited to only proposed Tract 3. Much of the remainder of the site has previously been used for farming. The Sheep Draw drainage channel area borders a portion of the subdivision to the north.

E. BACKGROUND

The subject property was annexed into the City of Greeley in 1998 (Ordinance 39, 1998 2632176), and prior to the Triple Creek PUD was zoned R-L. The Triple Creek Subdivision First Filing was approved to create two lots to the west of this Second Filing. The First Filing was a re-subdivision of a Weld County “Exemption,” prior to the annexation. The subject property has not been subdivided and has been in agricultural use with some oil & gas activity. This plat will create buildable lots along with three tracts and outlots. Staff notes further subdivision of each of the tracts is required to create additional future buildable lots.

F. 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 *Imagine Greeley Comprehensive Plan* has a variety of recommendations that may be applicable to this Preliminary Plat. Staff notes that Comprehensive Plan recommendations are key in review and approval of a rezoning, and were considered when the site went through the PUD process. The Triple Creek PUD was found to be consistent with those recommendations.

The subject area is identified as a Suburban Neighborhood on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. The PUD and this subdivision proposal supports the vision for a Suburban Neighborhood by providing a mixture of single-family, multi-family, and commercial development served by park land and trails within the neighborhood.

The following are among the goals recommended by the *Imagine Greeley Comprehensive Plan* that support the proposed subdivision:

Goal ED-2: Promote desired economic sectors and a diverse local economy.

Triple Creek develops, maintains, and promotes community assets and amenities in an environment that attracts desired residential and business activity, by providing land uses for economic development, with related uses and infrastructure.

Goal EH-2 : Integrate healthy living into community planning and development.

Triple Creek encourages residents to adopt active and healthy lifestyles to improve their general health and well-being, promoting opportunities to participate in fitness and recreation activities, and provides amenities such as parks, trails and bike paths that promote physical activity.

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

The Triple Creek development provides for residential and commercial development that expand opportunities for people who live in Greeley to also work in Greeley (or vice versa) by providing commercial land uses.

Goal PS-3: Develop and maintain a safe, aesthetically pleasing, and livable community.

Triple Creek development, through the approved PUD plan, does provide for a safe, aesthetically pleasing and livable community through planned and required public improvements, design standards, landscaping, lighting, and other features of the built environment.

The proposed subdivision is generally in conformance with the *Imagine Greeley Comprehensive Plan* and the Triple Creek PUD Plan.

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 is required to be consistent with the approved PUD, which was designed to minimize impacts to the surrounding area to the extent possible.

There are plugged and abandoned oil and gas wells on the subdivision site, which have setbacks applied per the *Greeley Development Code*. A producing oil and gas facility is limited to only proposed Tract 3. According to the approved PUD, this Tract would be converted to a park area when the oil and gas production ends.

A park area buffer is proposed as Lot 4 in the subdivision area nearest the Sheep Draw drainage. This minimizes development impacts to this area, which is more environmentally sensitive than the areas of the subdivision proposed for future development.

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 Triple Creek PUD plan development and design criteria. In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern.

This request complies with this criterion.

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

Staff Comment: The design is consistent with the PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Triple Creek PUD plan establishes specific design criteria and zoning standards including lot sizes, setbacks, perimeter landscaping, parking, and a mix of housing types and styles.

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: Preliminary Construction Plans have been found to be acceptable by applicable City staff for road and stormwater/drainage improvements associated with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plat submittal if the preliminary plat is approved.

The request complies with this criterion.

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

Staff Comment: This preliminary plat involves installing required infrastructure for development of the residential lots and for future development of the Triple Creek project. Future filings will come to Community Development for review and approval in order to move forward with development of the proposed tracts. The approved Triple

Creek PUD includes a “Community Amenities Vignette” which details various amenities including recreation areas, pools and pool houses, and parks and trail systems. This Filing No. 2’s proposed Lot 3 is specifically designated for a Clubhouse, according to the plat’s Land Use Summary Table.

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: The application has undergone a lengthy and extensive review by City staff and referral agencies. Construction plans and technical reports associated with the project have been reviewed and revised and found to be adequate to proceed with the subdivision and associated development. Staff is 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 utility and roadway infrastructure to serve the development, which will be planned for consistency and connection to new and existing infrastructure. Staff is not aware of any other infrastructure projects in the subdivision area that could lead to any potential conflict.

This request complies with this criterion.

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

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

The request complies with this criterion.

F. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject property has not been subdivided, and is legally described as a metes and bounds parcel. Although not a part of this Second Filing, for clarity staff notes that the Triple Creek Subdivision First Filing was approved to create two lots to the west of this Second Filing. The First Filing was a re-subdivision of a Weld County “Exemption,” prior to annexation of the property into the City.

2. HAZARDS

There are plugged and abandoned well sites within the proposed development. The preliminary plat depicts these on proposed Lot 4 and Outlot F with setbacks as required by Section 24-1102 of the Greeley Development Code. Another producing oil and gas facility is limited only to proposed Tract 3.

There are no steep slopes or geologic hazards; floodplain is discussed below.

Staff is not aware of other hazards that could potentially impact development within the subdivision area.

3. WILDLIFE

A biological report submitted with the associated PUD mentions potential habitat for raptors and other birds, although none were present when that report was written. Another wildlife survey is recommended prior to any construction during summer months.

4. FLOODPLAIN

There is area of the subdivision within the 100-year floodplain area as depicted on the adopted Federal Emergency Management Administration (FEMA) flood data. This is primarily within Lot 4 of the subdivision which is designated as park area. Although development is not planned within floodplain, any building permit for areas within this Flood Zone will require signoff from the City’s Floodplain Administrator within the Public Works Department. In addition, any grading or improvements within the Floodplain hazard area will require a Floodplain Permit.

5. DRAINAGE AND EROSION

Increases in stormwater flows from development are addressed with two on-site detention areas, and storm drain system infrastructure. Drainage will generally flow to the north toward the Sheep Draw channel, and will primarily be designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements. A Final Drainage Report is required to be reviewed and approved with Final Plat submittal.

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

Access is via extension of 16th Street from 71st Avenue, with an ellipse roundabout that will extend 16th Street to the south and west to a temporary dead-end. The extension north and east of the ellipse roundabout is an extension of 15th Street, which connects back to 71st Avenue. Additional access will extend 74th Avenue north to 16th Street from the existing West 18th Street. This street network will be improved by the developer to applicable City standards. The 16th Street ellipse roundabout within the Triple Creek site includes angled parking and a “pedestrian plaza.” The street sections, access roads and alleys associated with this project have been reviewed by the appropriate City Engineering and Fire staff for compliance with standards. Final Street design will be required to be reviewed and approved with the Final Plat submittal.

G. SERVICES

1. WATER

This property will be served by the City of Greeley for potable water. Extensive construction plans that include water infrastructure have been submitted by the applicant, reviewed by appropriate City utility and engineering staff, and revised. Final Hydraulic Report and final plans will be required to be reviewed and approved prior to recordation of the final plat.

An extension of non-potable water from 16th Street east of 71st Avenue will be required by this project to serve this site, and be upsized to allow future property downstream to tie into the non-potable system.

2. SANITATION

This property will be served by the City of Greeley for sanitary sewer. A portion of the existing sanitary sewer main within Lots 1 and 2 will be required to be relocated to the east of those lots. Extensive construction plans that include sewer infrastructure have been submitted by the applicant, reviewed by appropriate City utility and engineering staff, and revised. Final Hydraulic Report and final plans will be required to be reviewed and approved prior to recordation of the final plat.

3. EMERGENCY SERVICES

The site is served by the Greeley Fire and Police Department. Greeley Fire Station #7 is located approximately 0.6 mile east of the subject site.

4. PARKS AND OPEN SPACES

Proposed Lot 4 to the north of the subject site is proposed as a 3.81-acre park. Outlot C is designated as a “pedestrian plaza” area. Tract 3 currently contains an oil and gas

facility. According to the approved Triple Creek PUD, Tract 3 will become a park area when the oil and gas operation is completed.

5. SCHOOLS

The subject property is located within the Greeley-Evans School District 6. Applicant is required to provide a cash in lieu payment to the District based on the District's formula and calculations.

6. METROPOLITAN DISTRICT

The Triple Creek Metropolitan District has been approved by the City of Greeley in September 2018 (Resolution No. 61, 2018). The approved service plan for the District states "The purpose of the District is to plan for, design, acquire, construct, install, relocate, redevelop and finance the Public Improvements."

H. NEIGHBORHOOD IMPACTS

1. VISUAL

The applicant has provided a landscaping plan for the proposed subdivision consistent with the approved Triple Creek PUD and *Greeley Development Code*. Extensive landscaping is proposed along 71st Avenue abutting the subject property, as well as along the interior roads and residential lots. Landscaping consistent with the landscaping plan will help mitigate any visual impacts created by the proposed development. Staff does not find there will be adverse visual impacts associated with the Triple Creek project.

2. NOISE

Any potential noise created by future development will be regulated by the Municipal Code. Noise violations are handled by the City Code Enforcement Department.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners and current residents within 1000 feet of the subdivision boundary on October 10, 2024, and notice was published on the City's website per Development Code requirements. Two Hundred, Sixty-Seven (267) notice letters were mailed to surrounding properties. One sign was posted on the site on October 22, 2024. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied by the applicant and mailed over 30 days prior to the public hearing. Staff has not received any questions or comments regarding the subdivision, and is aware of no opposition.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

Recommend Approval Motion

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 Denial 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

Preliminary Plat

Preliminary Landscaping Plan

Neighborhood Notice Boundary





July 30, 2024

City of Greeley
Planning & Zoning Department
1100 10th Street – 2nd floor
Greeley, CO 80631

Re: Triple Creek Preliminary Plat and Preliminary Subdivision

To Whom it May Concern,

On behalf of Triple Creek Development, LLC, we respectfully submit the application for a Preliminary Plat and Preliminary Subdivision. The following narrative outlines the nature of the project.

Relationship to the PUD

On behalf of Triple Creek Development LLC, we respectfully submit our Preliminary Plat and Preliminary Subdivision. The documents comply with the standards outlined within the Triple Creek PUD approved by City Council on December 19, 2023. The following narrative outlines the nature of the project.

Triple Creek is approximately 72.4 acres in size and is located west of 71st Avenue from approximately 18th Street north to Sheep Draw Creek. Overall, this project is designed to create a high-quality, livable community by providing traditional urban living opportunities, designed commercial space, and economically diverse residential housing products while preserving and developing quality open space areas. This preliminary plat of the first phase of the approved Triple Creek PUD subdivides the entire site into lots, outlots, tracts, and rights-of-way for the streets and backbone infrastructure.

This first phase of development includes row house residential development, mixed-use lots, tracts for future residential development, open space, drainage and detention, and streets and infrastructure to support the first phase and facilitate future phases.

The row house lots are currently shown at 21 feet wide in order to plan for the necessary infrastructure at this density. This design was also based on current market trends and as this project is developed those lots may increase to 24 feet wide with a slightly decreased density.

The civil engineering plans included with this submittal include all streets, utility trunk lines, grading, detention and drainage infrastructure, and erosion control needed to serve this first phase of the community. Approximately 1.0 mile of collector roads will be constructed for the full build out of the first phase. Additionally, improvements to 71st Avenue will be provided to accommodate impacts to traffic. Several traffic calming measures have been implemented, including modified street sections to allow a multi-use trail separate from



the sidewalk, modified center line radii, on-street parking, and slower speed limits. As development continues into future phases, the roads, utilities, grading, and landscaping will be constructed as needed with each final plat to provide access and services to each parcel.

Landscape plans in this submittal provide landscape improvements in compliance with the approved PUD. As indicated in the Landscape Requirements table on sheet L2.05, the 28 trees provided (16 deciduous, 12 evergreen) along the 71st Avenue Frontage exceed the 25 required per the PUD and the 374 shrubs provided far exceed the 97 required. We have also provided a Landscape Perimeter Buffer at the rear of the adjacent single-family homes along the project's eastern boundary in compliance with the PUD. For the buffer area, the 5 trees provided meet the 5 trees required and the 45 shrubs provided exceed the 38 shrubs required. With the grading plan proposing to lower the Triple Creek property along this buffer, headlights from cars will be mitigated through the resulting landform as well as plant material. The PUD also stipulates that for the 71st Avenue Frontage Treatment Area, existing trees are to remain if practical; the 4 existing large cottonwood trees are healthy and will be preserved but the 4 young nursery-grown trees south of the 16th Street intersection are in poor health so we plan to replace them.

Development Code Compliance

This preliminary plat complies with the Review Criteria requirements of the City of Greeley Development Code Section 24-203.b.1 as follows:

a) *Review criterion:* 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.

Compliance statement: Consistent with the document entitled "Submittal 4 Project Narrative," submitted with the PUD submittal of this development, this Preliminary Plat and Preliminary Subdivision Plan executes the PUD to comply with the Comprehensive Plan in the following exemplary but not exhaustive ways:

1. Triple Creek encourages residents to adopt active and healthy lifestyles to improve their general health and well-being by providing pedestrian sidewalks on each side of all platted streets and a regional trail connection through the plat, in compliance with Objective EH-2.3;
2. Triple Creek encourages a compact urban form over sprawl or leap-frog development through its infill development strategy, in compliance with Objective GC-1.2
3. Triple Creek encourages a development pattern that encourages walking and bicycling by providing an 8' wide multi-use trail connection through this plat and either 5' or 6' sidewalks along both sides of all platted streets, in compliance with Objective GC-2.3;
4. Triple Creek reinforces the community's image as a "Tree City" by promoting the establishment and maintenance of tree-lined travel corridors throughout the community, taking into consideration water use, conservation strategies, and the natural environment through street tree requirements along collector and local roads throughout the community, in compliance with Objective GC-3.4;
5. Triple Creek fosters the development of "Complete Neighborhoods" that fosters multi-modal connectivity (pedestrians, bicyclists, drivers) through its widespread and diverse network of roads with bike lanes, sidewalks, paths, and trails, in compliance with Objective GC-6.1;

6. Triple Creek promotes the use of landscaping with species appropriate to the local climate conditions through its landscaping requirements that comply with the approved PUD, in compliance with Objective NR-4.3; and
7. Triple Creek designs, constructs, and maintains a multi-modal transportation system that provides networks for pedestrians and bicyclists that are equal in priority, design and construction to the system provided to motorists through provision of sidewalks and a plat-wide multi-use trail network, in compliance with Objective TM-1.1.

b) *Review criterion:* The development and infrastructure are arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features of the land.

Compliance statement: The sensitive areas of the Triple Creek community are concentrated at the north end of the site along the Sheep Draw waterway. These areas are currently planned as open space, parks, and detention. Streets, lots and other amenity features are located further away from sensitive areas.

1. **Geologic Hazards:** Per the geotechnical report submitted with the PUD, the Triple Creek site contains geologic hazards of shallow groundwater, hard shallow bedrock, expansive claystone, and regional issues of seismicity and radioactivity but no geologic or geotechnical conditions were identified which would preclude development of this site.
2. **Environmentally Sensitive Areas:** Per the biological report submitted with the PUD, the Triple Creek site contains a potential wetland, potential habitat for burrowing owl, and suitable habitat for nesting migratory birds, and the site intersects a FEMA-mapped 100-year floodplain, addressed as follows:
 - a. **Potential wetland:** The location of the potential wetland lies outside the limits of disturbance for construction activities for this phase of development. However, the developer will employ best management practices during construction activities to avoid impacts to the potential wetlands. The developer will address the question of wetlands delineation in a future phase.
 - b. **FEMA-mapped 100-year floodplain:** An area of less than 3,100 square feet of the 100-year floodplain is impacted by the existing access road to the existing oil & gas facility and open space near the northern boundary of the site. The road is presently gravel and proposed for an in-place, in-kind improvement of the gravel surface. Impacted open space will continue as open space. The developer requests that the city advise on whether a Floodplain Development Permit is required and, if so, what that process is.
3. **Wildlife Habitat:** The Biological report specifies that the site is suitable for raptors, but none are present. Western burrowing owls may be present on the site. A survey should be conducted if construction is planned to take place during the summer months. The site is also suitable for migratory birds. Again, a survey should be conducted prior to construction during the summer months.
4. **Other Natural Features:** Per the geotechnical report submitted with the PUD, the Triple Creek site consists entirely of historically disturbed fields (agriculture), facilities associated with oil and gas collection/production, and gravel roads and therefore impacts to natural features are limited to those described above.

c) *Review criterion:* 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.

Compliance statement: The arrangement and proposed design of streets, blocks, and open spaces complies with the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property as follows:

1. Triple Creek's roadway classifications of "collector" and "local" for platted streets complies with all Functional Classification Characteristics per the Transportation Master Plan.
2. Triple Creek's collector, local, and alley street cross sections comply with the approved PUD.
3. In compliance with the Bicycle Vision Plan, the proposed on-street sharrows and on-site multi-use trails facilitate future connections to the existing Sheep Draw regional trail and to proposed shared-use paths and bike lanes in 71st Avenue. The multi-use trail along 74th Avenue connects with the existing bike lane approaching the site from the south.
4. Sidewalks within platted street rights-of-way, including those whose crosswalks cross the elliptical collector street, demonstrate compliance with the Transportation Master Plan's measures of pedestrian levels of service of Directness, Continuity, Street Crossings, Visual Interest and Amenity, and Security.
5. Triple Creek's collector streets provide both continuation of existing off-site streets and continuation to future adjacent off-site streets.
6. Street intersection angles, including roundabouts and stop-controlled, measure 90° for all streets.
7. Triple Creek's streets comply with required clear sight distances.
8. Triple Creek's streets provide crosswalks at every intersection, regardless of street type, for all sidewalks and trails that meet ADA standards.
9. The median of Triple Creek's platted 86' collector (W. 16th Street) serves as a traffic calming strategy to help manage vehicular traffic speeds.
10. Triple Creek's drainage facilities and detention areas preserve the hydrologic function of the site.
11. The Triple Creek plat is coordinated with existing or potential development on adjacent property to the extent possible by providing access points at 71st and 74th Avenues to facilitate continuous traffic flow onto and from the platted streets of Triple Creek, adjacent properties to the west, and existing streets such as W. 16th Street from the east.
12. The Triple Creek plat is coordinated with existing or potential development on adjacent property to the extent possible by extending existing streets onsite as platted streets (W. 16th St., 71st Ave., 74th Ave.) and extending W. 16th Ave. to the western site boundary to facilitate connection to adjacent properties to the west.

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

Compliance statement: Development and site design standards as well as the applicable zoning district for this plat derive from the approved Triple Creek PUD, which was expressly developed to entitle the lots, outlots, and tracts shown. Within this plat of 72.4 acres, lots account for 17.27 acres, outlots total 7.16 acres, tracts 40.09 acres, and rights-of-way 7.88 acres. Development plans respect the biological report. Civil and landscape construction plans, development lots, platted rights-of-ways, and street plans are consistent with the development plans of the PUD and the geotechnical report. Grading and drainage plans are consistent with the drainage report of the PUD. Utility plans are consistent with the hydraulic analysis and Stormwater Management Plan. Street and roadway plans are consistent with the traffic report.

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

Compliance statement: Broadly speaking, the Triple Creek plat complies with City of Greeley Design Criteria and Construction Specifications, ADA guidelines, and industry standards for design, planning, and engineering of the improvements included in the plans, and as such, demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

f) *Review criterion:* 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.

Compliance statement: This preliminary plat describes the first phase of the Triple Creek community as indicated in the approved PUD and includes entitlements for 61 lots (1-61) and 5 outlots (A-E). Future phases of 4 tracts (1-4) will be entitled through their own platting processes.

g) *Review criterion:* 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.

Compliance statement: Potential impacts, as identified by the reports accompanying the approved PUD, the first preliminary plat submittal, and/or this plat resubmittal, are mitigated as follows:

1. Biological Report: See response to b) above.
2. Drainage Report: All proposed infrastructure will be designed in accordance with all governing design documents including City of Greeley Design Criteria and Construction Specifications Volume I, II and III, Mile High Flood District Criteria, and the City of Greeley Sheep Draw Master Drainage Study.
3. Geotechnical Report: Geotechnical concerns and geologic hazards, including potential fill, shallow groundwater, hard shallow bedrock, expansive claystone, and regional issues of seismicity and radioactivity, will be addressed through proper engineering. Per the report, no geologic or geotechnical conditions were identified which would preclude development of this site.
4. Hydraulic Report: The water distribution and sanitary sewer collection systems will be designed in accordance with the City of Greeley Design Criteria and Construction Specifications Volume III.
5. Traffic Report: As described in the Traffic Report, the impact of the Triple Creek development is accommodated by the existing off-site and platted roadway network.

h) *Review criterion:* 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.

Compliance statement: This plat has been developed under the entitlements of the approved PUD to support implementation of current and future phases of the Triple Creek property and as such does not impede the construction of anticipated or planned future public infrastructure within the area. Additionally, the Triple Creek plat does not deter future development on adjacent property from meeting the goals and policies of the Comprehensive Plan as its traffic and drainage burdens and utility demands are consistent



with those of the city documents, and its development mitigates identified environmental hazards and passes on no environmental liability to its neighbors,

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

Compliance statement: The applicant appreciates the comments by reviewers.

We appreciate the City's cooperation in working with us to kick-off the next phase of this quality project, and we look forward to working with the City to complete this process in order to continue the successful legacy of the City of Greeley Master Plan.

Sincerely,

Rick Haering
Principal, LAI Design Group

TRIPLE CREEK SUBDIVISION SECOND FILING

SITUATE IN THE EAST HALF OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.

CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

69.744 ACRES, 57 LOTS, 6 OUTLOTS AND 3 TRACTS

PLANNING AREAS 1-4 OF TRIPLE CREEK PUD (PUD2023-0002)

PROJECT NUMBER: SUB2024-0008

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

Know all men by these present that Richmark Real Estate Partners being Owner(s), Mortgagee or Lien Holder of certain lands in Weld County, Colorado, described as follows:

That part of the East half of Section 8, Township 5 North, Range 66 West of the 6th P.M., County of Weld, State of Colorado, described as follows:
Commencing at the Southeast corner of the North half of the Southeast Quarter of said Section 8 monumented by a 5/8" rebar with a 2.5" aluminum cap stamped 2013, PLS 38199;
Thence South 89°27'14" West 30.00 feet on the South line of the North Half of the Southeast Quarter said Section 8 to a 5/8" rebar with a 1.25" yellow plastic cap stamped PLS 38199 and the True Point of Beginning;
Thence continuing South 89°27'14" West for 1751.11 feet on said South line to a 5/8" rebar with 2" aluminum cap stamped ALLES and ASSOCIATES, INC PLS 9644-2002;
Thence North 20°42'54" East for 217.24 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence along a curve to the right (having a radius of 330.07 feet and a long chord bearing North 35°08'20" West for 370.53 feet) for an arc length of 393.40 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence North 00°58'59" West for 252.67 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence along a curve to the left (having a radius of 1030.20 feet and a long chord bearing North 04°54'50" West for 140.23 feet) for an arc length of 140.33 feet to a 5/8" rebar with a 1.25" yellow plastic cap stamped PLS 38199;
Thence along a curve to the left (having a radius of 1030.20 feet and a long chord bearing North 13°48'29" West for 179.91 feet) for an arc length of 180.14 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence North 18°48'19" West 126.08 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence along a curve to the right (having a radius of 830.16 feet and a long chord bearing South 80°06'06" West for 257.21 feet) for an arc length of 258.25 feet to a 5/8" rebar with a 1.25" yellow plastic cap stamped PLS 38199;
Thence South 88°59'50" West for 167.98 feet to a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES , INC PLS 9644-2002;
Thence North 00°34'29" West for 131.83 feet to a 5/8" rebar with a 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence North 30°20'25" East for 101.90 feet to a 5/8" rebar with a 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002;
Thence North 77°04'21" East for 255.21 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 67°39'24" East for 210.12 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 62°27'31" East for 340.80 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 50°31'40" East for 110.11 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 35°13'30" East for 202.47 feet to a 1/2" rebar with 1" orange plastic cap stamped KSI LS 33642;
Thence North 35°29'31" East for 208.65 feet to a 1/2" rebar with 1" orange plastic cap stamped KSI LS 33642;
Thence North 74°19'37" East for 534.81 feet to a 1/2" rebar with 1" orange plastic cap stamped KSI LS 33642;
Thence South 75°29'47" East for 518.17 feet to a 1/2" rebar with 1" yellow plastic cap stamped FREESE LS 4392;
Thence North 85°50'12" East for 60.97 feet to a 1/2" rebar with 1" yellow plastic cap stamped FREESE LS 4392;
Thence South 00°24'11" East for 862.61 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 54°44'24" East for 248.82 feet to the west right of way line of 71st Avenue monumentued with a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence South 00°28'00" East for 24.37 feet on said west right of way line to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence South 54°42'17" West for 506.56 feet to a 1/2" rebar with 1" yellow plastic cap (markings obliterated);
Thence South 54°43'22" West for 133.19 feet to a 1/2" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence South 62°27'13" West for 80.67 feet to a 1/2" rebar with 1.25" yellow plastic cap (markings obliterated);
Thence South 00°25'11" East for 898.08 feet to a 5/8" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence North 89°47'04" East for 596.53 feet to the West right of way line of 71st Avenue monumentued with a 5/8" rebar with 1.25" yellow plastic cap stamped PLS 38199;
Thence South 00°24'35" East on said West right of way line for 21.55 feet to the Point of Beginning.
Basis of Bearing: Referenced from Warranty Deed recorded at Weld County, Clerk and Recorder's Office on December 27, 2006 at Reception No. 3443837. The South line of the North Half of the Southeast Quarter of Section 8, Township 5 North, Range 66 West of the 6th P.M., bears South 89°27'14" West between a 5/8" rebar with 2.5" aluminum cap stamped 2013, PLS 38199 and a 5/8" rebar with 2" aluminum cap stamped ALLES AND ASSOCIATES, INC PLS 9644-2002 with all other bearings relative thereto.
County of Weld, State of Colorado.

EXCEPT those parcels conveyed by deeds recorded February 23, 2018 at Reception No. 4377349 and 4377350

Said parcel contains 69.744 acres, more or less, by this survey

shown on the attached map as embraced within the heavy exterior lines thereon, has (have) subdivided the same into lots and blocks (or building envelopes) as shown on the attached map; and does (do) hereby set aside said portion or tract of land and designate the same TRIPLE CREEK SUBDIVISION SECOND FILING; and does (do) dedicate to the public, the streets and all easements over and across said lots (or building envelopes) at locations shown on said map; and does (do) further certify that the width of said streets, the dimensions of the lots and blocks (or building envelopes) and the names and numbers thereof are correctly designated upon said map.

Owner _____

Witness my hand and seal this ____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) ss

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

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

That I, Steven Parks, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado

PRELIMINARY

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

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this ____ day of _____, 20 ____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

COUNTY OF WELD) ss

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

Witness my Hand and Official Seal.

My commission expires: _____.

CITY OF GREELEY NOTES

- a. Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the approved PUD in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the City accepts the responsibility for maintenance as stated above.
- b. Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or other entity other than the City are responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.).
- c. Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed in accordance with City of Greeley standards and the accepted construction plans. 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.
- d. Drainage liability. The City does not assume any liability for drainage facilities improperly designed or constructed. The City reviews drainage plans but cannot, on behalf of any applicant, owner or developer, guarantee that final drainage design review and approval by the City will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- e. Landscape maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner(s), homeowners' association or entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and sidewalks between the property line and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest or an entity other than the City, agree to the responsibility of maintaining all other open space areas associated with this development.
- f. Sight distance. The clear vision zone of a corner lot, as determined by Section 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- g. Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are passable, at all times, for police, fire and emergency vehicles.
- h. Drainage master plan. The policy of the City requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below:
1) Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
2) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned outfall storm sewer or master planned major drainage way. The City will require that the connection of the minor and major systems provide capacity to convey only those flows (including offsite flows) leaving the specific development site. To minimize overall capital costs, the City encourages adjacent developments to join in designing and constructing connection systems. Also, the City may choose to participate with a developer in the design and construction of the connection system.
3) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- i. Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) structure is built on the lot line. In order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to enable maintenance to be performed on said structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their lot, within five (5) feet of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- j. Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the Public Utilities Commission of the State of Colorado relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on file with the Public Utilities Commission.
- k. Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three (3) feet tall mature growth, or other encumbrances located in water or sewer main easements.
- l. Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of paving or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The Water and Sewer Department will safely backfill the trench to the surface, but not rebuild any surface improvements.

PSCO NOTE

Utility easements are dedicated to the City of Greeley for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

PLANNING AREA NOTE

Buildable lots being platted with this subdivision are part of Planning Areas 1 and 2 of Triple Creek PUD (PUD2023-0002).

FLOOD PLAIN NOTE

The subject property is in flood zone 'X'. "0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile" and flood zone 'AE' per FEMA flood map 08123C1516E effective date January 20, 2016, revised to reflect LOMR effective date February 16, 2021.

ZONING NOTE

The entire property is in Zone PUD, Planned Unit Development.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 8, Township, 5 North, Range 66 West of the 6th P.M., monumented as shown on this drawing, as bearing South 00°22'00" West, a distance of 2658.41 feet and with all other bearings contained herein relative thereto.

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TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 2293074, dated April 1, 2024, as prepared by Stewart Title Guaranty Company to delineate the aforesaid information.

This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

NOTICE

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CERTIFICATE OF APPROVAL OF THE DEVELOPMENT REVIEW MANAGER

Approved this ____ day of _____, 20 ___, by the Development Review Manager of the City of Greeley, Colorado.

Development Review Manager _____

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

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

Community Development Director _____

LAND USE SUMMARY TABLE

TYPE	SQUARE FEET	ACRES	PERCENTAGE OF TOTAL AREA
MIXED USE - COMMERCIAL AND/OR RESIDENTIAL: LOTS 1 - 2	412,880	9.48	13.09%
CLUBHOUSE: LOT 3	72,368	1.66	2.29%
PARK: LOT 4	166,012	3.81	5.26%
TOWNHOMES: LOTS 5 - 57	103,997	2.39	3.30%
OUTLOTS A - F	308,462	7.08	9.78%
TRACTS 1-3	1,746,841	40.10	55.38%
PROPOSED ROW	343,502	7.89	10.89%
TOTALS	3,154,062	72.41	100.00%



VICINITY MAP

Owner: Triple Creek Development, LLC
5200 West 20th Street
Greeley, CO 80634

Surveyor: Majestic Surveying, LLC
C/O Steven Parks, PLS
1111 Diamond Valley Drive, Suite 104
Windsor, CO 80550
970-443-0882

MAJESTIC SURVEYING, LLC 1111 DIAMOND VALLEY DRIVE #104, WINDSOR, CO 80550	PROJECT NO: 2024038	PROJECT NAME: TRIPLE CREEK	REVISIONS:	DATE:	1 SHEET 1 OF 8
	DATE: 7-22-2024	CLIENT: WERNSMAN	REDLINES SIP	6-24-19	
	DRAWN BY: SIP	FILE NAME: 2024038SUB	REDLINES AU	4-25-24	
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			REDLINES	9-6-24	
			REDLINES	10-1-24	

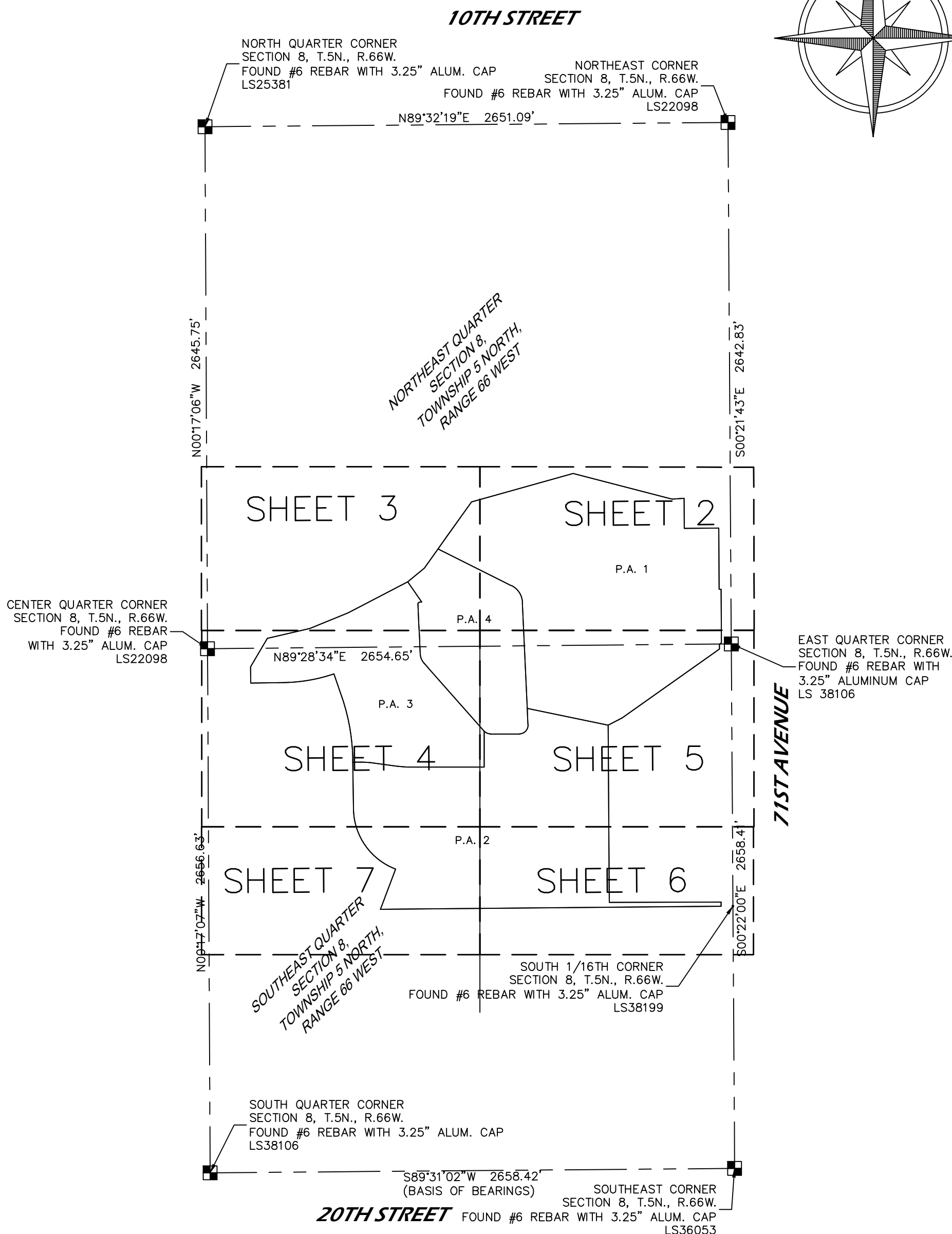
EASEMENT SUMMARY TABLE

EASEMENT TYPE	USE	EASEMENT GRANTED TO	SURFACE MAINTENANCE
DRAINAGE MAINTENANCE	DRAINAGE FACILITIES AND/OR CONVEYANCE	CITY OF GREELEY AND THE PUBLIC	PROPERTY OWNER
NON-POTABLE WATER	PUBLIC NON-POTABLE WATER MAINS	CITY OF GREELEY	PROPERTY OWNER
OIL AND GAS ACCESS	ACCESS TO OIL AND GAS FACILITIES	OIL AND GAS OPERATOR	PROPERTY OWNER
PUBLIC ACCESS	PUBLIC ACCESS	PUBLIC	PROPERTY OWNER
SANITARY SEWER	PUBLIC SANITARY SEWER MAINS	CITY OF GREELEY	PROPERTY OWNER
TEMPORARY TURNAROUND	VEHICULAR ACCESS	PUBLIC	PROPERTY OWNER
UTILITY	DRY UTILITIES	UTILITY PROVIDER OR CITY OF GREELEY	PROPERTY OWNER
EXISTING	PER RECORDED DOCUMENT	PER RECORDED DOCUMENT	PER RECORDED DOCUMENT

OUTLOT SUMMARY TABLE

OUTLOT	SQUARE FEET	ACRES	PURPOSE	OWNED AND MAINTAINED BY
OUTLOT A	7,601	0.17	PERIMETER LANDSCAPING	METRO DISTRICT
OUTLOT B	7,469	0.17	PERIMETER LANDSCAPING	METRO DISTRICT
OUTLOT C	36,795	0.84	PEDESTRIAN PLAZA	METRO DISTRICT
OUTLOT D	154,907	3.56	DRAINAGE AND ACCESS EASEMENT	METRO DISTRICT
OUTLOT E	48,150	1.11	OPEN SPACE AND ACCESS EASEMENT	METRO DISTRICT
OUTLOT F	53,540	1.23	OPEN SPACE AND ACCESS EASEMENT	METRO DISTRICT
TOTALS	308,462	7.08		

SECTION BREAKDOWN AND SHEET INDEX
Scale 1" = 500'

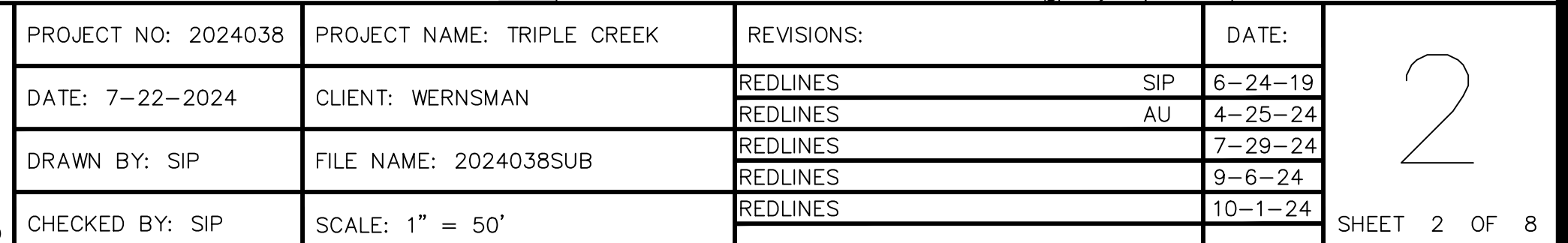


SITUATE IN THE EAST HALF OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
69.744 ACRES, 57 LOTS, 6 OUTLOTS AND 3 TRACTS
PLANNING AREAS 1-4 OF TRIPLE CREEK PUD (PUD2023-0002)
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TRIPLE CREEK SUBDIVISION SECOND FILING
SITUATE IN THE EAST HALF OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M.
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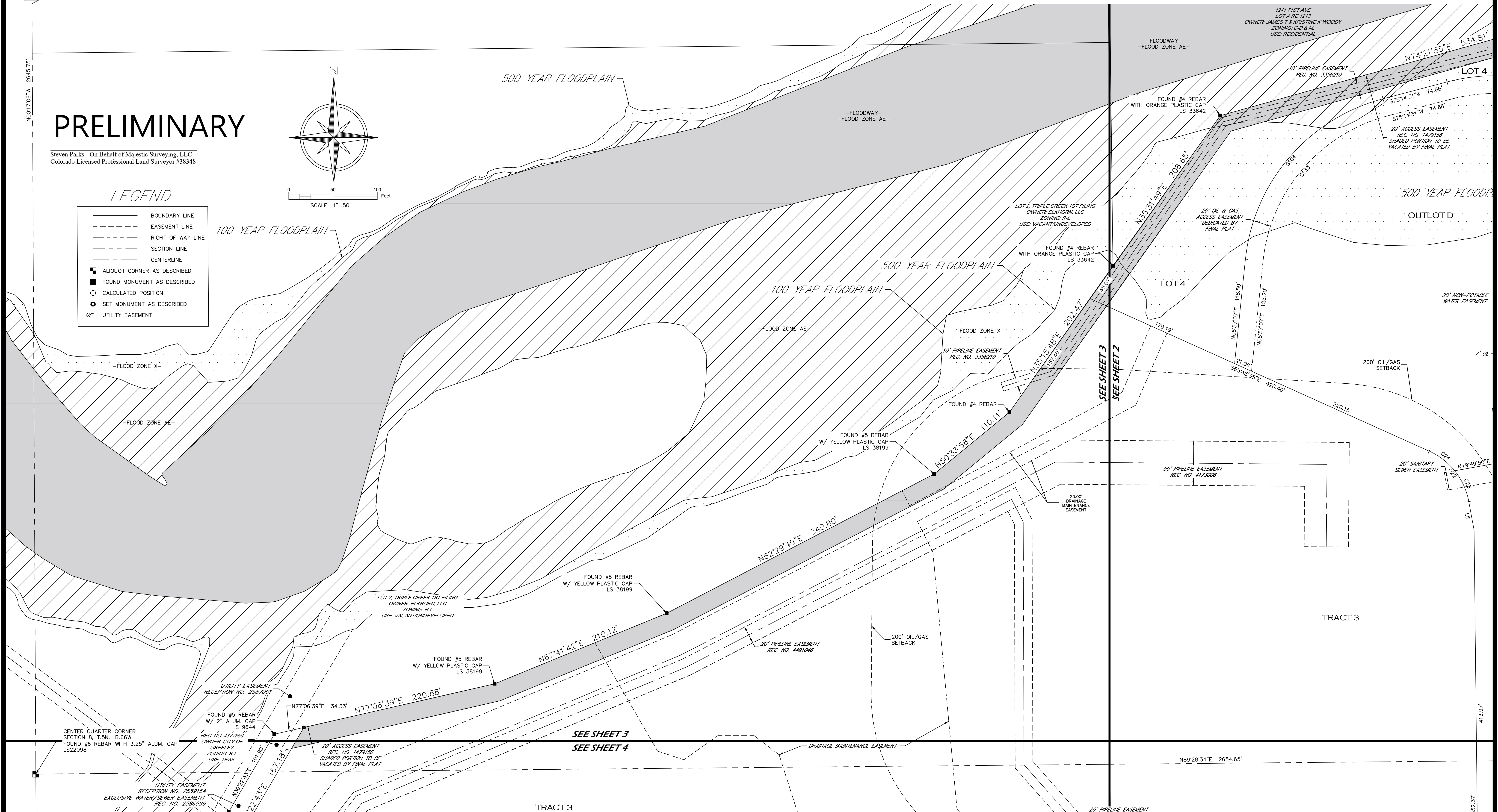
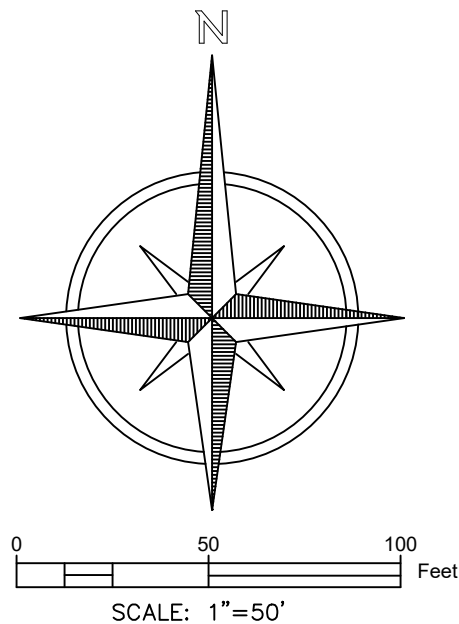
NORTH QUARTER CORNER
SECTION 8, T.5N., R.66W.
FOUND #6 REBAR WITH 3.25" ALUM. CAP
LS25381

PRELIMINARY

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

LEGEND

- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET MONUMENT AS DESCRIBED
- UTILITY EASEMENT



BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

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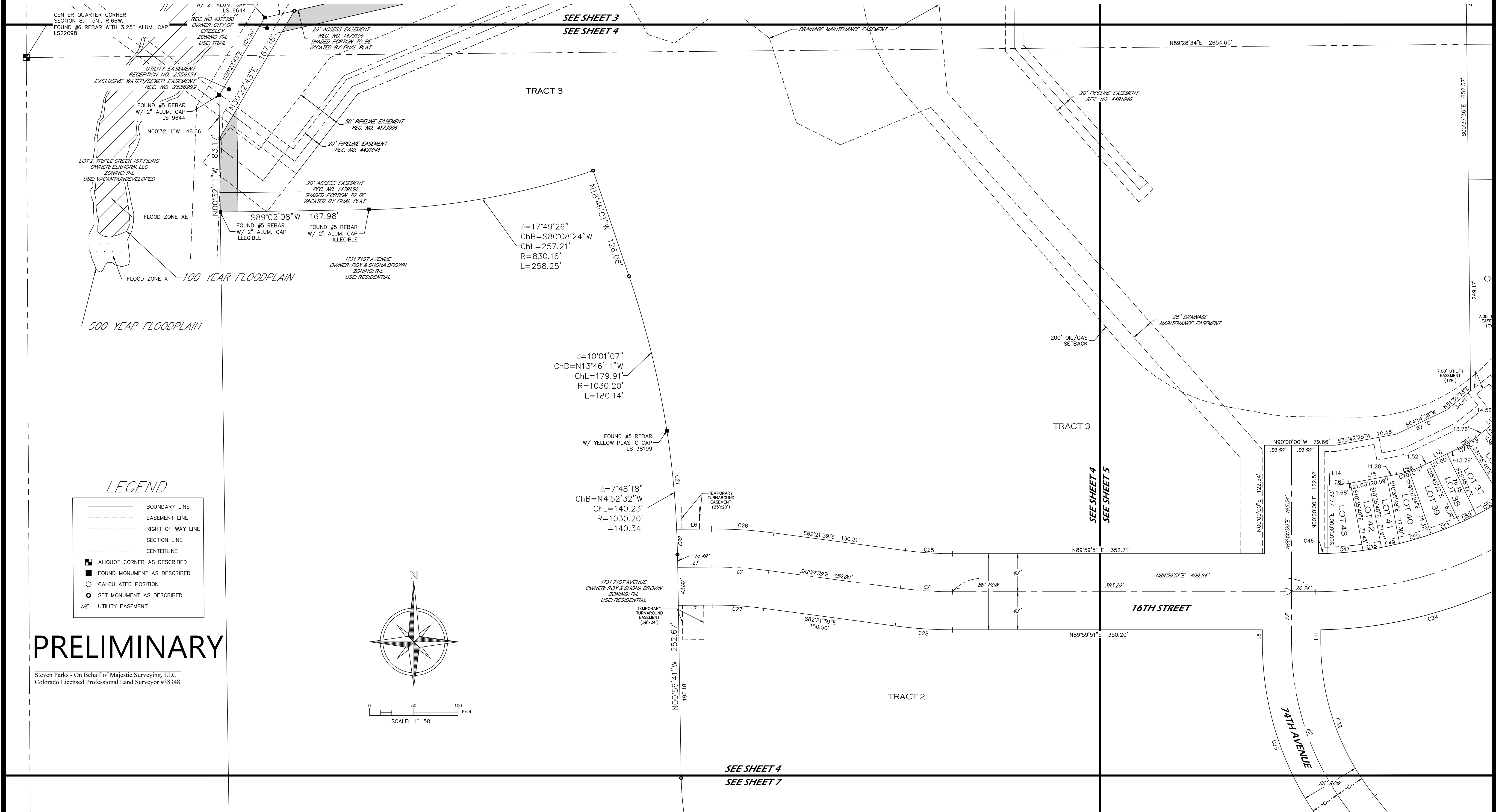
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PROJECT NO: 2024038	PROJECT NAME: TRIPLE CREEK	REVISIONS:	DATE:	3
DATE: 7-22-2024	CLIENT: WERNSMAN	REDLINES	SIP	
DRAWN BY: SIP	FILE NAME: 2024038SUB	REDLINES	AU	
CHECKED BY: SIP	SCALE: 1" = 50'	REDLINES	7-29-24	
		REDLINES	10-1-24	
				SHEET 3 OF 8

TRIPLE CREEK SUBDIVISION SECOND FILING

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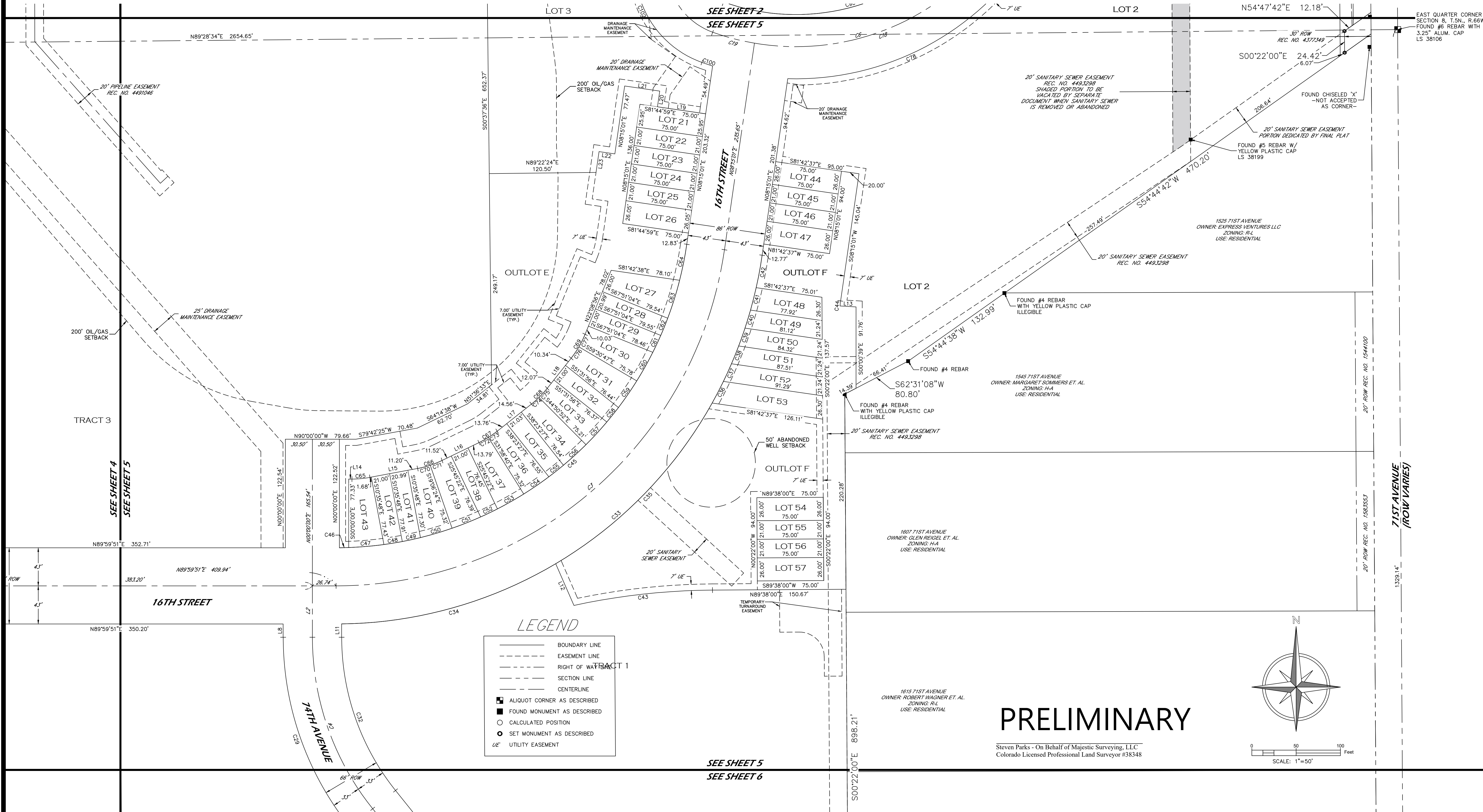


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DATE: 7-22-2024	CLIENT: WERNSMAN	REDLINES	SIP 6-24-19
DRAWN BY: SIP	FILE NAME: 2024038SUB	REDLINES	AU 4-25-24
CHECKED BY: SIP	SCALE: 1" = 50'	REDLINES	7-29-24
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		REDLINES	10-1-24

SHEET 4 OF 8

TRIPLE CREEK SUBDIVISION SECOND FILING

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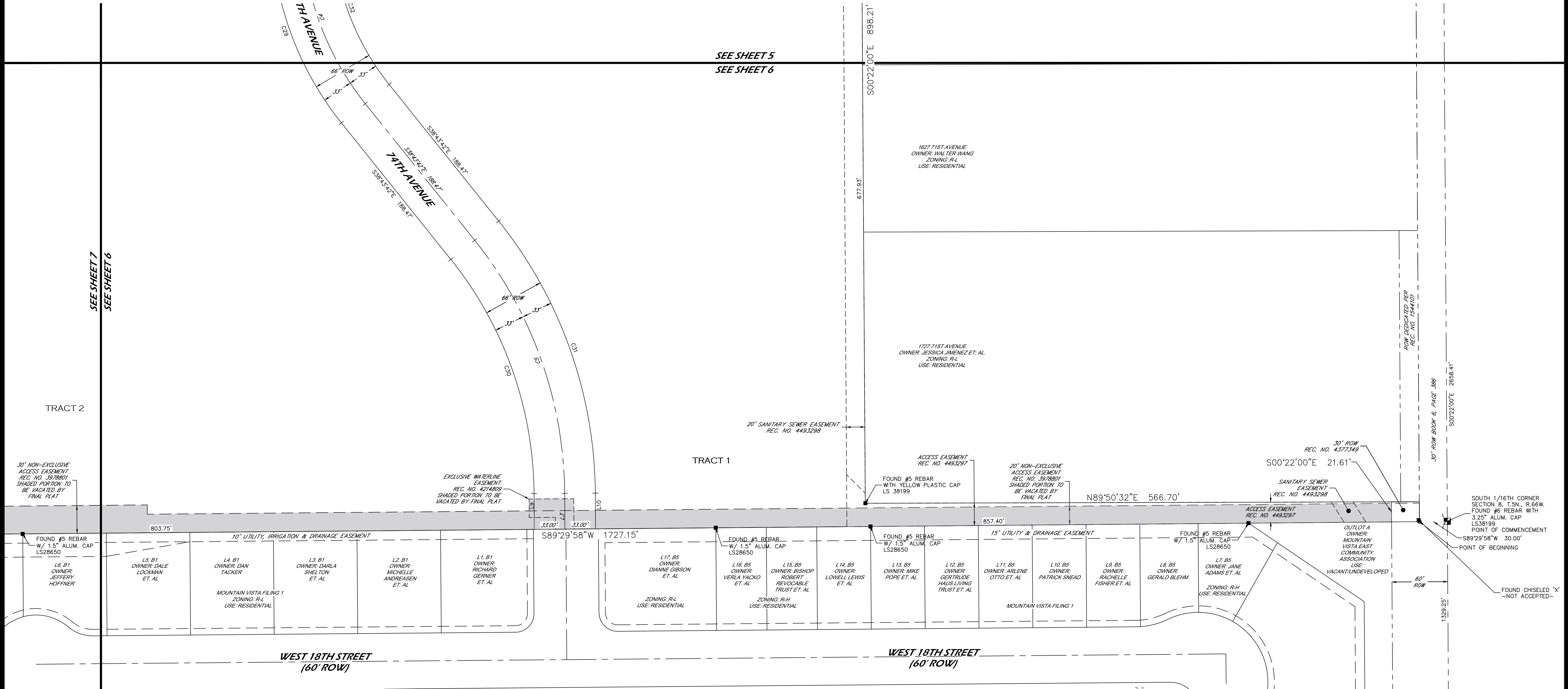
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5

SHEET 5 OF 8

TRIPLE CREEK SUBDIVISION SECOND FILING

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LEGEND

—	BOUNDARY LINE
- - - -	EASEMENT LINE
- - - -	RIGHT OF WAY LINE
- - - -	SECTION LINE
- - - -	CENTERLINE
■	ALIQUOT CORNER AS DESCRIBED
■	FOUND MONUMENT AS DESCRIBED
○	CALCULATED POSITION
●	SET MONUMENT AS DESCRIBED
U/E	UTILITY EASEMENT

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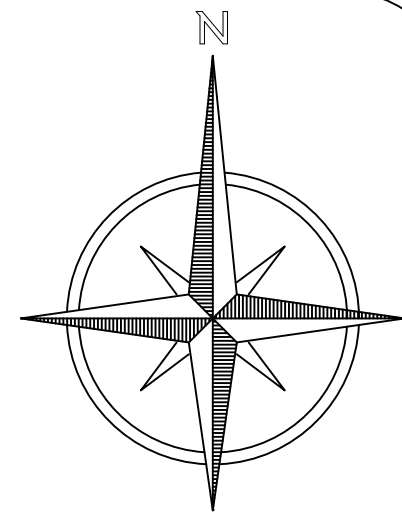
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PRELIMINARY

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



0 50 100 Feet
SCALE: 1"=50'



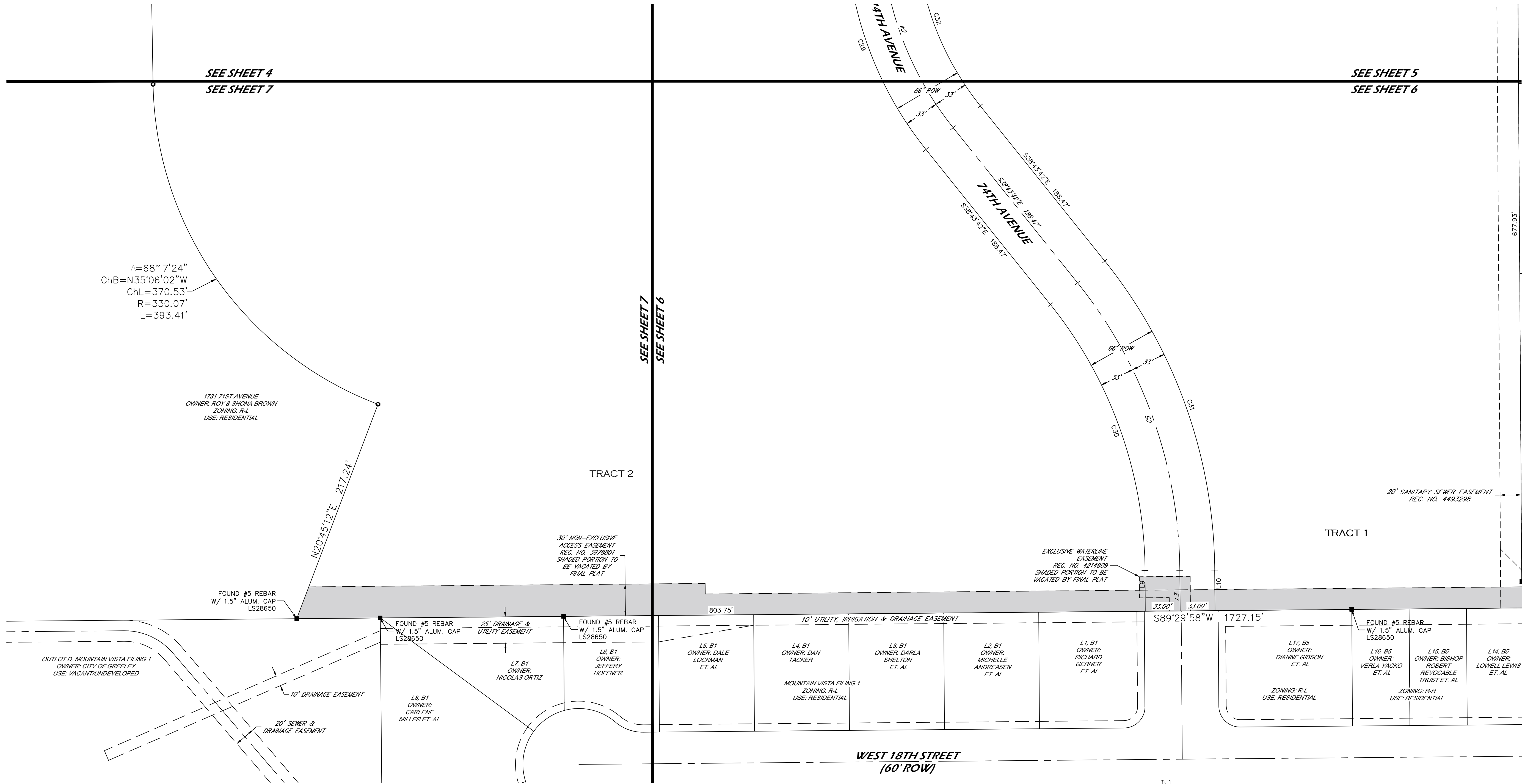
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SHEET 6 OF 8

TRIPLE CREEK SUBDIVISION SECOND FILING

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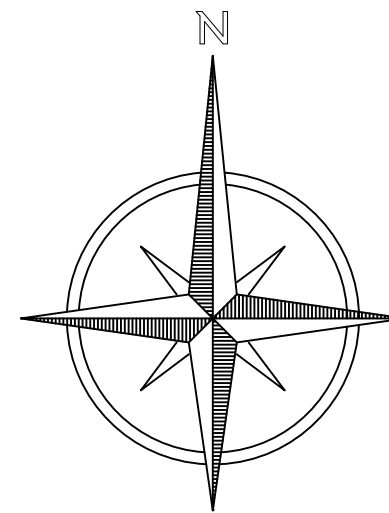
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0 50 100 Feet
SCALE: 1"=50'



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7
SHEET 7 OF 8

TRIPLE CREEK SUBDIVISION SECOND FILING

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CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

69.744 ACRES, 57 LOTS, 6 OUTLOTS AND 3 TRACTS

PLANNING AREAS 1-4 OF TRIPLE CREEK PUD (PUD2023-0002)

PROJECT NUMBER: SUB2024-0008

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 89°33'07" W	38.66'
L2	S 00°00'00" W	57.97'
L3	S 00°24'51" E	38.52'
L4	N 89°38'17" E	5.2'
L5	S 10°28'12" E	32.95'
L6	S 89°33'07" W	39.44'
L7	S 89°33'07" W	38.29'
L8	N 00°00'00" W	14.97'
L9	S 00°24'51" E	38.57'
L10	S 00°24'51" E	38.47'
L11	S 00°00'00" E	15.01'
L12	S 23°35'46" E	51.36'
L13	N 86°30'06" W	18.11'
L14	N 90°00'00" W	3.61'
L15	S 79°24'12" W	54.87'
L16	S 64°14'38" W	46.3'
L17	S 51°36'33" W	49.34'
L18	S 38°28'03" W	43.41'
L19	S 81°44'59" E	55'
L20	S 08°15'01" W	18'
L21	N 81°44'59" W	40'
L22	S 81°44'59" E	18'
L23	N 08°15'01" E	23.79'
L24	N 89°38'17" E	5.41'
L25	S 00°20'29" E	35.06'
L26	N 89°50'21" E	38.75'
L27	N 00°21'30" W	41.19'
L28	S 89°50'21" W	35.64'
L29	N 00°26'38" E	2.43'
L30	N 89°01'43" E	0.87'
L31	S 00°30'41" E	45.84'
L32	S 89°29'23" W	38.83'
L33	S 00°22'05" E	47.17'
L34	S 89°22'48" W	25.66'
L35	S 33°51'19" E	32.99'
L36	S 39°48'06" E	26.2'
L37	N 01°23'42" E	10.19'
L38	N 01°18'09" E	26'
L39	N 01°19'51" E	36.19'
L40	N 39°48'06" W	26.2'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	64.51'	457'	8°05'14"	64.45'	N 86°24'16" W
C2	59.08'	443'	7°38'30"	59.04'	N 86°10'54" W
C3	632.05'	443'	81°44'50"	579.79'	S 49°07'26" W
C4	209.2'	309.5'	38°43'42"	205.24'	S 19°21'51" E
C5	294.57'	440.5'	38°18'52"	289.11'	S 19°34'17" E
C6	338.19'	277.75'	69°45'46"	317.68'	S 74°52'00" W
C7	149.59'	77.75'	110°14'14"	127.56'	S 15°08'00" E
C8	338.19'	277.75'	69°45'46"	317.68'	S 74°52'00" W
C9	149.59'	77.75'	110°14'14"	127.56'	S 15°08'00" E
C10	122.1'	451.5'	15°29'42"	121.73'	S 82°36'51" W
C11	437.17'	202.5'	123°41'34"	357.08'	N 28°09'13" E
C12	54.66'	373.5'	8°23'06"	54.61'	S 85°48'27" E
C13	56.6'	368.5'	8°48'02"	56.54'	N 86°00'55" W
C14	76.62'	277.75'	15°48'22"	76.38'	N 47°53'18" E
C15	261.56'	277.75'	53°57'24"	252'	N 82°46'11" E
C16	73.3'	77.75'	54°00'47"	70.61'	S 43°14'43" E
C17	76.3'	77.75'	56°13'27"	73.27'	N 11°52'24" E
C18	289.45'	277.75'	59°42'33"	276.53'	N 69°50'23" E
C19	48.74'	277.75'	10°03'13"	48.67'	S 75°16'44" E
C20	28.52'	1030.2'	1°35'10"	28.52'	S 01°45'58" E
C21	111.82'	1030.2'	6°13'09"	111.77'	S 05°40'07" E
C22	75.27'	78'	55°17'23"	72.38'	N 38°06'54" W
C23	38.69'	78'	28°25'19"	38.3'	N 24°40'52" W
C24	36.58'	78'	26°52'04"	36.24'	S 52°19'33" E
C25	53.35'	400'	7°38'30"	53.31'	S 86°10'54" E
C26	70.57'	500'	8°05'14"	70.52'	S 86°24'16" E
C27	58.44'	414'	8°05'14"	58.39'	S 86°24'16" E
C28	64.82'	486'	7°38'30"	64.77'	S 86°10'54" E
C29	231.51'	342.5'	38°43'42"	227.13'	S 19°21'51" E
C30	272.5'	407.5'	38°18'52"	267.45'	S 19°34'17" E
C31	316.64'	473.5'	38°18'52"	310.77'	S 19°34'17" E
C32	186.9'	276.5'	38°43'42"	183.36'	S 19°21'51" E
C33	687.14'	486'	81°00'33"	631.32'	S 48°45'17" W
C34	253.91'	486'	29°56'03"	251.03'	N 74°17'33" E
C35	256.13'	486'	30°11'45"	253.18'	S 44°13'38" W
C36	27.54'	486'	3°14'47"	27.53'	S 27°30'22" W
C37	21.88'	486'	2°34'47"	21.88'	S 24°35'35" W
C38	21.62'	486'	2°32'56"	21.62'	S 22°01'44" W
C39	21.41'	486'	2°31'27"	21.41'	S 19°29'33" W
C40	21.25'	486'	2°30'17"	21.24'	S 16°58'41" W
C41	26.14'	486'	3°04'55"	26.14'	S 14°11'05" W
C42	37.27'	486'	4°23'37"	37.26'	S 10°26'49" W
C43	157.63'	760'	11°53'01"	157.35'	N 83°41'29" E
C44	5.76'	114.91'	2°52'23"	5.76'	N 06°30'56" E
C45	566.94'	400'	81°12'29"	520.66'	N 48°51'15" E
C46	10.5'	400'	1°30'16"	10.5'	S 88°42'22" W
C47	39.89'	400'	5°42'51"	39.88'	S 85°05'49" W
C48	21.01'	400'	3°00'33"	21.01'	S 80°44'07" W
C49	21'	400'	3°00'31"	21'	S 77°43'35" W
C50	37.2'	400'	5°19'43"	37.19'	S 73°33'28" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C51	34.71'	400'	4°58'21"	34.7'	S 68°24'26" W
C52	21'	400'	3°00'30"	21'	S 64°25'00" W
C53	34.14'	400'	4°53'25"	34.13'	S 60°28'03" W
C54	34.36'	400'	4°55'20"	34.35'	S 55°33'40" W
C55	21.03'	400'	3°00'46"	21.03'	S 51°35'37" W
C56	34.45'	400'	4°56'06"	34.44'	S 47°37'11" W
C57	34.76'	400'	4°58'42"	34.75'	S 42°39'47" W
C58	21'	400'	3°00'30"	21'	S 38°40'11" W
C59	36.47'	400'	5°13'24"	36.45'	S 34°33'14" W
C60	37.04'	400'	5°18'20"	37.03'	S 29°17'22" W
C61	21.03'	400'	3°00'45"	21.03'	S 25°07'50" W
C62	21'	400'	3°00'26"	20.99'	S 22°07'14" W
C63	44.89'	400'	6°25'46"	44.86'	S 17°24'08" W
C64	41.45'	400'	5°56'14"	41.43'	S 11°13'08" W
C65	20.34'	110'	10°35'48"	20.31'	S 84°42'06" W
C66	29.1'	110'	15°09'34"	29.02'	S 71°49'25" W
C67	24.26'	110'	12°38'05"	24.21'	N 57°55'35" E
C68	25.23'	110'	13°08'29"	25.17'	N 45°02'18" E
C69	31.33'	110'	16°19'07"	31.22'	S 30°18'30" W
C70	14.69'	110'	7°39'05"	14.68'	S 75°34'40" W
C71	14.41'	110'	7°30'29"	14.4'	S 67°59'52" W
C72	12.13'	110'	6°19'06"	12.12'	N 61°05'05" E
C73	12.13'	110'	6°19'00"	12.12'	S 54°46'02" W
C74	11.37'	110'	5°55'12"	11.36'	N 48°38'56" E
C75	13.86'	110'	7°13'17"	13.85'	S 42°04'42" W
C76	15.56'	110'	8°06'11"	15.54'	N 34°24'58" E
C77	15.77'	110'	8°12'57"	15.76'	N 26°15'25" E
C78	283.23'	314'	51°40'53"	273.73'	S 65°49'34" E
C79	77.75'	114'	39°04'41"	76.25'	N 20°26'46" E
C80	113.38'	418.5'	15°31'23"	113.04'	N 82°37'42" E
C81	28.92'	418.5'	3°57'33"	28.91'	N 76°50'47" E
C82	84.47'	418.5'	11°33'50"	84.32'	N 84°36'28" E
C83	124.91'	484.5'	14°46'17"	124.56'	S 82°15'09" W
C84	78.84'	484.5'	9°19'24"	78.75'	S 84°58'35" W
C85	46.07'	484.5'	5°26'53"	46.05'	N 77°35'27" E
C86	60.59'	394.5'	8°48'02"	60.53'	N 86°00'55" W
C87	52.64'	342.5'	8°48'23"	52.59'	N 86°01'06" W
C88	50.86'	347.5'	8°23'06"	50.81'	S 85°48'27" E
C89	58.47'	399.5'	8°23'06"	58.41'	N 85°48'27" W
C90	381.04'	176.5'	123°41'34"	311.24'	S 28°09'13" W
C91	493.3'	228.5'	123°41'34"	402.93'	S 28°09'13" W
C92	269.35'	314'	49°08'56"	261.17'	S 85°10'25" W
C93	74.62'	114'	37°30'10"	73.29'	S 51°30'02" E
C94	294.05'	241.5'	69°45'46"	276.22'	N 74°52'00" E
C95	79.85'	41.5'	110°14'14"	68.09'	S 15°08'00" E
C96	294.05'	241.5'	69°45'46"	276.22'	S 74°52'00" W
C97	79.85'	41.5'	110°14'14"	68.09'	S 15°08'00" E
C98	60.91'	314'	11°06'51"	60.81'	N 45°32'33" E
C99	219.34'	114'	110°14'14"	187.04'	N 15°08'00" W
C100	12.8'	314'	2°20'07"	12.8'	N 71°25'11" W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C101	39.51'	114'	19°51'22"	39.31'	N 30°03'26" E
C102	179.83'	114'	90°22'52"	161.76'	N 25°03'41" W
C103	252.99'	307.35'	47°09'44"	245.91'	S 24°54'42" W
C104	253.96'	210'	69°17'24"	238.77'	S 40°35'49" W
C105	238.08'	210'	64°57'23"	225.53'	N 72°16'48" W
C106	21.79'	210'	5°56'47"	21.78'	N 36°49'43" W
C107	51.68'	67'	44°11'40"	50.41'	N 55°57'09" W
C108	10.82'	307.35'	2°00'58"	10.82'	S 02°20'20" W
C109	37.39'	307.35'	6°58'12"	37.37'	N 06°49'55" E
C110	37.4'	307.35'	6°58'17"	37.37'	N 13°48'10" E
C111	21'	307.35'	3°54'56"	21'	N 19°14'46" E
C112	37.45'	307.35'	6°58'55"	37.43'	S 24°41'42" W
C113	40.74'	307.35'	7°35'41"	40.71'	S 31°59'00" W
C114	21.02'	307.35'	3°55'04"	21.01'	S 37°44'22" W
C115	21.01'	307.35'	3°54'58"	21'	N 41°39'23" E
C116	26.17'	307.35'	4°52'42"	26.16'	S 46°03'13" W
C117	14.67'	228.5'	3°40'46"	14.67'	N 31°51'11" W
C118	21.14'	228.5'	5°18'00"	21.13'	N 27°21'48" W
C119	26.63'	228.5'	6°40'37"	26.61'	N 21°22'30" W
C120	40.81'	228.5'	10°13'56"	40.75'	S 12°55'14" E
C121	26.15'	228.5'	6°33'29"	26.14'	S 04°31'32" E
C122	21.01'	228.5'	5°16'03"	21'	N 01°23'14" E
C123	25.11'	228.5'	6°17'46"	25.1'	S 07°10'08" W
C124	25.11'	228.5'	6°17'45"	25.1'	S 13°27'54" W
C125	21.01'	228.5'	5°16'03"	21'	S 19°14'48" W
C126	25.15'	228.5'	6°18'20"	25.13'	S 25°01'59" W
C127	24.89'	228.5'	6°14'28"	24.88'	S 31°18'23" W
C128	21.03'	228.5'	5°16'23"	21.02'	S 37°03'49" W
C129	21.03'	228.5'	5°16'24"	21.02'	S 42°20'12" W
C130	26.31'	228.5'	6°35'49"	26.29'	S 48°16'19" W
C131	47.28'	228.5'	11°51'22"	47.2'	S 57°29'54" W
C132	105.98'	228.5'	26°34'25"	105.03'	S 76°42'48" W
C133	229.77'	190'	69°17'24"	216.03'	N 40°35'49" E
C134	215.4'	190'	64°57'23"	204.05'	N 72°16'48" W
C135	19.72'	190'	5°56'47"	19.71'	N 36°49'43" W
C136	7.01'	20'	20°05'15"	6.98'	S 23°48'42" E
C137	7.02'	228.5'	1°45'38"	7.02'	N 52°27'02" E
C138	40.26'	228.5'	10°05'44"	40.21'	S 58°22'43" W

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southeast Quarter of Section 8, Township, 5 North, Range 66 West of the 6th P.M., monumented as shown on this drawing, as bearing South 00°22'00" West, a distance of 2658.41 feet and with all other bearings contained herein relative thereto.

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

NOTICE

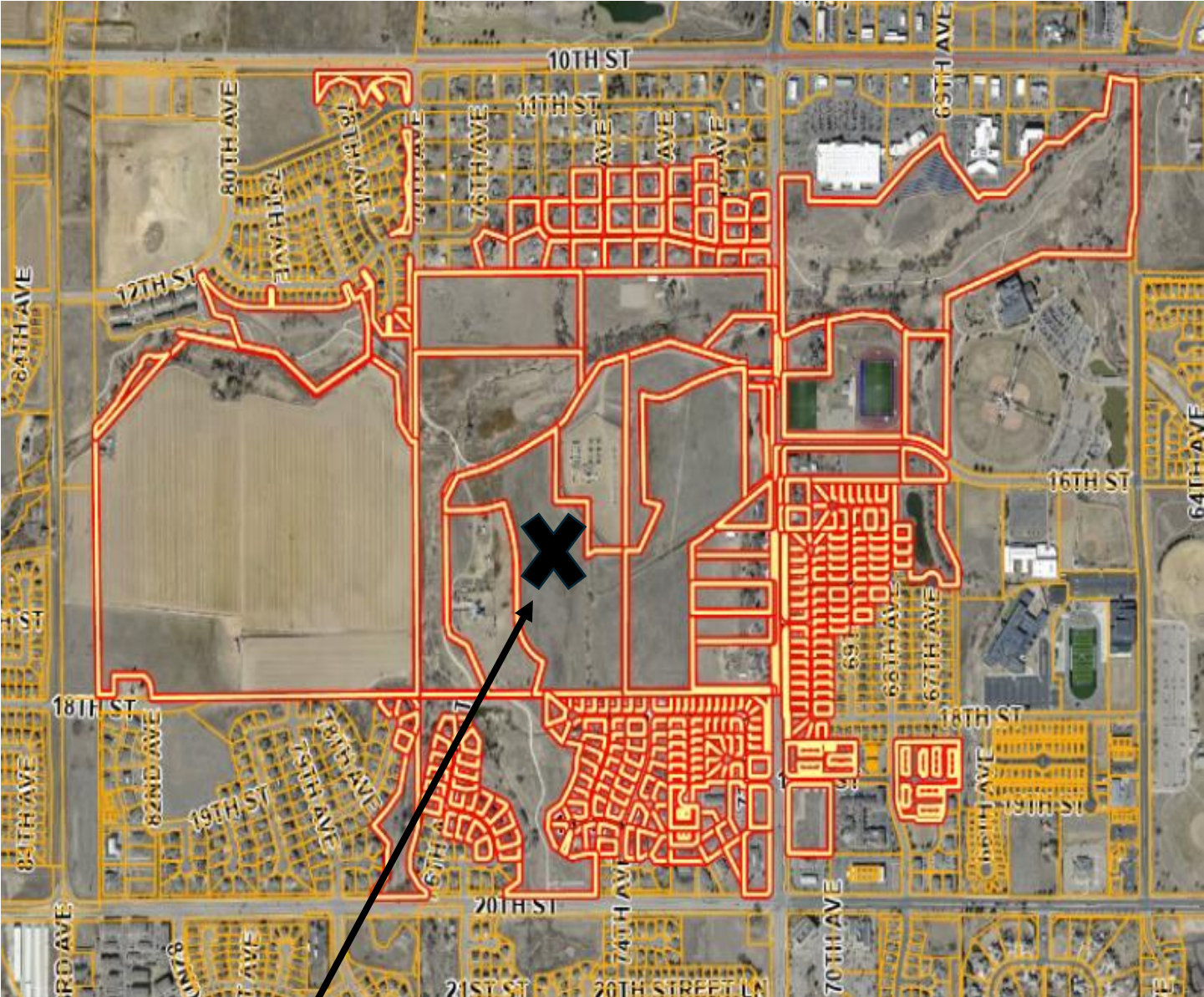
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.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

PRELIMINARY

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



PROJECT NO: 2024038	PROJECT NAME: TRIPLE CREEK	REVISIONS:	DATE:	
DATE: 7-22-2024	CLIENT: WERNSMAN	REDLINES SIP	6-24-19	
DRAWN BY: SIP	FILE NAME: 2024038SUB	REDLINES AU	4-25-24	
		REDLINES	7-29-24	
		REDLINES	9-6-24	
CHECKED BY: SIP	SCALE:	REDLINES	10-1-24	SHEET 8 OF 8

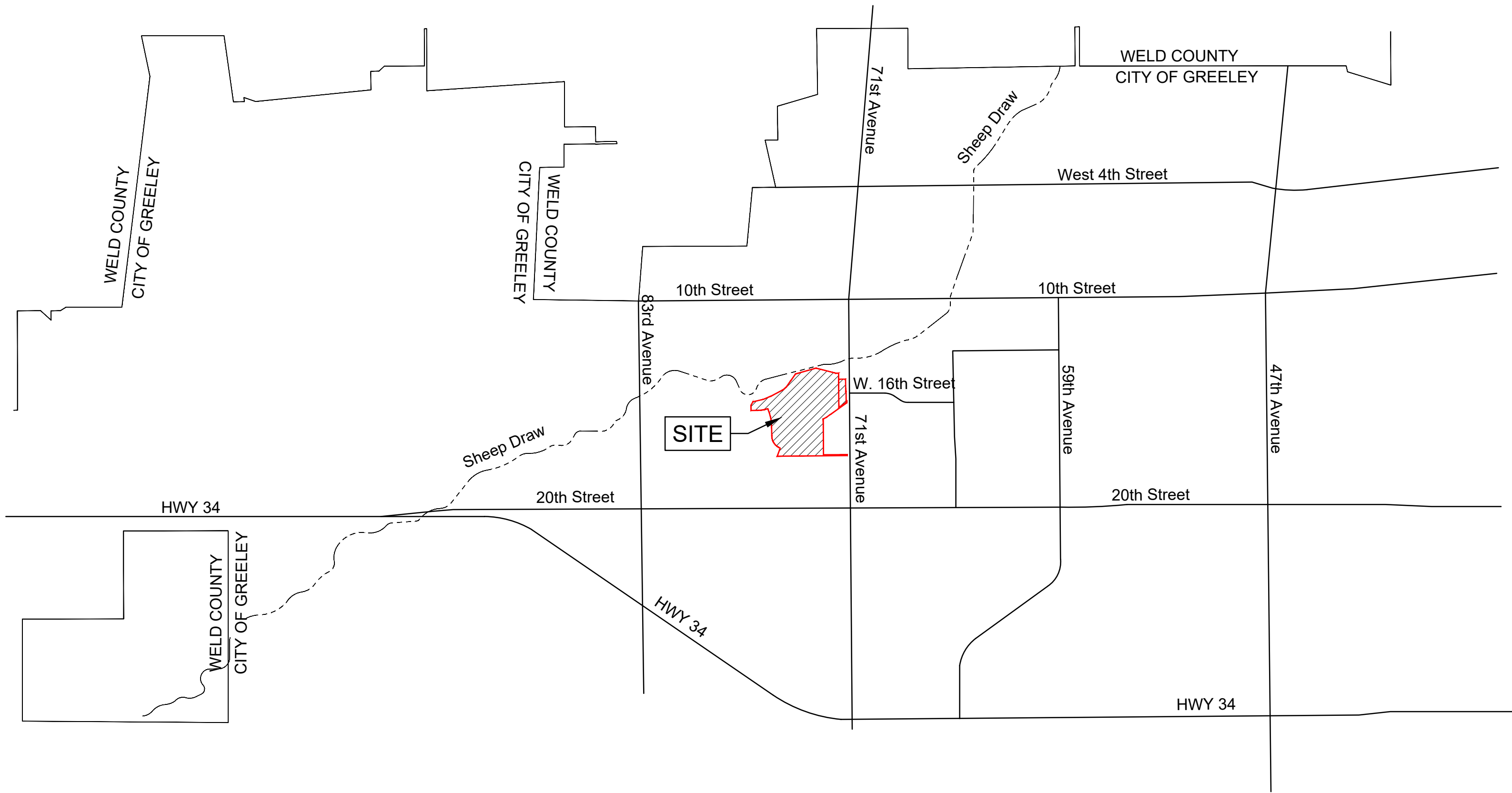


PUD Site Location

TRIPLE CREEK PRELIMINARY SUBDIVISION
TRIPLE CREEK FILING NO. 2

A PARCEL OF LAND BEING PARTS OF THE EAST HALF OF SECTION 8,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF 6TH PRINCIPAL MERIDIAN,
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
72.5 ACRES, 61 LOTS, 6 OUTLOTS, 3 TRACTS
PLANNING AREAS 1 & 2, PUD2023-0002, PROJECT NUMBER: SUB2024-0008

VICINITY MAP



SHEET INDEX		
PAGE NUMBER	SHEET NUMBER	SHEET DESCRIPTION
1	L1.00	COVER SHEET
2	L1.01	OVERALL SITE PLAN
3	L2.01	LANDSCAPE PLAN
4	L2.02	LANDSCAPE PLAN
5	L2.03	LANDSCAPE PLAN
6	L2.04	LANDSCAPE PLAN
7	L2.05	LANDSCAPE PLAN
8	L3.01	HYDROZONE PLAN
9	L3.02	HYDROZONE PLAN
10	L3.03	HYDROZONE PLAN
11	L4.01	SITE DETAILS
12	L4.02	SITE DETAILS

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
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PHONE: 303.734.1777

LAI
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CIVIL ENGINEER

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CLIENT

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GREELEY, CO 80634
PHONE: (970) 415-8432

TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
COVER SHEET

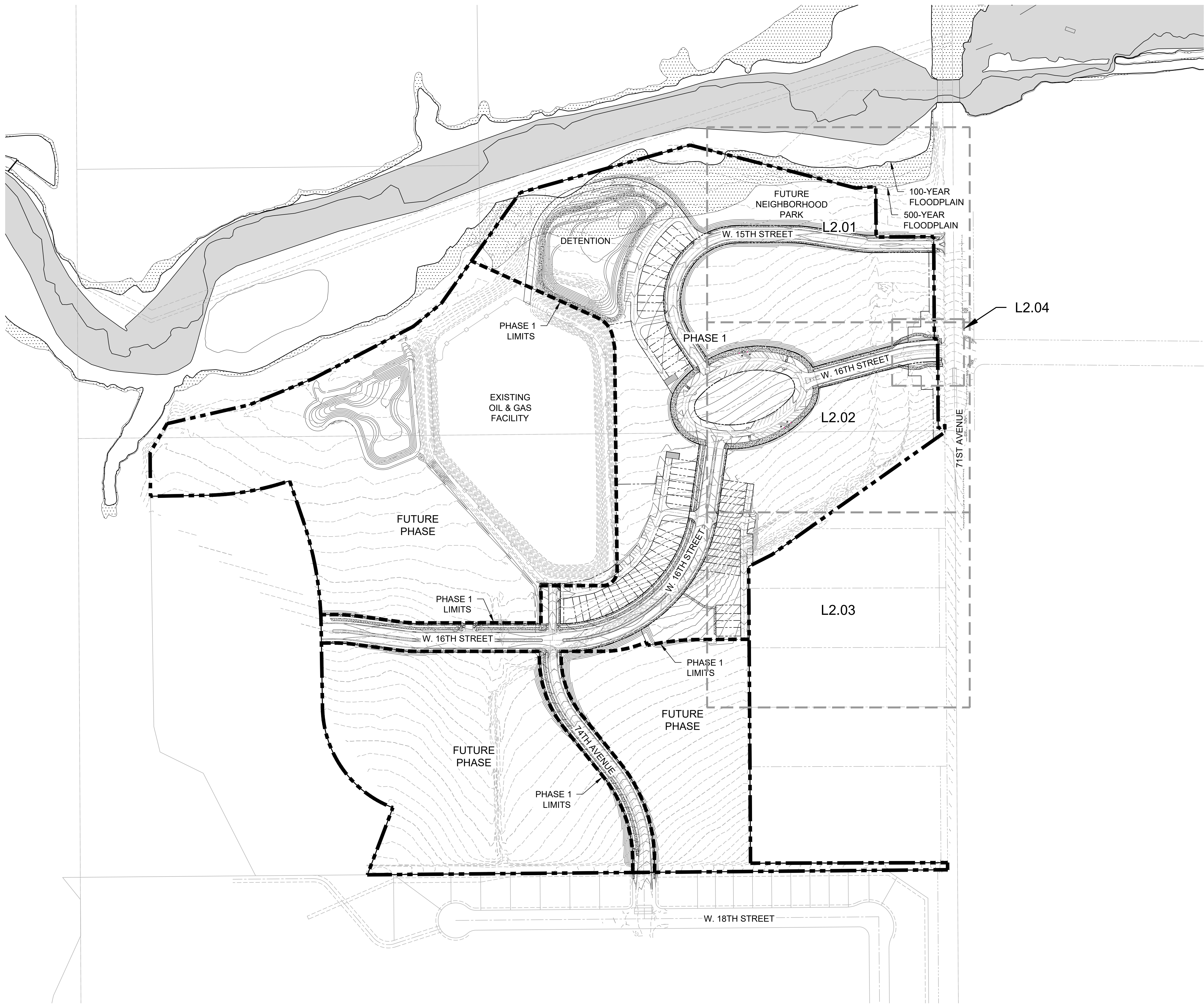
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DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st Submittal 04/26/24
2nd Submittal 07/29/24
3rd Submittal 09/06/24

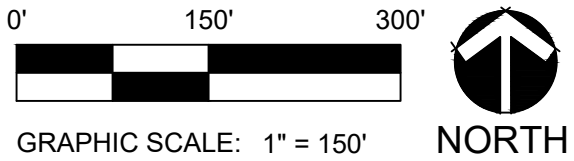
SHEET NUMBER

L1.00
SHEET 1 OF 12



LEGEND

PROJECT BOUNDARY	---
PROPERTY LINES	- - - -
PHASE LINES	---
STREET ROW	---



TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
OVERALL PLAN / KEY MAP

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
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ENGLEWOOD, CO 80112
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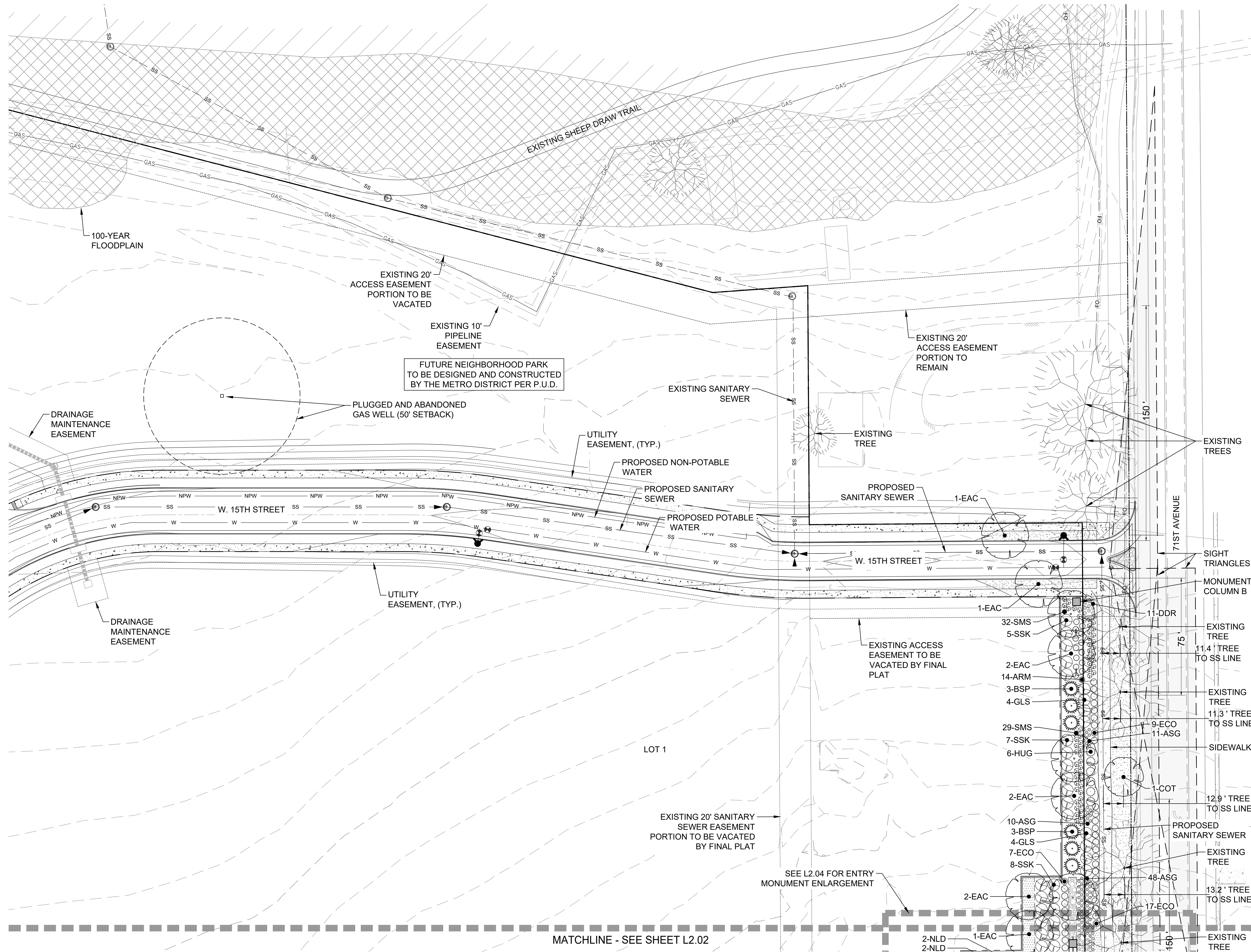
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CHECKED BY:	RH

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2nd Submittal	07/29/24
3rd Submittal	09/06/24

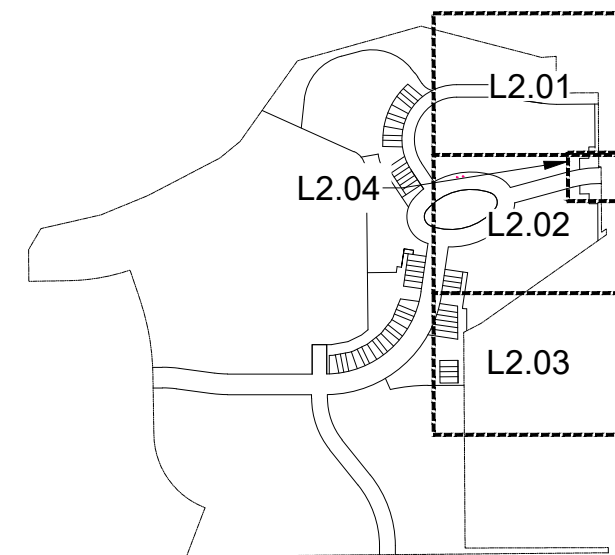
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L1.01

SHEET 2 OF 12



KEY MAP



PLANNER / ARCHITECT /
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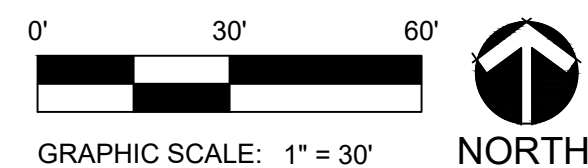
CLIENT

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TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
LANDSCAPE PLAN

LEGEND

- PROJECT BOUNDARY
- PROPERTY LINES
- STREET ROW
- STEEL EDGING
- FESCUE SOD
- COBBLE MULCH (2"-6")
- RIVER ROCK (1-1.5")
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS



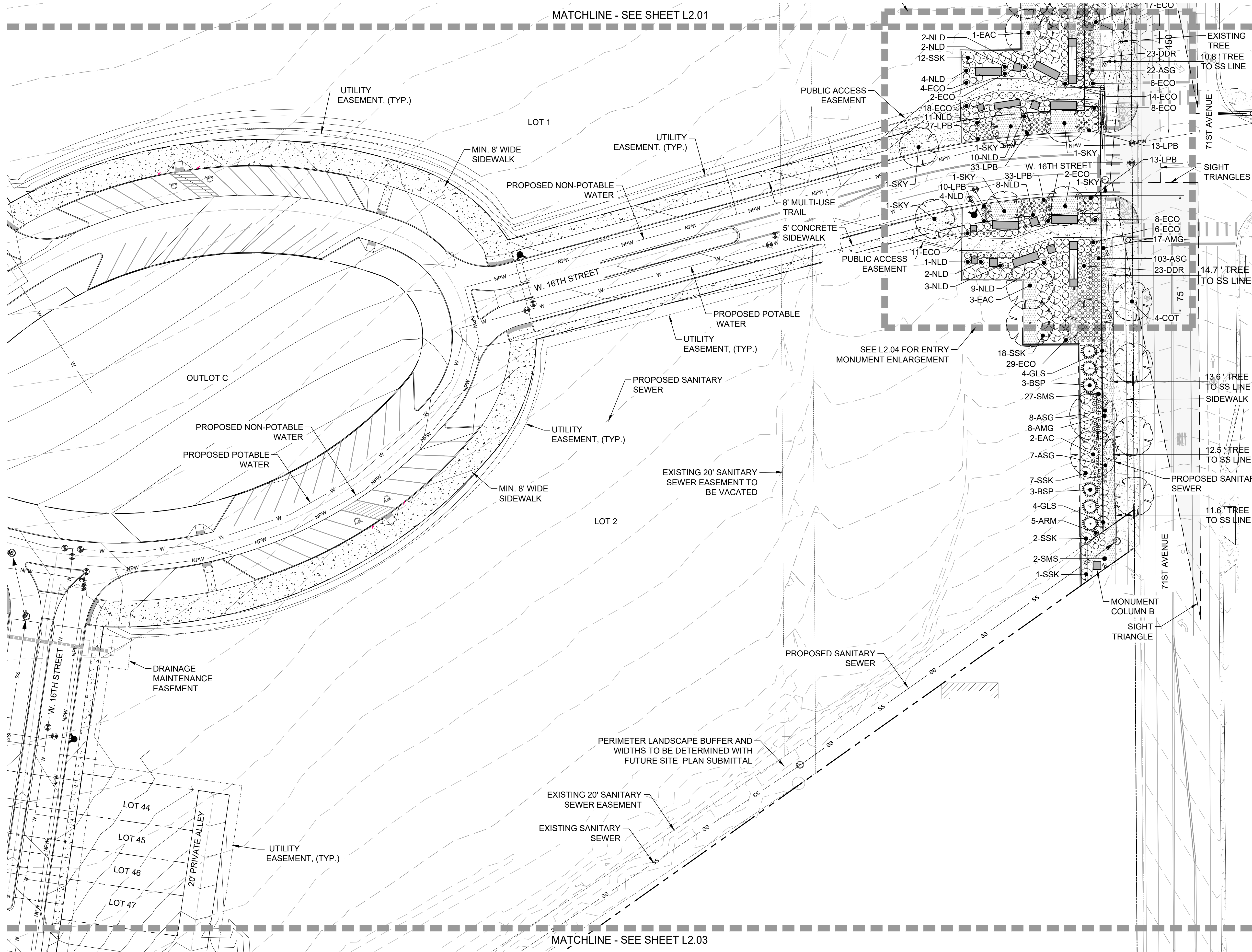
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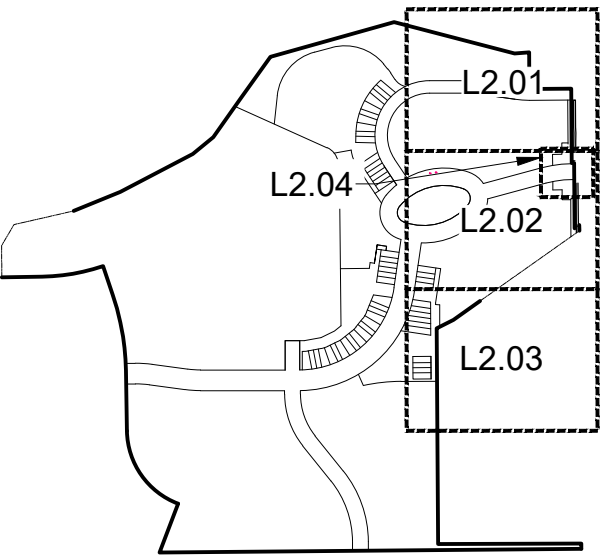
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SHEET 3 OF 12

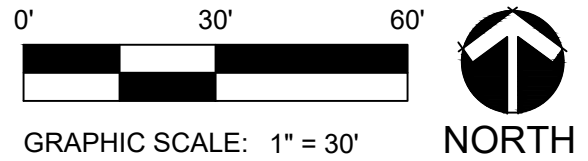


KEY MAP



LEGEND

- PROJECT BOUNDARY ---
PROPERTY LINES ---
STREET ROW ---
STEEL EDGING ---
FESCUE SOD ---
COBBLE MULCH (2'-6") ---
RIVER ROCK (1-1.5") ---
TREE-DECIDUOUS ---
TREE-EVERGREEN ---
SHRUB-DECIDUOUS ---
SHRUB-EVERGREEN ---
GRASSES AND PERENNIALS ---



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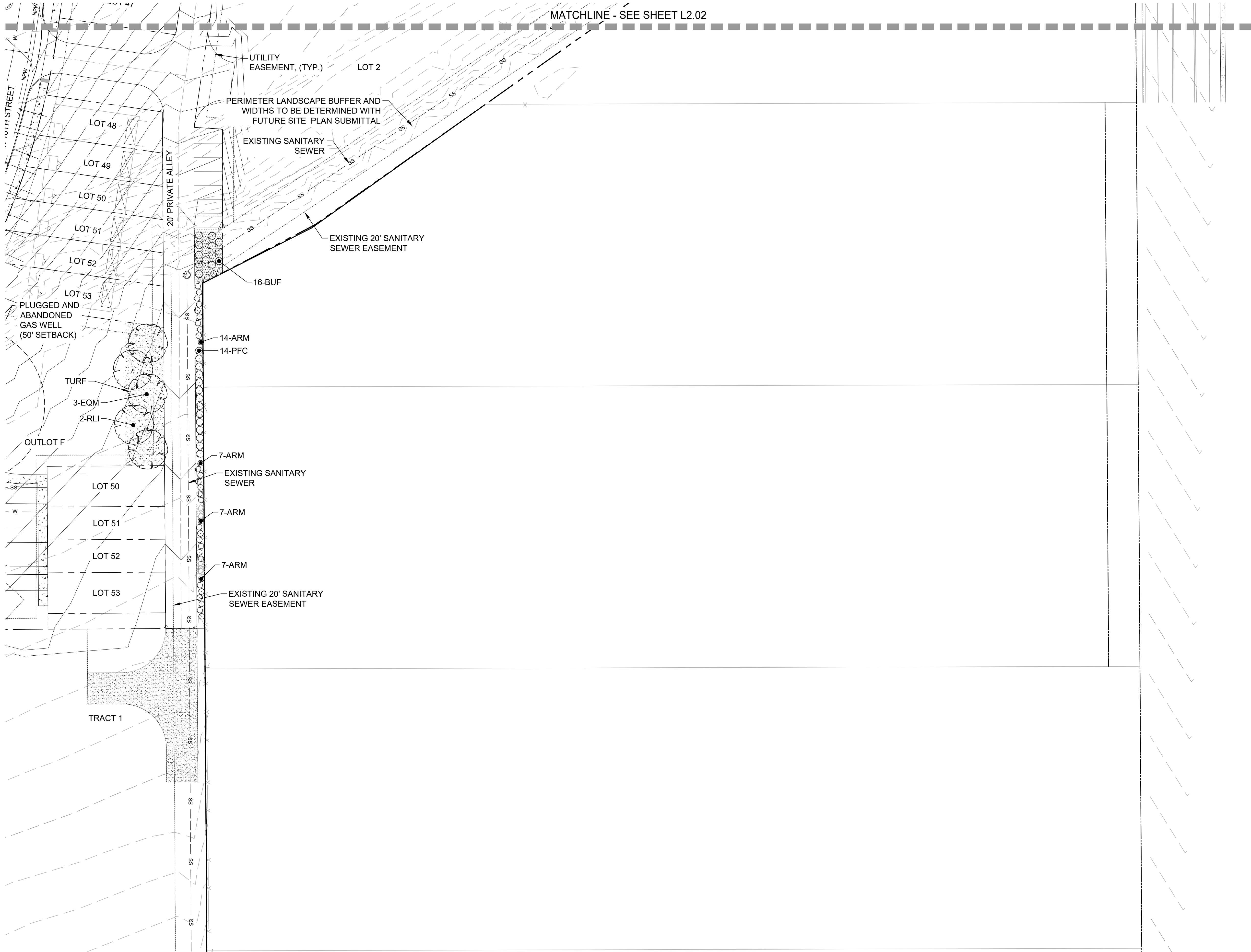
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TRIPLE CREEK -
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GREELEY, CO
LANDSCAPE PLAN

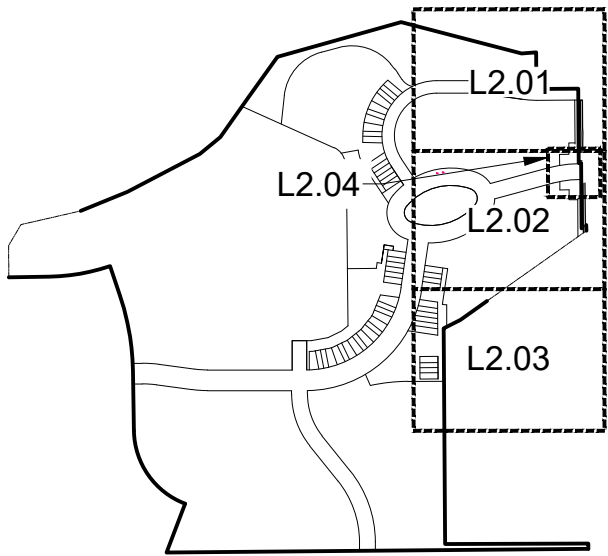
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CHECKED BY:	RH

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2nd Submittal	07/29/24
3rd Submittal	09/06/24

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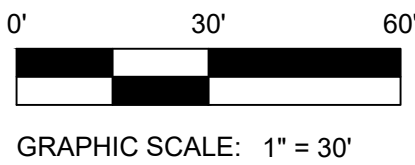


KEY MAP



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINES
- STREET ROW
- STEEL EDGING
- FESCUE SOD
- COBBLE MULCH (2"-6")
- RIVER ROCK (1-1.5")
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS



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TRIPLE CREEK -
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GREELEY, CO
LANDSCAPE PLAN

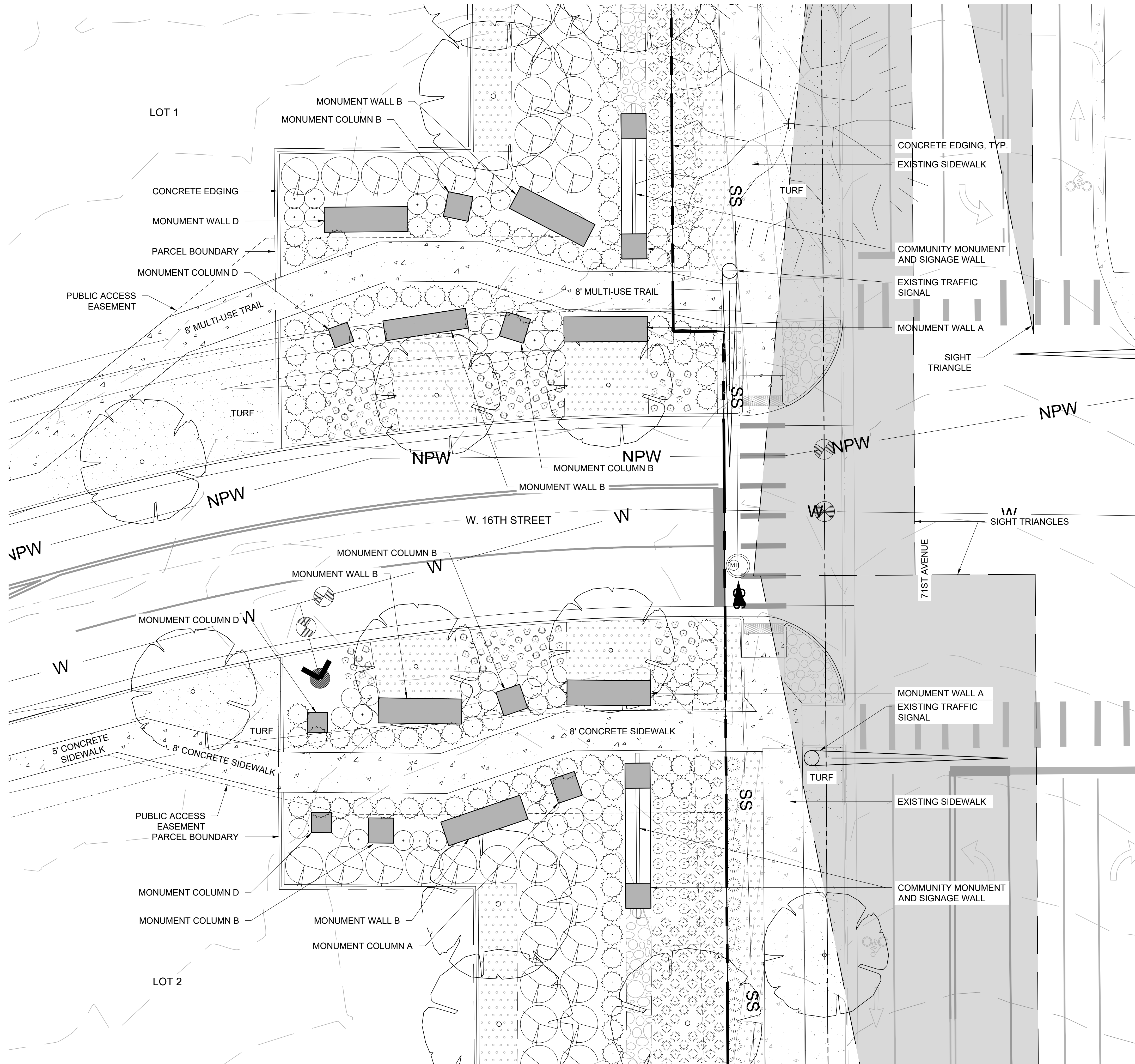
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2nd Submittal	07/29/24
3rd Submittal	09/06/24

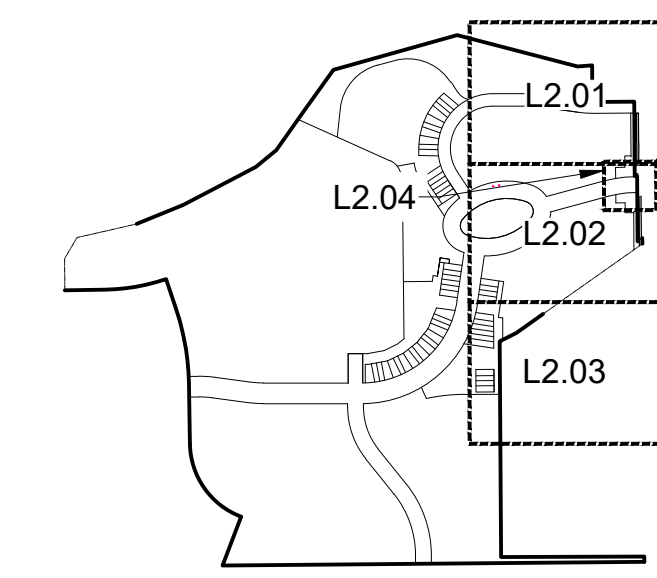
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SHEET 5 OF 12

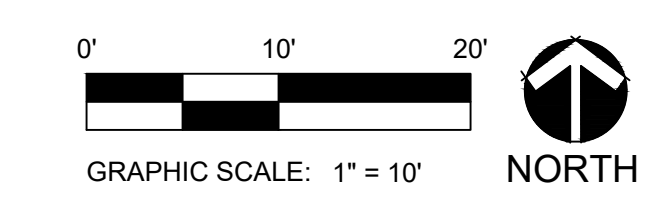


KEY MAP



LEGEND

- PROJECT BOUNDARY
- PROPERTY LINES
- STREET ROW
- STEEL EDGING
- FESCUE SOD
- COBBLE MULCH (2"-6")
- RIVER ROCK (1-1.5")
- TREE-DECIDUOUS
- TREE-EVERGREEN
- SHRUB-DECIDUOUS
- SHRUB-EVERGREEN
- GRASSES AND PERENNIALS



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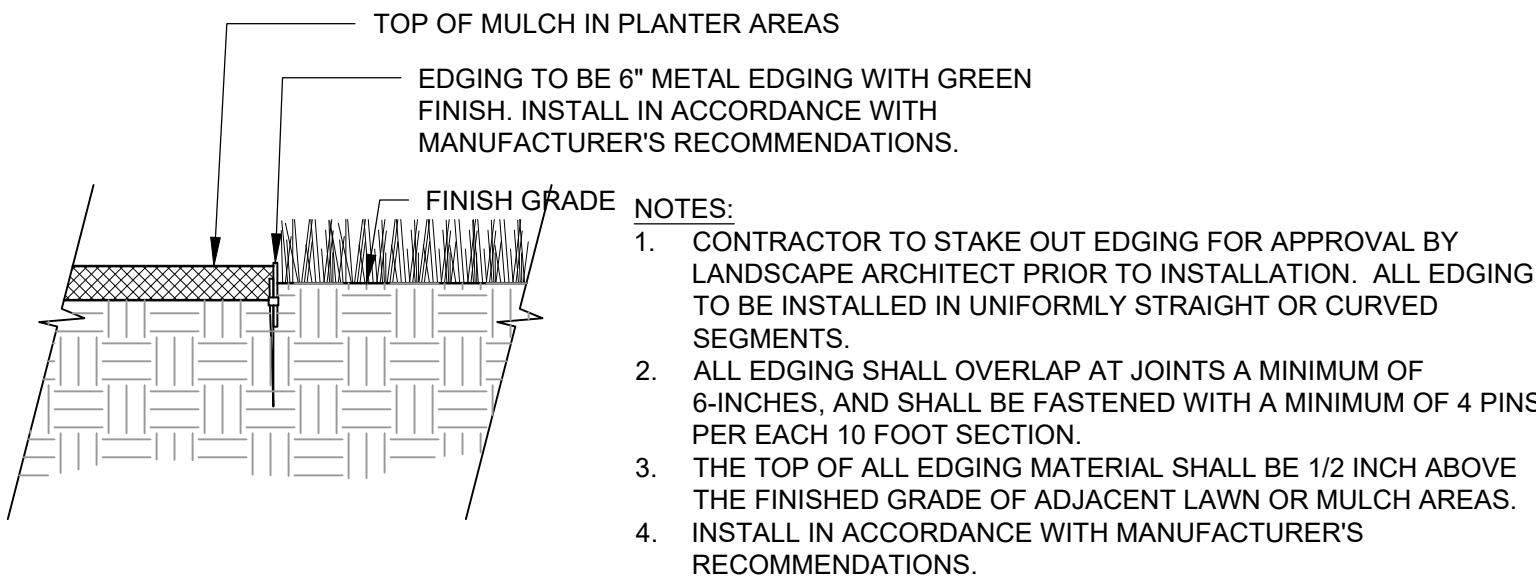
TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
LANDSCAPE PLAN ENLARGEMENT -
ENTRY MONUMENT

PROJECT #: 221042
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD	
1st Submittal	04/26/24
2nd Submittal	07/29/24
3rd Submittal	09/06/24

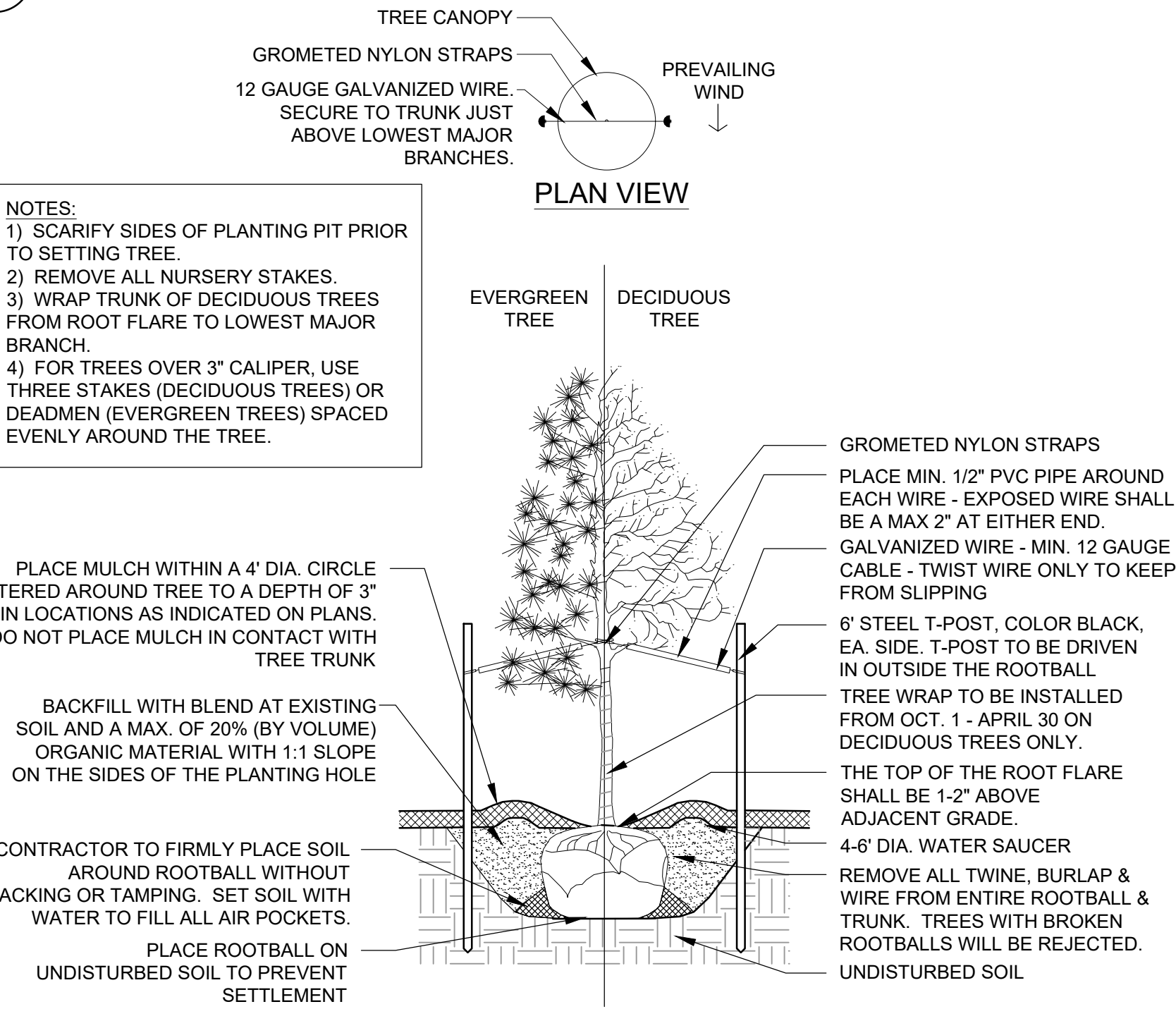
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SHEET 6 OF 12

PLANTING DETAILS



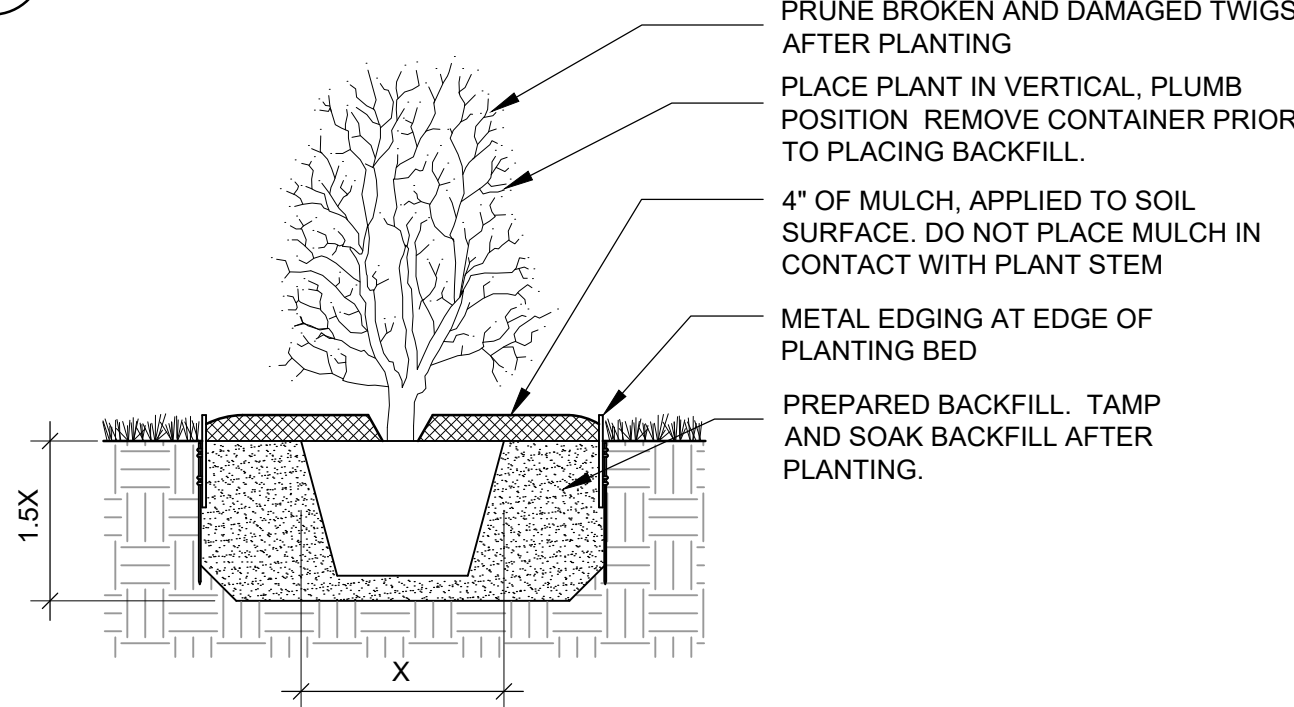
A STEEL EDGER

SCALE: NTS



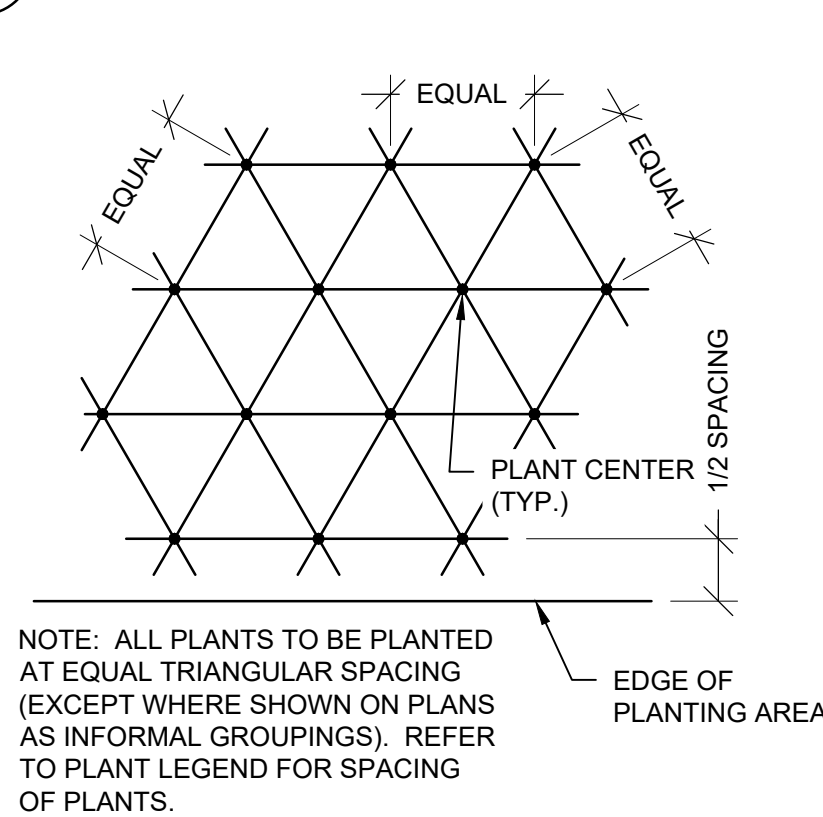
B TREE PLANTING DETAIL

SCALE: NTS



C SHRUB PLANTING DETAIL

SCALE: NTS



D PLANT SPACING DETAIL

SCALE: NTS

LANDSCAPE REQUIREMENTS

LANDSCAPE CLASSIFICATION*	FRONTAGE LENGTH	TREES REQUIRED*	# of TREES REQUIRED/ PROVIDED	SHRUBS REQUIRED*	# of SHRUBS REQUIRED/ PROVIDED
71ST AVENUE FRONTAGE	606'	4 TREES / 100 LF	25 / 35	16 SHRUBS/ 100 LF	97 / 388
LANDSCAPE BUFFER AT PERIMETER	234'	2 TREES / 100 LF	5 / 5	16 SHRUBS/ 100 LF	45 / 45
LANDSCAPE BUFFER AT COMMERCIAL USE & MULTI-FAMILY/MIXED USE DWELLING	663'	4 TREES / 100 LF	N/A	20 SHRUBS PER 100 L.F.	N/A
PERIMETER LANDSCAPE BUFFER AND WIDTHS TO BE DETERMINED WITH FUTURE SITE PLAN SUBMITTAL. NO BUFFER PLANTING REQUIRED WITH THIS SUBMITTAL.					

*PER APPROVED PUD2023-0002.

WATER BUDGET CHART

LOCATION ID PER TAP	IRRIGATED AREA CALCULATED (SQ. FT.)	DESIGNED IRRIGATED AREA CALCULATED (%)	HYDROZONE	WATER NEED (GALLONS/SQ. FT.)	ANNUAL WATER USE (GALLONS)
IRRIGATION DESIGN / TAPS TO BE DETERMINED FOR FINAL SUBDIVISION PLAN	9,944	35%	HIGH	18.0	178,992
	18,591	65%	MODERATE	14.0	260,274
	0,000	0%	LOW	9.0	0
IRRIGATED AREA TOTAL	28,535	100%	VERY LOW	0.9	0
TOTAL HIGH HYDROZONE	9,944	35%			439,266
OVERALL SITE USE (GAL/SQ. FT.)	15.4				

NOTES: THIS LANDSCAPE PLAN ONLY INCLUDES THE EAST BUFFER AND ENTRY AREA. THESE ARE SOME OF THE HIGHEST WATER USE AREAS IN THE COMMUNITY. FUTURE COMMON AREAS WILL HAVE LARGE AMOUNTS OF NATIVE GRASS SEED WHICH WILL REDUCE THE PERCENTAGE OF HIGH WATER AREAS AND THE OVERALL SITE USE PER SQ. FT.

NATIVE GRASS SEED MIXES

LOW GROW NATIVE GRASS SEED MIX			
COMMON NAME	SCIENTIFIC NAME	% OF MIX	lbs PLS
BUFFALOGRASS	BUCHLOE DACTYLOIDES	55	8
BLUE GRAMA, HACHITA	BOUTELOUA GRACILIS	45	6.5
SEED RATE (lbs PLS/ACRE)			14.5
NOTE: PLS RATES LISTED ABOVE ARE FOR IRRIGATED & DRILLED APPLICATIONS (PREFERRED METHOD). FOR HYDROSEEDED APPLICATIONS, DOUBLE THE SEED RATE lbs PLS/ACRE.			
NOTE: LOW GROW NATIVE GRASS SEED MIX AND POND GRASS SEED MIX ARE FROM CITY OF GREELEY STORM DRAINAGE CRITERIA AND CONSTRUCTION SPECIFICATIONS SECTION 14 - VEGETATION AND IRRIGATION, TABLE 14.1.3.D(1) - LOW GROW MIX AND TABLE 14.1.3.D(3) - POND MIX			

TURF GRASS (SOD)

TURF TYPE	
TURF-TYPE FESCUE WITH DROUGHT TOLERANCE, SHADE TOLERANCE, DARK GREEN COLOR, STRONG INSECT AND DISEASE RESISTANCE	

POND GRASS SEED MIX			
COMMON NAME	SCIENTIFIC NAME	% OF MIX	lbs PLS
LITTLE BLUESTEM	SCHIZACHYRIUM SCOPARIUM	10	2
YELLOW INDIANGRASS	SORGHASTRUM NUTANS	10	2
SWITCHGRASS	PANICUM VIRGATUM	5	1
BLUE GRAMA	BOUTELOUA GRACILIS	4	.6
SIDEOTS GRAMA	BOUTELOUA CURTIPENDULA	17	3
PRAIRIE SANDREED	CALIMOVILFA LONGIFOLIA	8	1.5
WESTERN WHEATGRASS	PASCOPYRUM SMITHII	20	4
STREAM BANK GRASS	ELYMUS LANCEOLATUS	26	5
SEED RATE (lbs PLS/ACRE)			19.1
NOTE: PLS RATES LISTED ABOVE ARE FOR IRRIGATED & DRILLED APPLICATIONS (PREFERRED METHOD). FOR HYDROSEEDED APPLICATIONS, DOUBLE THE SEED RATE lbs PLS/ACRE.			

APPLY NATIVE GRASS SEED MIXES IN EARLY SPRING (EARLY APRIL) TO MID-MAY OR EARLY JUNE AND WHEN SOIL TEMPERATURES WARM TO AT LEAST 65 DEGREES F.

PLANTING SCHEDULE

CODE	QTY	BOTANICAL NAME	COMMON NAME	TALL	WATER USE	MATURE WIDTH
DECIDUOUS TREES						
COT	5	POPULUS DELTOIDES 'SIOUXLAND'	EASTERN COTTONWOOD SIOUXLAND	3" CAL.	Medium - High	25 - 40ft. w.
EAC	14	ULMUS X 'MORTON' TM	ACCOLADE ELM	2" CAL.	Medium	25 - 40ft. w.
SKY	6	GLEDITSIA TRIACANTHOS INERMIS 'SKYLINE'	SKYLINE HONEY LOCUST	2" CAL.	Medium	25 - 40ft. w.
EVERGREEN TREES						
BSP	12	PICEA PUNGENS 'BAKERI'	BAKER COLORADO SPRUCE	6' HT.	Medium	6 - 10ft. w.
DECIDUOUS SHRUBS						
GLS	16	RHUS AROMATICA 'GRO-LOW'	GRO-LOW FRAGRANT SUMAC	5 GAL.	Low - Medium	6 - 10ft. w.
NLD	56	PHYSOCARPUS OPULIFOLIUS 'DONNA MAY'	LITTLE DEVIL™ DWARF NINEBARK	5 GAL.	Low - Medium	3 - 6ft. w.
SMS	90	SPIRAEA NIPPONICA 'SNOWMOUND'	SNOWMOUND SPIREA	5 GAL.	Medium	1 - 3ft. w.
SSK	60	AMELANCHIER ALNIFOLIA	SASKATOON SERVICEBERRY	5 GAL.	Medium	6 - 10ft. w.
EVERGREEN SHRUBS						
ARM	23	JUNIPERUS CHINENSIS 'ARMSTRONGII'	ARMSTRONG JUNIPER	5 GAL.	Low - Medium	3 - 6ft. w.
BUF	16	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL.	Low	6 - 10ft. w.
ECO	141	EUONYMUS COLORATUS	PURPLE WINTERCREEPER	1 GAL.	Medium	1 - 3ft. w.
HUG	6	JUNIPERUS HORIZONTALIS 'HUGHES'	HUGHES CREEPING JUNIPER	5 GAL.	Medium	6 - 10ft. w.
PERENNIALS						
DDR	57	HEMEROCALLIS X 'LITTLE BUSINESS'	LITTLE BUSINESS DAYLILY	1 GAL.	Low - Medium	1 - 3ft. w.
GRASSES						
AMG	25	MISCANTHUS SINENSIS 'ADAGIO'	ADAGIO EULALIA GRASS	1 GAL.	Medium	3 - 6ft. w.
ASG	209	HELICOTRICHON SEMPERVIRENS 'SAPPHIRE'	SAPPHIRE BLUE OAT GRASS	1 GAL.	Low - Medium	1 - 3ft. w.
LPB	129	SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION'	STANDING OVATION LITTLE BLUESTEM	1 GAL.	Low - Medium	1 - 3ft. w.

NOTES

- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VISITING THE SITE PRIOR TO BIDDING. IT IS FURTHER RECOMMENDED THE CONTRACTOR TEST SOILS TO ENSURE NO CONTAMINATION IS PRESENT.
- PLANTING SCHEDULE QUANTITIES ARE FOR CONTRACTOR CONVENIENCE ONLY. WHERE CONFLICT OCCURS, THE QUANTITIES SHOWN ON PLAN SHALL PREVAIL.
- ALL TREES, SHRUBS, GRASSES, PERENNIALS, SOD, AND/OR SEED AREAS SHALL BE GUARANTEED TO REMAIN ALIVE AND HEALTHY FOR A 12-MONTH PERIOD AFTER INITIAL ACCEPTANCE. REPLACEMENTS SHALL BE GUARANTEED AN ADDITIONAL 12 MONTHS UNTIL FINAL ACCEPTANCE. ALL REPLACEMENT COSTS SHALL BE BORNE BY THE CONTRACTOR.
- THE CONTRACTOR SHALL VERIFY THE LOCATION OF AND PROTECT ALL UTILITIES AND STRUCTURES PRIOR TO AND DURING WORK. DAMAGE TO UTILITIES AND STRUCTURES SHALL BE REPAIRED BY THE CONTRACTOR AT THE EXPENSE OF THE CONTRACTOR TO THE SATISFACTION OF THE OWNER.
- NO SUBSTITUTIONS OF PLANT MATERIAL SHALL BE MADE WITHOUT THE WRITTEN CONSENT OF THE OWNER. ALL TREE AND SHRUB TAGS SHALL REMAIN ON THE PLANTS UNTIL THE TIME OF FINAL ACCEPTANCE.
- CONTRACTOR SHALL OBTAIN A LABORATORY TOPSOIL ANALYSIS REPORT TO PROVIDE ANALYSIS OF SOIL FERTILITY AND RECOMMENDATIONS FOR SOIL AMENDMENTS, FERTILIZER PRODUCTS AND APPLICATION RATES FOR TURF AND SEED AREAS, TREES, SHRUBS, GRASSES, AND PERENNIALS.
- ALL TOPSOIL SHALL BE STRIPPED TO A MINIMUM DEPTH OF 6" AND STOCKPILED PRIOR TO CONSTRUCTION. FOLLOWING ROUGH GRADING, TOPSOIL SHALL BE CLEARED OF DEBRIS AND REDISTRIBUTED IN ALL LANDSCAPE AREAS. TOPSOIL SHALL BE INCORPORATED AS THE FINAL LAYER OF SOIL FOR LANDSCAPING UNLESS SOIL CONTAMINATION HAS BEEN DETERMINED.
- ALL REDISTRIBUTED TOPSOIL SHALL BE AMENDED WITH COMPOST. FOR ALL COOL-SEASON SEED AND SOD AREAS, USE A MINIMUM RATE OF 4 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET. FOR ALL OTHER LANDSCAPE AREAS, USE A MINIMUM RATE OF 3 CUBIC YARDS OF COMPOST PER 1,000 SQUARE FEET. COMPOST SHALL BE MECHANICALLY INTEGRATED INTO THE TOP 6-8" OF SOIL USING TILLER OR RIPPER TEETH EQUIPMENT.
- A LAWN WATERING VARIANCE IS REQUIRED FOR THE INSTALLATION OF ANY LAWN AREA. PROOF OF SOIL AMENDMENTS AND SEED OR SOD INSTALLED MUST BE SUBMITTED. APPLICATION INFORMATION AND SUBMISSION IS MANAGED BY GREELEY WATER CONSERVATION.
- 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.
- CONTRACTOR SHALL SUBMIT SAMPLES OF ALL MULCHES TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION. ABSOLUTELY NO EXPOSED GROUND SHALL BE LEFT SHOWING ANYWHERE ON THE PROJECT AFTER BIODEGRADABLE FABRIC AND MULCH HAVE BEEN INSTALLED.
- ALL TREES IN TURF AND NATIVE AREAS SHALL BE MULCHED WITH A 36" DIA. MULCH RING (FOR DECIDUOUS TREES) OR A MULCH RING AT THE DRIP LINE (FOR EVERGREEN TREES) OF DOUBLE-SHREDDED SPRUCE MULCH TO A MINIMUM DEPTH OF 4" UNLESS OTHERWISE INDICATED ON THE PLANS. MULCH SHALL BE APPLIED TO THE SOIL SURFACE, NOT AGAINST THE PLANT STEM.
- ALL ORNAMENTAL GRASS OR PERENNIAL PLANTINGS IN SHRUB BEDS SHALL BE MULCHED WITH DOUBLE-SHREDDED CEDAR MULCH (FRONT-RANGE MATERIALS, LANDSCAPE MULCH #18-643 OR APPROVED EQUAL) TO A MINIMUM DEPTH OF 4" UNLESS OTHERWISE INDICATED ON THE PLANS. ROCK MULCH USED WITH ANY VEGETATION, INCLUDING TREES, SHALL BE MULTI-COLORED WASHED RIVER ROCK/COBBLE 1"-1.5" DIAMETER GRADE AND PLACED TO A MINIMUM DEPTH OF 3". COBBLE MULCH SHALL BE PROVIDED IN UNPLANTED AREAS AND BE MULTI-COLORED WASHED RIVER ROCK/COBBLE AT 2"-6" DIAMETER GRADE PLACED TO A MINIMUM DEPTH OF 4". ALL MULCHED AREAS SHALL BE INSTALLED WITH COMMERCIAL GRADE NON-PLASTIC, BIODEGRADABLE, NON-WOVEN WEED BARRIER FABRIC PINNED IN PLACE.
- TREE WRAPPING MATERIAL SHALL BE FOUR INCHES WIDE, BITUMINOUS IMPREGNATED TAPE, CORRUGATED OR CREPE PAPER, BROWN IN COLOR, SPECIFICALLY MANUFACTURED FOR TREE WRAPPING. TREES SHALL BE WRAPPED BETWEEN OCTOBER 15 AND NOVEMBER 1 OF THE YEAR THEY ARE PLANTED. NO TREE WRAPPING SHALL BE PERMITTED UNTIL A LICENSED LANDSCAPE CONTRACTOR OR CERTIFIED ARBORIST HAS INSPECTED THE TREE AND APPROVED IT FOR WRAPPING. IT IS THE DUTY OF CONTRACTOR TO WRAP DECIDUOUS TREES DURING THE ONE-YEAR WARRANTY PERIOD.
- THE LANDSCAPE CONTRACTOR SHALL NOTIFY THE LANDSCAPE ARCHITECT ONE WEEK PRIOR TO BEGINNING CONSTRUCTION.
- WINTER WATERING SHALL OCCUR AT THE EXPENSE OF THE CONTRACTOR UNTIL SUCH TIME AS FINAL ACCEPTANCE IS RECEIVED.
- ALL PLANT MATERIALS 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."
- ALL LANDSCAPE CONSTRUCTION PRACTICES, WORKMANSHIP, AND ETHICS SHALL BE IN ACCORDANCE WITH INDUSTRY STANDARDS SET FORTH IN THE CONTRACTORS HANDBOOK PUBLISHED BY THE COLORADO LANDSCAPE CONTRACTORS ASSOCIATION.
- THE LANDSCAPE ARCHITECT SHALL NOT BE RESPONSIBLE FOR DELAYS, PERSONAL INJURIES, PLANT MORTALITY, OR PROPERTY DAMAGE RESULTING FROM OR ASSOCIATED WITH THE IMPLEMENTATION OF THIS PLAN.
- NO TREES/STRUCTURES SHALL BE LOCATED WITHIN UTILITY EASEMENTS OR WITHIN 5' OF ANY UTILITY MAINLINES.
- PERMANENT IRRIGATION IS TO BE PROVIDED.
- SHRUBS BEDS WITHIN NATIVE AREAS SHALL BE MULCHED TO DELINEATE BETWEEN NATIVE GRASS AND SHRUB BED AND TO ASSIST WITH MAINTENANCE.
- PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH SIGHT DISTANCE CRITERIA. NO PLANT MATERIALS, BOULDERS, BERMS, FENCES OR VISUAL OBSTRUCTIONS SHALL EXCEED A HEIGHT OF 30" WITHIN THE TRIANGULAR AREA WITH THE EXCEPTION OF STREET TREES, LIGHT POLES, OR OTHER NARROW OBSTRUCTIONS PER CITY OF GREELEY CODE, SEC. 24-301, DATED OCTOBER 1, 2021 AS AMENDED.
- ALL PLANT MATERIAL SHALL BE BALLED AND BURLAPPED, CONTAINERIZED, OR IN ROOT CONTROL BAGS UNLESS OTHERWISE NOTED ON FINAL DEVELOPMENT PLANS. SEE PLANT LIST CONDITION FOR FINAL PLANT SIZE/CONDITION SPECIFICATION.
- CONTRACTOR SHALL VERIFY ALL PLANT MATERIAL QUANTITIES PRIOR TO INSTALLATION. PLANT MATERIAL QUANTITIES SHOWN ARE LISTED FOR THE CONVENIENCE OF THE CONTRACTOR. ACTUAL NUMBER OF SYMBOLS SHALL HAVE PRIORITY OVER QUANTITY DESIGNATED.
- STREET TREE LOCATIONS (BUT NOT QUANTITIES) MAY BE ADJUSTED IF REQUIRED TO RESOLVE UTILITY SERVICE OR STREET LIGHTING CONFLICTS.
- EVALUATION OF NATIVE GRASS ESTABLISHMENT SHALL BE BASED ON 70% ESTABLISHMENT WITH NO BARE AREAS LARGER THAN TWO SQUARE FEET (WEED FREE) AFTER THE SECOND GROWING SEASON. OVER-SEED AND ADD SUPPLEMENTAL WATER AS NECESSARY TO MEET CRITERIA.
 - THE EDGES OF SOME "NON-IRRIGATED" AREAS MAY BE PROVIDED WITH LIMITED IRRIGATION (POSSIBLY A SINGLE ROW OF HEADS) AS A TRANSITION TO ADJACENT IRRIGATED AREAS.
 - DISTURBED AREAS MAY BE RE-ESTABLISHED WITH TEMPORARY IRRIGATION.

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TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
PLANTING PLAN

PROJECT #: 221042
DRAWN BY: ML
CHECKED BY: RH

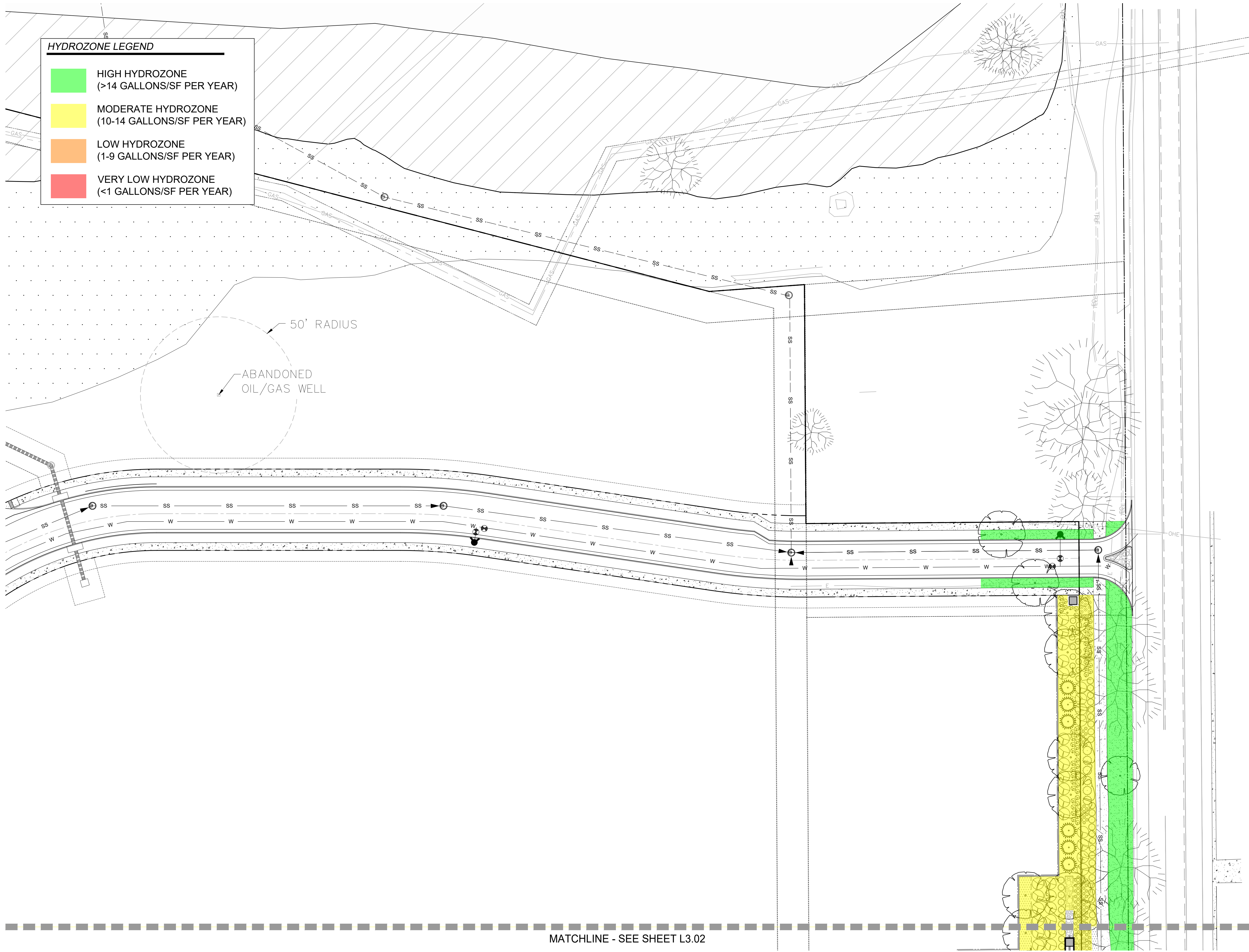
ISSUE RECORD

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L2.05

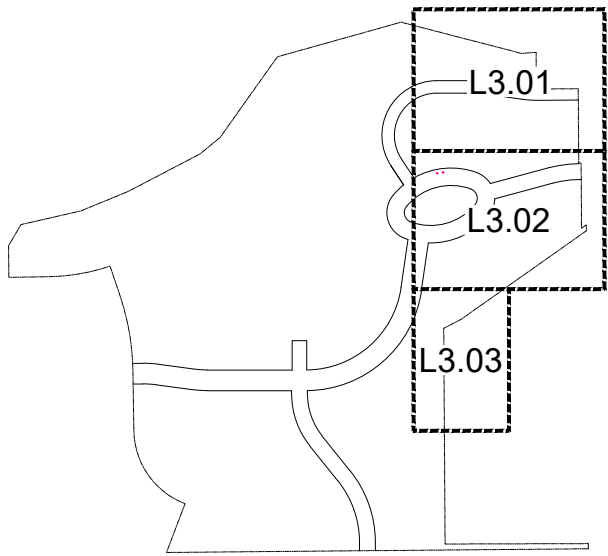
SHEET 7 OF 12



HYDROZONE LEGEND

- HIGH HYDROZONE
(>14 GALLONS/SF PER YEAR)
- MODERATE HYDROZONE
(10-14 GALLONS/SF PER YEAR)
- LOW HYDROZONE
(1-9 GALLONS/SF PER YEAR)
- VERY LOW HYDROZONE
(<1 GALLONS/SF PER YEAR)

KEY MAP



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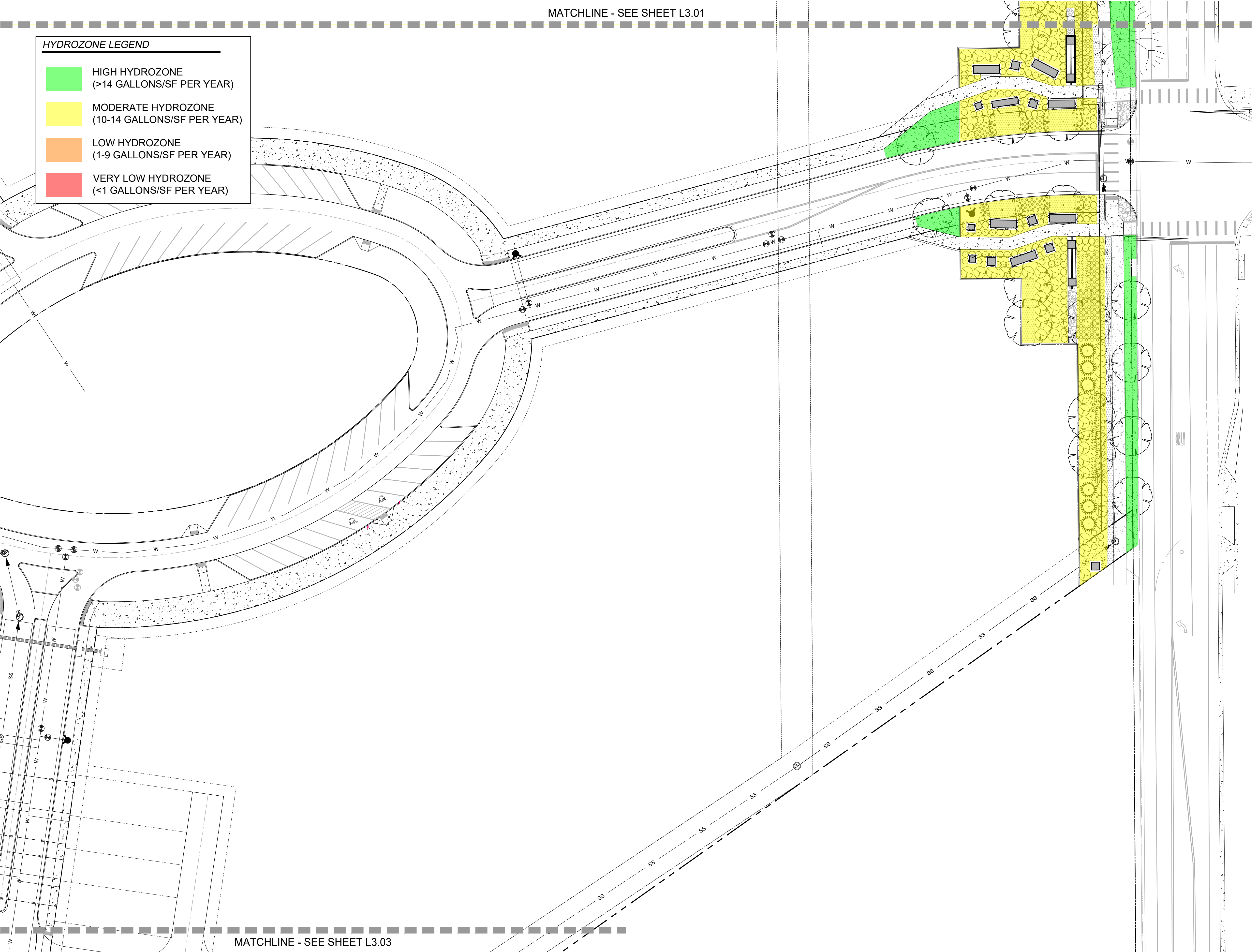
TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
HYDROZONE MAP

PROJECT #: 221042
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD	
1st Submittal	04/26/24
2nd Submittal	07/29/24
3rd Submittal	09/06/24

SHEET NUMBER
L3.01
SHEET 8 OF 12

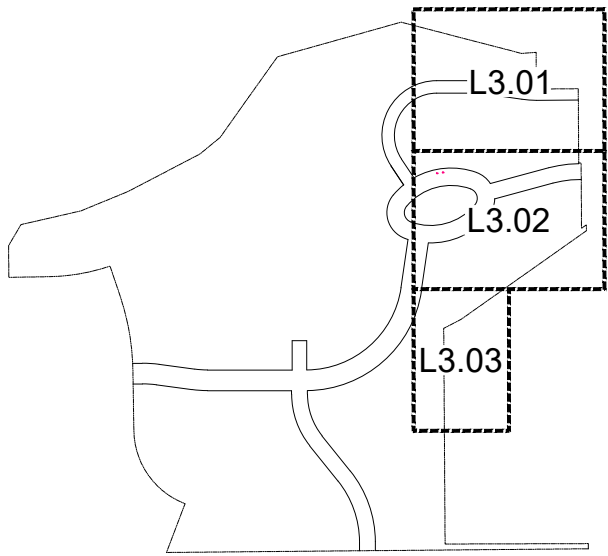
0' 30' 60'
GRAPHIC SCALE: 1" = 30'
NORTH



HYDROZONE LEGEND

- HIGH HYDROZONE
(>14 GALLONS/SF PER YEAR)
- MODERATE HYDROZONE
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- VERY LOW HYDROZONE
(<1 GALLONS/SF PER YEAR)

KEY MAP



0' 30' 60'
GRAPHIC SCALE: 1" = 30'
NORTH

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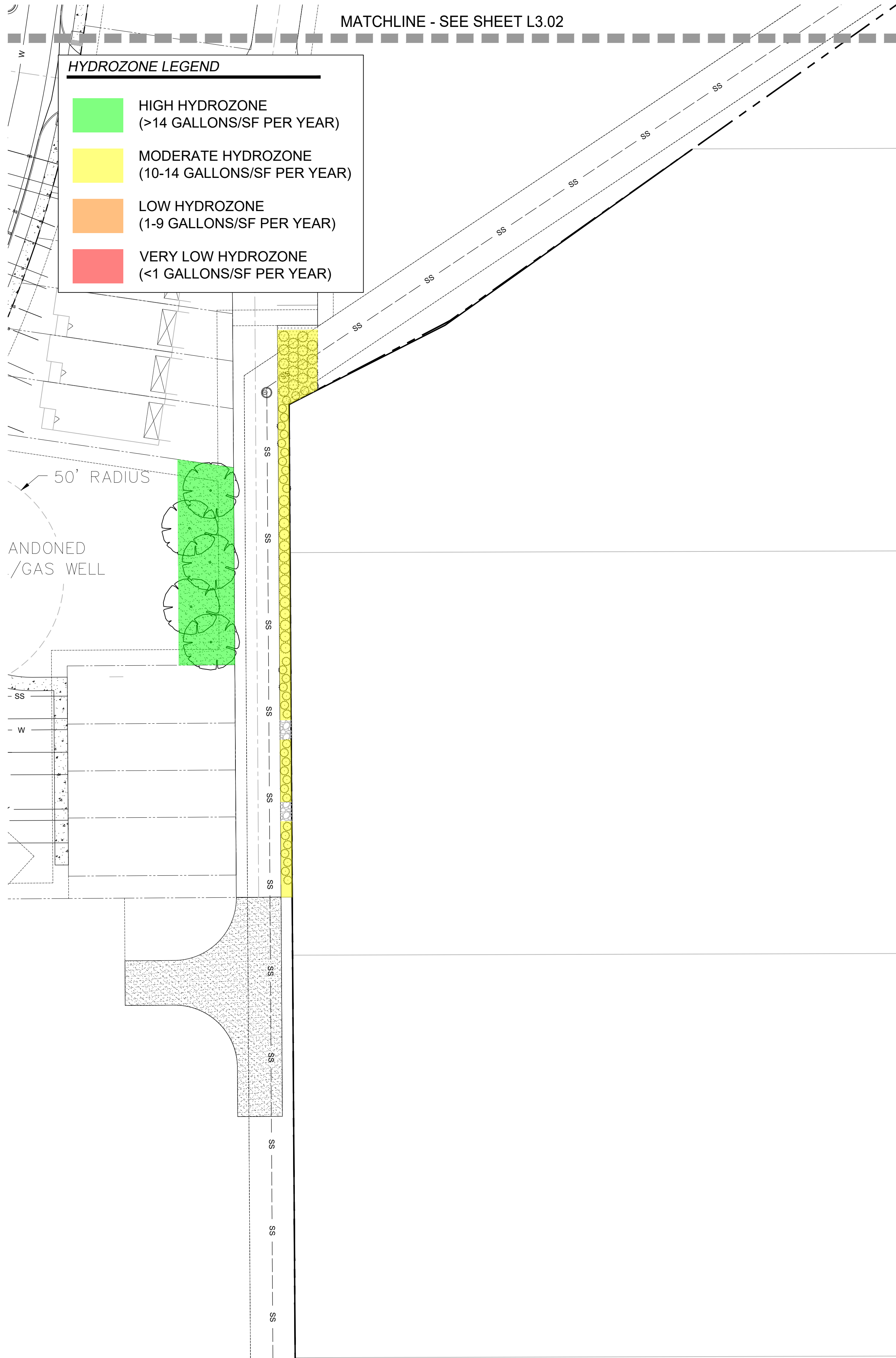
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TRIPLE CREEK -
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GREELEY, CO
HYDROZONE MAP

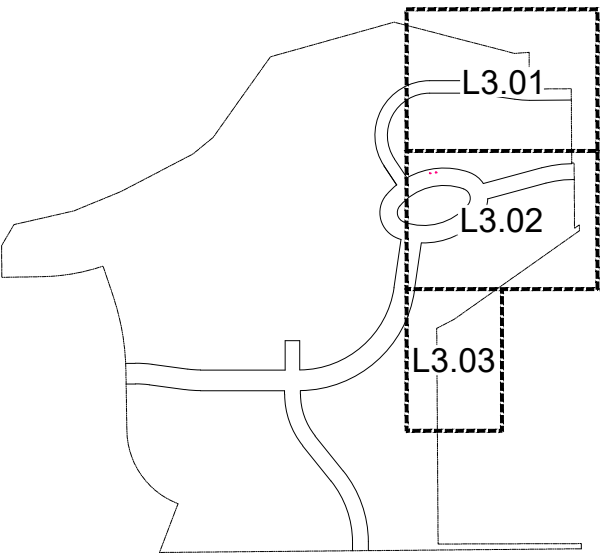
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DRAWN BY:	ML
CHECKED BY:	RH

ISSUE RECORD	
1st Submittal	04/26/24
2nd Submittal	07/29/24
3rd Submittal	09/06/24

SHEET NUMBER
L3.02
SHEET 9 OF 12



KEY MAP



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TRIPLE CREEK -
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GREELEY, CO
HYDROZONE MAP

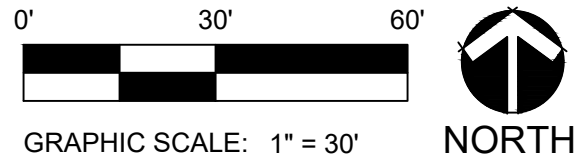
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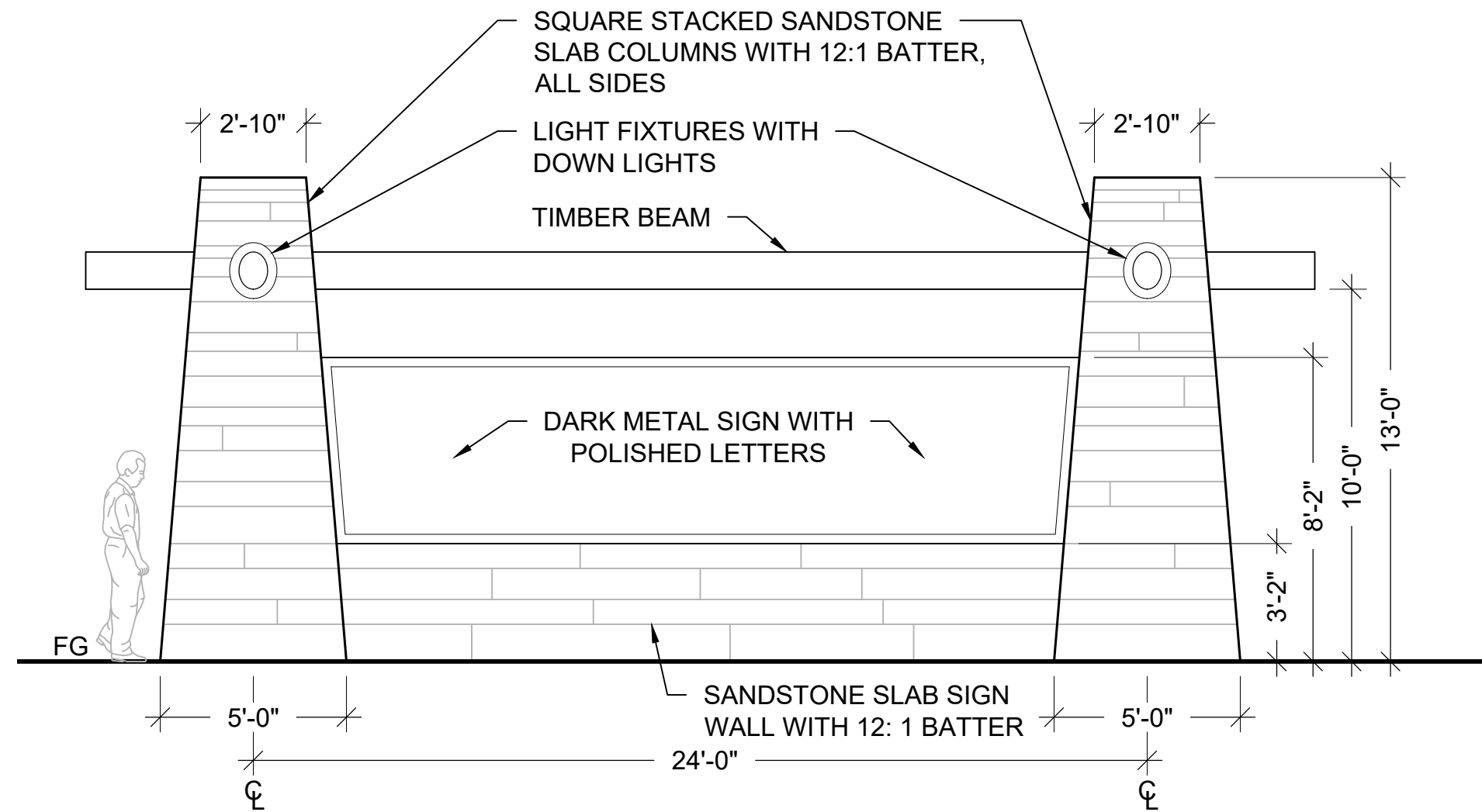
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2nd Submittal 07/29/24
3rd Submittal 09/06/24

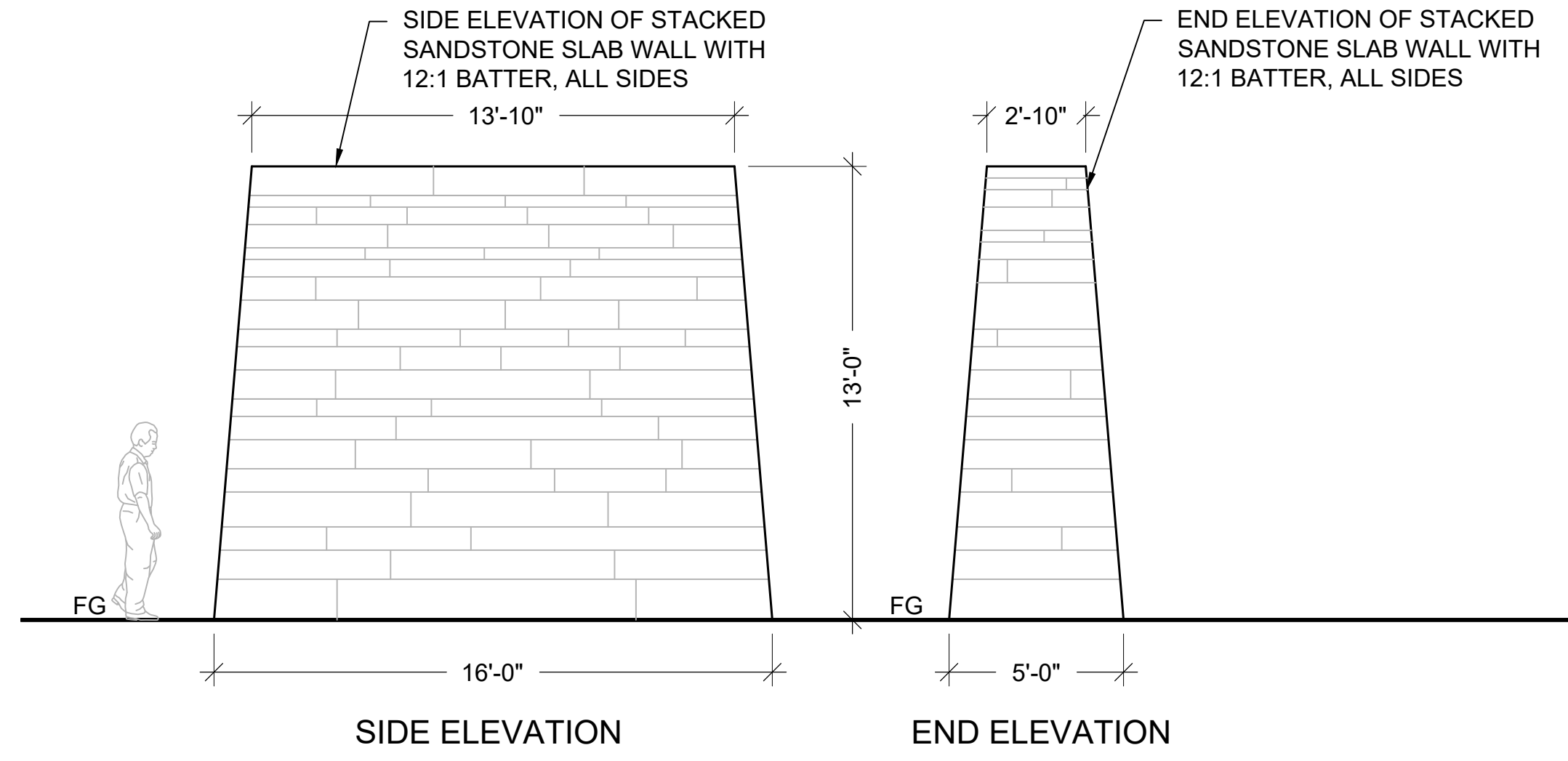
SHEET NUMBER

L3.03
SHEET 10 OF 12

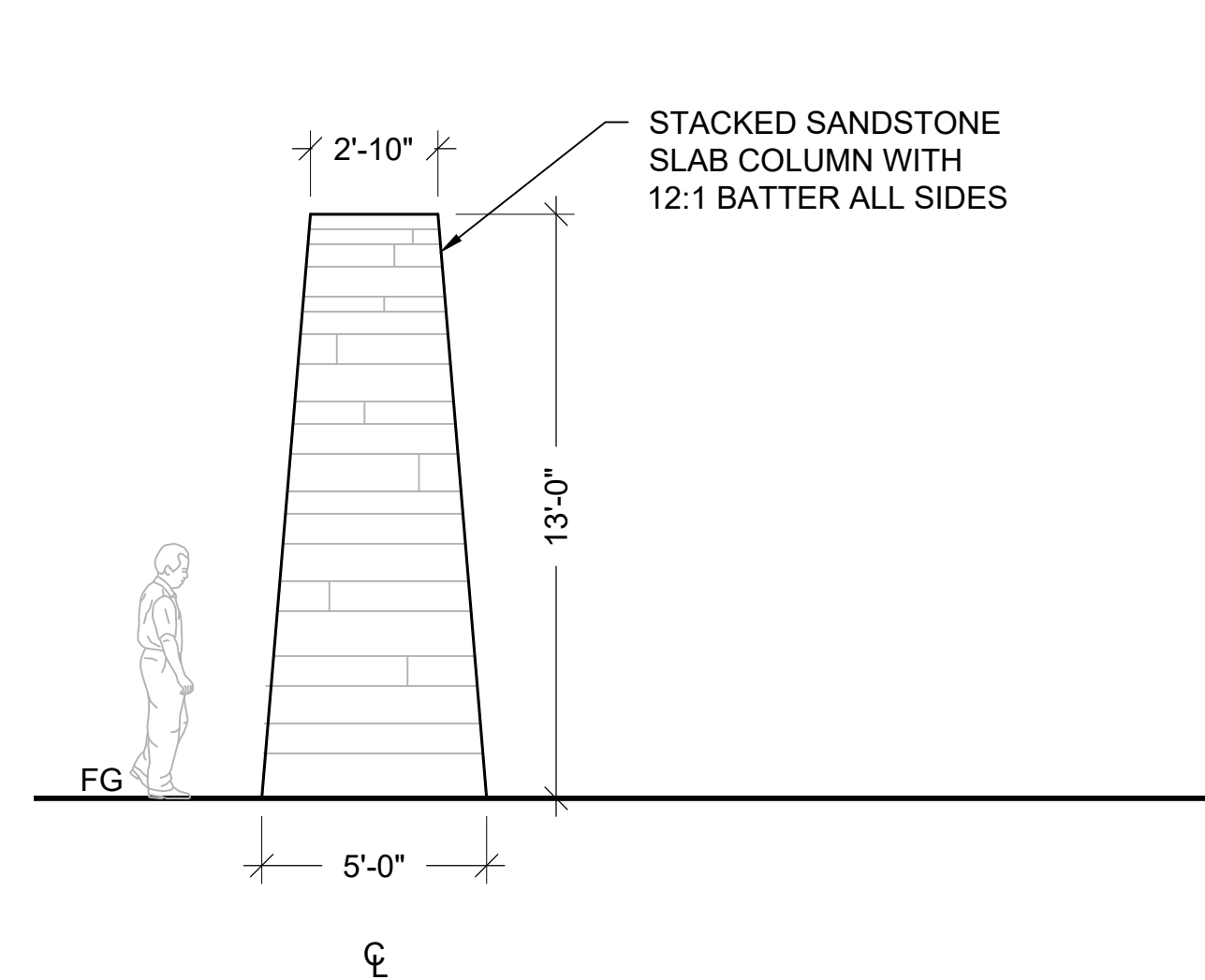




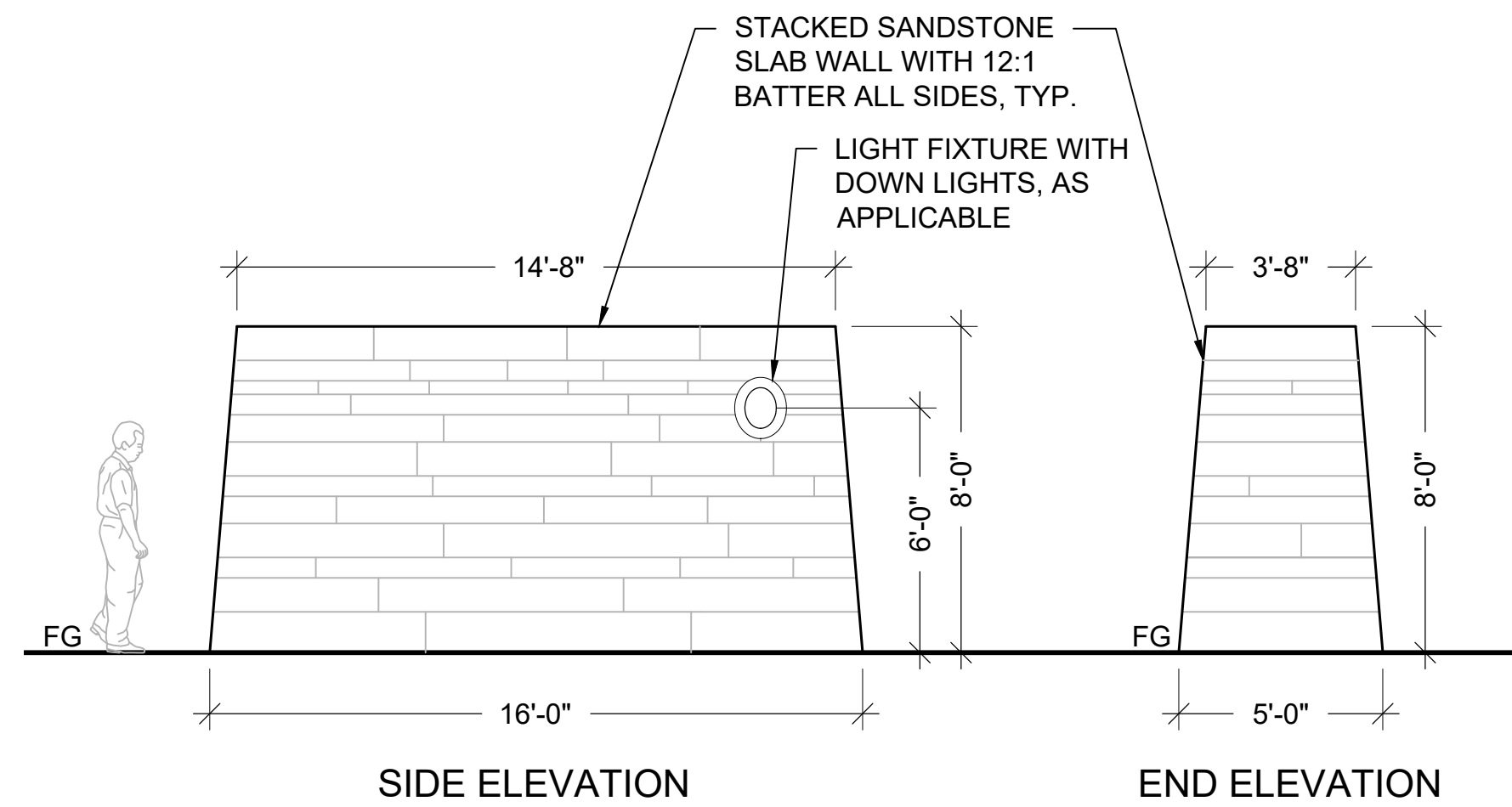
A COMMUNITY MONUMENT AND SIGNAGE WALL ELEVATION
SCALE: 1/4" = 1'-0"



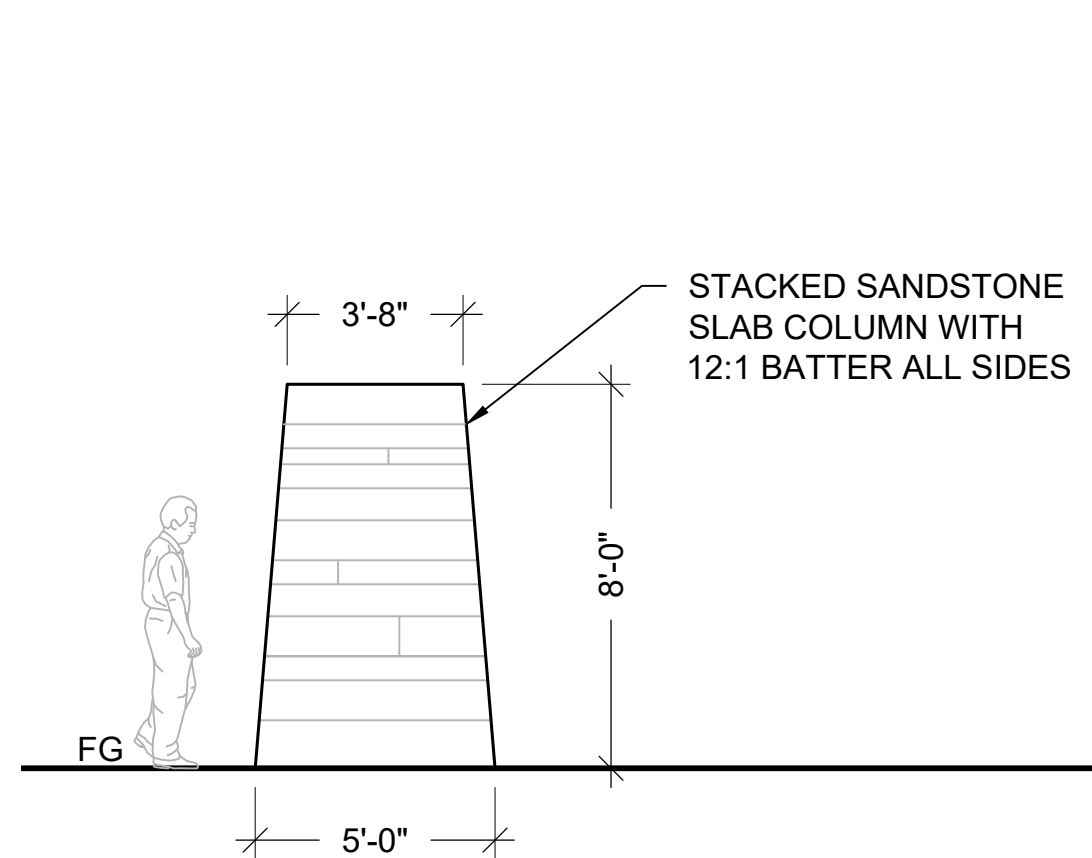
B MONUMENT WALL A - ELEVATIONS
SCALE: 1/4" = 1'-0"



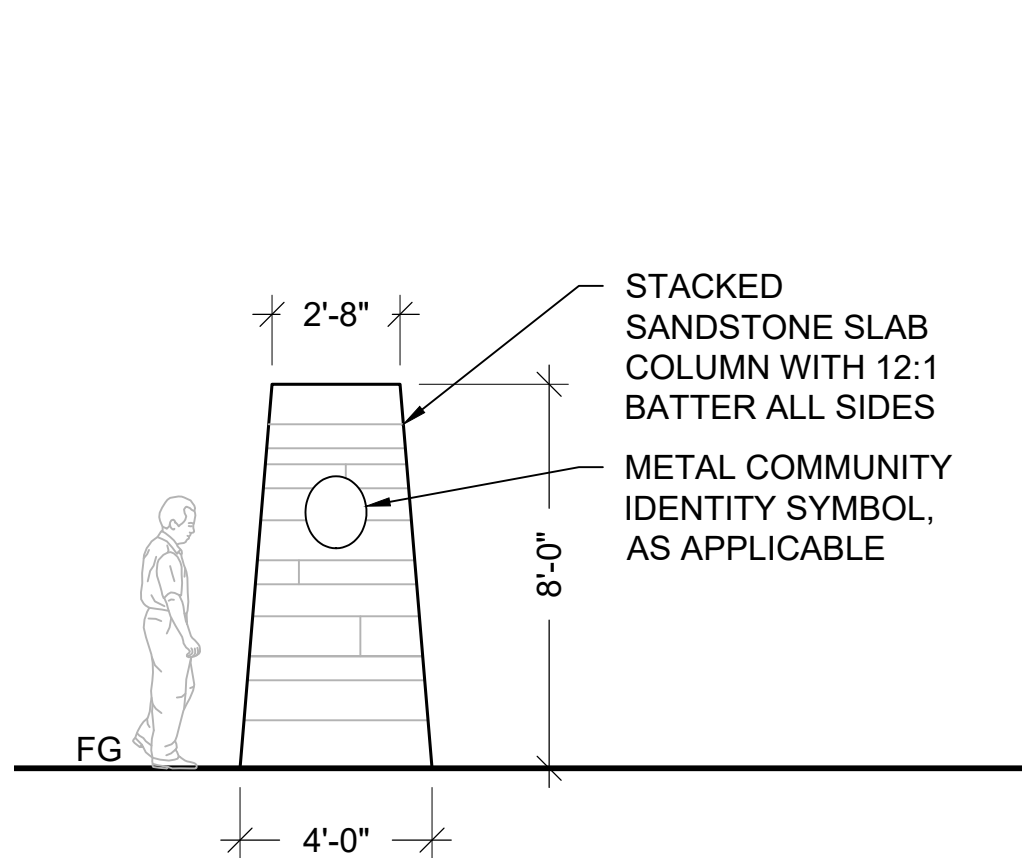
C MONUMENT COLUMN A - ELEVATIONS
SCALE: 1/4" = 1'-0"



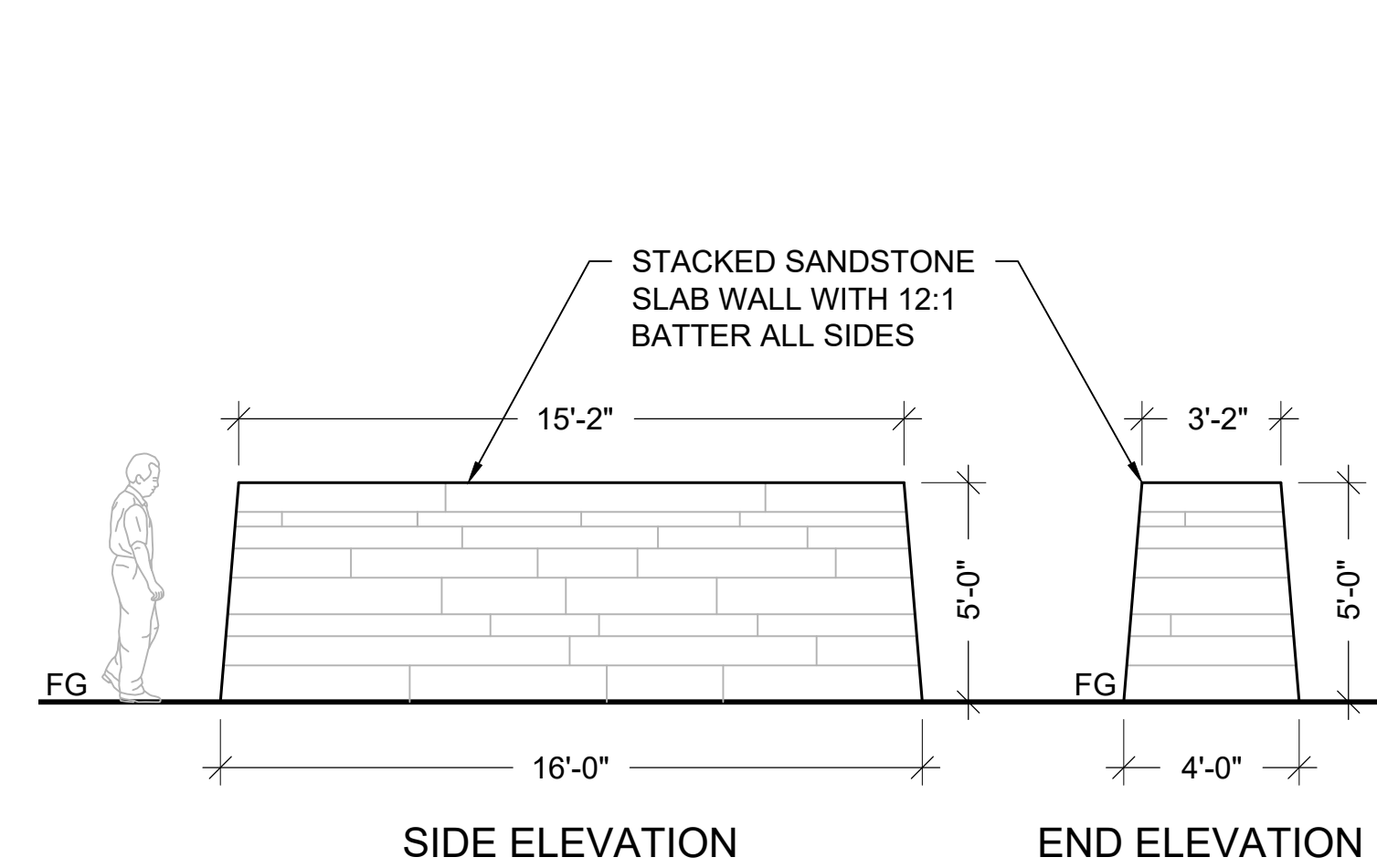
D MONUMENT WALL B - ELEVATIONS
SCALE: 1/4" = 1'-0"



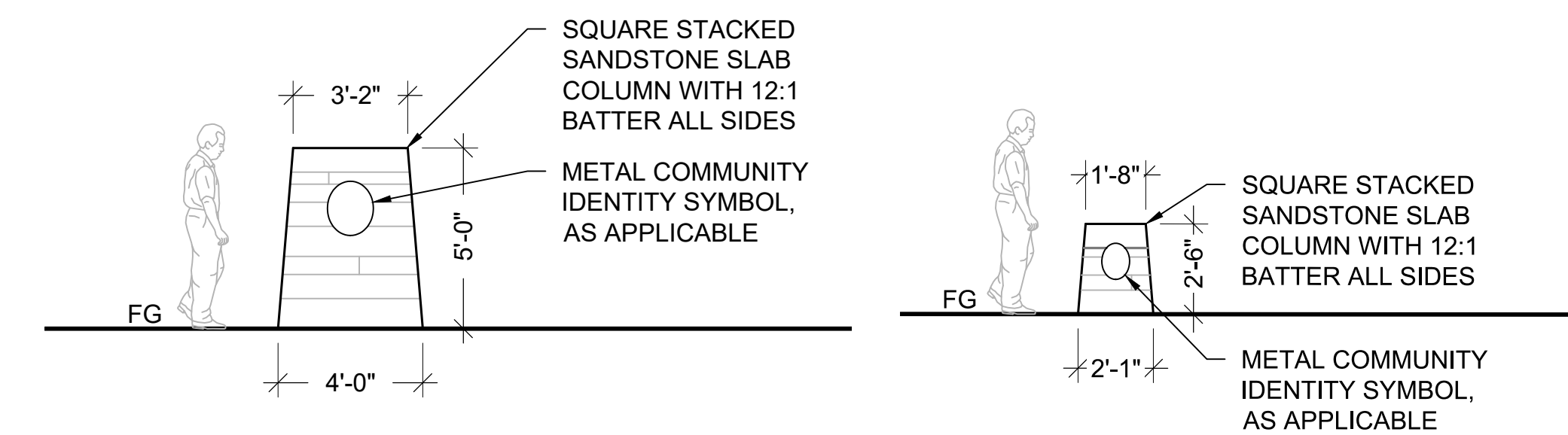
E MONUMENT COLUMN B - ELEVATIONS
SCALE: 1/4" = 1'-0"



F MONUMENT COLUMN C - ELEVATIONS
SCALE: 1/4" = 1'-0"



G MONUMENT WALL D - ELEVATIONS
SCALE: 1/4" = 1'-0"



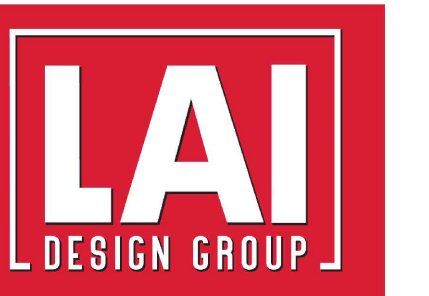
H MONUMENT COLUMN D - ELEVATIONS
SCALE: 1/4" = 1'-0"

J COLUMN E - ELEVATIONS
SCALE: 1/4" = 1'-0"

NOTES

- MONUMENT DETAILS ARE SHOWN FOR REFERENCE ONLY.
- A SEPARATE SIGN PERMIT APPLICATION SHALL BE REQUIRED FOR ALL MONUMENTS.
- STRUCTURAL ENGINEERING INFORMATION WILL BE PROVIDED AT TIME OF SIGN PERMIT APPLICATION.

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TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
SITE DETAILS

PROJECT #: 221042
DRAWN BY: ML
CHECKED BY: RH

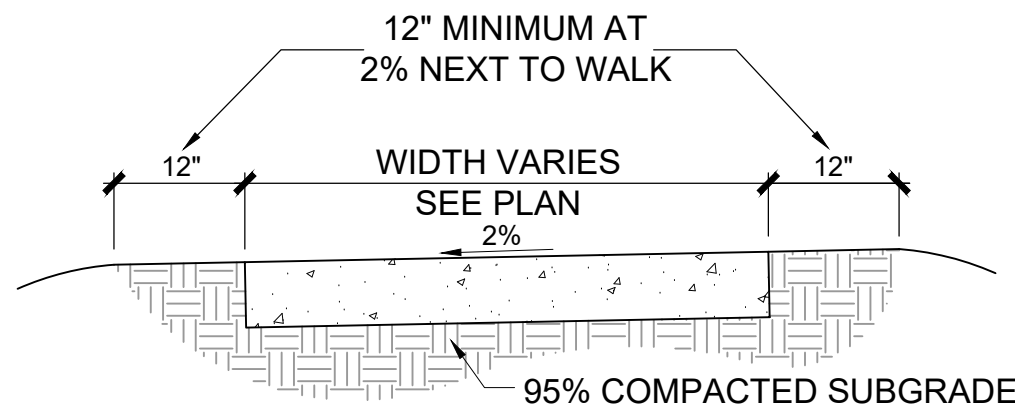
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3rd Submittal 09/06/24

SHEET NUMBER

L4.01

SHEET 11 OF 12



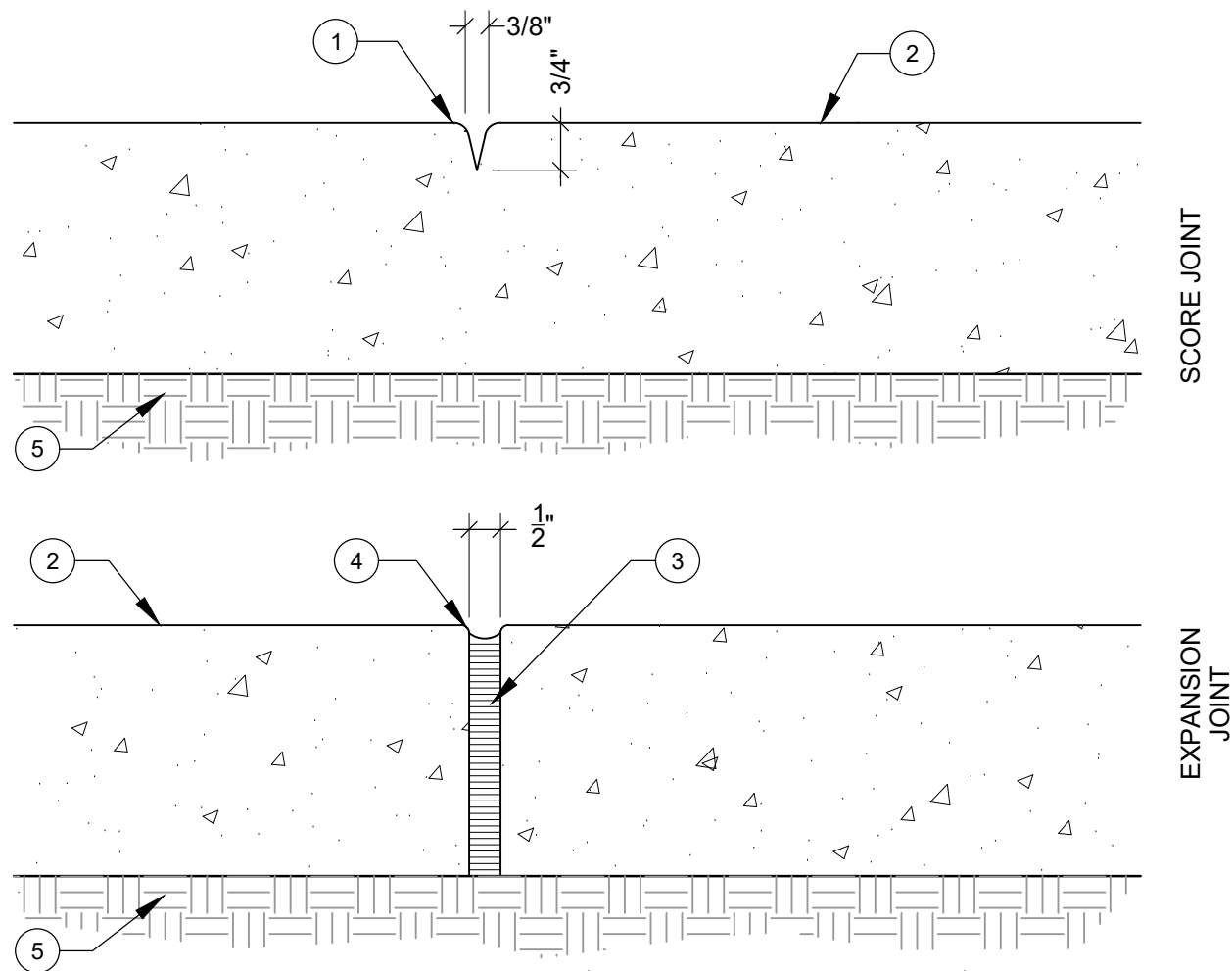
- NOTES:**
1. CONCRETE WALKS 8' WIDE OR LESS SHALL BE 4" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.
 2. CONCRETE WALKS 8' WIDE OR GREATER SHALL BE 6" DEPTH, 4,000 PSI CONCRETE, REINFORCED WITH FIBERMESH.

K CONCRETE WALK

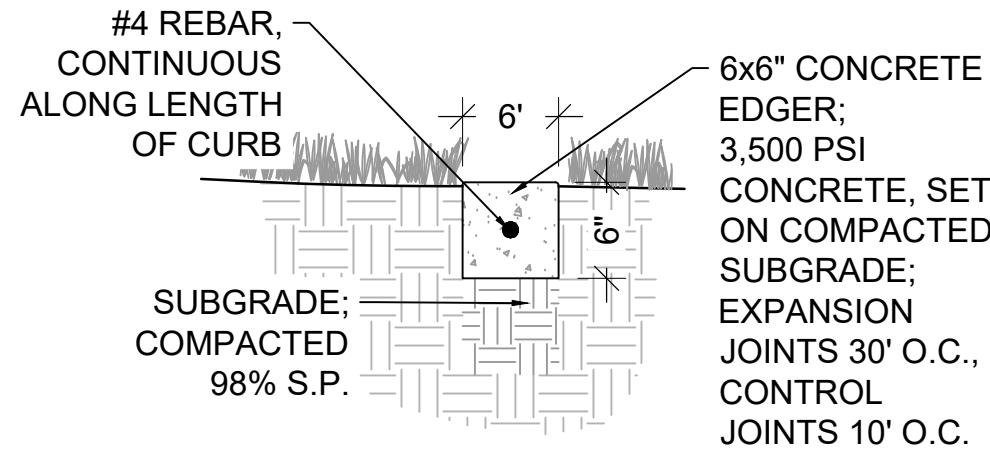
SCALE: NTS

- CONSTRUCTION NOTES:**
- A. SCORE JOINTS**
1. JOINTS SHALL BE AS SPECIFIED ON CONSTRUCTION DRAWINGS. FORM IN FRESH CONCRETE USING A GROOVER TOOL TO CUT THE GROOVE TO A SMOOTH, UNIFORM IMPRESSION. FINISH JOINTS SHALL BE NO WIDER THAN 3/8" WITH 1/8" RADIUS.
 1. SCORE JOINTS TO BE LOCATED AS SHOWN ON PLANS OR AT A MAX OF 8' ALONG SIDEWALKS.
- B. EXPANSION JOINTS.**
1. INSTALL JOINTS AT LOCATIONS AND INTERVALS AS SHOWN ON THE CONSTRUCTION PLANS AND WHERE CONCRETE PAVING ABUTS BUILDINGS, CURBS, OR OTHER STRUCTURES. MAX SPACING BETWEEN EXPANSION JOINTS TO BE 50'.
 2. JOINT MATERIALS SHALL BE PLACED WITH TOP EDGE 1/2" BELOW THE PAVED SURFACE SECURELY HELD IN PLACE TO PREVENT MOVEMENT.
 3. JOINTS AND OTHER EDGES SHALL BE FORMED IN THE FRESH CONCRETE USING AN EDGING OR GROOVER TOOL TO PROVIDE A SMOOTH UNIFORM IMPRESSION.
 4. AFTER THE CURING PERIOD, EXPANSION JOINTS SHALL BE CAREFULLY CLEANED AND FILLED WITH JOINT COMPOUND TO 1/4" BELOW ADJACENT PAVED SURFACE TO AVOID SPILLING ON PAVED SURFACES OR OVERFLOW FROM JOINT.

- EXPANSION JOINTS:**
- A. PREMOLDED JOINT FILLER:** NON EXTRUDING AND RESILIENT FILLER (BITUMINOUS TYPE) CONFORMING TO ASTM D1751.
- B. JOINT SEALANT:** SONOLASTIC SEALANT TWO-PART MANUFACTURED BY SONNEBORN-CONTECH, BUILDING PRODUCT DIVISION, CONTECH, INC., OR APPROVED EQUAL. BOND BREAKER TAPE TO BE AS RECOMMENDED BY SEALANT MANUFACTURER. COLOR SHALL MATCH CONCRETE.
- C. DO NOT INSTALL DOWELS WHERE PAVING ABUTS THE BUILDING FOUNDATION OR PARKING LOT CURBS.**



- 1 SCORE JOINT WITH 1/4" RADIUS TOOLED EDGE.
- 2 4,000 PSI CONCRETE PAVING WITH FIBER MESH REINFORCEMENT, LIGHT BROOM FINISH PERPENDICULAR TO DIRECTION OF TRAVEL OR AS SHOWN ON PLAN.
- 3 JOINT FILLER PER SPECIFICATIONS
- 4 ASPHALTIC EXPANSION JOINT WHERE CONCRETE POURS ABUT EXISTING CONCRETE AND AT WALKWAY INTERSECTIONS.
- 5 95% COMPACTED SUBGRADE



L CONCRETE EDGER

SCALE: 1" = 1'-0"

PLANNER / ARCHITECT /
LANDSCAPE ARCHITECT
LAI DESIGN GROUP
116 INVERNESS DRIVE EAST, STE 340
ENGLEWOOD, CO 80112
PHONE: 303.734.1777



CIVIL ENGINEER

WERNSMAN
ENGINEERING &
LAND
DEVELOPMENT
P.O.BOX 105
LASALLE, CO 80645

CLIENT

TRIPLE CREEK
DEVELOPMENT, LLC
5200 WEST 20TH STREET
GREELEY, CO 80634
PHONE: (970) 415-8432

TRIPLE CREEK -
PRELIMINARY SUBDIVISION
GREELEY, CO
SITE DETAILS

PROJECT #: 221042
DRAWN BY: ML
CHECKED BY: RH

ISSUE RECORD

1st Submittal 04/26/24
2nd Submittal 07/29/24
3rd Submittal 09/06/24

SHEET NUMBER

L4.02
SHEET 12 OF 12



Triple Creek Subdivision Second Filing Preliminary Plat

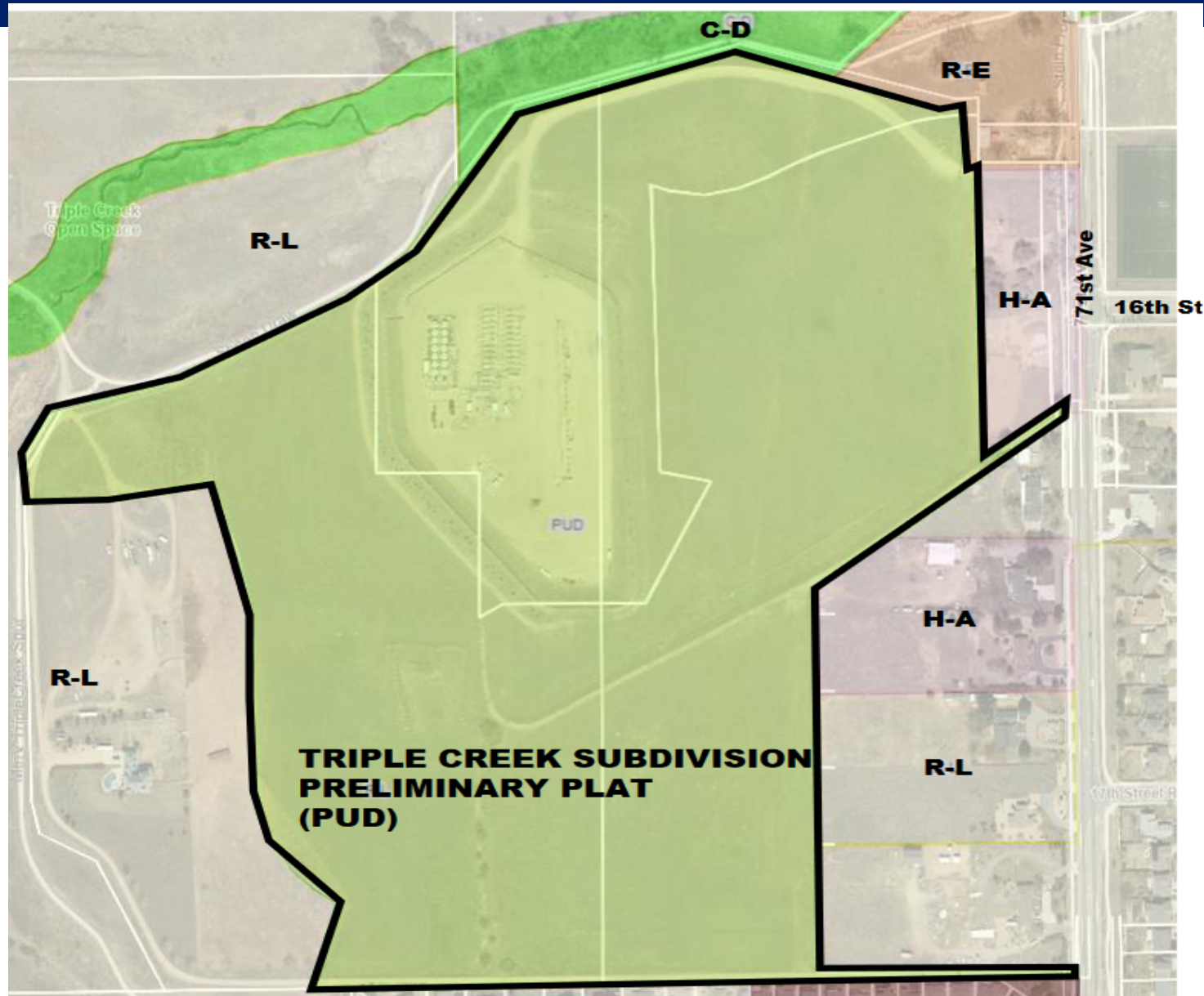
SUB2024-0008

**Planning Commission
December 10, 2024
Jeffrey Woerber, Planner III**

Request & Site Background

- Request:
 - Approval of a Preliminary Plat to create 57 Lots, 6 Outlots, 3 Tracts, dedication of right-of-way
- Background:
 - 69.74 acres, within Triple Creek PUD approved in December 2023

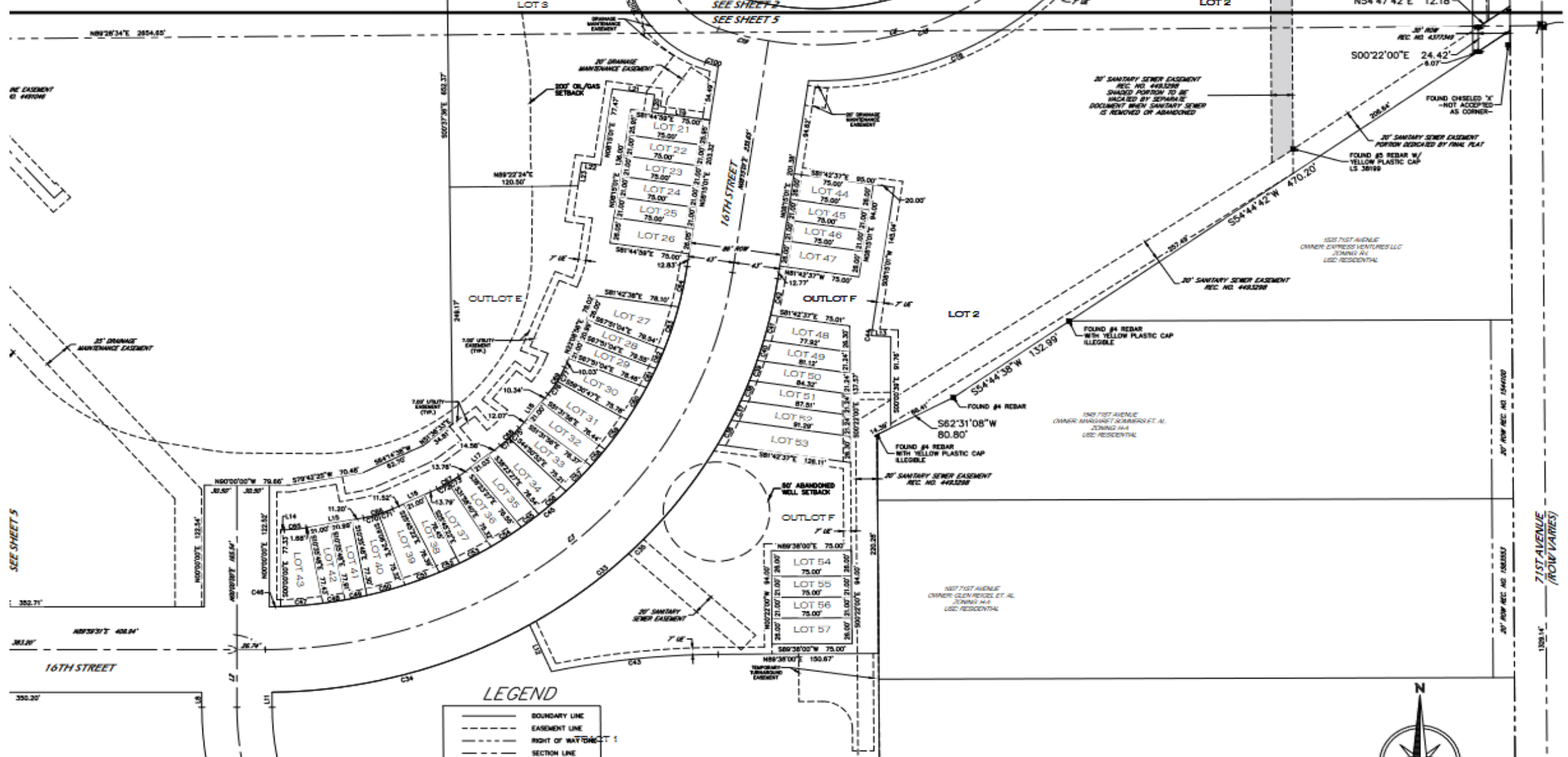
Location



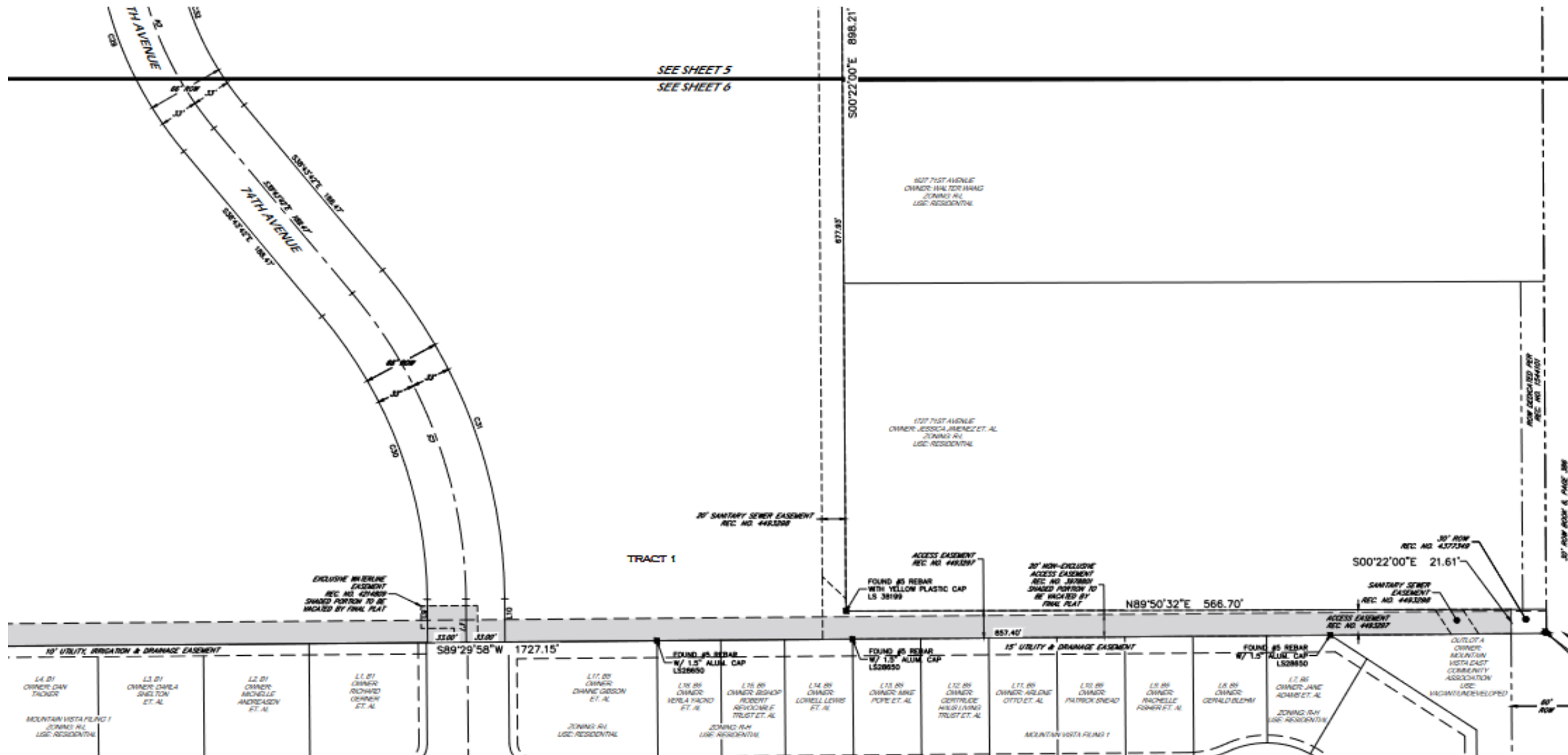




Triple Creek Subdivision Second Filing



Triple Creek Subdivision Second Filing



Triple Creek Subdivision Second Filing



Considerations

Approval Criteria

- Preliminary Subdivision Criteria, 24-203(b)(1)

Notification

- 267 notice letters mailed
- 1000 ft notice boundary
- One sign posted on the property
- Web notice
- Staff is not aware of any opposition to the Triple Creek project

Recommendation

- Staff recommends approval of Preliminary Plat based on compliance with Section 24-203(b)(1)
- Planning Commission is the Decision-Making Authority for a Preliminary Plat

Recommended Motion



Approval

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



Denial

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.

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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 City's *Imagine Greeley Comprehensive Plan* has a variety of recommendations that may be applicable to this Preliminary Plat. Staff notes that Comprehensive Plan recommendations are key in review and approval of a rezoning, and were considered when the site went through the PUD process. The Triple Creek PUD was found to be consistent with those recommendations.

The subject area is identified as a Suburban Neighborhood on the Land Use Guidance Map in the *Imagine Greeley Comprehensive Plan*. The PUD and this subdivision proposal supports the vision for a Suburban Neighborhood by providing a mixture of single-family, multi-family, and commercial development served by park land and trails within the neighborhood.

The proposed subdivision is generally in conformance with the *Imagine Greeley Comprehensive Plan* and the Triple Creek PUD Plan.

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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 subdivision design is consistent with The Triple Creek 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.

d) **The proposed blocks and lots are capable of meeting all development and site design standards**

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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

Preliminary Construction Plans have been found to be acceptable by applicable City staff for road and stormwater/drainage improvements associated 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.

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.**

This Preliminary Plat involves installing required infrastructure for development of the residential lots and for future development of the Triple Creek project. Future filings will come to Community Development for review and approval in order to move forward with development of the proposed tracts. The approved Triple Creek PUD includes a "Community Amenities Vignette" which details proposed amenities including recreation areas, pools and pool houses, and parks and trail systems. This Filing No. 2's proposed Lot 3 is

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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.
----	---

	The application has undergone a lengthy and extensive review by City staff and referral agencies. Construction plans and technical reports associated with the project have been reviewed and revised and found to be adequate to proceed with the subdivision and associated development. Staff is comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.
--	--

Review Criteria



Subdivision Review Criteria, Section 24-203(b)(1)

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.
	The proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate utility and roadway infrastructure to serve the development, which will be planned for consistency and connection to new and existing infrastructure. Staff is not aware of any other infrastructure projects in the subdivision area that could lead to any potential conflict.
i)	The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.
	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.

planning commission

December 10, 2024



OWNER/DEVELOPER

Richmark Companies
5200 20th Street
Greeley, CO 80634



PLANNER / ARCHITECT

LAI Design Group
88 Inverness Cir. E., Bldg J, Suite 101
Englewood, CO 80112



TRAFFIC ENGINEER

Kellar Engineering
4741 Central Street
Kansas City, MO 64112

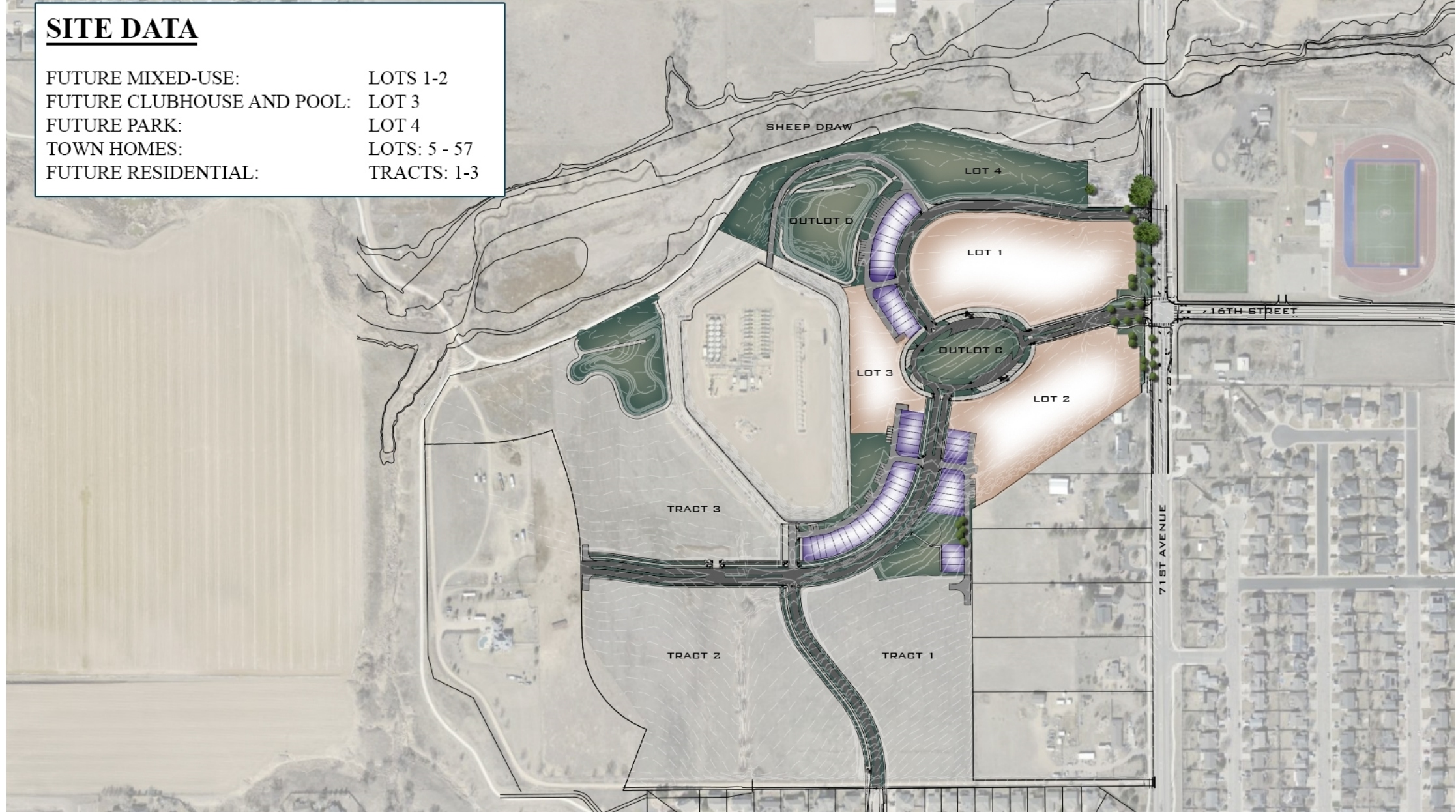


CIVIL ENGINEER

Glosson Development Services, LLC
575 W. 10th Street,
Akron, CO 80720

SITE DATA

FUTURE MIXED-USE:	LOTS 1-2
FUTURE CLUBHOUSE AND POOL:	LOT 3
FUTURE PARK:	LOT 4
TOWN HOMES:	LOTS: 5 - 57
FUTURE RESIDENTIAL:	TRACTS: 1-3





HISTORY – CONCEPTUAL MASTER PLAN (March 2023)

TRIPLE CREEK P.U.D.

A PARCEL OF LAND BEING PARTS OF THE EAST HALF OF SECTION 8, TOWNSHIP 5 NORTH, RANGE 66
WEST OF 6TH PRINCIPAL MERIDIAN, CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO
72.5 ACRES
PUD2023-0002

3.00 MASTER DEVELOPMENT PLAN AND GENERAL LAYOUT

LEGEND

- PROPERTY BOUNDARY
- EXISTING EASEMENT
- 200' RADIUS SETBACK
- OIL & GAS EQUIPMENT

PLANNING AREA SUMMARY

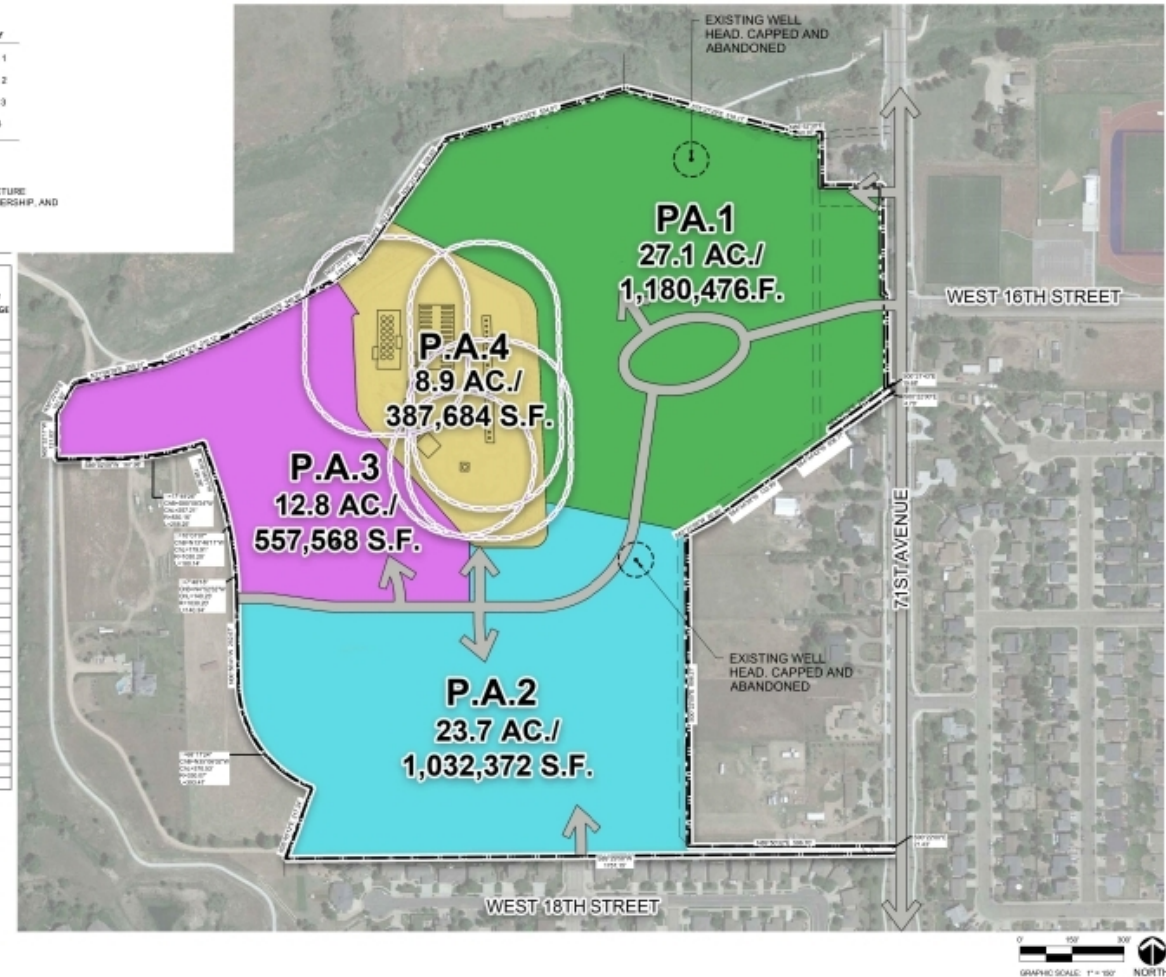
27.1 ACRES	P.A. 1
23.7 ACRES	P.A. 2
12.8 ACRES	P.A. 3
8.9 ACRES	P.A. 4
TOTAL	72.5 ACRES

NOTES:

1. SEE SHEET L5.00 FOR A TABLE OF COMMITMENTS INDICATING THE MAJOR INFRASTRUCTURE IMPROVEMENTS, WHO IS RESPONSIBLE FOR THEIR CONSTRUCTION, MAINTENANCE, OWNERSHIP, AND CONSTRUCTION TIMING.

SITE SUMMARY				
AREA	USE	ACRES	AMOUNT OF COMMERCIAL/ INDUSTRIAL	PLANNING AREA MAX DENSITY (D.U./AC.)
P.A. 1	COMMERCIAL	27.1	350,000 SF MAX.	N/A
	RESIDENTIAL, SFD, DETACHED HOUSE/STATE LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL FORMER LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, ROW HOUSE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, MIXED USE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	PARKS, OPEN SPACES & COMMON AREAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	OIL & GAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
P.A. 2	RESIDENTIAL, SFD, DETACHED HOUSE/STATE LOT	23.7	N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL FORMER LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, ROW HOUSE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, MIXED USE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	PARKS, OPEN SPACES & COMMON AREAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	OIL & GAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
P.A. 3	RESIDENTIAL, SFD, DETACHED HOUSE/STATE LOT	12.8	N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL FORMER LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, ROW HOUSE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, MIXED USE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	PARKS, OPEN SPACES & COMMON AREAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	OIL & GAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
P.A. 4	RESIDENTIAL, SFD, DETACHED HOUSE/STATE LOT	8.9	N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, SFD, SMALL FORMER LOT		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, ROW HOUSE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	RESIDENTIAL, MIXED USE DWELLING		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	PARKS, OPEN SPACES & COMMON AREAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	OIL & GAS		N/A	MAXIMUM OVERALL DENSITY 25.0 D.U./AC.
	PROPERTY TOTAL	72.5		

PUD page L1.00 "Phases are enumerated for identification purposed only. The planning areas may not sequentially develop in this order."



PLANNER/ARCHITECT/ LANDSCAPE ARCHITECT
LAI DESIGN GROUP, P.C.
3800 W. 10TH STREET, SUITE 101
DENVER, CO 80202
PHONE: 303.734.1777



CIVIL ENGINEER

WERNERMAN
ENGINEERING &
LAND
DEVELOPMENT
P.O. BOX 108
LASALLE, CO 80545

CLIENT

TRIPLE CREEK
DEVELOPMENT, LLC
300 WEST 10TH STREET
GREELEY, CO 80639
PHONE: (970) 433-4000

TRIPLE CREEK P.U.D.
GREELEY, CO
MASTER DEVELOPMENT PLAN
& GENERAL LAYOUT

PROJECT # 27194
DRAWN BY: ALB
CHECKED BY: CH

ISSUE RECORD

1st SUBMITTAL	2/28/22
2nd SUBMITTAL	3/15/22
3rd SUBMITTAL	3/24/22
4th SUBMITTAL	3/24/22
5th SUBMITTAL	3/24/22

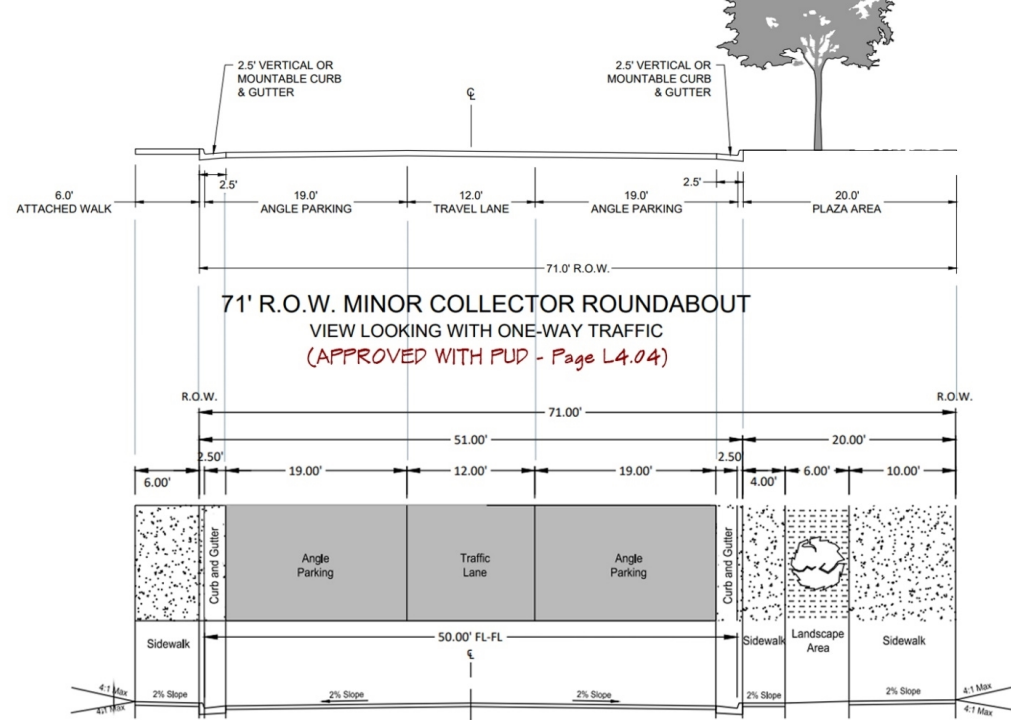
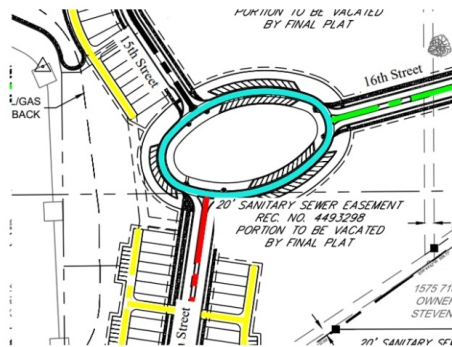
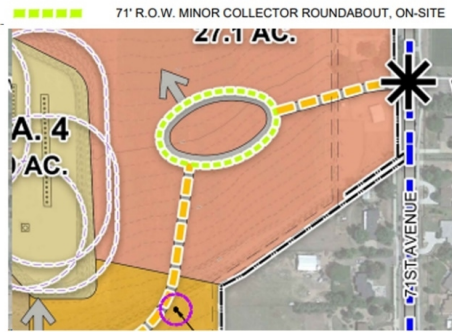
SHEET NUMBER
L3.00
SHEET 3 OF 32

- Voluntary neighborhood meeting held at the advice of the Planning Commission (November 7th, 2023)
- Multiple private meetings at Richmark with several neighbors
- Phone calls with Mountain Vista HOA president. Most recently noting the date change for the hearing

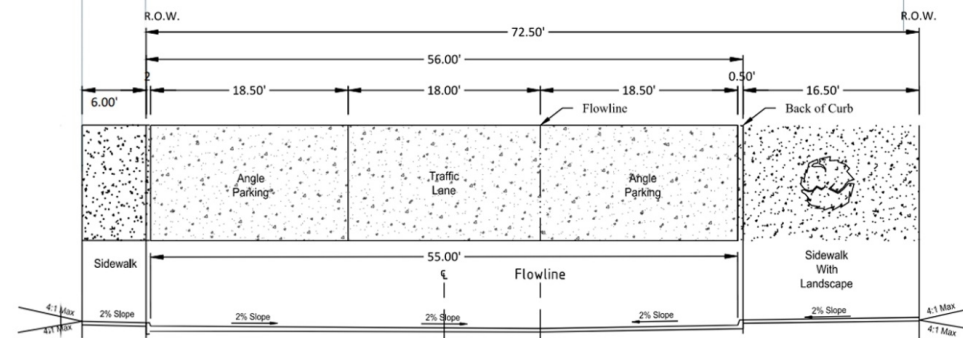
FEEDBACK:

- WE HEARD CONCERNS ABOUT 74TH AVE. CONNECTION
- ADDED SPEED HUMP AT 74TH AVE.
- NEIGHBORS ARE HAPPY WITH QUALITY AND THOUGHT THAT HAS GONE INTO THE MASTER PLAN COMMUNITY
- THANKFUL FOR LOWER DENSITY TO THE SOUTH
- GRATEFUL FOR OPEN COMMUNICATION

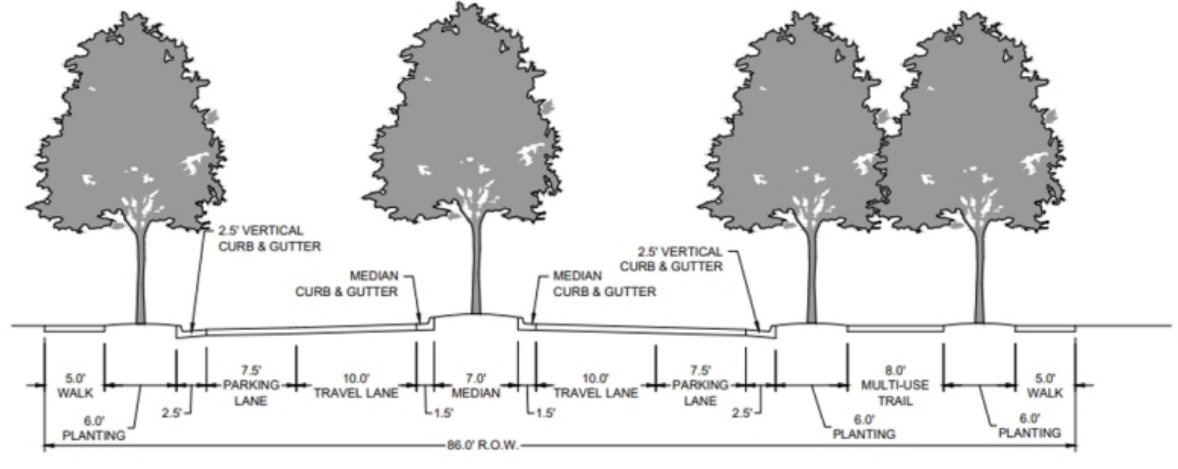
STANDARD	PUD REQUIREMENT	PLAT COMPLIANCE
Planning area size (within 20%)	27.1 Acres	24.42 Acres
Uses	Commercial, residential (detached estate, small lot, small format lot, row house, mixed use), parks, open spaces, oil and gas	Commercial, residential row house, residential mixed-use, & parks
Minimum lot area	Row House: 1000 sf Mixed-Use: 1000 sf Commercial: 1000 sf	Row House: 1575 sf
71 st Ave Perimeter buffer East side perimeter buffer	Type III 2 trees & 16 shrubs per 100lf (5,36)	Type III 5 Trees & 65 Shrubs



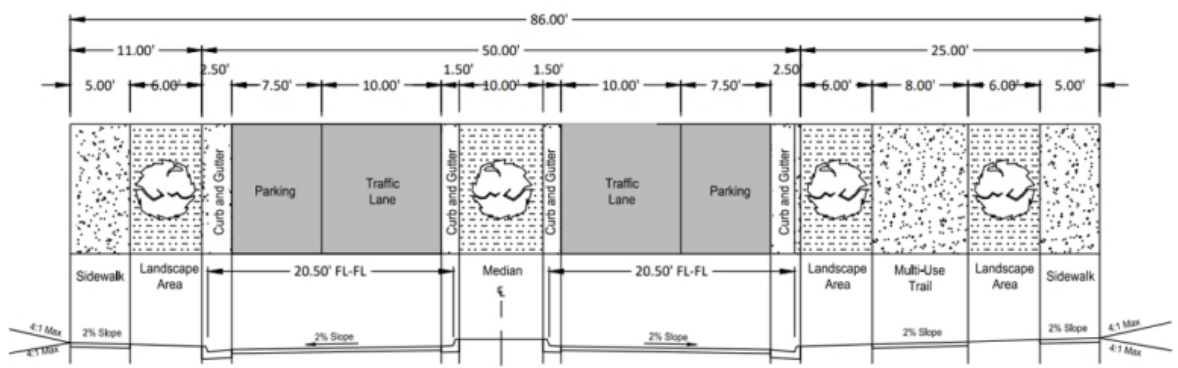
Ellipse Typical Section (71' ROW) 4/24/2024
(PRELIMINARY PLAT 1ST SUBMITTAL)



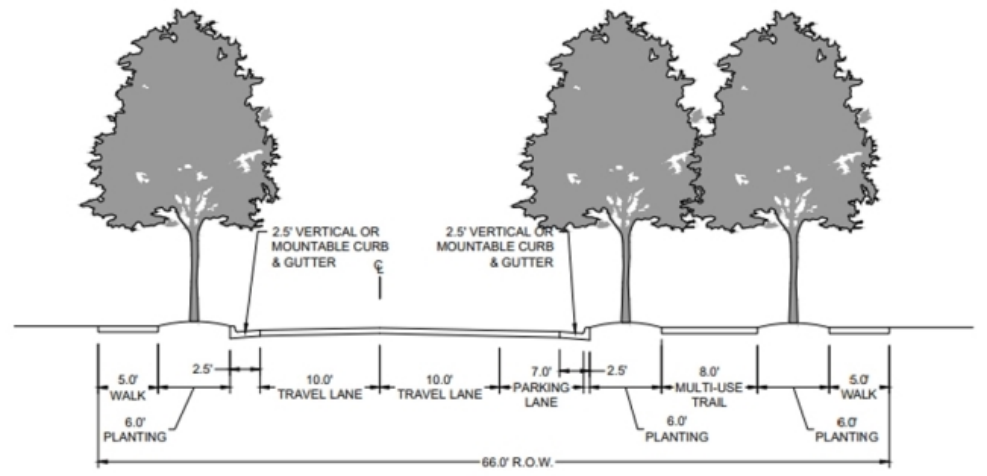
Ellipse Typical Section (72.5' ROW) 9/06/2024
(PRELIMINARY PLAT 3RD SUBMITTAL)



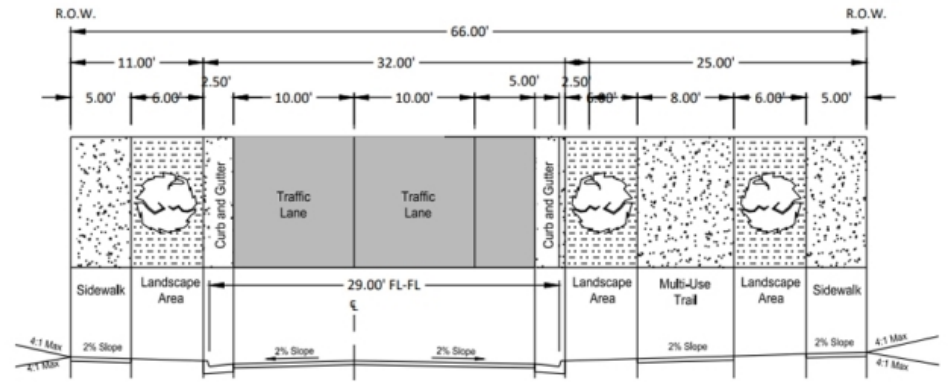
86' R.O.W. MINOR COLLECTOR STREET WITH MULTI-USE TRAIL
(APPROVED WITH PUD)



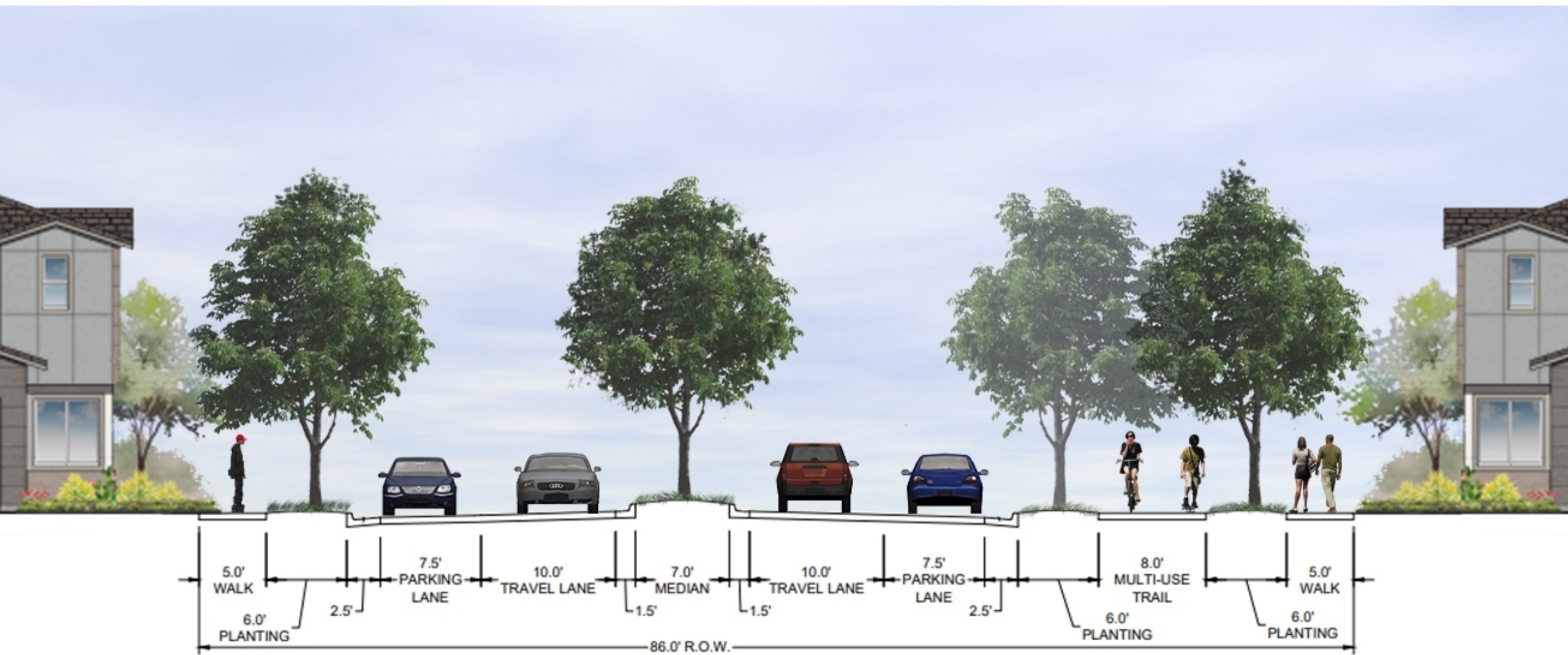
16th Street (West of Ellipse)
Typical Section (86' ROW)
(PRELIMINARY CD'S)



66' R.O.W. LOCAL STREET WITH MULTI-USE TRAIL
(APPROVED WITH PUD)



74th Avenue
Typical Section (66' ROW)
(PRELIMINARY CD'S)



*Architectural elevations are for graphic purposes only

PUD COMPLIANCE

Planning areas 2 & 3
Final Plat
Site Plans for Lots 1-3



Page 149 of 187

REVIEW CRITERIA:

- a) The application is in accordance with the Comprehensive Plan
Yes – This application meets goals for Economic Health & Diversification, Growth & City Form, Housing, Infrastructure, Natural Resources & Open lands, Parks & Recreation, and Transportation & Mobility.
- b) Development and infrastructure is arranged in a manner to minimize impacts on geologic hazards, environmentally sensitive areas, wildlife habitat, or other natural features
Yes – Nearest house is over 380’ away from the Sheep Draw. Detention and park land buffers the higher development from natural features. A generous wide wildlife corridor is preserved along the Sheep Draw.
- c) Streets, blocks and open spaces meet development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.
Yes – 74th Avenue connects to Mountain Vista and 16th Street extends west for future development. Street cross sections meet the approved standards as modified in the PUD.
- d) Proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district
Yes – Blocks and lots meet and are capable of meeting all standards as approved with the PUD and current development code.
- e) Demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements
Yes – See preliminary construction documents.
- f) Phasing is clearly indicated and demonstrates a logical and coordinated approach to development.
Yes – This is the first phase which will include the streets and utilities to serve the future phases.
- g) Any impacts identified by specific studies or reports are mitigated with generally accepted and sound planning, engineering and urban design solutions that reflect long-term solutions and sound fiscal investments
Yes – Impacts, such as traffic, have been mitigated.
- h) Design does not impede the construction of anticipated or planned future public infrastructure or deter future development on adjacent property
Yes – Street connections are provided.
- i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.

SITE DATA

FUTURE MIXED-USE:	LOTS 1-2
FUTURE CLUBHOUSE AND POOL:	LOT 3
FUTURE PARK:	LOT 4
TOWN HOMES:	LOTS: 5 - 57
FUTURE RESIDENTIAL:	TRACTS: 1-3

THANK K YOU!



Poudre River Restoration Initiative Master Plan

Victoria (McKenna) Leonhardt
Public Works Planning Manager
Planning Commission
December 10th, 2024



Agenda



- Poudre River Restoration Initiative (PRRI) Master Plan Overview
- Phase 1 Overview
- Observations & Principles
- Discussion & Feedback





Poudre River Restoration Initiative (PRRI) Overview



- From 1950 to 2019, the length of the Poudre River *within City limits* decreased by 15%
- PRRI Focus
 - Restoration for ecological balance, increasing biodiversity, improving river ecosystem, water quality, resiliency and heritage
 - Restoration is an economic growth and prosperity strategy for the City of Greeley
 - Re-establish river meanders and restore wetlands
 - Protect the City's infrastructure
 - Enhance multimodal access to the Poudre River

Design Team



Scott Streeb

MVVA Principal and
Project Designer

18 years of experience
Professional Registered
Landscape Architect in Colorado,
New York, and New Jersey



Gregory R. Leichty

MVVA Senior Associate
and Project Manager

11 years of experience
Professional Registered
Landscape Architect in
Colorado, License #1233



Jonathon Kusa

Inter-Fluve President and
CEO, Principal Water
Resources Engineer

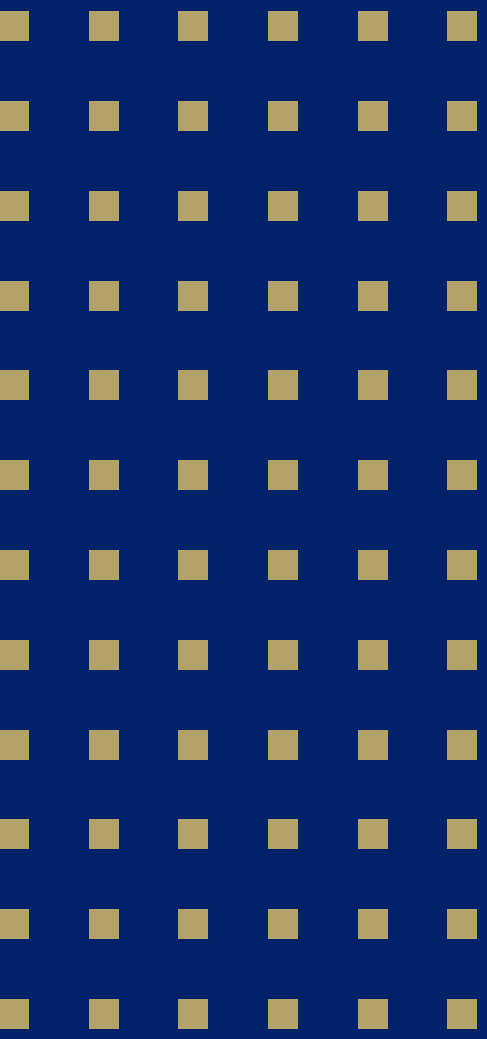
25 years of experience
Professional Engineer
LEED Accredited Professional



Emily Alcott

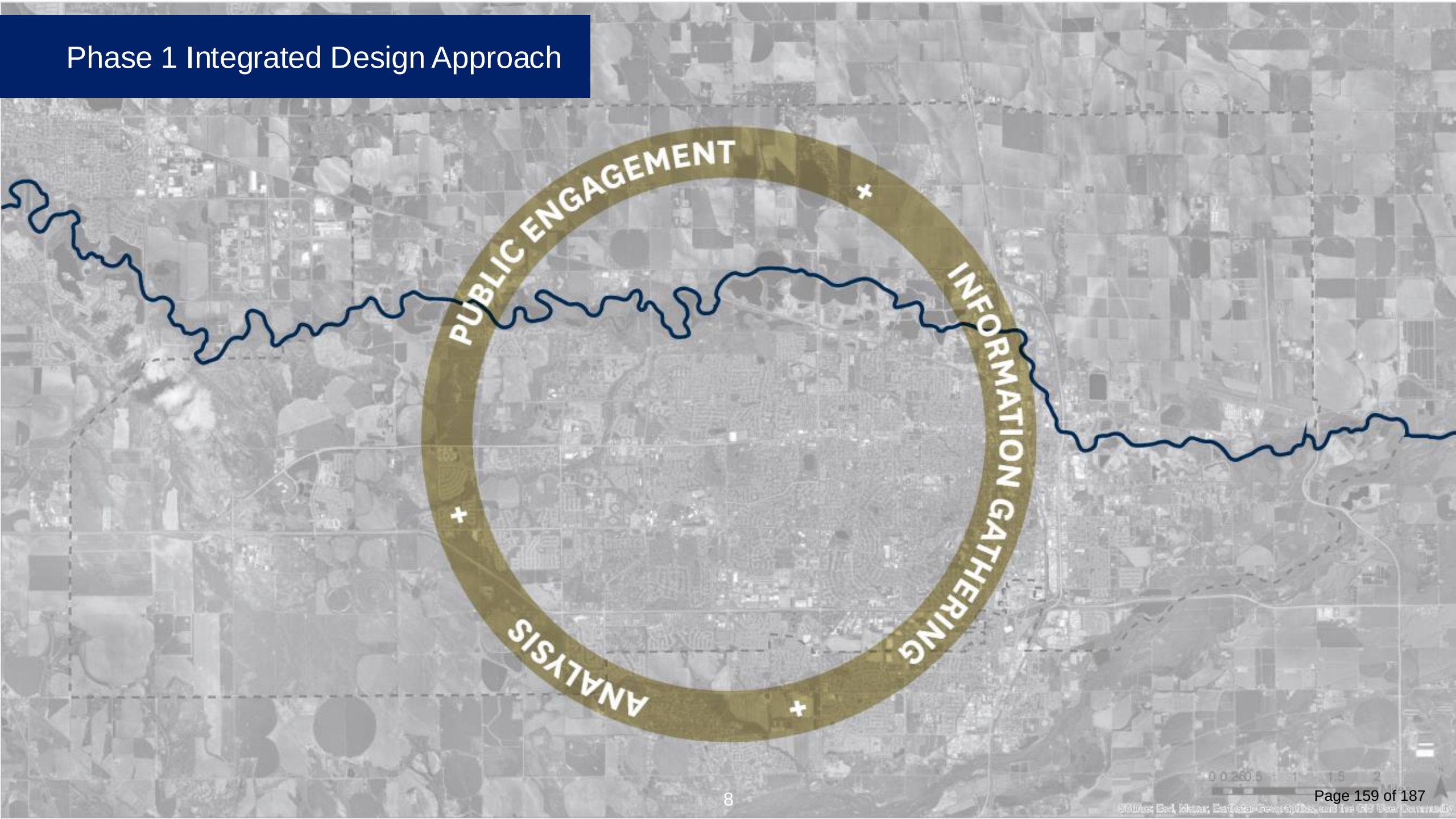
Inter-Fluve Principal
Ecologist and Fluvial
Geomorphologist

16 years of experience
Professional Wetland Scientist,
Society of Wetland Scientists
Certified Ecologist, Ecological
Society of America

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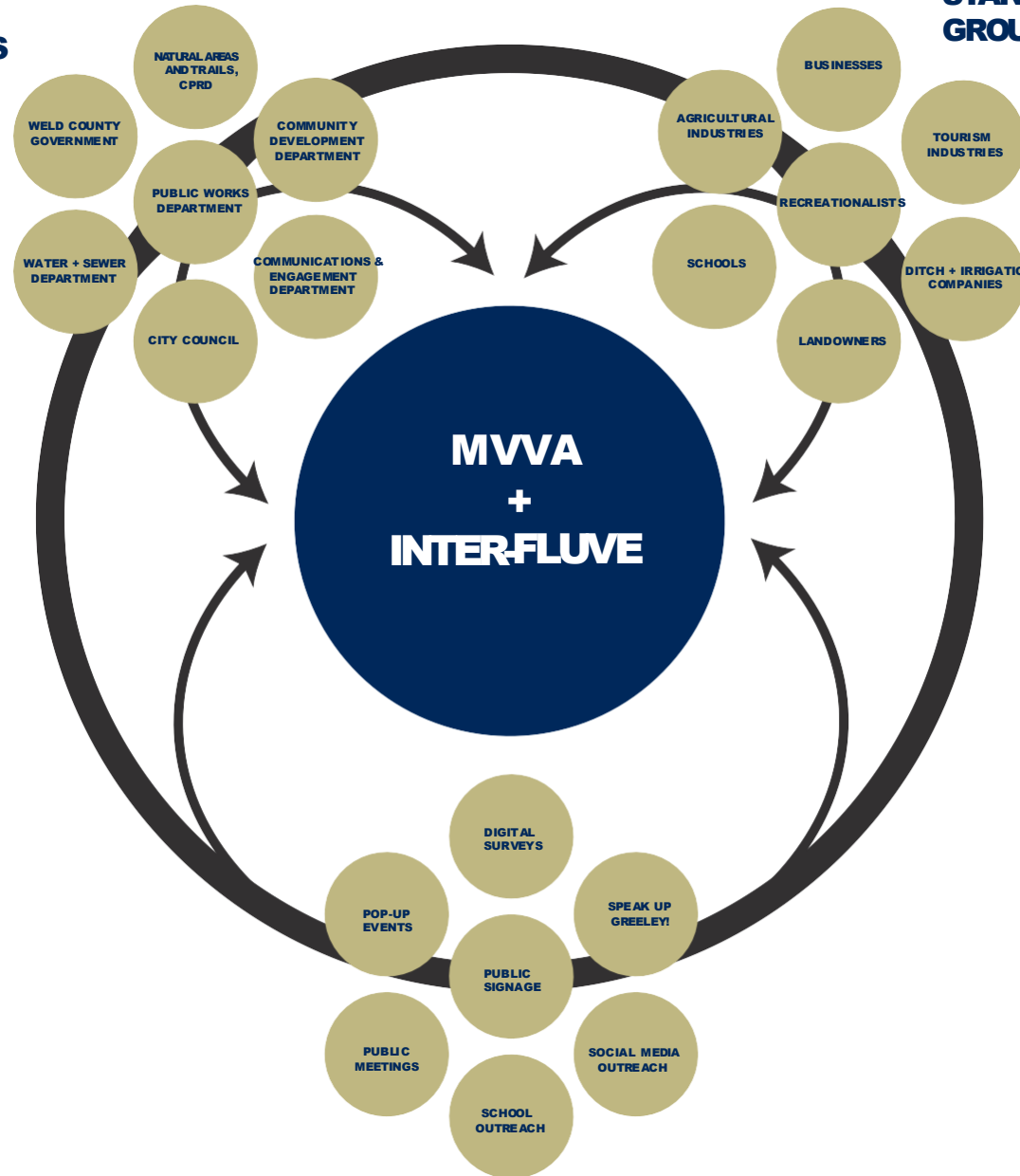
Phase 1 Overview

Phase 1 Integrated Design Approach



**GOVERNING
AGENCIES +
DEPARTMENTS**

**STAKEHOLDER
GROUPS**



COMMUNITY OUTREACH EFFORTS

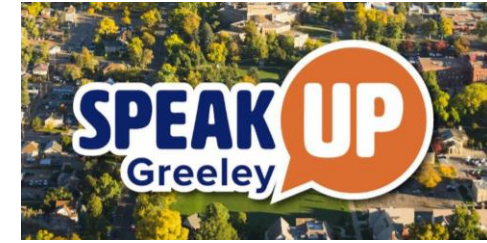
**Community Collaboration
Framework**
Public Engagement



Information Gathering
On Site Reconnaissance & Field data



Cross Departmental Collaboration
Internal Team Site Visit & Charette



Public Engagement
Several Venues for Feedback
speakupgreeley.com/poudre-river-restoration

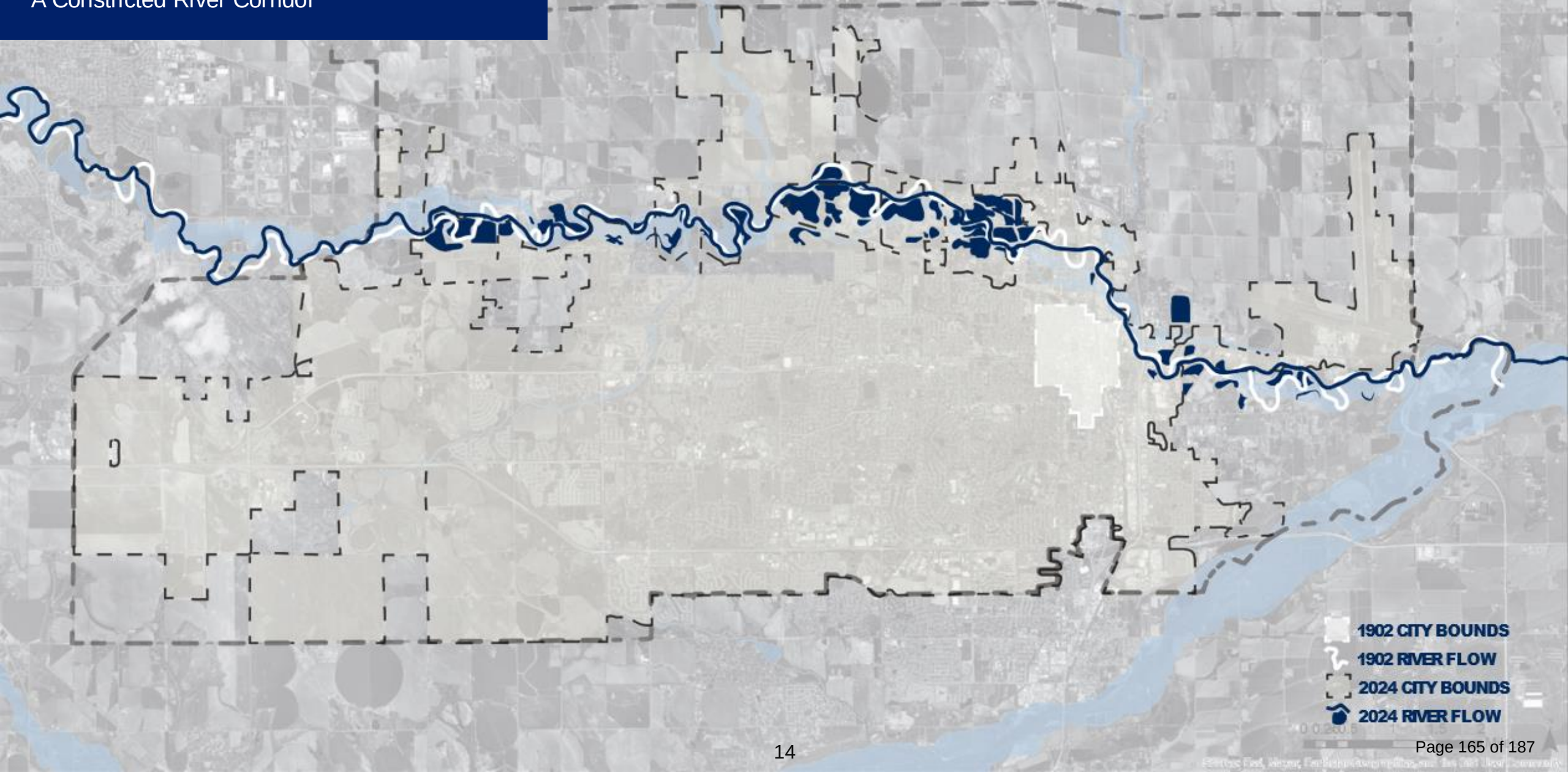


Public Engagement
Several Venues for Feedback
speakupgreeley.com/poudre-river-restoration

Analysis

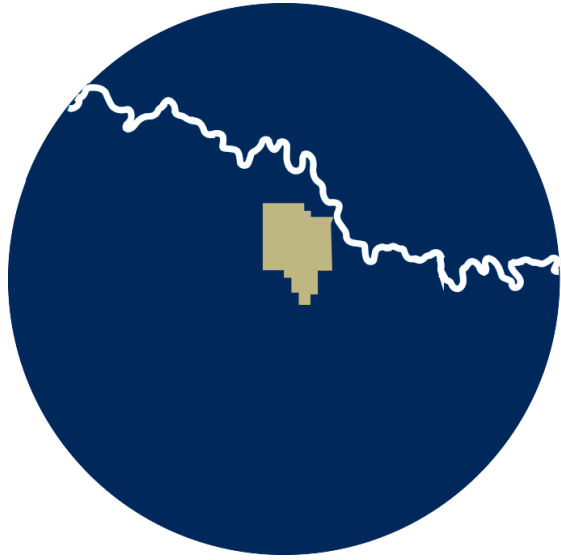
A Constricted River Corridor

Desktop Research



Analysis

Greeley's Changing Relationship with the Poudre River



1902



1950

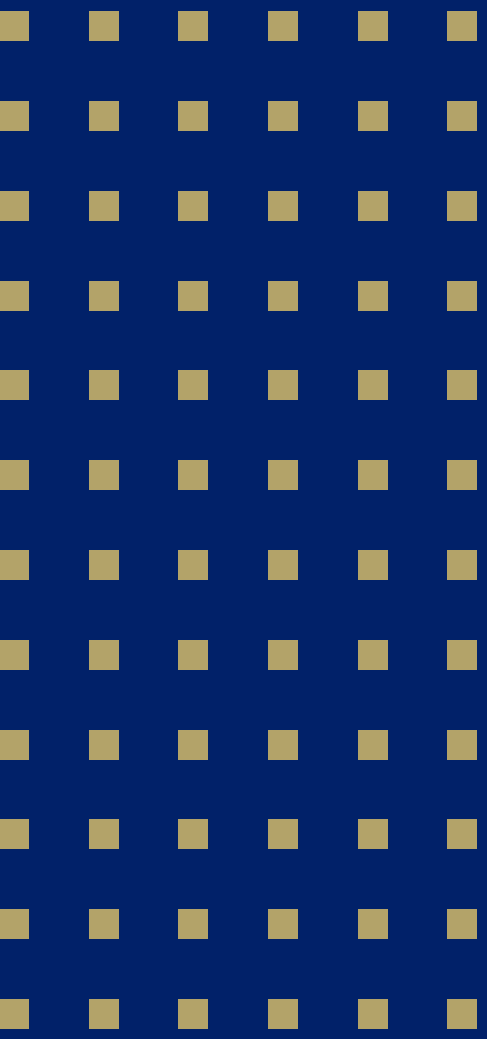


1982



2024

-  **POUDRE RIVER**
-  **CITY BOUNDARIES**
-  **GRAVEL PONDS**

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Observations & Principles

Master Planning Principles



Steering Committee Adoption



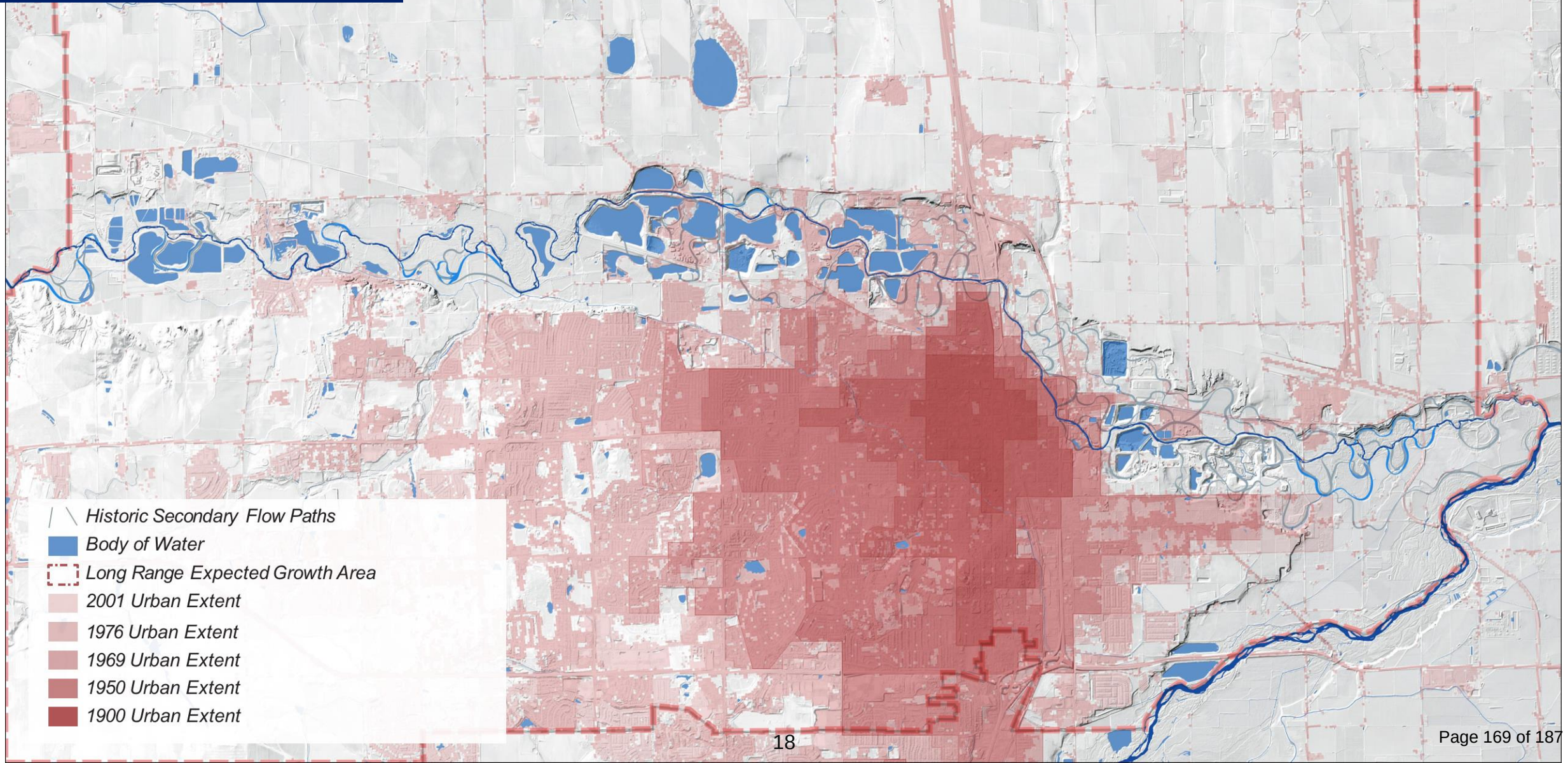
Plan Development



Policy

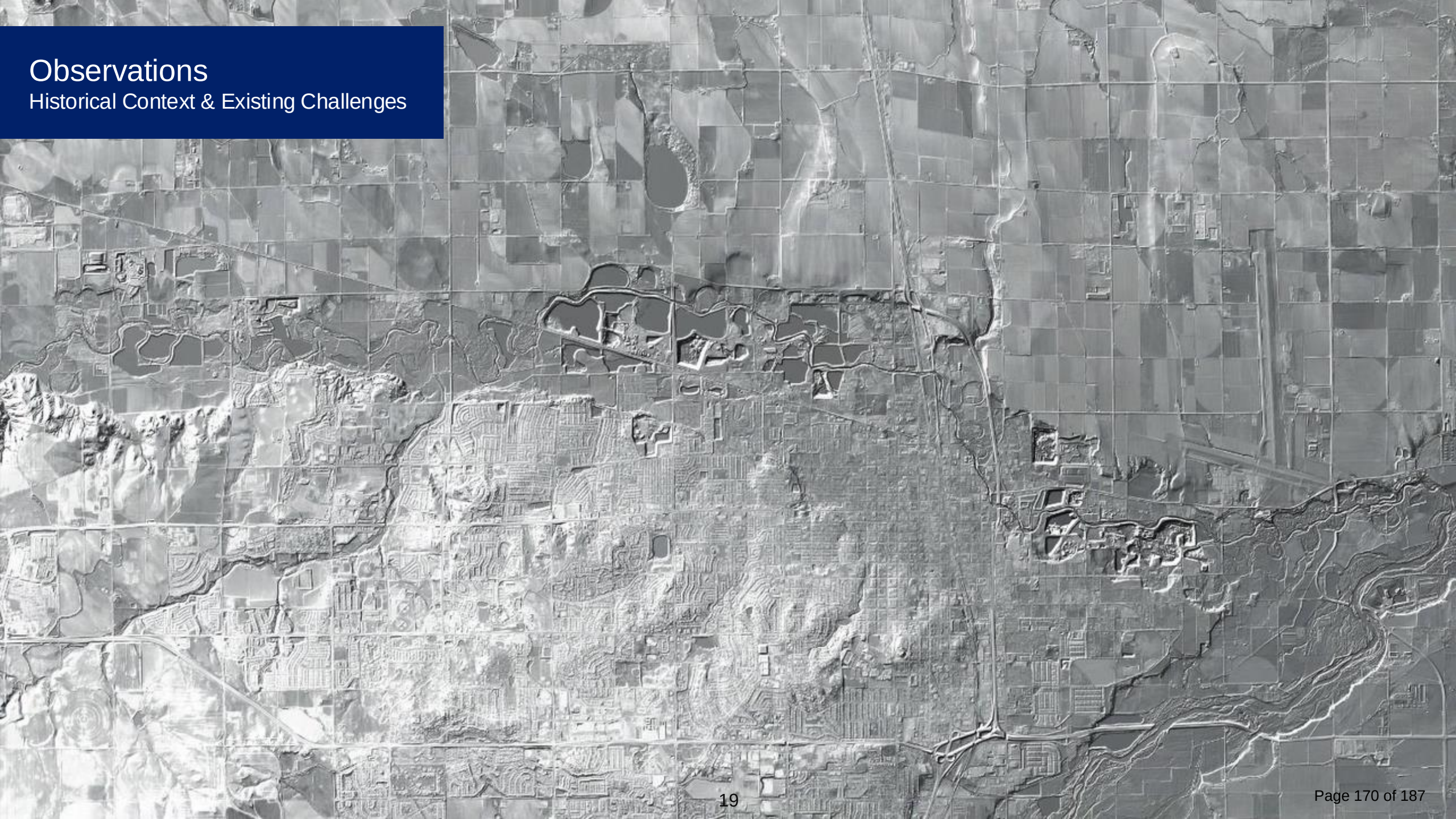
Historical Context

Urban Growth



Observations

Historical Context & Existing Challenges



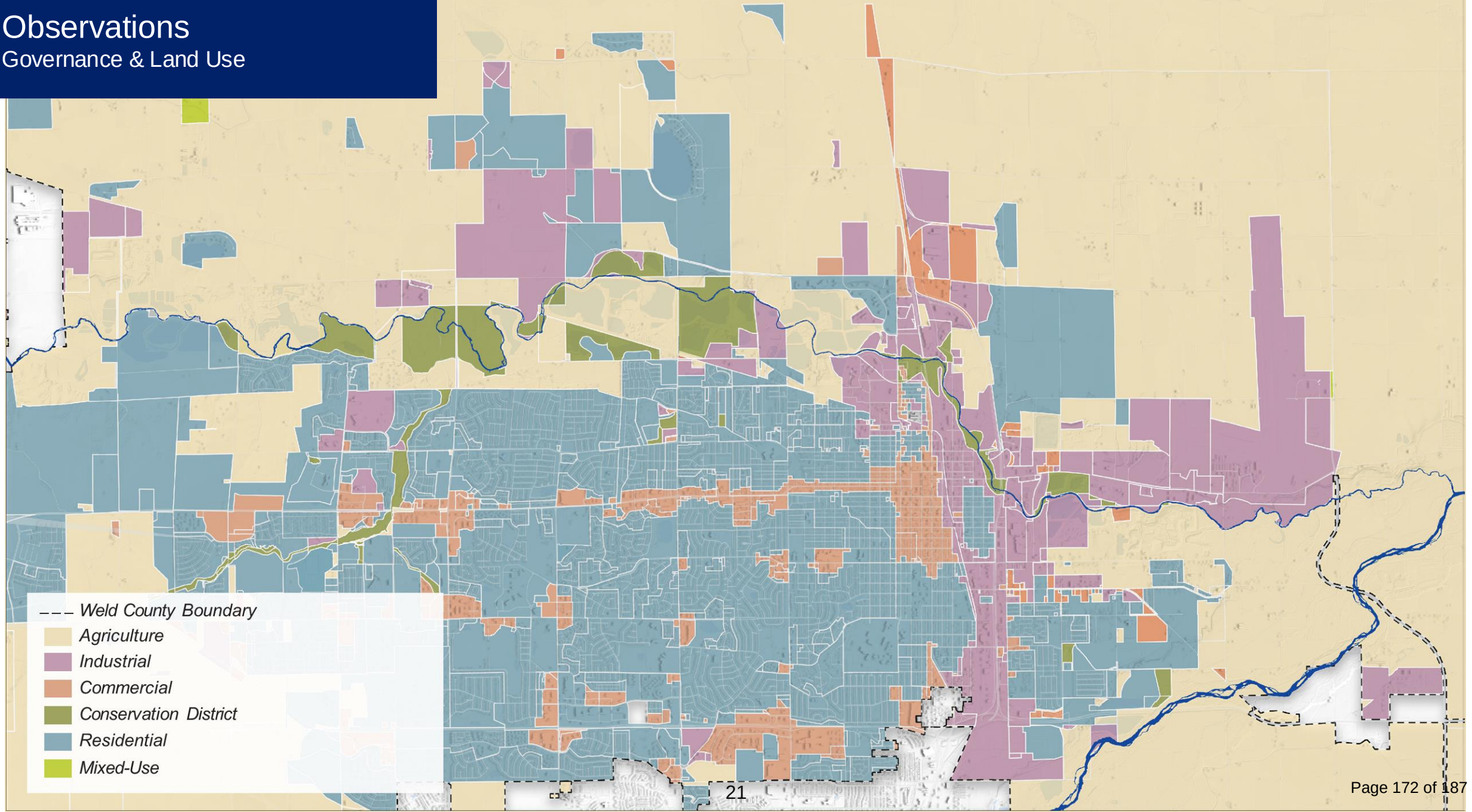
Principles

Historical Context & Existing Challenges



Observations

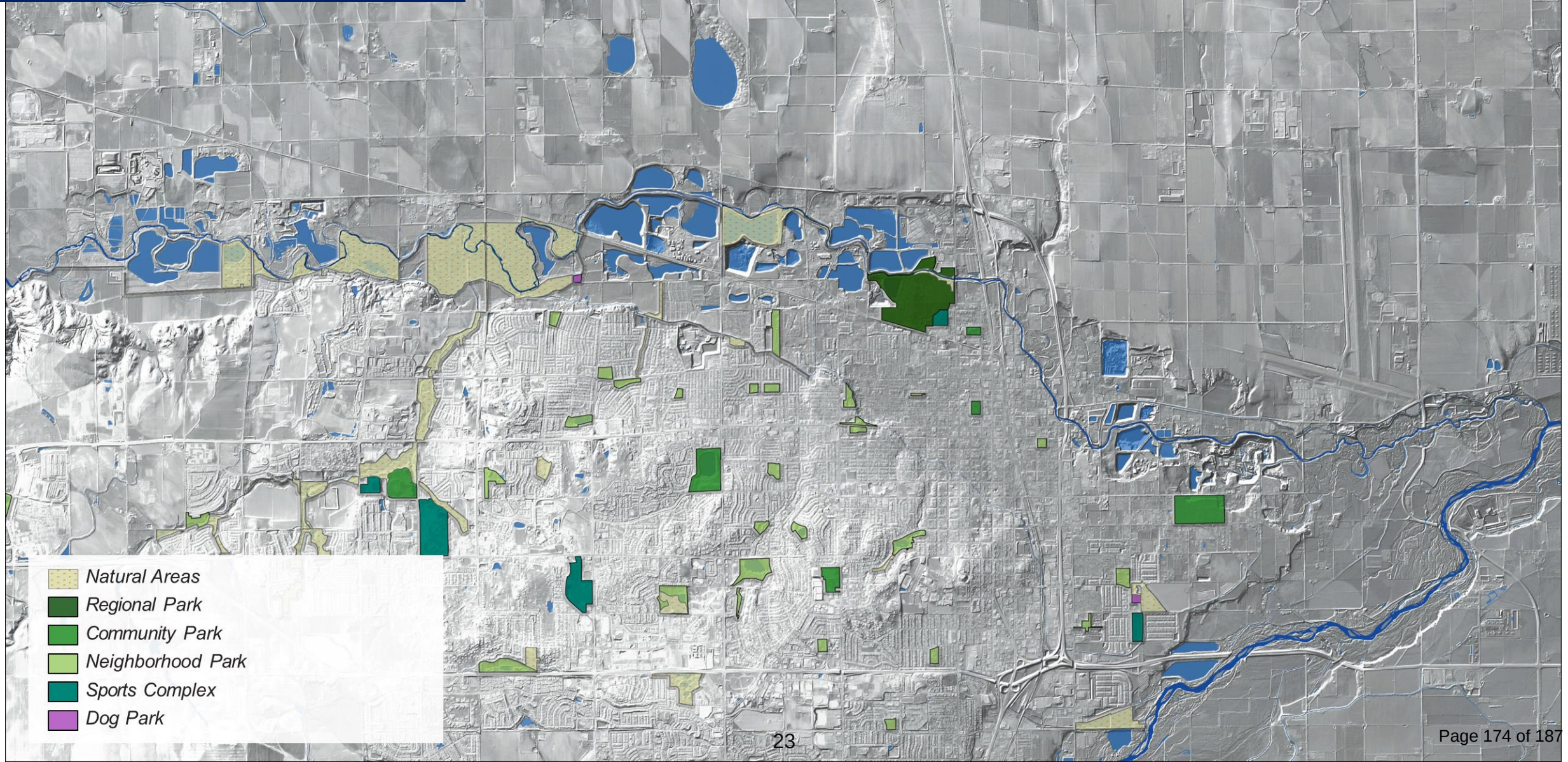
Governance & Land Use





Observations

Recreation & Access



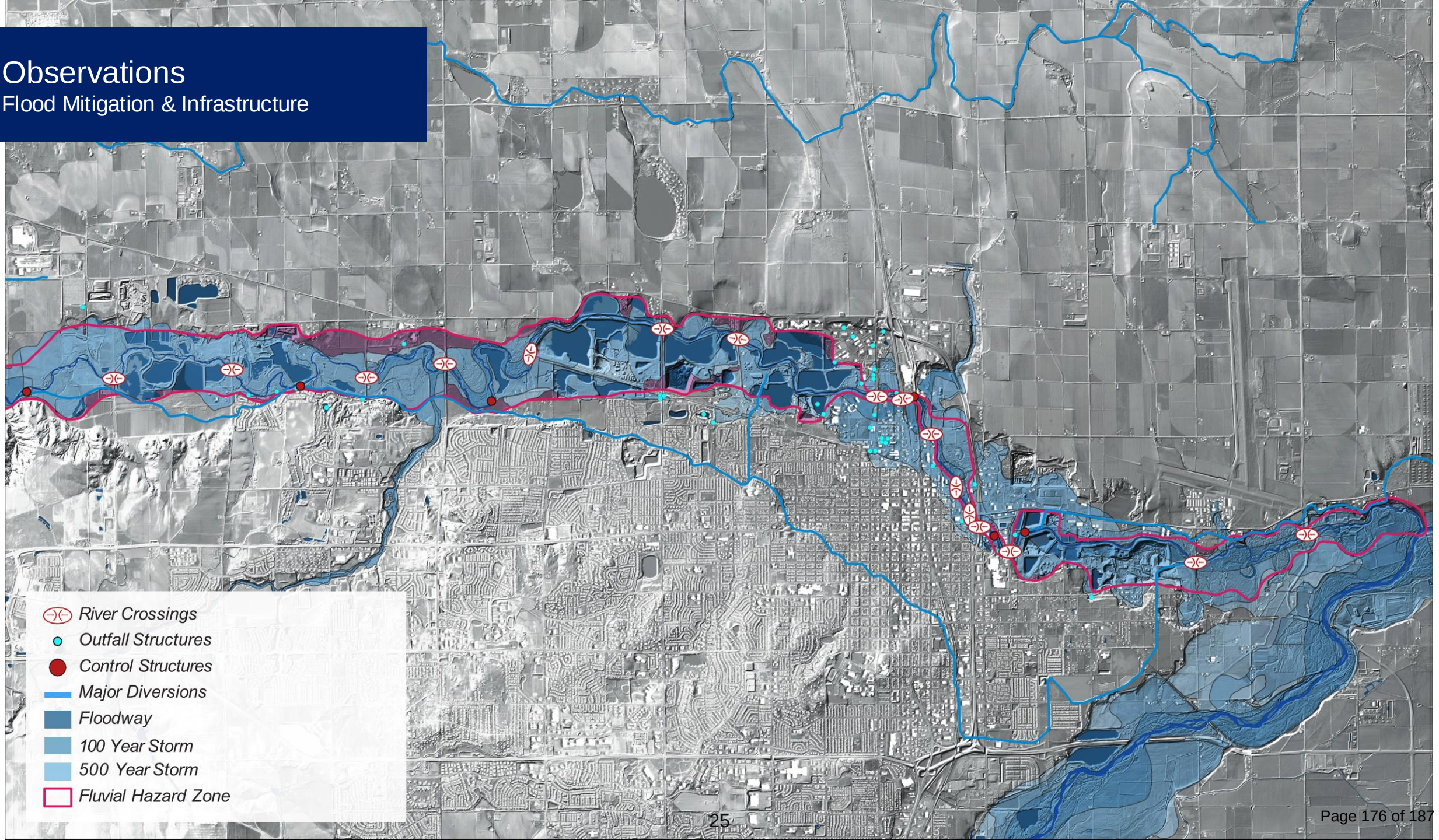
Principles

Recreation & Access



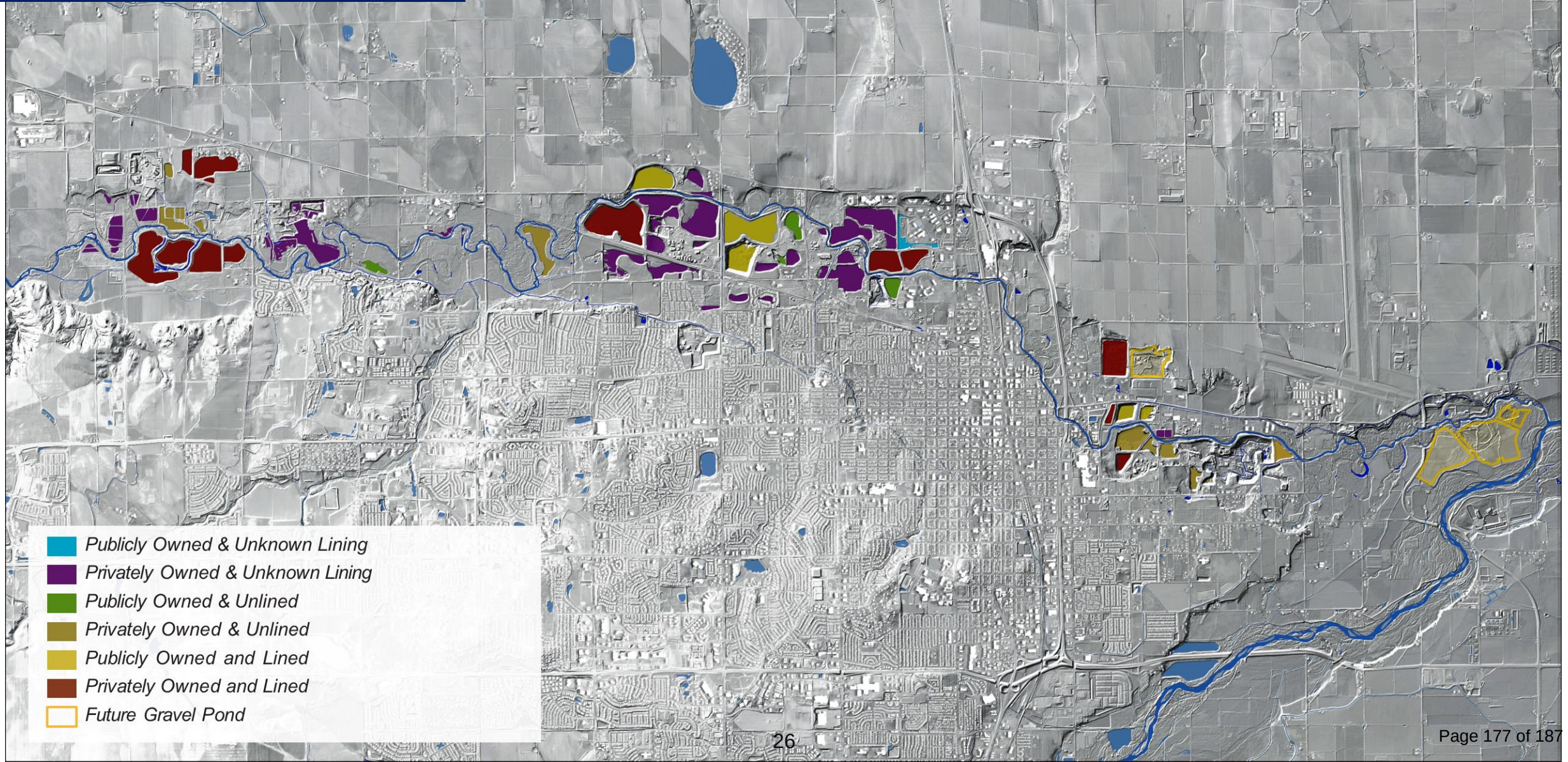
Observations

Flood Mitigation & Infrastructure



Observations

Flood Mitigation & Infrastructure





Floodplain vegetation decreases risk of rapid, unhealthy erosion and river migration

Riprap can increase scour upstream and downstream of where it's placed

Perched outflows can increase scour and are a barrier to fish and other wildlife

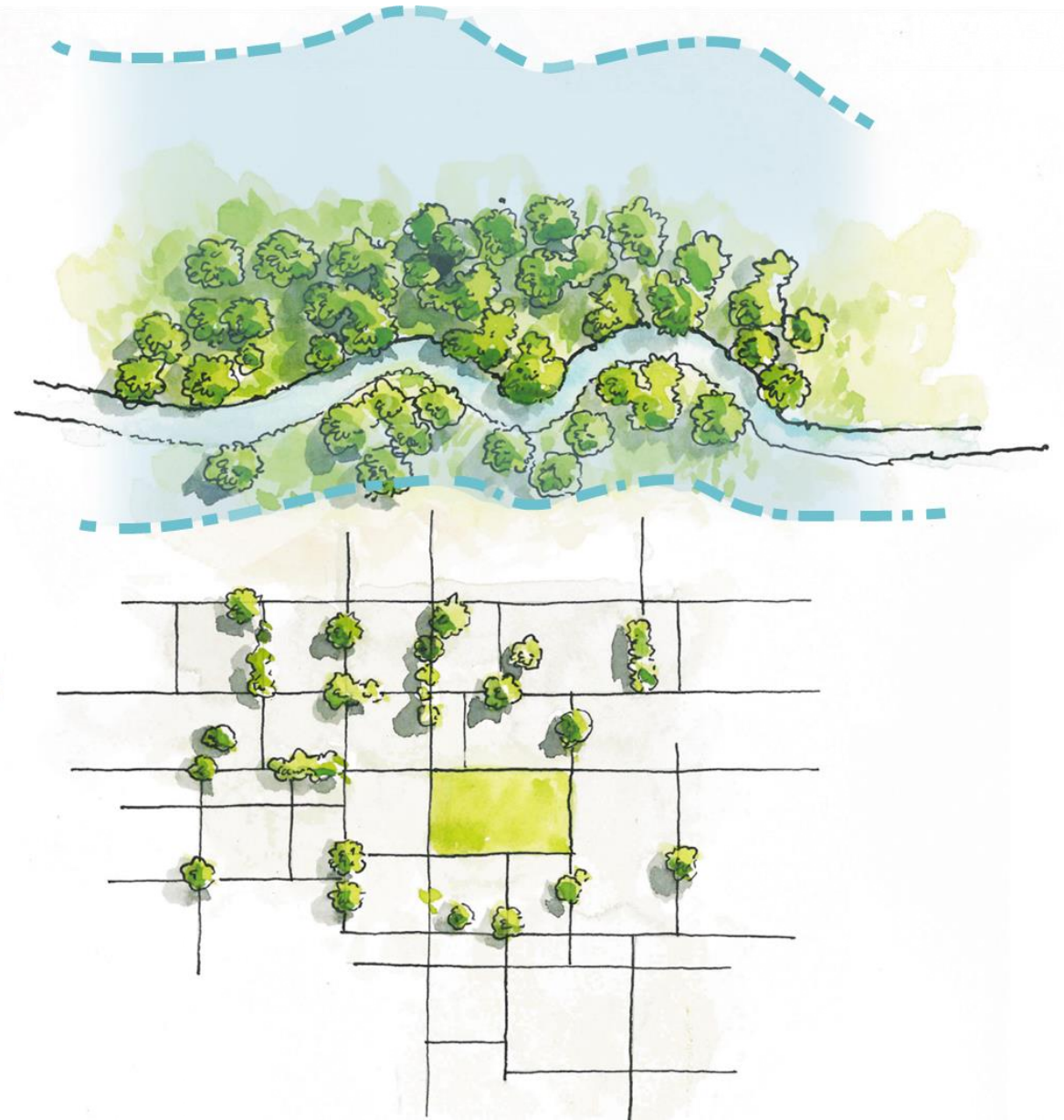
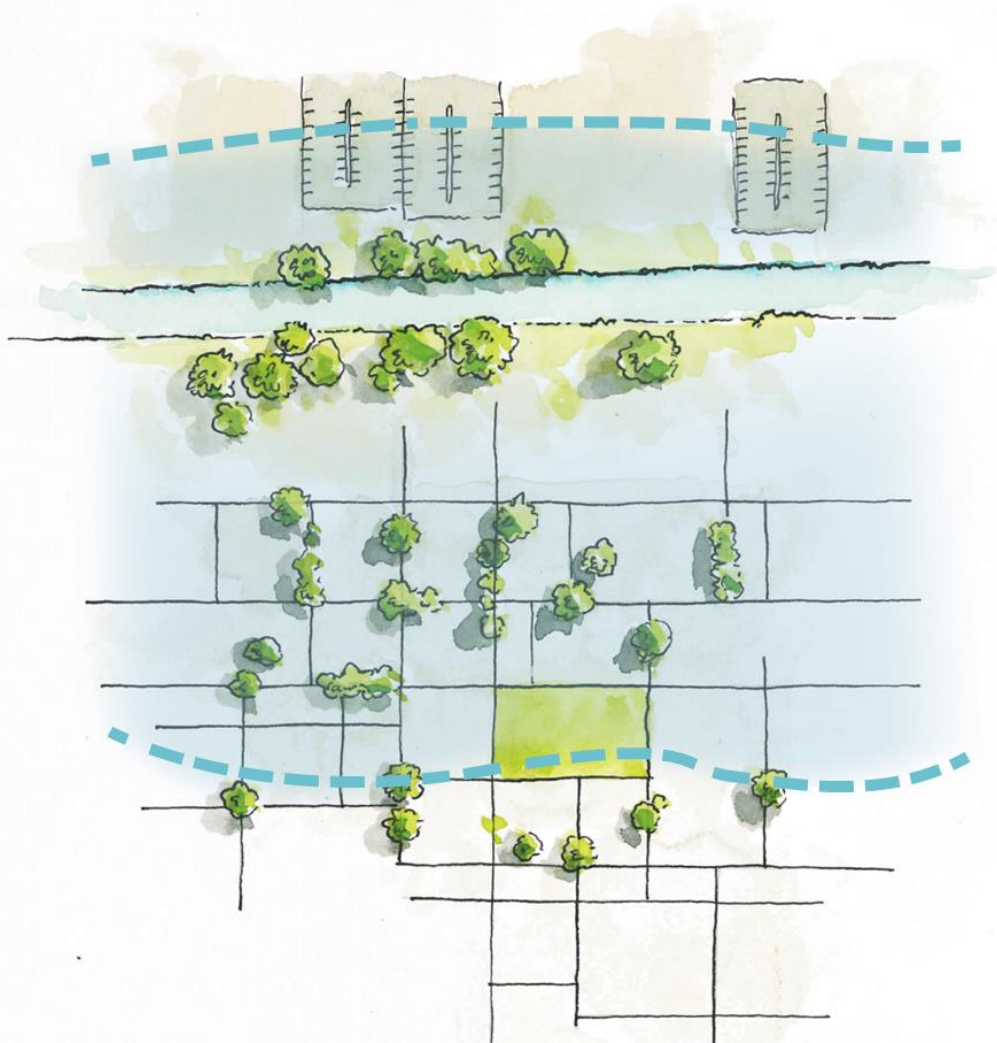


Crossings that are too low, too narrow, and have multiple piers block the passage of sediment, wood, and water

Over time, the build up of sediment increases flooding risk

Principles

Flood Mitigation & Infrastructure



Conservation

Protect intact, functioning habitat and ecosystem processes



Strategic Actions

Implement strategic management actions or restore critical habitat and key processes that pose threats to other areas or that strategically link intact habitats



Reconnect and Restore

Reconnect isolated habitats and implement restoration actions that address the root causes of impairments to habitat-forming processes

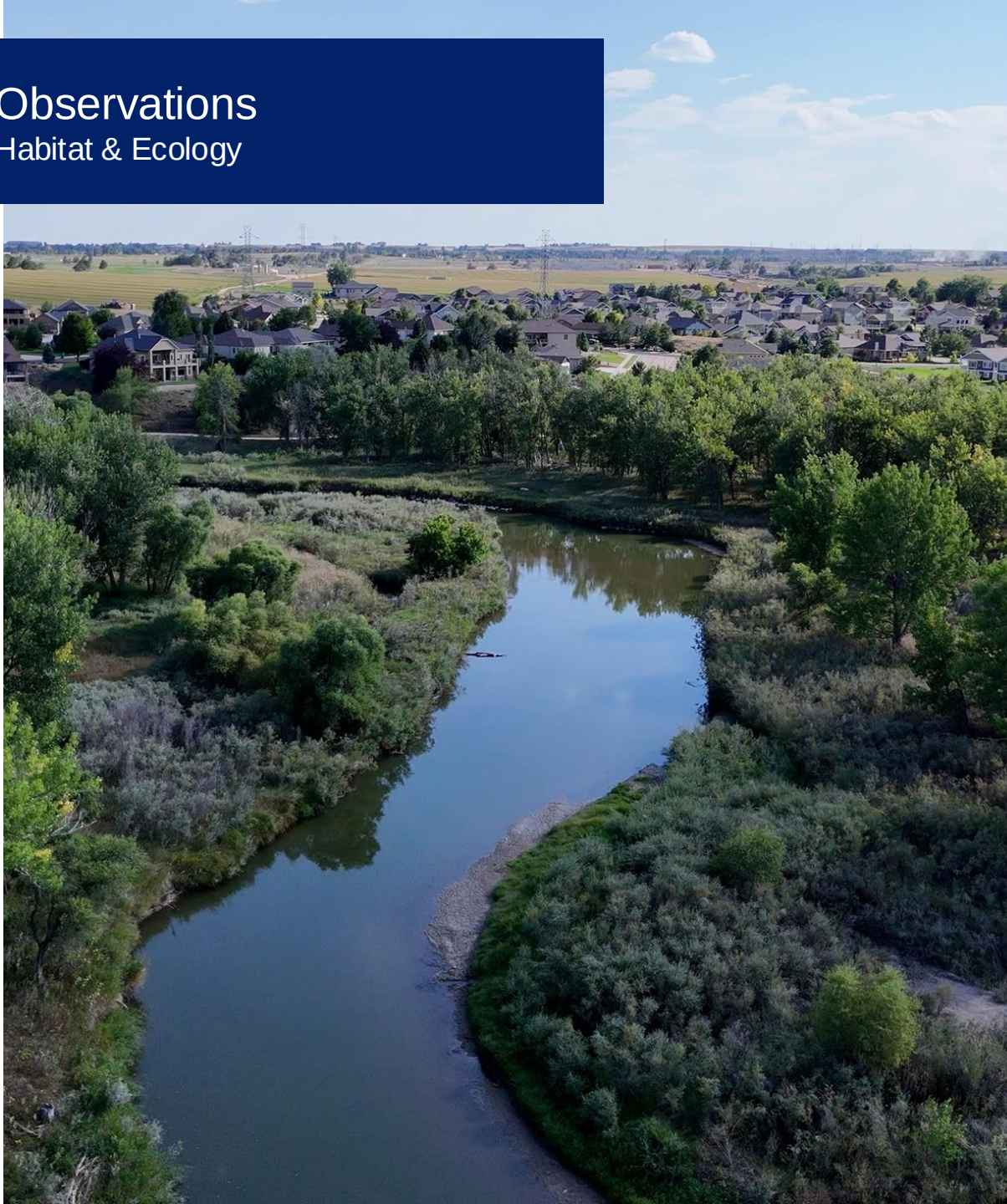


Enhance and Create

Improve existing processes or habitat conditions or create new habitat features that address habitat needs

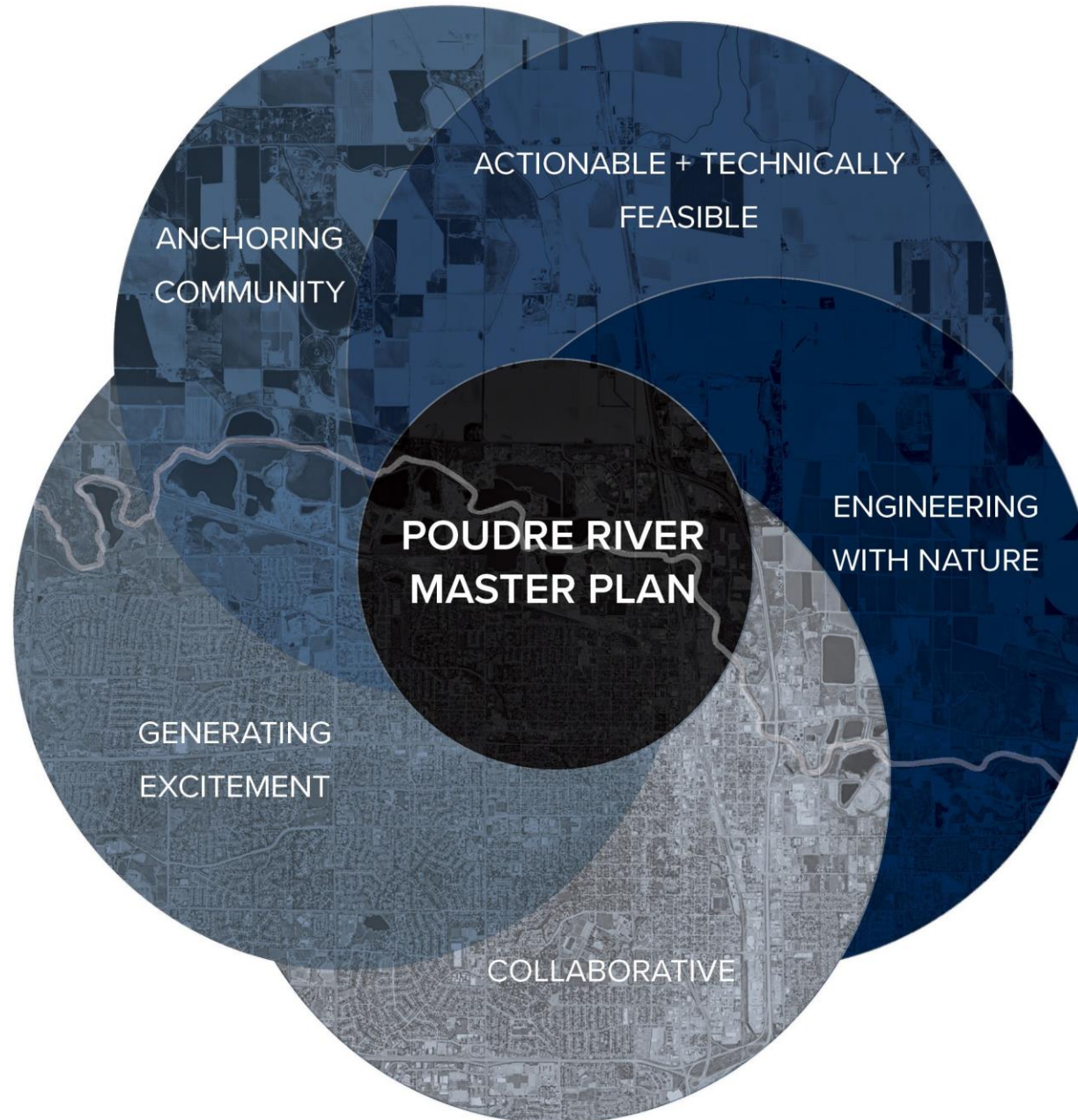
Observations

Habitat & Ecology

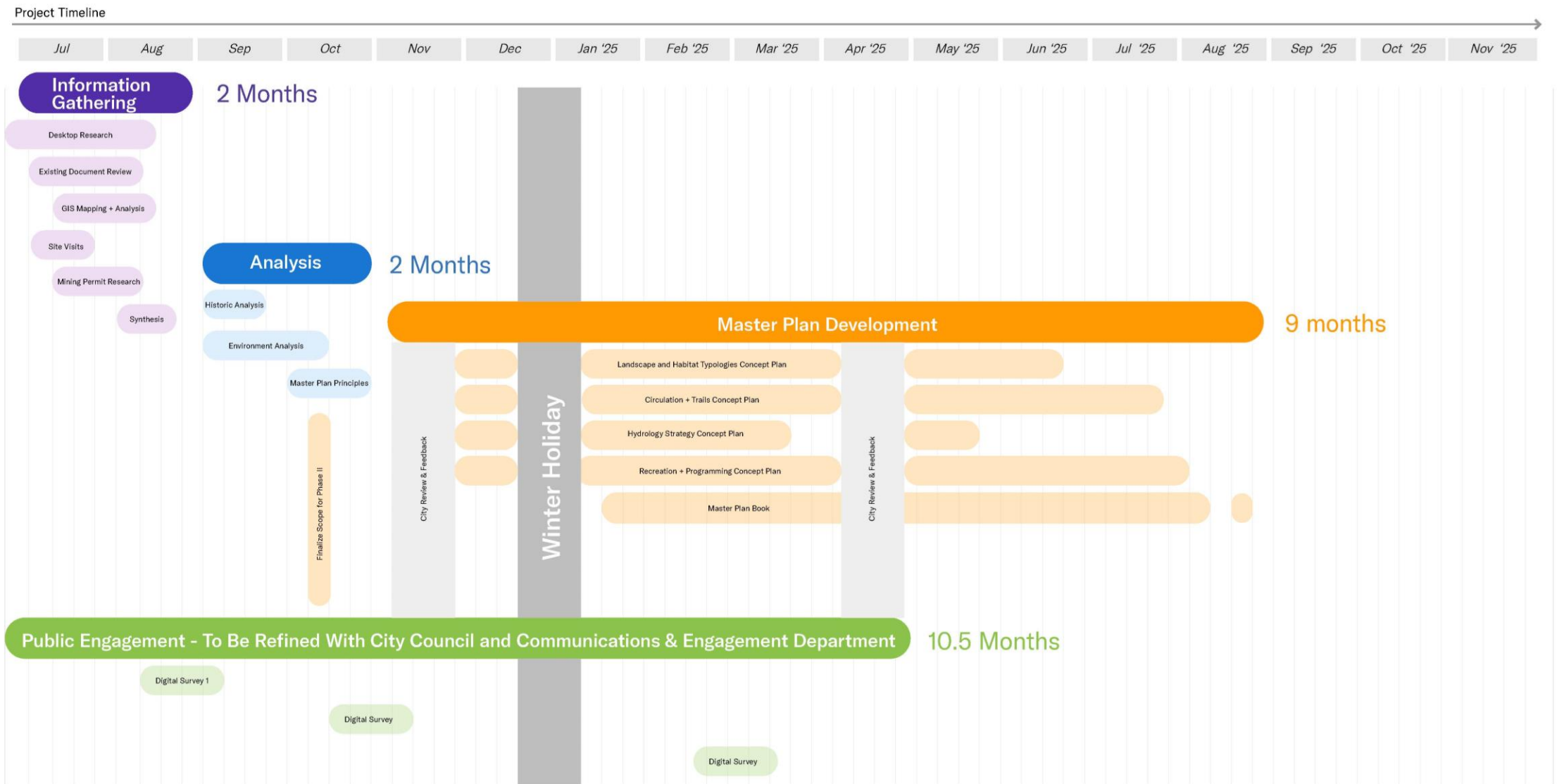


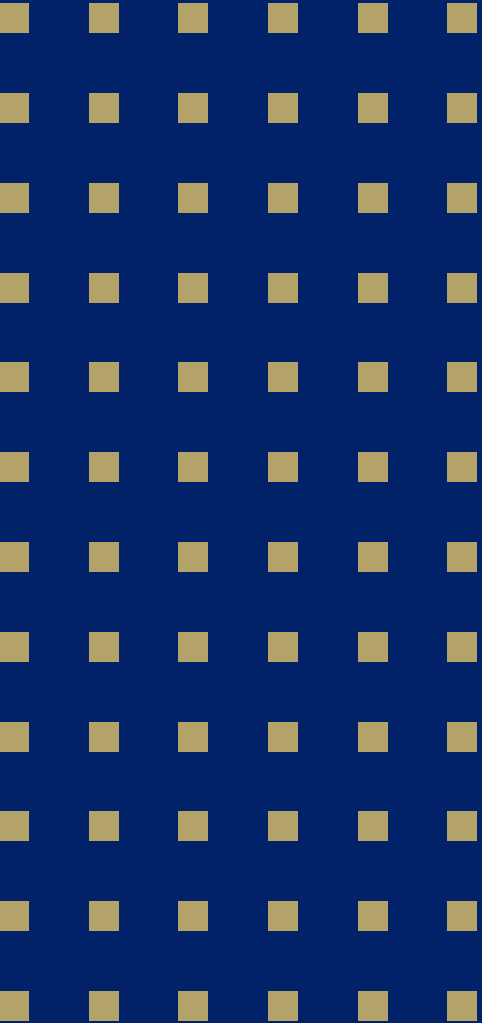


Master Planning Success



Project Schedule



A decorative graphic on the left side of the slide, consisting of a grid of small gold squares arranged in 10 rows and 6 columns.

Discussion & Feedback

Thank you

