

Development Services Current Planning

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Planning Commission Staff Report

October 8, 2012

Agenda #: Regular Agenda - 1

Title: Mariana Butte 23rd Subdivision

PUD PDP Amendment and Mariana Butte 26th Subdivision

Applicant: B&B I, LLC

Request: Preliminary Development Plan

Amendment and Preliminary Plat

Location: Generally located at the northwest

corner of Rossum Drive and West 1st

Street

Existing Zoning: Planned Unit Development

Staff Planner: Kerri Burchett

Staff Recommendation

Subject to additional evidence presented at the public hearing, City staff recommends the following motions:

Recommended Motions:

- 1. Move to make the findings listed in Section VII of this report dated October 8, 2012 and, based on those findings, approve Resolution #12-05 thereby approving the First Amendment to the Mariana Butte 23rd Subdivision PUD Preliminary Development Plan subject to the conditions listed in said report, as amended on the record, and
- 2. Move to make the findings listed in Section VII of this report dated October 8, 2012 and, based on those findings, approve the Mariana Butte 26th Subdivision subject to the conditions listed in said report, as amended on the record.

Summary of Analysis

This is a public hearing item to consider an amendment to the Mariana Butte 23rd PUD Preliminary Development Plan (PDP) and to consider approval of a preliminary plat for Mariana Butte 26th Subdivision. The PUD Amendment requests to modify the number and type of units approved on the site from 5 detached single family dwellings to 8 single family attached dwellings. The preliminary plat would create 8 residential lots along with associated outlots for landscaping and bufferyards. The PDP Amendment complies with the General Development Plan for Mariana Butte PUD, which permits a variety of office/commercial, retail and mixed residential uses within the parcel.

A previous PDP amendment requesting 11 residential units (1 single family detached unit and 10 single family attached units) was denied by City Council in December of 2011. Significant modifications to the PDP have been incorporated into the current request, including a reduction in density and number of units, additional landscaping and buffering along the northern boundary of the site and the creation of a large open space area as an entry feature at corner of Rossum Drive and West 1st Street. Staff believes that all key issues have been resolved based on City Code and standards contained in the PUD.

I. ATTACHMENTS

- 1. Resolution #12-05
- 2. Mariana Butte PDP Narrative
- 3. Mariana Butte 23rd Preliminary Development Plan Amendment
- 4. Mariana Butte 26th Subdivision Preliminary Plat
- 5. Color Rendering of Residential Units
- 6. Traffic Excerpt
- 7. Mariana Butte PUD GDP (for reference)
- 8. Mariana Butte PUD FDP approved in 2007 (for reference)
- 9. Mariana Butte Ninth Subdivision (for reference)

II. PROJECT DESCRIPTION

This application is for an amendment to the Mariana Butte 23rd Subdivision Preliminary Development Plan (PDP) and for approval of a preliminary plat for the Mariana Butte 26th Subdivision. The property, which is approximately 5 acres, is located at the northwest corner of West 1st Street and Rossum Drive, within the Mariana Butte Planned Unit Development. The property is bordered on the west by Buckingham Reservoir.

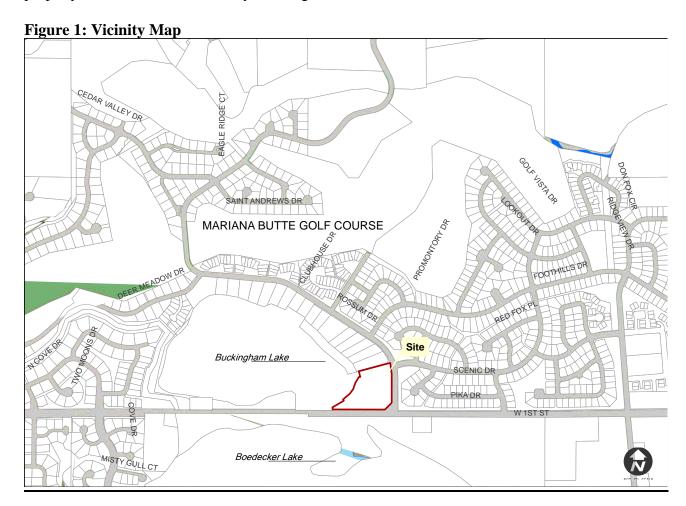
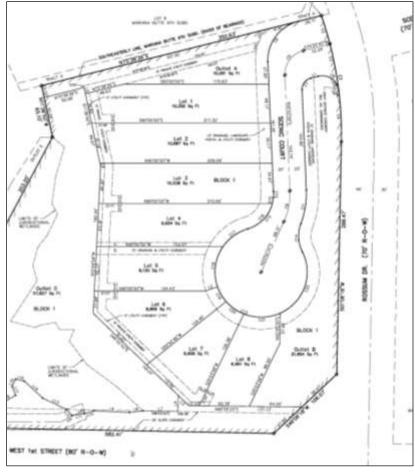


Figure 2. Proposed Plat

The PDP Amendment proposes to increase the number of residential dwellings within the development by 3 units and modify the product type to allow for single family paired units. The applicant is requesting to develop 8 single family paired units. Proposed lot sizes range from 6,561 square feet to 10,687 square feet with an average lot size of 8,991 square feet. The 8 buildable lots, along with associated outlots, are specified in the preliminary plat as illustrated in Figure 2.

Significant landscaping has been incorporated into the subdivision design, primarily within the bufferyards along West 1st Street and Rossum Drive in Outlots B and D. The plantings within the bufferyards have been supplemented with the Amendment to provide additional screening and plant material. Additionally, a large landscaped area has been incorporated into the design to enhance the entrance into the Mariana Butte development at the corner of



Rossum Drive and 1st Street. The Amendment continues to preserve and enhance the 1.3 acres of environmentally sensitive areas along the western portion of the site in Outlot D, as approved in the existing PDP. The wetlands in Outlot D are jurisdictional wetlands and will be not be disturbed with the development of the subdivision.

The residential units proposed in the PDP Amendment are designed to resemble a craftsmen style of architecture. The predominant exterior material is stucco, with 25% masonry on the front façade and accents of board and batten siding or cedar shingle siding on the gables. Roofing material will consist of a dimensional asphalt shingle. A color rendering of the units is included as **Attachment 5** to this report.

In terms of garage orientation, each paired structure will consist of 1 unit with a side-loaded 3 car garage and 1 unit with a front-loaded oversized 2 car garage (see **Attachment 3**). Each garage extends in front of the living portion of the dwelling unit and will be a dominate feature on the front elevations. The visual effect of the garages in the development will be lessened by the distance the homes are setback from Rossum Drive and the significant amount of landscaping contained in Outlot B, between Scenic Court and Rossum Drive.

Outlot A

Outlot A is located along the northern boundary of the site within the subdivision. Within the outlot, the existing FDP provided an 8-foot pedestrian path to Buckingham Reservoir and a driveway access to the vacant single family lot directly north of the site, on Lot 9, Mariana Butte Ninth Subdivision (see **Attachment 8**). The driveway access was originally required through the subject property due to a condition of approval that restricted Lot 9 from gaining access directly off of Rossum Drive. After the approval of the PDP in 2007, the property owners of Lot 9 successfully petitioned City Council to remove the access restriction and a development plan was approved for the lot showing direct access onto Rossum Drive. As the driveway access through the subject site is no longer necessary, the PDP Amendment removes it from the development plan. In its place, the Amendment provides a 10,261 square foot landscaped open space area.

The location of the 8-foot wide pedestrian path to Buckingham Reservoir in the PDP Amendment is consistent with the location approved in the existing FDP. The path does not encroach closer to the property to the north and the western portion of the trail shifts slightly further to the south as the path approaches the Reservoir. The results of the modifications proposed to Outlot A in the PDP Amendment, increase the amount open space, landscaping and buffering between the proposed development and the adjacent property to the north.

Tract A

Tract A is a 10-foot wide tract of land that is located within the adjacent Mariana Butte Ninth Subdivision. (see **Attachment** 9). Minor adjustments and enhancements to the landscaping in Tract A are proposed with the PDP Amendment. While this area is located outside of the PDP boundaries, the landscaping is required to be installed by the applicant, as set forth in the approved FDP for Mariana Butte 23rd and in a private agreement between the Homeowners Association, the developer (B & B I, LLC) and George and Coleen Ligotke, the property owners of Lot 9. As indicated in figures 3 and 4 below, the applicant is proposing to enhance landscaping within Tract A to provide more substantial buffering. The revisions to the landscape plan in Tract A of Mariana Butte Ninth Subdivision are also subject to approval by the Buckingham Reservoir Area Owners Association (see **Condition 2**).

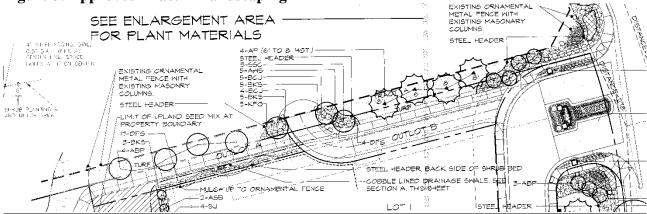
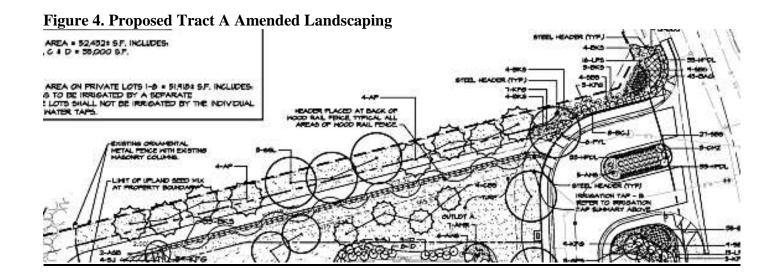


Figure 3. Approved Tract A Landscaping



General Development Plan Compliance

The General Development Plan (GDP) for Mariana Butte is included as **Attachment 7** to this report. The PDP Amendment must demonstrate compliance with the GDP. Table 1 provides a comparison of the proposed use, number of units, density and building materials between the PDP Amendment and the GDP. The table also compares the PDP Amendment to the original PDP for reference purposes.

Table 1. PDP Amendment Comparison

	GDP Allowance	Approved PDP	Proposed PDP
Use	Office/Commercial, Retail & Mixed Residential	Single Family Detached	Single Family Paired
Number of Units	No limitation specified	5	8 paired units
Density: Gross	No limitation specified	1 d.u/acre	1.67 d.u./acre
Density: Net (less open space outlots & 1st Street ROW)	No limitation specified	1.73 d.u./acre	2.77 d.u./acre
Building Materials: Siding	Brick, stone, hardboard lap siding, vinyl, stucco or synthetic stucco, or as allowed by a PDP or FDP	Hardboard siding, vinyl siding, vertical board& batten siding, decorative accent siding, specialty siding. Minimum 30% masonry	Hard coat or synthetic stucco as predominant material. Accent siding of vertical board & batten siding, cedar or simulated shingle siding on gable ends. Minimum 25% masonry.
Building Materials: Roofing	Materials not specified	25 year heavy composition shingles or better (including concrete tiles, clay tiles, standing seam metal etc.)	25 year high profile dimensional asphalt shingles or better.

III. KEY ISSUES

City staff believes that all key issues have been addressed in the development proposal and through the recommended conditions of approval. At the neighborhood meeting, residents were generally in support of the proposed density of the development and indicated that they were in favor of the staggered setbacks, additional landscaping, stucco siding and added open space at the corner of Rossum Drive and 1st Street. The primary concern voiced at the meeting was regarding the roofing material, with some members of the neighborhood preferring tile instead of dimensional asphalt shingles. City staff has evaluated the proposal in context with the comments received at the neighborhood meeting and believes that the development is compatible with the intent of the Mariana Butte PUD and the surrounding residential areas.

IV. SITE DATA

ACREAGE OF SITE-PDP, GROSS ACREAGE OF SITE—NET (LESS ROW) ACREAGE OF THE PRELIMINARY PLAT ZONING EXISTING USE PROPOSED USE	. 4.13 AC . 5.03 AC . PUD (MARIANA BUTTE GDP) . VACANT PARCEL (5 SF LOTS PLATTED)
GROSS DENSITY (DU/ACRE)	.1.67 DU/AC
DENSITY EXCLUDING OPEN SPACE AND ROW	
EXIST ADJ ZONING & USE - EAST	. PUD/SINGLE-FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - SOUTH	
	VACANT
EXIST ADJ ZONING & USE - WEST	. PUD/ BUCKINGHAM RESERVOIR &
	DETACHED SINGLE-FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - NORTH	. PUD/SINGLE-FAMILY RESIDENTIAL
UTILITY SERVICE - SEWER	
UTILITY SERVICE - ELECTRIC	
UTILITY SERVICE - WATER	. CITY OF LOVELAND

V. BACKGROUND

The following represents a timeline for the background of the development:

July, 1982	The property was annexed to the City of Loveland as part of the Mariana Butte Third Addition with a master plan approved for the entire development.			
January, 1994	The Mariana Butte PUD First Subdivision was approved by City Council.			
September, 1994	An amended GDP for the Mariana Butte PUD First Subdivision was administratively approved by the Current Planning Manager. Subsequent preliminary and final development plans, along with final plats were			

approved in the Mariana Butte PUD.

June, 2007 A Preliminary Development Plan for Mariana Butte 23rd Subdivision PUD

was approved by Planning Commission.

July, 2007 A Preliminary Plat for Mariana Butte 23rd Subdivision was approved.

September, 2007 The Current Planning Manager approved a minor amendment to the PDP

requested by the developer. The minor amendment proposed to remove requirements for off-site landscape improvements that were shown on the approved PDP. The off-site landscape improvements were to be on Tract A, Lot 9 of the Mariana Butte 9th Subdivision (Lot 9). The Current Planning Manager also approved the Final Plat and Final Development Plan for Mariana Butte 23rd Subdivision. The Final Plat was subsequently

appeal to the Planning Commission.

October, 2007 The Zoning Board of Adjustment Hearing Officer considered an appeal of

the Current Planning Manager's decision filed by George and Coleen Ligotke, owners of Lot 9. The Hearing Officer upheld the decision of the

Current Planning Manager.

November, 2007 The Final Plat for Mariana Butte 23rd was approved by Planning

Commission.

The Zoning Board of Adjustment considered an appeal of the Hearing Officer's decision filed by George and Coleen Ligotke. The Zoning Board of Adjustment overturned the decision of the Hearing Officer and denied

the minor amendment to the PDP.

December, 2007 City Council considered an appeal of the Zoning Board of Adjustment filed

by the developer, John Baxter. City Council upheld the decision of the Zoning Board of Adjustment and required off-site landscaping to be

completed.

September, 2011 Planning Commission considered an amendment to the Mariana Butte 23rd

PDP and the Mariana Butte 26th Subdivision. The amendment requested 11 residential lots (1 single family and 10 attached single family). The

Commission denied the request.

December, 2011 City Council considered an appeal of the Planning Commission decision to

deny the amendment to Mariana Butte 23rd PDP, filed by the developer John Baxter. City Council upheld the decision of the Planning Commission

and denied the amendment.

VI. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

An affidavit was received from Landmark Engineering which certifies that the surrounding property owners within 500 feet of the property were notified on September 21, 2012, and a notice was posted in a prominent location on the perimeter of the project site on September 21, 2012. In addition, a notice was published in the Reporter Herald on September 22, 2012. All notices stated that the Planning Commission will hold a public hearing on October 8, 2012 to consider the matter.

B. Neighborhood Response

A neighborhood meeting was held on July 19, 2012. There were 10 neighbors along with the applicant, consultants and city staff, in attendance at the neighborhood meeting. General questions raised by the neighbors included setbacks to wetlands, elevation of structures compared to Rossum Drive, drainage, elevation of the top of Buckingham Reservoir, material and width of pedestrian path, roofing material, architecture of homes, pricing, maintenance of yards and entry features at the corner of Rossum Drive and 1st Street. Generally, those in attendance expressed satisfaction with the density, staggered setbacks, location of homes to preserve the view to the west, and the open space added as an entry feature at the corner of Rossum and 1st Street. Some neighbors voiced a desire for tile roofing materials to be incorporated into the homes, however the developer indicated that many of the homes within the vicinity have high quality asphalt shingles.

No additional correspondence has been received by the City staff after the neighborhood meeting.

VII. FINDINGS AND ANALYSIS

In this section of the report, the applicable findings contained in the Municipal Code and the Comprehensive Master Plan are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application.

A. City Utilities and Services

1. Loveland Municipal Code

a. Section 18.41.050.E.2:

- (i) Development permitted by the PDP will not have negative impacts on City utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.
- (ii) Whether development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's services and facilities.

b. Section 16.20.030:

- (i) The proposed public facilities and services are adequate, consistent with the City's utility planning, and capable of being provided in a timely and efficient manner
- (ii) The subdivision complies with the water rights requirements in Title 19.

- (iii) The subdivision has been reviewed in accordance with the Loveland Comprehensive Master Plan, including the Parks and Recreation Functional Master Plan, and other pertinent plans approved and adopted by the City, to insure that the subdivision is designed in accordance with good engineering practices and provides for safe and convenient movement.
- c. Section 16.24.012: Electric and water distribution system improvements. sewer collection improvements, storm drainage control facilities, and other improvements as required to be constructed with the subdivision have been designed in accordance with the City of Loveland "Storm Drainage Criteria Manual," 1986 Edition, as amended and the latest edition of the "Development Standards and Specifications Governing the Construction of Public Improvements."

d. Section 16.24.090:

- (i) All new and replacement sanitary sewer and water supply systems have been designed to minimize or eliminate infiltration of floodwaters in the system.
- (ii) The subdivision proposal has adequate drainage provided to reduce exposure to flood damage.
- (iii) The subdivision proposal has public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.
- (iv) The development proposal conforms to all federal, state, and local floodplain regulations
- (v) When deemed necessary by the Director of Community Services or the Planning Commission for the health, safety, or welfare of the present or future population of the area or necessary to the conservation of water, drainage, and sanitary facilities, the subdivision of land within the flood fringe and floodway, or any stream, river, or drainage course has been prohibited.
- **e. Section 16.24.140:** All proposed utility facilities, including, but not limited to, gas, electric power, telephone, and CATV cables, are located underground. Where practical, existing utility facilities located above ground, except when located in a public right-of-way, are to be removed and placed underground.
- **f.** Chapter 16.41: A positive determination of adequacy, or a positive determination of adequacy with conditions, has been made in accordance with Section 16.41.100 for fire protection and emergency rescue services, Section 16.41.120 for water facilities and services, Section 16.41.130 for wastewater facilities and services, Section 16.41.140 for storm drainage facilities, and Section 16.41.150 for power.

Fire Protection and Emergency Rescue Services (Section 16.41.100)

Fire protection and emergency rescue service (ERS) shall be deemed to be adequate and available for a proposed development is such services for the development meets or exceeds the applicable adopted level of service provided in Appendix A, and: (1) Adequate fire protection services and ERS are currently in place or will be in place prior to issuance of a building permit for the development; or (2) Provision of adequate fire protection service and ERS are a condition of the development application approval and are guaranteed to be provided at or before the approval of a final plat or issuance of the first building permit for the proposed development; or (3) Facilities necessary for providing adequate fire protection services and ERS are under construction and will be available at the time that the impacts of the proposed development will occur, or (4) Provision of fire protection service and ERS are

guaranteed by an executed and enforceable development agreement which ensures that such service will be in place at the time that the impacts of the proposed development will occur.

Fire Prevention: Staff believes that this finding can be met based on the following facts:

- The furthest point within this development is approximately 2 miles from the first due Engine Company (Station 3) and approximately 4 miles from the first due Ladder Company (Station 1).
- This project falls within a Conceptual Fire Service Area. A site near Rossum Drive and Highway 34 has been dedicated for a future fire station.

Water Facilities and Services (Section 16.41.120)

Water facilities and services shall be deemed to be adequate and available for a proposed development if such facilities and services for the development meet or exceed the applicable adopted level of service provided in Appendix A, at the end of this Chapter, and: (1) A supply of raw water adequate to serve the projected needs of the proposed development is owned or controlled by the city and such water supply is or will be available for use by the proposed development prior to the issuance of the first building permit within the proposed development; and (2) Sufficient raw water storage capacity, including on-site and off-site capacity, is available to serve the proposed development and such capacity is or will be available for use by the proposed development prior to the issuance of the first building permit within the proposed development; and (3) Sufficient water treatment capacity is available or, through new capacity improvements will be made available, to ensure a supply of potable water to the proposed development; and (4) Sufficient water main capacity will be available or, through new capacity improvements will be made available, to serve the proposed development prior to the issuance of the first building permit within the proposed development.

Wastewater Facilities and Services (Section 16.41.130)

Wastewater facilities and services shall be deemed to be adequate and available for a proposed development if such facilities and service meet or exceed the applicable adopted level of service provided in Appendix A, at the end of this chapter, and: (1) The city of Loveland's central wastewater system or the central wastewater system of a sanitary sewer district is capable of connection to the proposed development; and (2) Sufficient wastewater treatment capacity is available or, through construction of new capacity improvements will be made available, to treat wastes generated by the proposed development prior to the issuance of the first building permit within the proposed development; and (3) Sufficient wastewater trunk line capacity is available and, where required, lift station capacity is available to serve the proposed development prior to the issuance of the first building permit within the proposed development.

Water/Wastewater: Staff believes that this finding can be met based on the following facts:

- This development is situated within the boundaries of, and accommodated by, the City's water and wastewater master plans. It is also located within the City's current service areas for Water and Wastewater.
- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed development is in harmony with existing and future development and incorporates public infrastructure designed so that the proposed development will not negatively impact the levels of service of the City utilities adjacent to the development.
- The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's Development Standards.
- The proposed facilities have been design to minimize flood damage and infiltration.

Stormwater Facilities (Section 16.41.140)

Stormwater facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Appendix A, at the end of this chapter, and: (1) The proposed development meets all applicable requirements contained in the stormwater master plan, including the stormwater criteria manual; and (2) The proposed development provides for adequate major drainageways to convey stormwater flows from a one hundred year storm event which will minimize property damage; and (3) The proposed development meets all applicable drainage requirements of the city of Loveland.

Stormwater: <u>Staff believes that this finding can be met based on the following facts:</u>

- When designed and built, the development will not negatively impact City storm drainage utilities and will comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.
- No irrigation ditches traverse the site.
- No natural drainage courses/open channels traverse the site.

Power (Section 16.41.150)

Power facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Appendix A, at the end of this chapter, and the proposed development will obtain utility services from the city through a system meeting all engineering and design standards applicable to the utility.

Power: Staff believes that this finding can be met based on the following facts:

• Three-phase underground power is available in a vault located to the north of the proposed development and on the west side of Rossum Drive. Power will be extended into the development and an additional vault will be installed in the existing power line at the developer's expense per City Municipal Codes.

• The existing underground feeder is an available and adequate source for electric distribution for the proposed development. No negative impacts on the City's electric system are foreseen.

B. Transportation

- 1. Section 16.20.030: The subdivision has been reviewed in accordance with the Loveland Comprehensive Master Plan to insure that the subdivision is designed in accordance with good engineering practices and provides for safe and convenient movement.
- **2. Section 16.24.015:** *Streets, street signs, highways, curb and gutter, traffic control devices, and other improvements as required to be constructed with the subdivision have been designed in accordance with the Larimer County Urban Area Street Standards, as amended.*

3. Section 16.24.040:

- **a.** Streets have been designed to have a logical relationship to topography and to the location of existing or platted streets in adjacent properties. Certain proposed streets, as determined by the City engineer, have been extended to the boundary of the subdivision to provide for traffic circulation within the vicinity
- **b.** As required by the Director, perpetual unobstructed pedestrian easements at least 20 feet in width have been provided within the subdivision to facilitate pedestrian access from roads to schools, parks, playgrounds, or other community or commercial services. Such easements shall generally not follow road rights-of-way.

4. Section 18.41.050.E.2:

- **a.** Development permitted by the PDP will not have negative impacts on traffic in the area. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.
- **b.** Whether development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's services and facilities.
- **5. Section 16.41.110:** A positive determination of adequacy, or a positive determination of adequacy with conditions, has been made for transportation facilities in accordance with Chapter 16.41 of the Loveland Municipal Code.

Transportation Engineering Division: Section 16.41.110 of the Municipal Code (the ACF ordinance) requires a proposed PDP to comply with **one** of the following five standards in order for a positive determination of adequacy to be made:

Transportation facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Section 4.5 of the Larimer County Urban Area Street Standards, which may be amended by resolution, and: (1) All transportation facilities are currently in place or will be in place prior to issuance of a building permit for the development; or (2) Provision of transportation facilities are a condition of the development approval and are guaranteed to be

provided at or before the approval of a final plat or issuance of the first building permit for the proposed development; or (3) Transportation facilities are under construction and will be available at the time that the impacts of the proposed development will occur; or (4) Provision of transportation facilities needed to achieve the adopted level of service are guaranteed by an executed and enforceable development agreement which ensures that such facilities will be in place at the time that the impacts of the proposed development will occur; or (5)Transportation facilities needed to achieve the adopted level of service are included in the capital improvements program (CIP): and (a.) The CIP contains a financially feasible funding system from available revenue sources which are adequate to fund the streets required to serve the proposed development, and (b.) The transportation facilities are likely to be constructed and available at the time that the impacts of the proposed development will occur, or at the time the city extends the transportation facilities to provide a logical link to the project.

Transportation Engineering: Staff believes that this finding can be met based on the following facts:

- The proposed Mariana Butte 26th Subdivision is located north of West 1st Street and west of Rossum Drive. West 1st Street adjacent to the development is designated as a 2-lane arterial on the 2030 Transportation Plan. Rossum Drive adjacent to the development is designated as a major collector on the 2030 Transportation Plan. Access to the subdivision will be provided by a full movement access onto Rossum Drive.
- A Traffic Impact Study Memorandum has been submitted with the Mariana Butte 26th Subdivision which demonstrates that the existing transportation system, can adequately serve the land uses proposed.
- The applicant's traffic engineer, Joseph Delich, P.E., has submitted a Traffic Impact Study (TIS) that indicates that the traffic associated with the proposed development will meet the City's standards. The proposed subdivision is estimated to generate approximately 102 daily trips, 15 weekday AM peak hour trips, and 11 weekday PM peak hour trips.
- An exemption was granted for this property on 1/24/07 from the level-of-service (LOS) standards outlined in the Adequate Community Facilities (ACF) ordinance. Although this property is exempt from the ACF ordinance, the TIS demonstrates that the roadway system will adequately serve the traffic generated by this development and meet the ACF requirements.
- The property has already been approved for a five lot subdivision (Mariana Butte 23rd Subdivision) which was estimated to generate approximately 48 daily trips, 4 weekday AM peak hour trips, and 5 weekday PM peak hour trips. The proposed six additional lots in Mariana Butte 26th Subdivision is estimated to approximately generate an additional 54 daily trips, 11 weekday AM peak hour trips, and 6 weekday PM peak hour trips (**Attachment 6**).

In conclusion, the development of the subject property pursuant to the uses proposed in the PDP Amendment will not adversely impact any existing City infrastructure. A positive determination of adequacy for transportation facilities for the proposed PDP Amendment has been made under the provisions of paragraph i, above.

C. Land Use

1. Loveland Comprehensive Master Plan

a. Section 4.1 - Growth Management Plan

- (iii) Whether the PDP discourages leapfrog, scattered-site, and flagpole development.
- (iv) Whether the PDP encourages infill development.
- (vi) Whether the PDP is contiguous to other land that is already receiving public services.
- (vii) Whether the PDP is at least 1/6 contiguous with existing development, as defined in Section 4.1 GM:3(D-1) of the Comprehensive Master Plan.

2. Section 18.41.050.E.2:

- **a.** The PDP conforms to the intent and objectives of Title 18 with regard to Planned Unit Developments and any applicable area plan.
- **b.** *The PDP is in compliance with the GDP on file with the City.*

Current Planning: Staff believes that this finding can be met based on the following facts:

- The property has received approval of a preliminary and final development plan. This application is for an amendment to the PDP. Findings related to growth management policies are not applicable to the amendment request.
- The Preliminary Development Plan Amendment is part of the overall Mariana Butte PUD and is in substantial compliance with the Mariana Butte General Development Plan, as demonstrated in Table 1 of this report. The project site is within an area zoned for "mixed residential", which permits a variety of residential product types including single family detached and single family paired dwellings.
- The Mariana Butte GDP does not include a limitation on residential density or a maximum number of units within the subject site.
- The design standards proposed in the PDP Amendment, including building materials, roofing and setbacks, are in compliance with the design standards established in the GDP (see Table 1 in this report).
- 3. Section 18.41.050.E.2: Development permitted by the PDP will not have detrimental impacts on property that is in sufficient proximity to the PDP to be affected by it. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.
- **4. Section 16.20.030:** *The subdivision does not create, or mitigates to the extent possible, negative impacts on the surrounding property.*

Current Planning: Staff believes that this finding can be met based on the following facts:

• The proposed development will not negatively impact traffic in the area, city utilities, or surrounding properties. Traffic volumes for the proposed development, which includes 8 single family attached lots, comply with the City's level of service standards. Adequate utilities can be provided meeting City adopted levels of service.

- The proposed development is compatible with the nature of existing development within the Mariana Butte PUD, which includes a variety of residential lot sizes, densities and product types. While lots around the lake edge of Buckingham Reservoir are larger in size, ranging from approximately 21,500 square feet to 43,000 square feet (average of 29,600 square feet), a variety of small lot sizes are provided throughout the development, based on product type. Single family detached lots directly across Rossum Drive in Mariana Butte 7th Subdivision range from 6,600 to 12,000 square feet. In other areas of the PUD paired structures are situated on lot sizes of 2,600 square feet. The PUD represents a wide range of diverse lots sizes to accommodate different product types and choices for residents.
- The proposed building materials of stucco, masonry and asphalt shingles comply with the approved materials in both the GDP and original PDP. The building materials are also consistent with the materials of residential structures on the east side of Rossum Drive.
- The applicant is installing off-site landscaping that consists of a variety of coniferous and deciduous trees in Tract A of Mariana Butte Ninth Subdivision. The proposed landscaping in Tract A of the Ninth Subdivision and Outlot A exceeds the landscaping approved in the existing PDP. The plantings will create a landscaped screen effect between the development and the existing subdivision to the north.
- **5. Section 18.41.050.E.2:** Development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by:
 - **a.** Incorporating natural physical features into the PDP design and providing sufficient open spaces considering the type and intensity of proposed land uses.
 - **b.** Incorporating site planning techniques that will foster the implementation of the Loveland Comprehensive Master Plan.
 - **c.** Incorporating physical design features that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.
 - **d.** Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.
- **6. Section 16.20.030:** The subdivision provides desirable settings for buildings, protects views, and affords privacy, protect from noise and traffic, and uses resources such as energy and water in keeping with responsible resource stewardship.

Current Planning: Staff believes that this finding can be met based on the following facts:

- The project site is currently vacant with an existing jurisdictional wetland area. No modification to the enhancement or preservation of the wetland area is proposed with the PDP Amendment.
- Access to the 8 lots will be via an extension of Scenic Drive, across Rossum Drive
 ending in a cul-de-sac (named Scenic Court). Scenic Court is proposed to
 incorporate a 5-foot attached walk adjacent to the residential lots, which will connect
 to the detached sidewalk along Rossum Drive.

- To accommodate bike traffic, Rossum Drive was constructed with seven foot bike lanes on each side of the roadway. In addition, an 8-foot wide concrete pedestrian walkway will be constructed connecting the sidewalk along Rossum Drive to the path around Buckingham Lake.
- The lot layouts, building orientation and landscaping proposed in the Amendment will provide an overall varied and attractive streetscape, consistent with the streetscape in the PUD.
- The PDP Amendment contains architectural requirements that would create compatible relationships with surrounding developments within the Mariana Butte PUD. The design of the structures resemble a craftsman style with stucco as the predominant siding material and at least 25% masonry on the front elevations. In terms of garage orientation, 4 of the 8 garages will be side-loaded. It should be noted, however that each side-loaded garage will be sized in width to accommodate 3 cars. The garage, although side-loaded, will be a dominate feature on the front elevations. The remaining front-loaded garages will be 2-car oversized garages. The visual effect of the garages in the development will be lessened by the distance the homes are setback from Rossum Drive and the significant amount of landscaping contained in Outlot B, between Scenic Court and Rossum Drive.
- Proposed colors for the new residences will generally be subdued to blend with the colors of the natural landscape with no two adjacent paired structures painted the same color.
- 7. Section 18.41.050.E.2: The PDP complies with applicable land use and development regulations in effect as of the date that the GDP was approved and any land use and development regulations adopted by the City after that date if the Planning Division and Planning Commission expressly find that compliance with such regulations is necessary to protect public health, safety, and welfare.

Current Planning: Staff believes that this finding can be met based on the following fact:

- The Amendment to the PDP meets both the intent and objectives of Chapter 18.41. This determination is based upon compliance with the zoning standards established in the Mariana Butte GDP, including use, density, setbacks and building materials (see Table 1 in this report).
- **8. Section 16.20.030:** *The lots and tracts are laid out to allow efficient use of the property to be platted.*
- **9. Section 16.24.050:** All lots comply with the standards set forth in the GDP and, to the extent practical, lot lines are at right angles to the street line or at right angles to the tangent of the curve of the street line.

Current Planning: Staff believes that this finding can be met based on the following fact:

• Lots and tracts are laid out to allow an efficient use of the property. Given the shape of the parcel and natural constraints of the jurisdictional wetland, lot lines have been

designed to incorporate right angles relative to the street line of Scenic Court, to the maximum extent practicable.

10. Section 16.24.120:

- **a.** Landscaping complies with the requirements set forth in the GDP and bufferyards required pursuant to the GDP are within separate tracts of land, separate from individual residential lots.
- **b.** Street trees are located in compliance with the City's Site Development Performance Standards and guidelines, unless waived by the Director.
- **c.** The subdivision plat includes open space fields in compliance with the requirements set forth in Section 16.24.150, unless waived by the Planning Commission. The open space play fields are designed with respect to size, dimension, topography, and general character to be suitable for outdoor play activities

Current Planning: Staff believes that this finding can be met based on the following facts:

- Landscaping will comply with the requirements set forth in the GDP as well as the City's Site Development Performance Standards. The PDP Amendment proposes to supplement and enhance the landscape buffering along Rossum Drive and W. 1st Street with additional coniferous plantings that will add year round color. A large open space area has been designed at the corner of Rossum Drive and 1st Street, which will create a well landscaped entry feature at this corner. Along the northern boundary of the site, additional open space has been provided in Outlot A that will create a well landscaped edge and separator to the residential neighborhood to the north.
- Open space primarily consists of natural wetlands labeled as Outlot D and perimeter landscaped outlots, Oulots A, B, and C, that serve an aesthetic purpose rather than open space fields for recreation purposes. Per Section 16.24.150 of the Loveland Municipal Code, open space play fields are not required for subdivision's containing less than fifty (50) single family lots.

D. Environmental Impacts:

- 1. Section 18.41.050.E.2: The PDP incorporates environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design. "Environmentally sensitive areas" are defined in Section 18.41.110 as: slopes in excess of 20%; floodplain; soils classified as having high water table; soils classified as highly erodible, subject to erosion or highly acidic; land incapable of meeting percolation requirements, land formerly used for land fill operations or hazardous industrial use; fault areas; stream corridors; estuaries; mature stands of vegetation; aquifer recharge and discharge areas; habitat for wildlife; and other areas possessing environmental characteristics similar to those listed above.
- **2. Section 16.20.030:** *The subdivision preserves natural features and environmentally sensitive areas to the extent possible.*

Current Planning: Staff believes that this finding can be met based on the following facts:

• An environmentally sensitive report was submitted and reviewed with the original PDP. The PDP Amendment does not propose to modify the preservation or enhancement of the jurisdictional wetlands located in Outlot D. Wire mesh will be installed with the 3-rail fencing along the perimeter of the project to limit domestic animal intrusion into the wetland area.

VIII. RECOMMENDED CONDITIONS

PRELIMINARY PUD DEVELOPMENT PLAN AMENDMENT

Current Planning

- 1. Prior to issuance of a building permit within the PDP Amendment boundaries, all common area landscaping, environmental sensitive areas enhancement, and streetside bufferyards within the PDP along with all landscaping in Tract A, Mariana Butte Ninth Subdivision, shall be either installed or financially secured with the City. Financial security shall include all plant material, irrigation and water meters necessary to sustain the landscaping. Financial security shall be provided for all seeded areas identified in the PDP Amendment, until such time that the seed germinates and is generally free of weeds.
- 2. Prior to approval of the FDP, a letter from the Buckingham Reservoir Area Owners Association approving the modification of the plant species in Tract A, Mariana Butte Ninth Subdivision, shall be submitted to the Current Planning Division. If an approval letter from the Buckingham Reservoir Area Owners Association is not secured, the landscaping in Tract A shall revert to the landscape plan approved with the Mariana Butte 23rd Subdivision FDP and the FDP Amendment for Mariana Butte 26th Subdivision shall be modified to reflect said change.

Engineering

- 3. Notwithstanding any information presented in the PDP or accompanying preliminary plat and preliminary construction plan documents (text or graphical depictions), all public improvements shall conform to the Larimer County Urban Area Street Standards, as amended, unless specific variances are requested and approved in writing.
- 4. Prior to the issuance of any building permits within the Mariana Butte Twenty Sixth Subdivision, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct improvements listed as a and b, below, unless designed and constructed by others. A cash-in-lieu payment for all or part of these improvements may be accepted if approved in writing by the City Engineer:
 - a) A 5-foot wide detached sidewalk along Rossum Drive adjacent to the property.
 - b) A 6-foot wide detached sidewalk along West 1st Street adjacent to the property

RESOLUTION # 12-05 PDP

A RESOLUTION APPROVING AN AMENDMENT TO A PRELIMINARY PUD DEVELOPMENT PLAN OF TRACT A, MARIANA BUTTE PUD, TENTH SUBDIVISION, LOCATED WITHIN MARIANA BUTTE PLANNED UNIT DEVELOPMENT (P-8), CITY OF LOVELAND, LARIMER COUNTY, COLORADO, AS ORIGINALLY APPROVED BY RESOLUTION #07-04 PDP.

WHEREAS, on June 11, 2007, the Planning Commission approved Resolution # 07-04 PDP approving a Preliminary PUD Development Plan for PUD # P-8, also known as the Tract A, Mariana Butte PUD, Tenth Subdivision.

WHEREAS, an amendment to the Preliminary PUD Development Plan for PUD # P-8, also known as the Tract A, Mariana Butte PUD, Tenth Subdivision, has been submitted to the Planning Commission for consideration, pursuant to Chapter 18.41 of the Loveland Municipal Code; and,

WHEREAS, pursuant to section 18.41.050(E)(3)(a) of the Loveland Municipal Code, the City of Loveland Planning Commission held a public hearing on October 8, 2012, regarding said amendment to the Preliminary Development Plan; and,

WHEREAS, at said hearing the recommendations of the Current Planning Division were received and duly considered by the Commission, as well as all necessary testimony by the applicant and public; and,

WHEREAS, the Commission has considered the application in light of the intent and objectives of Chapter 18.41 of the Loveland Municipal Code, and more specifically the factors set forth in sections 18.41.050(D)(4)(b) and (c), and has determined that pursuant to said factors the amendment to the Preliminary PUD Development Plan may be approved;

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION FOR THE CITY OF LOVELAND, COLORADO:

Section 1. That an amendment to a Preliminary PUD Development Plan for 5.05 acres, more or less, being Tract A of the Mariana Butte PUD, Tenth Subdivision (#P-8), which Preliminary Development Plan is on file in the office of the City of Loveland Current Planning Division, and is incorporated herein by this reference, is hereby conditionally approved, consistent with the recommendation of the Planning Staff Report dated

October 8, 2012, as amended by the Planning Commission in public hearing on October 8, 2012. The amendment to the Preliminary PUD Development Plan for Mariana Butte Twenty-Third Subdivision applies to the following described real property:

"Tract A of the Mariana Butte Planned Unit Development Tenth Subdivision"

<u>Section 2.</u> This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible.

Resolved this 8th day of October, 2012.

	Buddy Meyers, Chairperson City of Loveland Planning Commission
ATTEST:	
Planning Commission Secretary	
APPROVED AS TO FORM:	
Assistant City Attorney	

LAND USE SITE SUMMARY

The following Land Use Data relates to the entire site areas to be developed:

Existing/Proposed Zonina

P.U.D. Residential

Proposed Use

Paired Single Family Residential

Total Site Area - as approved with Mariana Butte 23rd PDP

5.03 Ac.

Current Site Area - after dedication of Rossum Drive and 1st Street ROW by Mariana Butte 23rd Subd.

4.792 Ac.

100%

• Total Residential Lot Area (Lots 1-8)

1.651 Ac.

34%

 Total Public ROW To Be Dedicated (Scenic Court ROW)

0.524 Ac.

11%

 Total Common Open Space Area (includes Outlots A thru D)

2.617 Ac.

55%

Total Dwelling Units/Lots =

8 Units/Lots

Total Density (Based on 4.792 Current Site Acres)

1.67 du/ac (gross)

Density of residential lot development area, excluding outlots $C \notin D$ (open space), and ist Street R.O.W. dedication. (2.89 net acres)

2.77 dv/ac

Lot Sizes:

Minimum = 6561 s.f.

Maximum = 10,687 s.f.

Average = 8,992 s.f.

RESIDENTIAL BUILDING SETBACK REQUIREMENTS

 Front Setback (Front Loaded Garage) 20' Minimum Setback from the property line to face of principle structure or face of garage, whichever is closer.

 Front Setback (Side Loaded Garage) 15' Minimum Setback from the property line to face of principle structure or face of side loaded garage, whichever is closer.

Side Setback

O' minimum setback as measured from the common wall lot line of paired structure.

Side Setback

10' minimum setback as measured from the side lot line to face of principal structure, or 5' setback to a covered front porch.

Rear Setback

Minimum Rear Yard Setback varies on each lot as measured from the rear lot line to face of principal structure and/or to raised covered decks. (See Site Plan for minimum rear yard

setback of each lot.)

GENERAL SETBACK NOTES

- 1. Front setbacks shall be measured from the front lot line or Right of Way to face of principal structure, or face of garage, whichever is closer.
- 2. Minor architectural features which do not exceed 2' in overall projection from the principle structure (i.e.: roof overhangs, fascias, eaves, fireplace, bay windows, cantilevered walls, etc.) are allowed to encroach into the front, rear or side setbacks, but are not allowed to encroach into an easement regardless of setback requirements.
- Minimum separation between adjacent residential structures shall be 20' as measured from the face of principal structures.
- Window wells may protrude into setbacks but are not allowed to encroach into any easements.

MARIANA BUTTE 23rd ORIGINAL CONDITIONS OF APPROVAL: Planning Commission Meeting 6-11-07

Preliminary Development Plan

- I. Financial security shall be provided for all seeded areas identified in the PDP, until such time that the seed germinates and is generally free of weeds.
- Prior to the approval of the Final Development Plan, the Developer shall provide the City with a copy of the agreement for installing off-site landscaping, as shown in the PDP.
- The recommendations and provisions in the ESAR dated November 2006 shall be incorporated into the FDP.
- 4. Final sign text for the interpretive and educational signs located along the trail shall be submitted with FDP. The signs should stress the need for no wildlife harassment or human intrusion into important habitat areas.
- 5. Notwithstanding any information presented in the PDP or accompanying preliminary plat and preliminary construction plan documents (text or graphical depictions), all public improvements shall conform to the Larimer County Urban Area Street Standards, as amended, unless specific variances are requested and approved in writing.
- 6. Prior to the installation of any structures within the public right-of-way, an encroachment permit shall be obtained from the City of Loveland.
- Paving stones and pavement snow melt systems, shall not be allowed on the public street with this development.
- 8. Prior to the approval of the Final Development Plan and Final Plat, the Developer shall redesign the proposed sedimentation basin to have as much separation from the existing wetlands as possible yet obtain equal or greater volume as currently designed. The sedimentation basin shall have a granular filter bottom and a compacted earth, vegetated berm separating the basin from the wetlands.
- 9. A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into the existence after January 31, 1987, within the territory herein annexed which surcharge will expire ten years after effective date of the annexation.

Proliminary Plat

- 10. Landscape plan for Outlot G shall be submitted concurrently with the first Preliminary Development Plan proposal for Lot I, Block 2 of Mariana Butte 23rd Subdivision. All landscaping in Outlot G shall be installed prior to release of a building permit for Lot I, Block 2 of Mariana Butte 23rd Subdivision.
- II. Signage shall be provided at the entrance to the subdivision indicating the address range of the homes within the subdivision prior to the release of building permits.
- 12. Prior to the approval of the Final Platt, provide a "Fire Lane No Parking" sign plan for approval by the fire prevention office for I-side of the street and the entire cul-de-sac.

PROJECT LOCATION

Mariana Butte Twenty-Third PUD First Amendment (marketing name: "Buckingham Shores") is a 5.03 ± acre residential Community located at the Northwest corner of West First Street and Rossum Drive, directly east of Buckingham.

The Mariana Butte Twenty-Third PUD First Amendment is a conveniently accessible to all areas of Loveland via West First Avenue and Rossum Drive and is within walking distance of Mariana Butte Golf Course, Namaqua Elementary School, as well as other amenities within the Mariana Butte PUD. The developers of Buckingham Shores are committed to providing a residential development complimentary to the area with dynamic views of Buckingham Lake and the Front Range Foothills and Mountains.

The site is separated from Buckingham Lake by Buckingham Lake Dam, approximately 0.87± acres of jurisdictional wetlands and a minimum 50' wide "natural area" buffer (Outlot D 1.33 total acres).

AMENDMENT DESCRIPTION

Marlana Butte 23rd PUD First Amendment is an amendment to a <u>portion</u> of the Marlana Butte 23rd Final Development Plan. The intent is to amend only the residential lot area and public roadway portion of the original Mariana Butte 23rd Final Development Plan; with only minor revisions to the overall site design outside the residential lotting area. All other elements including landscaping, protection of natural area, natural area buffering, and enhancement, drainage, sewage treatment and offsite roadway improvements (1st Street & Rossum Drive) will remain as originally designed.

The Mariana Butte 23rd PUD First Amendment proposes & paired single family residential lots within a "Maintenance free lifestyle" paired home development.

LAND USE

Mariana Butte Twenty-Third PUD First Amendment will be a maintenance free community focusing on the unique views to the west and south. This community will have a total of 8 Residential Lots ranging in size from 6561-10,687 s.f. (approx.) Complete with landscaped greenbelts, it will provide both privacy, security and spaclousness while unifying the residences into the overall Mariana Butte PUD area.

Quality detailing will be exemplified with a perimeter ornamental metal fence and stone columns along Rossum Drive. Landscaping at the entrance and project perimeter. A natural area restoration buffer along the west edge will create a transition zone between the development and the wetlands. This transition zone will incorporate native plant material with wetland enhancement planting within the existing wetlands margin. Public access to Buckingham Lake will occur along the north edge via a public access walk connecting to Rossum Drive. Upon completion of each paired home the developer/home builder will fully landscape the private lot with trees, shrub beds, and irrigated turf which will be maintained by the Home Owner's Association.

Only a very high level of architectural detail that compliments the existing adjacent development will be considered. The developers are committed to building a quality and distinctive product while respecting the regionalism of the area. Mariana Butte Twenty-Third PUD First Amendment will meet a housing need present within Loveland for maintenance free paired single family homes within an estate like community.

CIRCULATION

Mariana Butte Twenty-Third PUD First Amendment (Buckingham Shores):

Mariana Butte Twenty-Third PUD First Amendment residential area shall be served by a public dedicated "lane" (40' ROW \$ 28' roadway) terminating at a cul-de-sac less than 400' in length, known as Scenic Court.

The project is accessed from the existing Rossum Drive (a major collector street) via West First Street (a minor arterial street). Pedestrian circulation shall be accommodated by a 5' detached walk along Rossum Drive, a 6' detached walk along West First Street and a 5' attached walk around the west and south sides of Scenic Court. Pedestrian circulation shall be further enhanced with an 8' wide public access walk connecting Buckingham Lake with the project entry at Rossum Drive.

Existing Minor Arterial Street, West First Street:

Roadway Improvements to the north side of West First Street will be required adjacent to Mariana Butte twenty-Third PUD First Amendment (north edge of West Ist. Street). Improvements will include adjusting the north edge of the asphalt so that the north half will comply with the ultimate street cross-section for a two lane arterial of 2-12' traffic lanes, a center 12' median/turning lane, and 2-5' bicycle lanes. Because of the rural nature of this area, concrete curb and gutters will not be installed. A detached 6' wide sidewalk will be installed a minimum of 10 feet north of the new edge of asphalt and will meander through the landscape area as shown on the site plan.

The existing right-of-way for West 1st Street is 70 feet, with 40 feet being north of the section line and 30 feet being south of the section line. An additional 10 feet of right-of-way was previously dedicated on the north side of the section line, bringing the total north side right-of-way to 50 feet.

Because road improvements will not be done on the south half of West 1st street, the full, ultimate cross-section will not be achieved. The existing striping will be removed and new striping installed to reflect the interim improvements for this street.

Major Collector, Rossum Drive:

No significant road improvements will be made to Rossum Drive with the exception of the new Scenic Court Entrance. Curb return adjustments will be made and an 8' wide concrete drainage pan will be installed paralleling Rossum Drive to convey drainage to an inlet located at the West 1st Street/Rossum Drive intersection. A 5' wide pedestrian walk and 10' wide tree lawn will be installed on the west side of Rossum Drive

Lane, Scenic Court

Scenic Court is a public lane (28' wide) within a 40' right-of-way. This roadway shall align with Scenic Drive to the east, and includes two 10' wide travel lanes with an 8' wide on street parking, one side only. A combination drive over curb gutter and 5' wide walk extending 3/4 around the cul-de-sac and shall connect with the Rossum Drive sidewalk. Pedestrian access will provide neighborhood connectivity.

Note:

This project shall comply with the public improvement design and construction standards adopted January 2001 and the Transportation Plan adopted July 2000 and any updates to either in effect at the time of development application.

PUBLIC FACILITIES PROVIDERS:

Police: City of LovelandFire & Rescue: City of Loveland

• Schools: Thompson School District R2-J

Parks: City of Loveland

PUBLIC UTILITIES

Basic utilities required for this development have been extended to the site or exist near the property and are available to the property. Adequate capacity currently exists within the City's infrastructure utilities to serve the project. The following is a list of utilities, their providers and service availability:

• Water: City of Loveland

Service:

Existing 12 in. waterline in Rossum Drive.

<u>Improvements:</u>

At the commencement of development, an 8" waterline

shall be extended from Rossum Drive into

Scenic Court. A looping system will supply the fire and

domestic water needs of the development.

• Sewer: City of Loveland

<u>Service:</u>

Existing 8" sanitary sewer service is available in

Rossum Drive. Improvements:

Individual, HOA owned and maintained, pump stations with a 2' forced main shall be incorporated into a private utility easement. This proven technology shall

provide convergence of wastewater from the

development to the 8" gravity sewer main in Rossum

Drive.

• Electric: City of Loveland

Service \$ Improvements:

Existing service is available in Rossum Drive and shall

be extended through the site.

• Gas: Xce! Energy

Service # improvements:

Existing gas main is available along Rossum Drive

and shall be extended through the site.

• Telephone: Qwest

Service & improvements:

Existing service is available along Rossum Drive and

be extended through the site.

STORM DRAINAGE

Generally, drainage for the developed site will flow from the northeast to southwest to a sedimentation basin or across buffer areas before reaching the wetlands where it is eventually discharged into a 36-inch CMP culvert and the Buckingham Irrigation Ditch.

Drainage for Outlot A will be conveyed down the private access drive, then to a drainage swale ending in a small sedimentation basin before being discharged into the wetlands. The western developed portion of the site generally sheet flows south, southwest to the curb in Scenic Court where it is directed into an inlet located in the cul-de-sac; and then conveyed via an 18" storm sewer pipe into the sedimentation basin. The required annual cleaning and maintenance of the sedimentation basin will be the responsibility of Buckingham Shores Homeowners Association.

The rear of lots I-I2, Outlots C, D and E all drain across a landscaped buffer area before reaching the wetlands. Outlot "D", inclusive of the wetlands has been preserved to retain the historic natural drainage patterns. Flows reaching the wetlands eventually discharge to a 36-inch CMP culvert and the Buckingham Irrigation Ditch.

Many of the lots have been designed to accommodate walkout architecture to take advantage of view to the west. Fine lot grading will be determined at time of building permit plan submittal and will be reviewed by both the Architectural Review Committee (ARC) and the City of Loveland Building Department prior to issuance of building permits.

LANDSCAPE (General)

The project shall be landscaped with regionally appropriate plant materials. In open space and buffer yard areas a "waterwise" and naturalistic design approach shall be used. These areas shall include informal plantings of coniferous and deciduous trees with large drifts of deciduous and coniferous shrub beds. Turf areas will incorporate low water use drought tolerant seed and sod varieties. Wetland enhancement areas will utilize appropriate wetland plantings, as specified on the "Preliminary Landscape Specifications and Details" sheet. Common open space areas and individual lot landscaping shall be maintained by the Buckingham Shores Homeowners Association.

Proposed street trees (along the north side West 1st. Street and west side of Rossum Drive) will link the various development areas and individual residential landscapes into a harmonious and unified system.

A variety of tree species shall be used throughout the development to insure visual interest and horticultural stability. A canopy effect will be created as the project matures.

Landscaping shown on the landscape plan including: private lot landscaping, landscaping of common open space areas, buffer areas, landscaping within public R.O.W., streetscapes (both trees and sod), wetland enhancement areas, as well as entry landscaping shall be installed by the developer/home builder and maintained by the Buckingham Shores Homeowners Association. "Common area" landscape shall be financially secured by the developer/home builder or installed prior to building permit issuance if weather conditions do not permit installation of landscape and irrigation.

All trees shall be planted a minimum of 10' from public utilities. Shrubs to be planted a minimum of 5' from all public utilities.

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (ADS)

The following is intended as an outline of Design and Architectural Development Standards (ADS) that will apply to the construction of Mariana Butte Twenty-Third PUD First Amendment. Prototypical architectural elevations have been provided with this submittal in order to help illustrate the aforementioned design standards. The covenants for the development will require that a homeowner submit to ARC, plans and specifications for review and approval prior to the construction of any improvements on any lot.

Relationship of the Design and Architectural Development Standards (ADS) to Other Regulations:

The ADS are not intended to supersede applicable Federal, Colorado, or Loveland codes or ordinances. In case of conflict or discrepancy, or for subjects not addressed in the ADS, the more restrictive ADS, governing agencies, codes and/or regulations shall take precedence. The ADS are to be used by owners when modifying or upgrading homes or landscaping on individual paired residential properties within the Mariana Butte Twenty-Third PUD First Amendment. The ADS will also be used by the Architectural Review Committee (ARC) in reviewing proposals to determine their relative conformance to the overall design objectives and criteria. The ADS are intended to cover each site-specific or lot-specific issue, and community issues such as edge treatments and relationships to adjacent land uses.

INTRODUCTION

Purpose and Intent:

The architectural character of the paired single family homes in the Mariana Butte Twenty-Third PUD First Amendment is intended to reflect regional character with a variety of interesting and compatible relationships of form, texture and within a consistent overall architectural style. Additionally, economic factors, environmental concerns, and construction practices prevalent in the Industry are important influences. The following ADS are intended to establish and promote a high level of design quality, assure compatibility between residential products within the community, and quide the character and form of the paired residential architecture. The following architectural design objectives shall be incorporated into the community and shall be considered when designing the final architectural building elevations, as well as when making improvements to the individual homes and landscape.

Homes should be designed to create sufficient relief in building facades. Use of large, flat, and unbroken planes shall be avoided. Strategies to achieve this objective include, but are not limited to:

- * Using a variety of materials and colors.
- * Using materials with texture or depth.
- * Using sufficient window and door openings to break up flat facades.

Facades should also be designed to provide variety and visual interest, while still creating a unified impact overall. Design elements should have good proportions and be complimentary to one another. Strategies to achieve these objectives include, but are not limited to the use of:

- * Focal points such as porches, dormers, bay windows, chimneys, and skylights.
- * Various window shapes or sizes.

Bulk:
The bulk of the home should be broken up to reduce the apparent scale of the home and provide visual interest. Strategies to achieve this objective include, but are not limited to, the use of:

- Variations in shapes and forms, including architectural projections which create shadows on the house, such as roof overhangs, box windows or cantilevers.
- Architectural treatments of roof forms facing or oriented toward the street.
- The bulk of the roofs should be broken up into smaller areas to reduce the apparent scale of the home and provide visual interest. Strategies to achieve this objective include, but are not limited to: Varying roof orientations; and, using gables, dormers and/or hip roof designs.

Massing:

The massing (placing of bulk) and the building heights should be designed so that they are suited to the lot size and building setbacks. The massing and building heights should be designed so that the scale of the building is appropriate. Strategies to achieve this objective include, but are not limited to:

- * Offset front facade of attached paired units so that garage facades are not flush and setbacks are staggered.
- Integration of one story building elements, such as porches and entryways to soften the appearance of the architecture.

A balance should be provided between the various parts and forms of a home to provide an aesthetically pleasing overall design. Strategies to achieve this objective include, but are not limited to:

- * Designing the house with elements that are visually more massive or heavier below, with elements that are visually lighter and less massive above.
- * Designing the house so that its height is proportional to its width to avoid excessively tall and narrów designs;

These are guidelines and not absolutes. Mariana Butte Twenty-Third PUD First Amendment P.U.D. has provided a prototypical set of architectural elevations which illustrate the development's overall architectural style, detailing, and color. The Developer is intent on preserving the quality of appearance and property values, which involves the creation of a consistent overall architectural style and materials throughout the development.

Building Height:

Height as allowed by City Code - Section 18.54

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (cont.)

<u>Buildina Area:</u>

The minimum floor plan shall not be less than 1,400 s.f. for finished floor area devoted to living purposes (exclusive of roofed or unroofed porches, terraces, basements and garages). Walkout and daylight basement designs are encouraged.

<u>Architectural Theme, Elements and Styles:</u>

A unified design theme is exemplified primarily in the facades of the residences within the Mariana Butte Twenty-Third PUD First Amendment. Although unified in character, each of the paired single family homes shall maintain a quality community appearance.

Architectural Details:

Architectural details such as gabled roofs, and varying roof and facade planes shall be expressed in each paired home built.

Architectural elements such as timber beams, vents, highly articulated windows and entries may be incorporated into each structure. Exposed concrete blocks, painted concrete, multicolored masonry, mirrored glass, prefabricated metal buildings, simulated brick, unnatural brick and stone colors, and silver finish aluminum doors and windows and reflective roofing materials are not acceptable.

<u>Garages:</u>
The visual impact of a front access garage upon the neighborhood streetscapes can be offset by the incorporation of several key architectural features such as: side loaded garages, covered front porches and garage recesses. All of these architectural techniques will help to reduce dominance of garage doors.

All homes shall include either a front loaded standard 2 car garage, oversized front loaded 2 car garage, or a side loaded 3 car garage. The building architecture shall de-emphasize the garages as much as possible. Garage doors shall be painted the same color as the primary structure not a contrasting color.

The street facing elevation shall consist of a 50/50 ratio to the width of the house versus the width of the garage doors as viewed as part of the front building elevation (the garage doors shall not comprise more than 50% of the width of the house). Garage facades shall be detailed with windows, soffits, fascias, accent siding, decorative garage openings, and/or masonry.

Driveway width and/or curb cuts along Scenic Court shall be a maximum of 17' in width as measured at the ROW of Scenic Court.

Accessory Structures:

Accessory structures of any type and/or size shall not be allowed.

Materials:

Materials used on exterior surfaces are a key design element in Mariana Butte Twenty-Third PUD First Amendment. All materials shall be high quality and be compatible with the surrounding community and the landscape.

Sidina:

Hard coat or synthetic stucco shall be used as the predominant siding material of each paired home. The Scenic Court facade of each paired home shall consist of a minimum of 25% masonry, or natural/synthetic stone.

Accent Sidind:

Hardboard vertical board and batten slding, cedar or simulated shingle shake siding may be used on gable ends of roofs and accent dormors.

Roofing Materials: Roofing materials on sloped roofs shall be, at a minimum, 25 year high profile dimensional asphalt shingles or better.

Roof pitch of the primary roof structure shall be 7:12 minimum, architectural roof structures such as accent dormers, cupolas, etc. may be a minimum of 4:12.

Colors:

The color of exterior materials shall generally be of a neutral tone to blend with the colors of the landscape. Generally muted color tones are recommended, although deeper/boulder color variations and accent colors used judiciously and with restraint shall be allowed. A variety of color combinations shall be developed in order to vary the color between adjacent structures and to add interest to the streetscape. No two adjacent paired structures shall be painted the same color/shade. Use of highly chromatic or "bright" colors are to be limited to small accents.

Entries:

Front Door areas should be readily distinguishable from the street. Sidelights and similar features to visually expand the size of the entry are encouraged.

Porches:

A covered front porch element shall be included on all front elevations of paired homes.

Rear Elevations:

Design elements to be utilized may include bay windows, covered rear patios and raised decks, chimneys, roof gables, etc. Raised rear decks shall have support posts that are a minimum of of 12 inches in width.

Mindows:

Windows shall be used to create interest on large surface areas. Bay windows, particularly on first floor windows, are encouraged. Multi-pane windows (simulated) are encouraged on large surface area windows. Accent windows are highly encouraged. Frames, sills, shutters, transom lights (or other similar proportioned modulation of the wall roof ends) shall define window and door openings.

Building Projections and Vents:

All buildings projections including, but not limited to, chimney flues, vents, cupolas, gutters, down spouts, porches, railings and exterior stairways shall match the color of the surface from which they project or shall be of an approved complementary color. All roof-mounted and wall-mounted building vents and flues are to be located on the non street side of the residences to the greatest degree possible. Vents are to be painted to blend with the wall color roofing from which they extend.

Air Conditionina Units:

Ground level air conditioning units shall be located in rear or side yards and shall be appropriately screened with either a fence or landscaping. Window and roof mounted air conditioning units are not permitted.

Antennas/Satellite Dishes/Solar Panels:

One mini satellite dish is allowed per home, as approved by the ARC. Large satellite dishes are prohibited in favor of the smaller (18") mini dish varieties unless otherwise approved by the ARC. Solar panels shall be flush mounted or laid flat on the same plane as the roof. Solar panels shall not project above the pitch of the roof. Exterior mounted antennas are prohibited.

LANDSCAPE AND SITE DESIGN

Purpose and Intent:

The Landscape Design criteria is intended to supplement the Site Planning and Architectural Design criteria in order to integrate all the paired residential structures into a harmonious maintenance free community. Additionally, landscaping should have compatibility with adjacent properties, the project's streetscape, and ultimately transition into the perimeter natural wetlands landscape. The ARC reserves the right to require landscape components as a part of the architectural approval, if in the opinion of the ARC, the architectural design needs specific assistance to meet the intent of the design quidelines.

Landscape Timing and Components:

All landscaping on individual Residential lots shall be installed by the developer/home builder and maintained by the HOA. The ARC requires complete landscaping plans prior to the installation of front, rear and side yards of each individual lot. The front, rear and side yards shall be suitably landscaped with grass, shrubs and trees as shown on the prototypical lot landscape plan. It is the intent that each property be fully landscaped with low maintenance "waterwise" plant materials suitable for this climate and irrigated with an automatic underground irrigation system.

<u>Plant Materials:</u>

Plant materials used should be low maintenance and suitable for this climate. Plant material selection should be made from locally available nursery or garden center stock. The Colorado Nurserymen's Association Rocky Mountain Plant Guide lists acceptable materials.

Lawn:

Lawn areas should be kept at least six (6) feet away from the foundation of the home or as recommended by a professional soils engineer or landscape professional, to ensure proper drainage is maintained.

Foundation Plantinas:

Planting beds shall surround the foundation of each structure and provide a minimum of six (6) feet of planting area from the homes' foundation to the lawn areas to ensure proper drainage. In all instances, watering near the foundation should be minimal (e.g. drip irrigation systems) to avoid possible structural damage to the dwelling unit.

Rock and Mulch:

Shrub planting beds may utilize wood or rock mulch. Wood mulch provides a favorable environment for plants, reduces irrigation requirements and minimizes long-term maintenance costs. Rock must be light gray in color (i.e., river rock). Multicolored rock (i.e. pink granite, dark red lava rock, or other colors) are not allowed. Large six inch (6") in diameter or greater river rock, moss rock, or other "feature" rock may be used as part of the landscape. Wood mulch and rock should be placed over a weed barrier fabric and be kept in place with a steel, plastic or brick edger. All edging should be installed in such a way as to prevent damming of water near the foundation.

Gardens:

Private gardens will be allowed in the rear yards as a compliment to the overall landscape. The ARC is responsible to review all landscape plans for each lot prior to building.

Side yard property lines shall not be individually delineated by way of fencing or landscaping, in order to prevent impact to the visual window to wetlands and mountains/foothills.

Landscape Components Not Allowed:

No artificial plants of any type are to be used in the landscape. Any area visible from a public right-of-way shall not have yard decorations such as plastic, fiberglass, concrete or iron animals, birds or human replicas, freestanding water features, windmills, or other agricultural equipment, wagon wheels, mechanical equipment incorporated into mailboxes or other unnatural landscape element. No delineation of property lines will be allowed with fences, walls, shrub beds, trees or any material.

Concrete Driveways:

Concrete driveways and parking areas are not to be expanded without the prior written approval of the ARC.

Dog Runs:

Small dog runs will be allowed if approved by the ARC and if they can be reasonably isolated and screened from adjacent properties. Local ordinances regarding noise, odors and other nuisances will be in effect.

Fencing:

Fencing shall be limited to project perimeter fencing installed by the developer. Perimeter fencing will be a combination of ornamental metal with stone pilasters (see detail) along Rossum Drive and along First Street to the west edge of Outlot B. Along the rear of lots I-8 and the north side of Outlot A a 2 rail wood cedar fencing shall be used. The fence height will vary between 6' along Rossum Drive to 42" along the south and west perimeter adjacent to the wetlands. The 42" high wood rail fencing will not have pilasters to allow for a greater visual window. The 42" high wood rail fence shall incorporate a wire mesh on the lot side of the fence to prevent pets from entering wetland areas. No gates shall be allowed along 42" high wood rail fence. Sideyard fencing will not be allowed in order to minimize the visual impact to Buckingham Lake and adjacent wetlands and views to the foothills/mountains. Any architectural walls and screen fencing must integrate into the surrounding landscape and must be approved by the Architectural Review Committee.

No delineation of property lines will be allowed with fences, walls, shrub beds, trees or any material.

Landscape € Architectural Liahtina:

No exterior lighting other than that provided by the home builder shall be allowed on any residential lot except with the written approval of the ARC. Subdued exterior landscape lighting whose light source is not visible from adjoining dwellings may be allowed by the ARC for such purposes as illuminating entrances, decks, driveways, landscaping and parking areas, and other approved purposes such as seasonal decoration.

Lighting throughout the development will consist of City of Loveland 16' pole standards with ambient light cut off shields and placed in accordance with City Standards. Slanage:

A project entry signage if installed shall will comply with Municipal Code Section 18.50.80. The monumentation signage shall incorporate a consistent project entry theme utilizing stone masonry and synthetic plaster. For added visual interest and nighttime visibility, the primary entry sign walls may be indirectly illuminated.

Natural Area Enhancement:

Natural area enhancement will include a 50' wide natural area buffer landscape and this creation of a small riparian enhancement area $(5,465\pm S.F.)$. The goal of the enhancement will be to establish or improve a diverse native plant community on remaining natural areas that is better than existing conditions. There is approximately $1.8\pm$ acres of jurisdictional wetlands which will not be disturbed. Appropriate plant material and installation practices as will be utilized in the wetland enhancement area. (see Landscape Specification & Detail Sheet. Also refer to "Buckingham Shores, Outlot D Enhancement Plan, prepared by Wildland Consultants, Inc.)

Site Drainage and Grading:

Finish grading shall not create ponding or washing of water off the site on to adjacent property. Drainage shall be directed away from all structures. Newly graded areas shall be protected against soil erosion. Owners are encouraged to utilize soils engineers and landscape professionals to help ensure proper drainage is maintained.

The maintenance of the sedimentation basin will be the responsibility of the Buckingham Shores Homeowners Association. At a minimum, annual cleaning of the sedimentation basin will be required to mitigate any impacts to the wetlands.

Residential Sewage "Pump Stations":

Sewage disposal at the site is complicated by the fact that the nearest sanitary sewer main is uphill of the site at the intersection of Rossum Drive and Scenic Drive. Multiple discussions with the City of Loveland Water and Wastewater Department have occurred, and the option of Installing a regional lift station that would not only serve this site, but future PUD First Amendments on the south side of West 1st Street, were investigated. Because of the small number of homes at Mariana Butte Twenty-Third PUD First Amendment, the Water and Wastewater Department has agreed to allow the Installation of individual home lift stations with a force main to deliver sewage to a calming manhole at the high end of the site. The individual lift stations are located at the rear of each lot and fed via gravity flow from the home. A new 8" gravity flow sewer main would connect the calming manhole to the existing city sanitary sewer manhole at the Rossum Drive/Scenic Drive Intersection. The individual pump stations and forced main system will be owned and maintained by the homeowners association and shall be installed in a private utility easement dedicated by this plat.

In addition to the above sewage disposal solution, the City Water Department also required information showing that a future gravity flow sewer system can be installed, if needed, in the future. The gravity flow system would flow to a future regional lift station located south of this site and on the south side of West 1st Street. The prellminary gravity sewer design has been completed and the future sewer main would be placed in "Outlot D" adjacent to the west and south sides of the residential lots. The sewer main placement would be within 20 feet of the proposed lift stations, resulting in minimal disruption to homeowner's lots should the gravity flow sewer main be needed.

Information on the individual lift stations is included in the submittal package. The e-one units have been installed for several PUD First Amendments along the front range and have had a very favorable operating history. A commercial company in Fort Collins has installed and maintained the units for several years. The company has a standby lift station pump to temporarily replace any failed existing pump. The company owner indicated that he has never had to use the standby pump as the existing lift stations have never had pump failures.

PRELIMINARY DEVELOPMENT PLAN MARIANA BUTTE TWENTY-THIRD PUD

LAND USE SITE SUMMARY

The following Land Use Data relates to the entire site areas to be developed:

Existing/Proposed Zoning P.J.D. Residential

Proposed Use Paired Single Family Residential

Total Site Area - as approved with Mariana Butte 25rd PDP 5.05 Ac.

Current Site Area - after dedication of Rossum Drive and list Street ROW by Mariana Butte 23rd Subd.

*Total Residential Lot Area (Lots 1-8) 0524 Ac. 11%

• Total Public ROW To Be Dedicated (Scenic Court ROW) * Total Common Open Space Area

(includes Outlots A thru D)

Total Density (Based on 4.792 Current Site Acres)

Density of residential lot development area, excluding outlots 2.77 du/ac C & D (open space), and list Street R.O.M. dedication. (2.54 net acres)

Maximum = 10,687 s.f. Average = 8,992 s.f.

RESIDENTIAL BUILDING SETBACK REQUIREMENTS

Front Setback (Front Loaded Garage)
 All Indian Setback from the property line to face of principle structure or face of garage killchever is closed.

15' Minimum Setback from the property line to face of principle structure or face of side leaded garage, whichever is closer.

10' minimum setback as measured from the side lot line to face of principal structure, or 5' setback to a covered front porch.

Minimum Rear Yard Setback varies an each lot as measured from the rear lot line to face of principal structure and/or to raised covered decks. (See Site Plan for minimum rear yard setback of each lot.)

2.617 Ac. 55%

1.67 du/ac (gross)

GENERAL SETBACK NOTES

- Front setbacks shall be measured from the front lot line or Right of Way to face of principal structure, or face of garage, whichever is closer.
- Minor architectural features which as not exceed 2' in overall projection from the principle structure (i.e., roof everhangs, feasiles, eaves, Fregioce, bay windows, cartillevered walls, etc.) are allowed to encreach into the frant, rear or side estimacks, to the contract of the contra
- Minimum separation between adjacent residential structures shall be 20' as measured from the face of principal structures.
- 4. Mindow wells may protrude into setbacks but are not allowed to encroach into any

MARIANA BUTTE 23rd ORIGINAL CONDITIONS OF APPROVAL: Planning Commission Meeting 6-11-07

Preliminary Development Plan

- I. Financial sourity shall be provided for all seeded areas identified in the PDP, until such time that the seed germinates and is generally free of weeds.

 Prior to the approval of the Final Development Plan, the Developer shall provide the City with a copy of the agreement for installing off-site landscaping, as shown in the PDP.
- The recommendations and provisions in the ESAR dated November 2006 shall be incorporated into the FDP.
- Notwithstanding any information presented in the PDP or accompanying preliminary plots and preliminary construction plan documents (text or graphical adolicities), all public improvements shall conform to the Larimer County Urban Area Street Standards, as amended, unless specific variances are requested and approved in writing.
- Paving stones and pavement snow melt systems, shall not be allowed on the public street with this development.
- 8. Prior to the approval of the Final Development Fina and Final Flat, the Developer's shall redeeligh the proposed sedimentation basin to have as much separation from the existing institudes as passible yet obtain equal or greater volume as currently designed. The sedimentation basin shall have a granular filter bottom and a compacted earth, vegetated bern separating the basin from the
- 9. A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into the existence after January 31, 1487, within the territory herein anaexed which surcharge will expire ten years after affective date of the annexation.

- IO. Londscape plan for Oxflot S shall be submitted concurrently with the first Preliminary Development Plan proposal for Lot I, Block 2 of Mariana Butte 23rd Subdivision, All Indiscaping in Oxflot S shall be installed prior to release of a building permit for Lot I, Block 2 of Mariana Butte 23rd Subdivision.
- Signage shall be provided at the entrance to the subdivision indicating the address range of the homes within the subdivision prior to the release of building permits.
- Prior to the approval of the Pinal Platt, provide a "Fire Lone No Parking" sign plar for approval by the fire prevention office for i-side of the street and the entire cul-de-sec.

FIRST AMENDMENT A PLANNED UNIT DEVELOPMENT

BEING AN AMENDMENT TO A PORTION OF MARIANA BUTTE P.U.D. TWENTY-THIRD FINAL DEVELOPMENT PLAN AND A PLAT OF MARIANA BUTTE 26TH SUBDIVISION TO THE CITY OF LOVELAND, LARIMER COUNTY, STATE OF COLORADO.



CITY OF LOVELAND VICINITY MAP SCALE I" = 2000'

OWNER:

B # B I, LLC C/O JOHN BAXTER 4196 N. GARFIELD AVE. LOVELAND, CO 80538 888-540-2220

APPLICANT:

B & B I LLC C/O JOHN BAXTER 4196 N. GARFIELD AVE. LOVELAND, CO 80558 888-590-2220

PLANNER/ENGINEER/ARCHITECT:

LANDMARK PLANNERS, ENGINEERS, ARCHITECTS C/O KEN MERRITT, APA, RLA 3521 M. EISENHOWER BLVD. LOYELAND, CO. 80551 970-661-6286

SIGNATURE BLOCK

City Approvals	
Appraved this day of Planning Manager of the City of Loveland, Colorada	, 2012 by the Current
Current Planning Manager	
Approved this day of Engineer of the City of Loveland, Colorada	, 2012 by the City
City Engineer	
Approved this day of Attorney of the City of Loveland, Colorado	, 2012 by the City
City Attorney	
Approved this day of Commission of the City of Loveland, Colorado	, 2012 by the Planning

OWNERS CERTIFICATION KNOW ALL MEN BY THESE PRESENTS THAT

Being all the lawful record owners of the property shown on this Frailminary Development. Plan, except any existing public streats, roads, or highways, do hereby certify that live accept the conditions and restrictions set forth on said plan and in the conditions of approval. by the City of Loveland, dated that I/As consent to the recondation of any information pertaining thereto. COUNTY OF LARINER)

The foregoing instrument was asknowledged before me this _____ day of _ 2012, by _ My commission expires ___

SHEET INDEX

TITLE SHEET NARRATIVE 4 DESIGN STANDARDS SITE PLAN LANDSCAPE PLAN LANDSCAPE SPECIFICATIONS AND DETAILS LANDSCAPE SPECIFICATIONS AND DETAILS FENCING AND COLUMN DETAILS ARCHITECTURAL ELEVATIONS (PROTOTYPICAL) HYDRO-TONE PLAN

> PORTIONS OF THIS SHEET HAVE BEEN REVISED PER THE MARIANA BUTTE 23rd PUD FIRST AMENDMENT



SCALE: AS NOTED DRAWN DES DESIGNED. KEM PPROVED KEM

AMENDMENT FIRST PUD

BUTTE AM SH

ATTACHMENT 3

d PUD First Amendment (marketing name: "Buckingham Shores") is a 5.03 t acre-ted at the Northwest corner of West First Street and Rossum Drive, directly

The Mariana Butte Twenty-Third PLD First Amendment is a conveniently accessible to all areas of Lovellond via Mest First Avenue and Resem Privis and is within raiking distance of Mariana Butte Galf Course, Kanague Blamentary, Serool, as well as other amenites within the Mariana Butte PLD, The developers of Buckington Shores are committed to providing or estimated development complimentary to the area with agentic Vene of Buckington Lokes and the First Range Footbills and Mountains.

The site is separated from Buckingham Lake by Buckingham Lake Dam, approximately 0.87± acres of jurisdictional weblands and a minimum 50' wide "natural area" buffer (Outlet D 1.95 total acres).

AMENDMENT DESCRIPTION

Mariana Butte 25rd PUD First Amendment is an amendment to a gartien of the Mariana Butte 23rd Final Development Plan. The Intent is to amend only the residential list area and public readway portion of the original Mariana Butte 23rd Final Development Plan, with only minor revisions to the overall site design outside the residential lotting area. All other elements including landscaping protection of natural area natural area buttering, and enhancement, drainage, sewage treatment and effaits readway improvements (list Street 4 Ressum Drive) will remain as originally designed.

The Mariana Butte 23rd PUD First Amenament proposes & paired single family residential lets within a "Maintenance free lifestyle" paired home development.

LAND USE

Mariana Butte Twenty-Third PUD First Amenament will be a markenarce free community faculting on the vilique views to the west and south. This community will have a total of 6 Replacettal Late ranging in size from 6561-10687 st. (approx). Complete with landscaped greenbelts, it will provide both privacy, security and specialowers while unitying the residences into the averall Mariana Butte PUD area.

availty detailing will be exemplified with a perimeter ornamental metal fence and stone columns along Rossum Drive. Landscaping at the entrance and project perimeter. A natural area restoration buffer along the west edge will create a translation zone between the development and the wellands. This translation zone periment in the wellands, this translation zone fill independent and the wellands are translation area. Fillia landscaped to plant material with welland arriancement planting within the existing wellands margin. Fiblic access to the challengem Lake will occur along the north edge via a public access with cornecting to Reason translations. The contraction of the provided programment of the provided programment of the progra

Only a very high level of architectural detail that compliments the existing adjacent development will be considered. The developers are committed to building a quality and distinctive product while respecting the regionalism of the area, Mariana Butte Theray-Third Pull Fries Amendment will meet a housing need present within Laveland for maintenance free paired single family homes within an estate like community.

Mariana Butte Twenty-Third FUD First Amendment (Buckingham Shores):

Marlana Butte Twenty-Third PUD First Amendment residential area shall be served by a public dedicated "lone" (40' ROW 4 28' roadway) terminating at a cul-de-sac less than 400' in length, known as Scenic Court.

The project is accessed from the existing Rossum Drive (a major collector street) via Hest First Street (a minor arterial street). Padastrian circulation shall be accommodated by a δ^* detached widt along Hest First Street and a δ^* databate widt have a south sides of Sconic Court. Padastrian circulation shall be further exhanced with an δ^* wide public access walk connecting background take with the project entry at Rossum Drive.

Existing Minor Arterial Street, West First Street,

Roadway invovements to the north side of West First Street will be required adjacent to Moriona Butte twoty-Third FUD First Amendment (north edge of Nest list, Street), Improvements will include adjusting the north edge of the caphal so that the north half will comply with the ultimate street cross-section for a half lare actional of 2-12 traffic lares, a center 12 median/arming lane, and 3-3 blayle lares. Because of the rural nature of this area, concrete curio and gutters will not be installed. A detached 6 wilds sidewisk will be installed an infirmm of 10 feet north of the new edge of apphals and will inecrede through the landscape area as shown on the site plant.

The existing right-of-way for Meet let Street is 70 feet, with 40 feet being north of the section line, and 30 feet being south of the section line. An additional of feet of right-of-way was previously dedicated on the north side of the section line, bringing the total north side right-of-way to 30 feet.

Because road improvements will not be done on the south half of Mest let street, the full, ultimate cross-section will not be achieved. The existing striping will be removed and new striping installed to reflect the interim improvements for this street.

Major Collector, Rossum Driver

No significant road improvements will be made to Rassum Drive with the exception of the new Scenic Court Entrance. Curb return adjustments will be made and an 8' wide concrete drainage pan will be installed paralleling Rassum Drive to convey drainage to an inlet located at the west let Street/Rassum Drive intersection. A 5' wide pedestrian walk and 10' wide tree lawn will be installed on the next side of Rassum

Cane, Scenic Court

Scenic Court is a public iane (28' wide) within a 40' right-of-way. This roadway shall align with Scenic
Drive to the aest, and includes two 10' wide travel lones with an 6' wide on street porking, one side
only. A combination drive over curt guiter and 5' wide walk extending 514 around the sui-de-ace and
whall connects with the Resease Drive sidewalk. Pedestrian access will provide neighborhood connectivity

Note:
This project shall comply with the public improvement design and construction standards adopted January 2001 and the Transportation Flor adopted July 2000 and any updates to either in effect at the time of dayalopment application.

PUBLIC FACILITIES PROVIDERS:

Police
 City of Loveland
 City of Loveland
 Schools:
 Parks:
 City of Loveland
 Schools:
 City of Loveland
 City of Loveland

PUBLIC UTILITIES

Basic utilities required for this development have been extended to the site or exist near the property and are available to the property. Adequate capacity currently exists within the City's infrastructure utilities to serve the project. The following is a list of utilities, their providers and service availability.

City of Loveland

Service: Existing 12 in. waterline in Rossum Drive.

Inprovements.
At the commencement of development, on 8° waterline shall be extended from Rossum Drive into Scenic Court. A looping system will supply the fire and demostic water needs of the development.

e Severi City of Loveland

Service:

Existing 8" sanitary sewer service is available in Rossum Drive.

Improvements:
Individual, HOA exhed and maintained, pump stations with a 2" forced main shall be incorporated into a private utility easement. This proven technology shall provide convergence of vasterwater from the development to the 8" gravity sewer main in Rossum Chrixe.

· Electrici City of Loveland

Service 4 Improvementa:

Existing service is available in Rossum Drive and shall be extended through the site.

Xce Energy

Service & Improvemente:

Existing gas main is available along Rossum Drive and shall be extended through the site.

Service 4 Improvements:

Existing service is available along Rossum Drive and be extended through the site.

STORM DRAINAGE

Generally, denings for the developed site will flow from the northeast to a suthwest to a sedimentation bash or across biffer across before reaching the wellands where it is eventually discranged into a 38-inch Office culter to art the Buckergham irrigation Distinct.

Drainage for Oxitot A will be conveyed down the private access drive, then to a drainage swale ending in a small sedimentation bosin before being discharged into the austiands. The western developed portion of the site generally innect ficies south, southwest to the such in Scanta Court where it is directed into an inia: located in the vivi-de-say, and then conveyed via an 18' storm sever pipe into the sedimentation asian. The required armsol cleaning and mathematical seath. The required armsol cleaning and mathematical seath and the sedimentation basin will be the responsibility of Buckingham Shoras Homeowners Association.

The rear of lots I-B, Outlats C, D and E all drain across a landscaped buffer area before read the welliands. Outlat 'D', inclusive of the welliands has been preserved to retain the historic not drainage patterns. Flows reaching the welliands eventually discharge to a 36-inch CMP culvert the Buckingham irrigation Ditch.

Many of the lots have been designed to accommodate walkout architecture to take advantage of view to the west. Fine lot grading all! be determined at time of building permit plan submittal and w be reviewed by both the Architectural Review Committee (ARC) and the City of Laveland Building Department prior to issuance of building permits.

LANDSCAPE (General)

The project shall be landscaped with regionally appropriate plant materials. In open space and outfor yard areas a "natervise" and naturalistic design approach shall be used. These areas shall include informal plantings of a onificance and declaruse traces with large drifts of declaruse and conference shall becape. Turf areas will incorporate low nater use drought stolerait sead and sod varieties. National enterment areas will utilize appropriate without plantings and space areas and betails sheet. Commen apen space areas and individual lot landscaping shall be maintained by the Buckingham Shares Fernachurer's Association individual lot landscaping shall be maintained by the

Proposed street trees (along the north side West 1st. Street and west side of Rassum Drive) will the various development areas and individual residential landscapes into a harmonious and unified sustem.

A variety of tree species shall be used throughout the development to insure visual interest and harbicultural stability. A canopy effect will be created as the project matures.

Landscaping shown on the landscape plan including private lot landscaping, landscaping of common open space areas, suffer areas, landscaping within public R.O.M., streetscapes (both trees and sod), wetland erforcement areas, as well as entry landscaping ghatil be installed by the developer/name builder and maintained by the Buckingtom Shores Hamacheres Association. Common area! landscape shall be francially secured by the developer/name builder or installed prior to building permit issuance if weather conditions do not permit installation of landscape and trigation.

All trees shall be planted a minimum of 10' from public utilities. Shrubs to be planted a minimum of 5' from all public utilities.

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (ADS)

The following is intended as an artine of Design and Architectural Development Standards (ADS) that will apply to the construction of Mariana Butte Trenty-Thrid PUD First Amendment, Protatypical architectural elevations have been provided with this submittal in order to help illustrate the afformentioned design standards. The sovenatis for the development will require that a homeown symbit to ASC, plans and specifications for review and approval prior to the construction of any improvements, on any lost.

Relationship of the Design and Architectural Development Standards (ADS) to Other Regulations.

The ADS are not intended to supersed applicable Federal Colorado, or Laveland adds or strainess. In case of conflict or discrepancy or for subjects not addressed in the ADS, the more restrictive ADS, governing agencies, codes and/or regulations shall take precedence. The ADS are to be used by eviners when modifying or upgrading homes or landscaping on individual palmed to levised by eviners when modifying or upgrading homes or landscaping on individual palmed to evidential properties within the Marinas Butte Tuenty-Tind PLD First Amendment. The ADS and lades be used by the Architectural Review Committee (ARC) in reviewing proposals to determine their relative conformance to the overall design objectives and criteria. The ADS are intended to cover each ste-apacific or lat-specific lesue, and community (seves such as edge treatments and relationships to adjacent land uses.

INTRODUCTION

Purpose and Intent: <u>Purpose and Intenti.</u>

The architectural character of the paired single family homes in the Mariana Butte Twenty-Third PUD First Americanant is intended to reflect regional character with a variety of interesting and composition relationships of form, texture and within a consistent overall architectural style. Additionally, economic factors, environmental consens, and construction practices provided in Industry are important influences. The following ADS are intended to establish and promote a high industry are important influences. The following ADS are intended to establish and promote a high industry are intended to establish and promote a high calculations of the control of the construction of the control of the pairing of the control of th

- Pocades.
 Homes should be designed to create sufficient relief in building facades. Use of large, flat, and unbroken planes shall be avoided. Strategies to achieve this objective include, but are not limited to:

 * Using a variety of materials and colors.

 * Using materials with texture or deprings to break up flat facades.

Facades should also be designed to provide variety and visual interest, while still creating a unified impact overall. Design elements should have good proportions and be complimentary to one another Strategies to achieve these objectives include, but one not limited to the law of

Focal points such as parches, dormers, bay windows, chimneys, and skylights
 Various window shapes or sizes.

<u>Bulls.</u>

The bulk of the home should be broken up to reduce the apparent scale of the home and provide visual interest. Strategles to achieve this objective include, but one not limited to, the use of:

- Variations in shapes and forms, including architectural projections which create shadows on the house, such as roof averhangs, box killows or cattlewers.
 Architectural treatments of roof forms feating or ariented toward the street.
- The bulk of the roofs should be broken up into smaller areas to reduce the apparent scale of the home and provide visual interest. Strategies to achieve this objective bulked, but are not limited to. Varying roof orientations, and, using gables, dormers and/or hip roof designs.

Meaning.
The massing (placing of bulk) and the building heights should be designed so that they are suited to the lot size and building setbocks. The massing and building heights should be designed so that the scale of the building is appropriate. Strategies to achieve this dejective include, but are not limited by: * Offset front facade of attached paired units so that garage facades are not flush and setbacks

- Crisis from the control of the contr

Eclarace.
A balance should be provided between the various parts and forms of a name to provide an aesthetically pleasing overall design. Strategies to achieve this objective inclives, but are not limited to:

Designing the house with elements that are visually more massive or heavier below, with elements that are visually lighter and less massive above.
Designing the house so that its height is proportional to its width to avoid excessively tail and narrow designs;

These are guidelines and not absolutes. Mariana Butte Twenty-Third PUD First Amendment PUD, has provided a prototogical set of architectural elevations which libertate the development's overall architectural sityle, detailing, and color. The Developer is intent on preserving the quiting of appearance and properly values, which involves the creation of a consistent overall architectural style and materials throughout the development.

<u>Building Height:</u> Height as allowed by City Cada - Section 1854

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (cont.)

Building Area:
The minimum floor plan shall not be less than 1,400 s.t. for finished floor area devoted to living purposes (ascillative of noted or unroafed perchas, terroces, basements and garages). Walkaut and daylight basement designs are encouraged.

Architectural Theme, Elements and Styles.

A unified design theme is exemplified primarily in the facades of the residences within the Marrian Styles Theony-Time PUD First Amendment, Although unified in character, each of the paired single family homes shall matriain a quality community appearance.

Architectural Details:

Architectural details such as gobled roofs, and verying roof and facade planes shall be expressed in each paired home built.

Architectural elements such as timbar beams, vents, highly articulated windows and entries may be incorporated into each structure. Exposed concrete blocks, painted concrete, multicolored masonry, immorred gloss, prefeteriorated ented buildings, simulated bricks, unnotural brick and store colors, and silver finish aluminum doors and kindows and reflective racting materials are not acceptable.

<u>Genages</u>.

The viewal impact of a front occase garage upon the neighborhood streetscapes can be offeet by the incorporation of several key architectural features such as side loaded garages, covered front profices and garage recesses. All of these architectural techniques will help to reduce deminance of garage doors.

All homes shall include either a front leaded standard 2 car garage, oversized front leaded 2 car garage, or a side leaded 3 car garage. The building prohibecture shall de-emphasize the garages as much as possible. Garage doors shall be pointed the same color as the primary structure not a contrasting color.

The street facing elevation shall consist of a 50/50 ratio to the width of the house versus the width of the garage doors as viewed as port of the front building elevation (the garage doors sa viewed as part of the front building elevation (the garage doors shall not comprise more than 50% of the width of the house). Garage faceaes shall be detailed with windows, soffits, fascias, accent sliding, decorative garage openings, and/or masonry.

Driveway width and/or cure cuts along Scaric Court shall be a maximum of 17 in width as measured at the ROW of Scaric Court.

Accessory structures of any type and/or size shall not be allowed.

Materials.

Materials used on exterior surfaces are a key design element in Mariana Butte Thenty-Third
PUD Pirst Amendment. All materials shall be high quality and be compatible with the
surrounding community and the landscape.

Hard coot or synthetic stucce shall be used as the predominant siding material of each paired home. The Scenic Court facade of each paired home shall consist of a minimum of 25% material, or naturally withtells stone. Accent Sidhal.

Hardboard vertical board and botten siding, cedar on simulated shingle shoke siding may be used on gabila ends of roofs and accent dormans.

Bactlegs. Roofing Moterials: Roofing materials on sloped roofs shall be, at a minimum, 25 year high profile dimensional asphalt shingles or batter.

Roof pitch of the primary roof structure shall be 7.12 minimum, architectural roof structures such as accent darmers, cupolas, etc. may be a minimum of 4.12.

Tales.

The color of exterior materials shall generally be of a neutral tone to blend with the colors of the landscape. Generally muted color tones are recommended, although deeper/boulder color variations and accent colors used judiciously and with restraint shall be allowed. A variety of color combinations shall be developed in order to vary the color bathward and accent structures and to add interest to the streetscape. No two adjacent paired structures and to add interest to the streetscape. No two adjacent paired structures stall be palinted the same color/shade, like of highly chromatic or 'bright' colors are to be limited to small accents.

<u>Entries.</u>

Frost Door creas should be readily distinguishable from the street. Sidelights and similar features to visually expand the size of the entry are encouraged.

Design elements to be utilized may include bay windows, covered rear patios and raised decks, chiracy, roof gables, etc. Raised rear decks shall have support pests that are a minimum of of 12 inches in xilatin,

Mindows shall be used to create interest on lorge surface areas. Bay kindows, particularly on first floor kindows, are encouraged. Multi-pare kindows (simulated) are encouraged an large surface area kindows. Accent kindows are highly encouraged, frames, sills, entiters, transom lights (or other similar preportioned magnification of the wall raof ends) shall define kindow and door opanings.

Building Projections and Vents:

exhibition of projections including but not limited to chimney files, vents, upplies, guitars, All budging projection including destroying relativistics field match the color of the surface from which though project or shall be of an approvad comprementary scient. All read-mounts and wall-mounted building vents and files are to be located on the non-street side of the realidances to the greatest adegree possible. Vents are to be painted to blend with the wall color reading from which they extend

Air Conditioning Units.

Ground level air conditioning units shall be located in rear or side yards and shall be appropriately screened with either a fence or londscaping. Wholever an are mounted air conditioning units are not permitted.

Arternal challits. Distant Solar Parals.

One mid statisfied (this solar liberal per home, as approved by the ARC. Large sotalities dishes are prohibited in flavor of the smaller (lib) and non-titles unless atherwise approved by the ARC. Solar parals shall be tilsh mounted or laid flat on the acre pione as the roat, Solar parals shall be tilsh mounted or laid flat on the acre pione as the roat, Solar parals shall not project above the pitch of the roaf. Exterior mounted internals are prohibited.

LANDSCAPE AND SITE DESIGN

Proce and Intert.

The Landscape Design criteria is intended to supplement the Site Planning and Architectural Design criteria in order to integrate all the paired residential structures into a hormonicus maintenance free community. Additionally, landscaping should have compatibility with adjacent properties, the project's streetscape, and ultimately transition into the perimeter natural inellands iendscape. The ARC reserves the right to require landscape components as a part of the architectural approval, if in the option of the ARC, the architectural design needs specific assistance to meat the intent of the design guidelines.

Landscape Timing and Components.

All landscaping on Individual Residential lots shall be installed by the developer/home builder and maintained by the KDA. The ARC requires complete landscaping plans prior to the installation of front, rear and side yards of each individual lot. The front, rear and side yards shall be suitably landscaped with grass, shrubs and threes as shown on the protokypical lot indescape plan. It is the intent that each property be fully landscaped with law maintenance "waterwise" plant materials suitable for this climate and irrigated with an automatic underground irrigation system.

<u>Plant Materials</u>.

Plant materials used should be low maintenance and suitable for this climate. Plant material selection should be made from locally available runsery or garden center stock. The Colore Nurserymen's Association Racky Mountain Plant Guide lists acceptable materials.

Foundation Plantings:

Planting bods shall surround the foundation of each structure and provide a minimum of six (6) feet of planting area from the homes foundation to the lawn areas to ensure proper drainage. In all instances, whething near the foundation should be minimal (e.g. drip irrigation systems) to avoid possible structural damage to the dwelling unit.

Rock and Mulchi

Sock and Mulan.

Shrip planting beds may utilize wood or rock milch. Wood milch provides a favorable environment for plants, reduces Irrigation reaginements and minimizes long-term maintenance costs. Rock must be light gray in color file, inver rock). Multicairand rock (file, pink grantenance for lova rock, or other colors) are not allowed. Large six inch (6") in diameter or greater river rock mas rock, or other colors) are not allowed. Large six inch (6") in diameter or greater river rock mas rock, or other "factive" rock must be used as port of the landscape, Rocal milch and rock should be placed over a need barrier fatric and be kept in place with a steal, plastic or brick edger. All edging should be installed in such a way dis to prevent demining of water nor the foundation.

Private gardens will be allowed in the rear yords as a compliment to the overall landscape. The ARC is responsible to review all landscape plans for each lot prior to building.

Side yard property lines shall not be individually delineated by way of fencing or landscaping, in order to prevent impact to the visual window to wetlands and mountains/footnills.

Landscape Components Not Allawed:

No artificial plants of any type are to be used in the landscape. Any area visible from a public right-of-way shall not have yard decorations such as plastic, fiberglass, concrete or iron animals, brids or hamen replicas, freestanding actors features, inimalitie, or other agricultural dayliment, wagon wheels, mechanical equipment incorporated into malibrase or other innotural landscape element. No calination of property lines will be allowed with frence, malls, shrub aded, trees or any

Concrete Driveriags.
Concrete driveriags and parking areas are not to be expanded without the prior written approval of the ARC.

Dog Russ: Small day runs will be allowed if approved by the ARC and if they can be reasonably isolated and screened from adjacent properties, Local ordinances regarding noise, odors and other ruisances will be in effect.

And the in effect.

Fencing:
Fencing shall be limited to project perimeter fencing installed by the developer. Perimeter fencing shill be a combination of arramental metal with stone pilasters (see detail) along Rossum Drive and along First Street to the west edge of Outot B. Along the rear of lots I-8 and the north side of Outot A. 2 and I wad cederal fencing shall be used. The fence height (Ill vary lections 6' along Rossum Drive to 42' along the south and west perimeter adjacent to the vectorist. The 42' high vacid rall fence shall not have pilasters to along Rossum Drive to 42' along all into have pilasters to along the rear of the rear shall into the pilasters to along the state of the fence shall have perimeter and shall be allowed for a greater visual window. The 42' high vacid rall fence shall into the protection shall be allowed for a greater visual window. The 42' high vacid rall fence shall be allowed the fence of th

No delineation of property lines will be allowed with fences, walls, shrub beds, trees or any

Tondscope 5. Architectural Lighting.

No exterior lighting other than that provided by the home builder shall be allowed on any residential lat except with the written approval of the ARC. Subdied exterior landscope lighting whose light source is not viable from adjoining alwellings may be allowed by the ARC for such purposes as illuminating entraces, decks, driveways, landscoping and parking areas, and other approved purposes such as seasonal accordion.

Site Lighting. Lighting throughout the development will consist of City of Loveland 16' pale standards with arbitent light out off shipids and placed in accordance with City Standards.

Decreps.

A project entry signage if installed shall will comply with Municipal Gode Section 1850.80. The morumentation signage shall incorporate a consistent project entry theme villizing atone masonry and synthetic plaster. For added visual interest and nightline visibility, the primary entry sign walls may be indirectly illuminated.

Natural Area Erhancement Natural area enhancement will include a 50° kide natural area buffer landscape and this creation of a small riparian anhancement area (8,465±5 FJ.) The goal of the enhancement will be to establing or improve a diverse native plant community on remaining natural areas that is better than existing conditions. There is approximately 1.6± acres of jurisdictional valuance with intelling be disturbed. Appropriate plant material and installation practices as exili are utilized in the vestional enhancement area, (see Landscape Specification & Detail Sheet, Also rater to "Suckhigham Shores, Quitot D Einnacement Plan, prepared as y Midland Cansultata, Inc.).

5ite Drainage and Grading:

Firlsh grading shall not create pending or washing of water off the site on to adjacent property. Drainage shall be directed away from all structures. Nowly graded areas shall be protected against soil eraction. Owners are encouraged to utilize soils engineers and landscape professions to help ensure proper drainage is maintained.

The maintenance of the sedimentation basin will be the responsibility of the Suckingham Shares Homeowners Association. At a minimum, annual cleaning of the sedimentation basin will be required to mitigate any impacts to the wetlands.

Residential Sewage "Pump Stations":

Residential Sewage "Pump Stations":
Sewage disposed in the site is complicated by the fact that the nearest scrittery sewer main is uprill of the site at the intersection of Research Drive and Scenic Drive. Multiple discussions with the city of the site at the intersection of Research Drive and Scenic Drive. Whilepie discussions with the city of life station track record not expected the site of the second process. The second is the second process of the sec

In addition to the above sewage disposal solution, the City Maler Department also required information showing that a future gravity flow sewer system can be installed, if needed, in the future. The gravity flow signers would flow to a future regional lift station located south of this sits and an the south side of hest list street. The proliminary gravity sewer design has been completed and the future sewer man would be placed in Coulte Di adjustment to the west and south sides of the future sewer man would be placed in Coulte Di adjustment to the west and south sides of the country of the sewer man would be present to the country of the sewer man for the country of the sewer man is a sewer of the sewer man is a south of the sewer man be needed.

Information on the individual lift stations is included in the submittel package. The e-one units have been installed for several RUP First Amendments along the front range and have had a very Favorable appracting history. A commercial company in Fort Collins have installed and mointained the units for several years. The company has a standay lift station pump to temporarily replace any falled existing pump. The campany owner indicated that he has never had to use the standay pump as the existing lift stations have never had pump followed.

PORTIONS OF THIS SHEET HAVE BEEN REVISED PER THE MARIANA BUTTE 23rd PUD FIRST AMENDMENT.

BY BRW

DATE: JUNE 2012 SCALE: N/A

DRAWN: TVJ DESIGNED KEM APPROVED, KEM

AMENDMENT FIRST PUD

ELEC.

B&BI LLC

TILE.

MARIANA BUTTE 23RD P

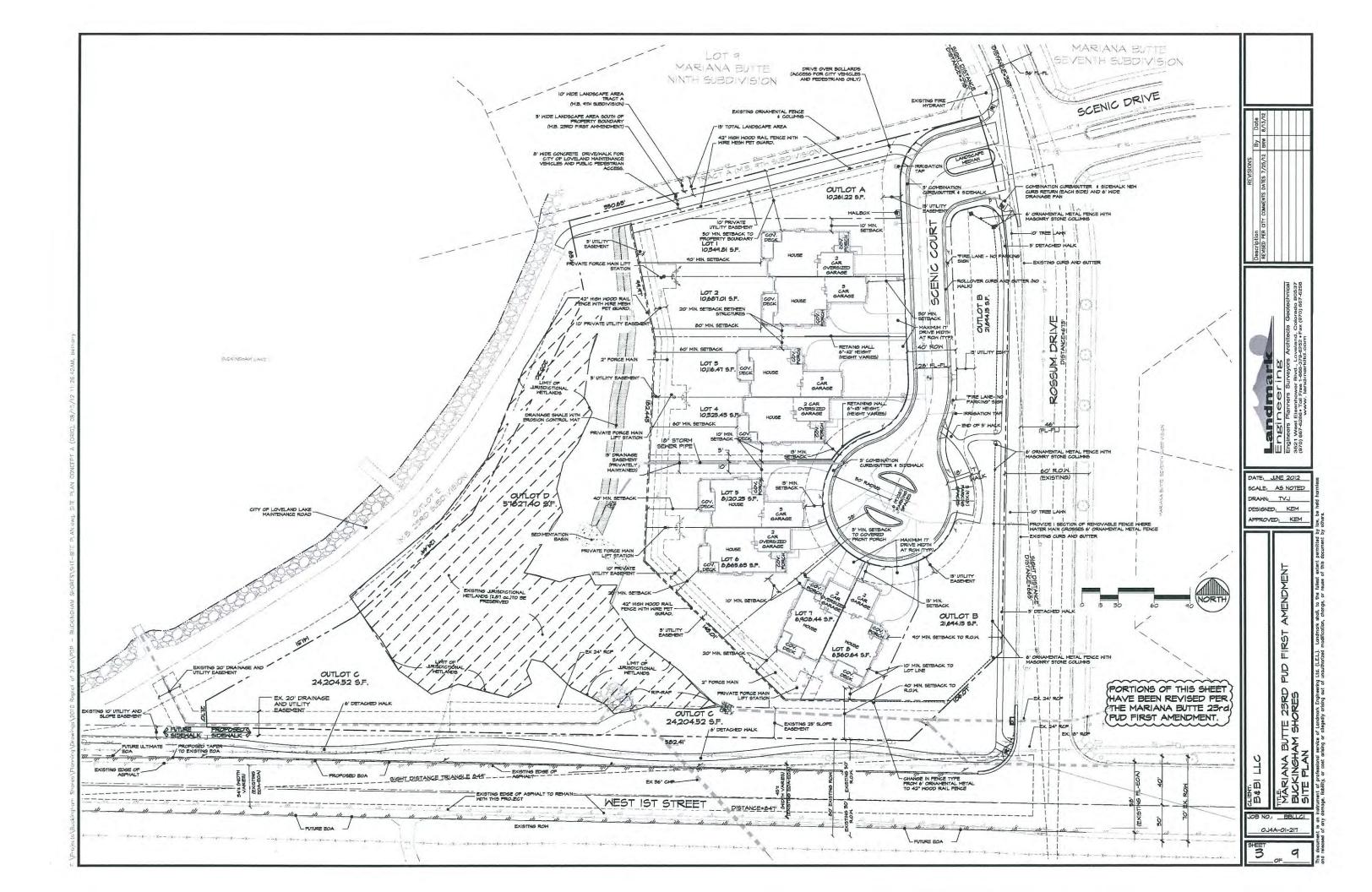
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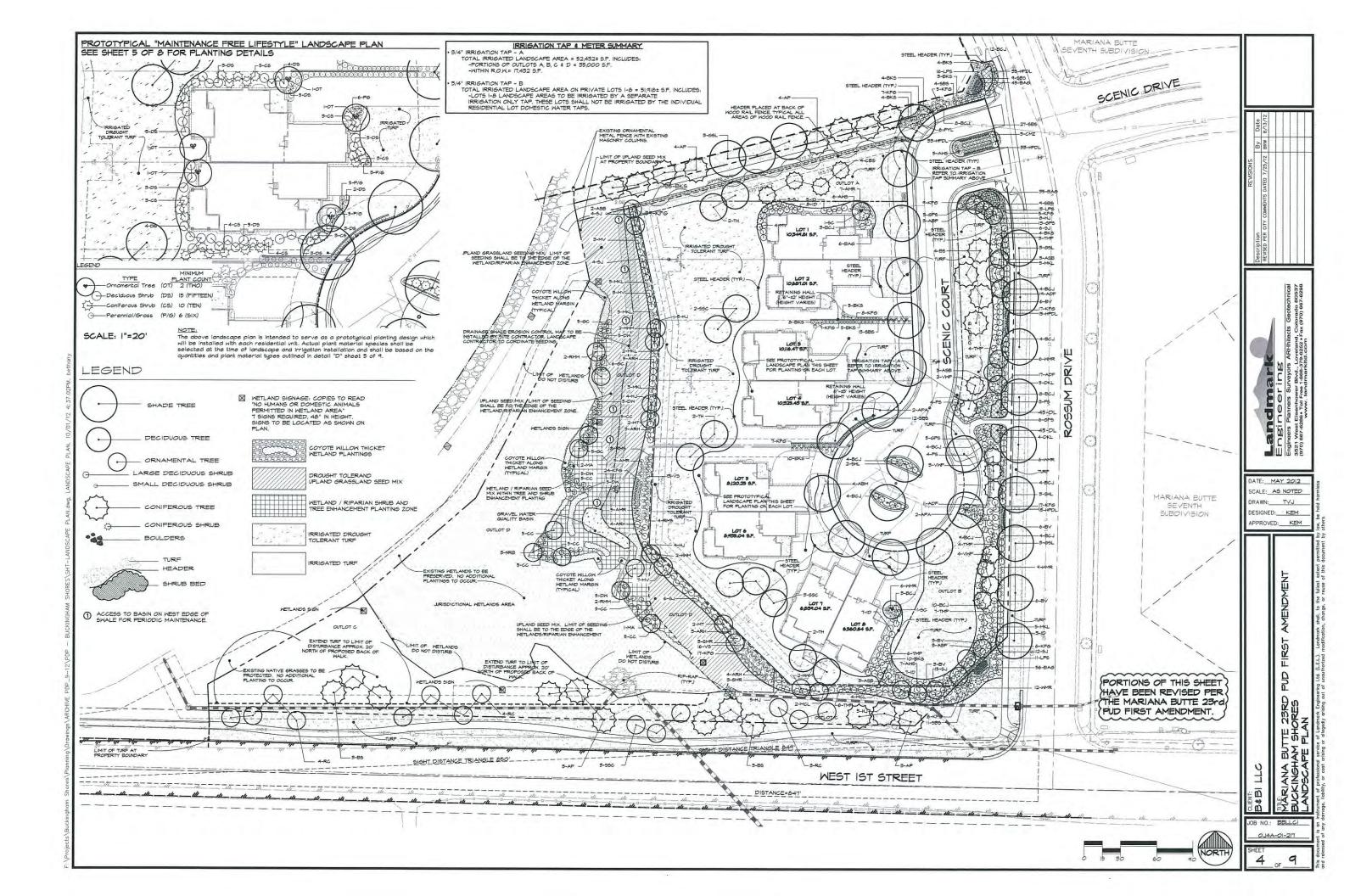
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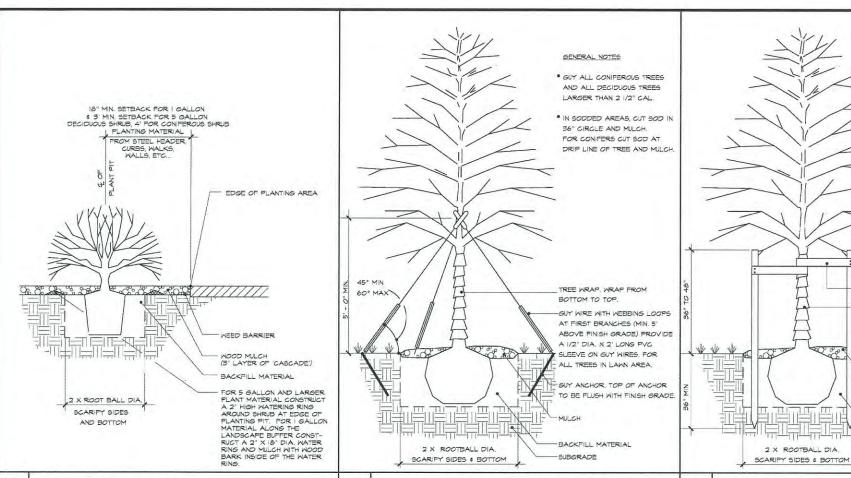
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GENERAL NOTES

STAKE ALL DECIDUOUS TREES UP TO AND INCLUDING 2 1/2" CAL. DO NOT STAKE CONIFEROUS TREES.

IN SODDED AREAS, GUT SOD IN 36" GIRGLE AND MULCH.

DRIP LINE OF TREE AND MULCH.

TREE WRAP, WRAP FROM

TREE STAKE, ADJUST TREE

STAKE SO THAT TOP IS

BELOW FIRST BRANCHES.

LEVEL WITH OR JUST

BACKFILL MATERIAL

-SUBGRADE

Воттом то тор.

PROTOTYPICAL "MAINTENANCE FREE RESIDENTIAL LOT" LANDSCAPING REQUIREMENTS

EACH "MAINTENANCE FREE RESIDENTIAL LOT" SHALL

INCLUDE THE FOLLOWING LANDSCAPE MINIMUMS. 10 - CONIFEROUS SHRUBS (5 gal. typ.)

15 - DECIDUOUS SHRUBS (5 gal. typ.)

6- PERENNIAL AND GRASS (I gal. typ)

2 - ORNAMENTAL TREES (1-1/2" Coliper)

ALL LANDSCAPE SHOWN SHALL BE INSTALLED BY THE DEVELOPER/HOME BUILDER PRIOR TO ISSUANCE OF CERTIFICATE OF OCCUPANCY FOR EACH RESIDENCE. THE DEVELOPER/HOME BUILDER SHALL POST A SECURITY IN THE EVENT CONDITIONS ARE NOT CONDUCIVE FOR PLANTINS, HOMEOWNERS MAY CHOOSE SPECIES OF PLANT MATERIAL WITHIN EACH CATEGORY FOR THEIR LOT PROVING THE APPROVAL OF THE DEVELOPER/HOME BUILDER AND/OR HOA. THEY MAY ALSO CHOOSE TO ADD ADDITIONAL PLANT MATERIAL AT THEIR OWN EXPENSE IF APPROVED BY THE DEVELOPER/HOME BUILDER AND ON HOA. HEADER LATOUT AND FINAL PLANT PLACEMENT MAY VARY FROM WHAT IS SHOWN BASED ON FINAL FOOTPRINT OF RESIDENCE. STREET TREE LOCATIONS MAY VARY BASED ON FINAL UTILITY AND DRIVEWAY LOCATIONS.

PLANT MATERIAL FOR THE INDIVIDUAL LOTS MAYBE SELECTED FROM THE

ORNAMENTAL TREES AUTUM BLAZE PEAR, CRABAPPLE VARIETIES, SERVICEBERRY, HAWTHORN VARIETIES, MAYDAY TREE, ETC.

DECIDIAUS AND CONFEROUS SHRUBS
MEIDLAND ROSE VARIETIES, MISS KIM LILAC, SERVICEBERRY, BURKWOOD
VIBURNAN, ALPINE CURRANT, DOSWOOD VARIETIES, SPIREA VARIETIES, BLUE CHIP JUNIPER, HUGHES JUNIPER, SCANDIA JUNIPER, WILTON JUNIPER, MUGO PINE, ETC.

PERENNIAL AND GRASSES

DAYLILY, PENSTEMON, IRIS, COREOPSIS, COLUMBINE, LUPINE, CONEFLOWER, PEONY, PHLOX PERENNIAL VARIETIES, ETC. BIG BLUE STEM, SILVER BLUE STEM, FEATHER REED GRASS, BLUE PECCURE, BLUE GRASSES, MADEN GRASS VARIETIES, DWARF FOUNTAIN GRASS, ETC.

SHRUB PLANTING

B TREE PLANTING AND GUYING TREE PLANTING AND STAKING

MAINTENANCE FREE RESIDENTIAL LOT LANDSCAPE REQUIREMENTS

CONIFEROUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Ke Value
14	AP	Austrian Pine	Pinus Nigra	6'-8' Height Min.	М
0	BS	Colorado Blue Spruce	Picea Pungers 'Colorado Blue'	6'-8' Height Min.	L.
4	CBS	Columnar Blue Spruce	Picea Pungers Fastigala	6-8 Height Min.	L
eq.	VAP	Vanderwolf's Pine	Pinus Flexilis 'Vanderwalf's Pyramid'	6' Min, Helaht	М

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Kc Value
9	65L	Greenspire Linden	Tilia Cordata 'Greenspire'	2" Cal.	М
3	MA	Mountain Ash	Sorbous oucuparia 'Cardinal Royal'	2" Cal.	M
3	NRB	Native River Birch	Betula fontinalis	2" Cal.	M
4	RMM	Rocky Mountain Maple	Acer Glabrum	2" Cal.	L
6	FYL	Front Yard Linden	Tilia Americana Ballyard'	2" Cal. Multi Trunk (3 stem min.)	м
5	SHL	Shademaster Honeylocust	Gleditsia Triacanthos Inermis 'Shademaster'	2" Gal. Multi Trunk (3 stem mln.)	L
4	APA	Autumn Purple Ash	Fraxinus Americana 'Autumn Purple'	2" cal.	M
4	ABM	Autumn Blaze Maple	Acer Fremanii 'Jeffersrea'	2" Cal.	м
6	ABP	Autumn Blaze Fear	Pyrus Calleryana 'Autumn Blaze'	2" Cal.	м

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Ke Value
8	ASB	Autumn Billiance Serviceberry	Amelonchier x Grandiflora 'Autumn Billiance'	2" Cal. Multi Trunk (3 stem min.)	L
6	HWM	Hat Wings Maple	Acer Tataricum 'Hat Wings'	2" Gal. Multi Trunk (3 stam min.)	L
4	MT	Mayday Tree	Prunts Padus	1-1/2" Cal.	M
4	PPC	Pink Princess Crabappie	Malus 'Parrsi'	1-1/2" Cal.	M
il.	RC	Radiant Crabappie	Malus 'Radiant'	1-1/2" Cal.	M
4	50	Sargentii Crabappie	Malus 'Sargemtil'	1-1/2" Cal.	м
9	550	Spring Snow Crab	Malus 'Spring Snow'	1-1/2" Cal.	M
6	TH	Toba Hawthorn	Crataegus x Mardenersis Toba	1-1/2" Cal.	L

** Contractor responsible for quantities graphically shown on plan, not quantities individually called out.

DECIDUOUS/CONIFEROUS SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Ke Value
76	ADF	Arnold's Dwarf Forsythia	Forsythia, 'Arnold's Dwarf'	5 Gal.	м
10	AMR	Alba Meldlland Rose	Rosa x 'Metdilana Alba'	5 Gal.	L
17	ARH	Arnold's Red Honeysuckle	Loniceria Tatorica 'Arnolds Red'	5 Gal.	L
14	AMS	Anthony Water Spirea	Spiraea x Bumalda 'Anthony Waterer'	5 Gal.	M
73	BOJ	Blue Chip Juniper	Juniperus Horizontalis 'Blue Chip'	5 Gal.	L
38	BKS	Black Knight Spirea	Caryopter's x clandonensis Black Night'	5 60	L
13	BY	Burkwood Viburnum	Viburnum x burkwoodii	5 Gal.	M
35	cc	Chokecherry	Prunus virginiana melanocarpa	5 Ga .	L
6	CMZ	Colorado Manzanita	Arctostaphylos × Coloradensis	5 Gal.	L
19	CPL	Common Purple Lilac	Syringa Vulgaris	5 Gal.	L
25	DKL	Dwarf Korean Lilac	Syringa meyeri "Palibin"	5 Gal.	L
25	DW	Dogwood	Cornus Stalonifera Balley	5 Gal.	м
15	FS	Froebel Spirea	Spiraea x Bumaida 'Froebeli'	5 Gal.	M
16	60	Golden Current	Rirbes Avreum	5 Gal.	4
50	SFS	Goldflame Spirea	Spiraea x Bumaida 'Goldflame'	5 Gal.	M
55	HJ	Hughes Juniper	Juniperus Horizontalis 'Hughes'	5 Gal.	ь.
9	LOH	Holbert Juniper	Juniperus Chinensis 'Holbert'	5 Gal.	L
69	D	Isanti Dogwood	Comus Stolonifera "santi"	5 Gal.	м
15	MCL	Miss Canada Lilac	Syringa x Prestoniae 'Miss Canada'	5 Gal.	L
11	MKL	Miss Kim Liliac	Syringa patula Miss Kim'	5 601.	L
i7	MV	Mohlcan Viburnum	Viournum lantona "Mohican"	5 Gal.	L
27	PBP	Pink Beauty Potentilla	Potentilla Fruticosa Pink Beauty	5 Gal.	L
12	RM5	Rocky Mountain Sumac	Rhus Glabra Cismontana	5 Gal.	L
18	SJ	Scandia Juniper	Juniperus Sabina 'Scandla'	5 Gal.	L.
6	SMR	Scarlet Meldiland Rose	Rosa x 'Meidlland Scarlet'	5 Gal.	4
26	TMP	Tannenbaum Mugo Pine	Pinus Muga Tannenbaum'	5 Gal.	1.
45	VS	Renalssance Varhoutte Spirea	Spiraea x Varhoutte Renaissance	5 Gal.	М
58	WMR	White Meidiland Rose	Rosa x 'White Meidliana'	5 Gal.	1

GRASSES/PERRINIAL

Quantity	Symbol	Common Nome	Botanical Name	Size	Ke Value
98	BAS	Blue Avena Grass	Helictrotrichon Sempervirens	Sal.	L
42	DFG	Dwarf Fountain Grass	Pennisetum Alopecuroides 'Hamein'	2 Gal	L
90	DL	Stella de Oro Day Lilly	Hermerocallis 'Stells de Oro'	Sol.	L
81	HPDL	Hall's Day Lilly	Hermerocallis 'Hall's Pink"	1601.	L
סדו	KFG	Karl Forester Grass	Calamatrostis Acutiflora 'Karl Forester'	2 Gal.	L
62	989	Silver Bluestem	Andropogon Saccharoldes	2 Gal.	L

TURF/SEED MIXES

D

Sumbol			
Symbol	Common Name		Ke Value
2.00	Irrigated Turf	Sod	M
F	Irrigated Drought Tolerant Turf	Seed	L
1/////	Drought Tolerant Uplana Seed Mix (Non-Irrigated)	Seed	VL.
	Reparlan Metland Seed Mix (Non-Irrigated)	Seed	VL.

GENERAL NOTES:

- All landscape materials planted shall be healthy and be compatible with the local climate and the site soil characteristics, drainage and water supply.
- The quality and quantity of plant materials shall comply with the requirements of the Colorada Nursery Act, 1973 C.R.S., Title 35, Article 26, as amended.
- All areas which are landscaped with live plants shall be equipped with an automatic underground trigation system which will provide sufficient water to maintain plants in a healthy condition.
- All living plants required shall be maintained in a live and healthy state. Dead or unbackty plants shall be immediately removed and replaced with the size and type of plants required.
- All Fences, walls and similar structures shall be maintained in good condition. Chipped paint, missing Pence pieces, leaning or fallen portions of a Fence, or other sign of deterioration shall immediately removed and be replaced or repaired.
 No trose shall be installed in the 20 drainage and willing assement between lots 6 and 1. Structure was be picnited a minimum of 5 from storm arrain pipe.
- All shrub bed mulch shall be mulched with a 3" layer of wood mulch and 3" layer of 2-3" diameter river rock mulch on top of weed barrier. Mulch shall be approved by landscape architect.
- Regardless of plant material quantities called out on the landscape plan and totals
 quantified shown on the plant list the landscape contractor shall provide the plant material
 type and quantities graphically deploted an the landscape plan, duantities provided are
 for informational purposes only and are intended to assist the contractor in establishing
 estimates of plant materials required to perform the project.

PORTIONS OF THIS SHEET HAVE BEEN REVISED PER THE MARIANA BUTTE 23rd PUD FIRST AMENDMENT.

FER FO

By

DATE: JUNE 2012 SCALE: NO SCALE DRAWN: TVJ DESIGNED: KEM APPROVED, KEM

> AMENDMENT FIRST PUD

23RD ORES BUTTE AM SHO MARIANA I BUCKINGH m

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MATERIALS

NEED BASSIES.
Need barrier may be Miraft 140, or Typer Style 3341. Place need barrier beneath gravel multi-areas. Geotextille Flabric shall be Namere' Terrational 11/2 or approved equal, placed under all crusher thes trails.

GRAVEL MILCH: A. 2"-3" dia. nominal siza washed river gravel, Submit sample.

BARK MLCH.

Streaded Fir Bank Milch. Bank pole peelings from Fir trees only. Dank brown in color, Milch shall be free from noxious weed seed and all foreign material harmful to plant life. Chipper chips, pine pole peelings or other angular bank chips are not acceptable. Submit samples.

HYDRO M&CH.

Organis wood cellulose liber type free from any substance or factor which night inhibit.

Organis wood cellulose liber type free from any substance or factor which night inhibit.

Beginnington or growth of gross seed. Type to allow which metering during application. The

gent production of the second of the se

Matterials FOR STAKING, Off INS. AND IRRAPING TIETS.

A Ties States, B-foot long, 2-inch disneter pressure treated Lodgepole pine states as available from Direct Londscape Supply, (205) MPT-IP33.

B. Guy Antonas, 24-inch long matol T posts.

C. Sulping and Elabiticy tree, a Golventized from or steel 12-gauge wire.

D. Metzingi, 2-inch majon watching or internated clash.

Ties Night, and C. Anton Metzing or internated clash.

Ties Night, 4-inch minimum with commercial tree incap.

COMPOSIT.

A totally arrigants product that has been cerebically and naturally processed without the addition of coarse whole of the state of the st

- Maximum allowable organic matter: 60% Organic matter to nitrogen ratio: 25% to 30%, ph. 1 to 3 ph. 1 ph. 1

Pertilizer for turt shall be commercial type, of uniform composition, free-flowing, and conforming to applicable State and Fadaral laws. Stamit manifecturer's guaranteed analysis. Formulated facilitizer analysis shall be submitted to Owner's Representative for review and shall be based upon recommendations made by soil job. Contractor to sylemit soil sample to soil job for analysis and fertilizer recommendations.

Contractor to submit a minimum of 3 soil samples to soils lab to obtain recommendations.

- Fertilizer for tree and shrvb, backfill mix, and ground cover areas shall be Osmocate Sierrablen. 9 month slaw-release fertilizer.

A. Bivagross Sodi

Sad all areas which are Identified as turf.
Bluegrass and shall be a blend of not less than three improved Kentucky Bluegrass varieties. So shall be need and pest free, containing no more than 18 of other grasses, none of which shall be correct textured grass. Sad shall be a minimum of 3/4 nich thick harvested in rails fertilized that to there needs before activiting, and shall be out not three than one day prior to pranting. Sad shall be one year old, minimum, grawn under interedive care and cultivation to produce a thick, even stand of grass.

Lau soa 1º lower than adjacent pavement grade or steel header.

B. Irrigated Drought Tolerant Turf Seed Mix.

- Intermixency (rigisted), lart settle excepture or sent movest in ceasing a 4-0 in religit.

 Seed Mixture: As provided by BBB Seed Store, Boolder Colorado or approved equal.

 Sheep Pessue

 Sheep Pessue

 Cordal Blue Grass

 Hard Fessue

 Kentucky Shaey ass

 Percential Rije grass
- Seeding Rate: Drill seed at a rate of I pound /1000 s.f.

IREES, SRUBS, AND SROAD COVESS:

A. Elost Material shall be a first-claise representative of its species, habiting, wall branched, and well proportioned in respect to height and width relationships, free from aleasae, riping, insects, and weed roots, and conforming to the requirements of the Colorado Nursery, Act, sea Landscope Confractors of Colorado Standson specifications for appropriate sections of the Naturary Act). All plants shall be runsery stock from growers located in 1920 Hardhoes Zools, 1,2, 2 or 4.

B. <u>Retanic and Common Names</u> given in the plant (list are in conformance with standard horticultural practice in this area. Plants are to be delivered to the alte with tags bearing the botanic name as indicated by the plant list.

INSTALLATION

SITE PREPARATION.

A. Clearing: Prior to any sell preparation, existing vegetation not to remain and which might interfers with the specified sell preparation shall be moved, evidend, raked, and the debris removed from the site. Prior to an airring grading or Illinge operations, the ground surface shall be cleared of indenties which might finder finel operations.

- Rip all areas to be planted, seeded and/or sadded to a minimum of 8 inches in two directions using an agricultural injeper with thes spaced at na greater than 18 inches. Areas adjacent to waits, shoutures united, etc., where the use of large mechanical equipment is difficult, shall be worked with smaller equipment or by hand.
- Soil Preparation: Spread 4 Cy/IOOO SF of compost and sufficient fertilizer to meet
 requirements of soil analysis over all areas to be seeded, sodded, and/or planted
 whreas, shrub bed and ground cover, incorparate composts by disking or rotabiling into
 top 4 to 6 inches of soil. Obtain a uniform mixture with no pockets of soil or
 amendments remaining.
- 5. Resistore thre groute of all stress to be provided sended smallor souded with floot array be remove registerities resulting from filling operations. Floot straig to direction, Sternove any additional stones over I+I/2 lindnes that have come to the surface, Upon competition of Philish grading operations, the contractor must provide or thins landscape grade that shall conform to the grades and elevations shown on the engineering drawings. Contractors rehall provide positive drawings in all lindscape areas.

TREE AND SHRUB PLANTING

- A. Any plant substitutions are to be approved by Landscape Architect prior to installation.
- Established Location: Stake treas and flag or set out all shrubs in locations shown on the plare prior to installation for revital by Owher. The following are infilted instances that plant following are shrubs 4 Free indicated in its fendes or payed areas: Large Shrubs 4 Free indicated in the payed areas: b. Medium Shrubs 2 I/2 Feet b. Medium Shrubs 2 I/2 Feet c. Ground Govers I/2 Inches d. Trees shall be planted a minimum of I/2 from storm severe and shrubs shall be planted a minimum of 5 from storm severe.

- Flenting File:
 Pig placing pile a minimum of 2 times as wide as districtor of root ball or Dig placing pile and a depth sufficient to allow top of root ball of times to sit a minimum of 3" above surrounding grade for decidious trees, 4" of 5" or conferous trees, and 2" above surrounding grade for shripes.
- Roughen sides of the pit to remove any compacting or glazing. Loosen soil at bottom of pit to a minimum depth of six inches. Mix loosened soil with specified
- D. Backfill Material: Tree and shrub planting pits shall be backfilled with the following mixi
- 75% topscil by volume (soil excavated from planting pits).
- 2. 25% compost by volume.
- The specified backfill materials shall be pre-mixed using industry accepted technique in order to option a uniform, evenly binded consistency, free from pockets of unblended material and close or stores greater than two index is a diameter. Backfill mix shall be delivered to each planting pit after mixing has occurred.

- Firsting.

 Need Scartly sides and bettern of root break the root ball. A spade shall not be lead. Scartly sides and bettern of root ball.

 Place backfill mix her plothing pit to a depth such that the plant, when plotted, will be three inches above finish grade for decidious trees, four to six inches for comference break, and the inches devoke think grade for a fail struct.

 Structure break, and the inches devoke think grade for all structs.

 Manufacture of the place source which grade for all structs are placed to the place of the p

material. Remove are baskets from top and minimum of 2/3 of all sides of root ball. 4. Backfill one-half of pit with backfill instruce and water in thoroughly before placing any more backfill. Do not vork, not sail. 5. Water in thoroughly. Do not work wat sail. 6. Apply sion reliase fertilliser, per mantiacturer's direction for size of plant material, by spreading evenly even the top of the entire planting pit. 7. Stake or edge all trees in a true verticely peatlant recy declarate pression to receive the entire planting pit. 7. Stake or edge all trees in a true verticely peatlant recy declarate pression to remove approximately May 15. 8. When a peatlant receive the peatlant receive and the second receives the peatlant received and the second received peatlant received and the second received by the second received peatlant received and the second received by the perimeter of the second received peatlant received and the second received by the se

- Need barrier shall be placed in all shrub bed areas or where noted in pian and datalls. At all sidges of auris, walls, structures, payments, and headers, weat barrier shall be secured with [equips, 12-th, long steples at 16 [hohes OC, at all edges.]
- No wood barrier shall be placed in areas receiving one gallon and smaller plant material.
- No need barrier shall be placed in sell planting rings of deciduous and conferens trees planted in selded or seeded areas.
 Declaration for the conference all crusher these trails.

STEEL HEADER CONSTRUCTION

Lajout steel header in locations shown on plans and receive review of owner prior to installation. Locate by scaling off of plans. Install plants with grades maintaining a minimum constant helight of one link above adjacent that crees. Install using statight inless and smooth curves. Stake steel header using plans at two feet O.C. Provide drainage slits or holes at sufficient intervals to allow access water to drain away.

- Time of Seeding: Unless otherwise approved, all turf seeding shall be completed between April 15 and May 31, or between September 1 and October 15.
- B. <u>Drill Seeding.</u>
 Drill seed all area which are identified as drought tolerant irrigated turf.
 Drill seeding will be completed using a drill implement preferably equipped with the following features:

- depth bands to allow seeding at the proper depth seedbox agilator to promote seed mixing seedbox agilator to promote seed mixing seedbox polifies to alid in even seed distribution among rows seed-metering device to promote even seed distribution within rows furnou openers to permit proper seed placement from seed spouts, and drag chains to ald in seed coverage
- The drill will be adjusted to plant seed to the proper depth. The depth of seeding will be approximately 0.25 to 0.50 inch. Drill row spacing will be set at approximately 6 to 8 inches. The drill will her be towed across the seedided to complete the planting operation. Drill seed will take place immediately following the completion of final seedbed preparation techniques.

G. Broadcast Seeding:

Produces seeding shall only occur in areas inaccessible to a drill seeder. Broadcast seed only after all trees and shribs have been platfed in these areas. Broadcast seeding still be occurrently and offer a seed only after a seed only an area of the seed of

Broadcast seeding will take place immediately following the completion of final seedbed preparation techniques. Broadcast seeding should not be conducted when wind velocities would prohibit swe seed alstitution. The broadcast seeding rate will be skile; the rate of drill seeding.

Multi following all soil preparation and planting.

A <u>Strub Beds.</u> All strub bed multi shall be with a 5° layer of wood multih ("Gascade"). Multih shall be approved by (andscape architect.

B. Tree Planting Rings in Irrigated Turf Areas:
Mulch all sell planting rings of deciduous and coniferove trees with a 3° layer of bank mulch.

hydro-mulcing in Hydro-mulch all areas which are identified as drought tolerent irrigated by h. Hydro-mulch shall be opplied at a rate as specified by the manufacturer. On sicpes at greater that 31 is atacklying agent will be added a to the siving to ensure mulch stability, Hydro-mulch immediately after seeding but do not apply under freezing conditions or over standing water. The prescribed amount of water, mulch, and tacklying agent will be included into the mulch tank. (Seed will be applied in separate operation). These components will be mixed into a homogeneous surry in the tank. The sharp will remain agistand throughout the mulching process and be applied uniformly ever the size of the stability of the size of the stability of the stabili



DATE: JUNE 2012

ABBREVIATED LANDSCAPE SPECIFICATIONS

WETLAND / GRASSLAND LANDSCAPE SPECIFICATIONS

GENERAL

General Protection of Wetlands During Construction General Protection of Hetinate Deing Construction.

The boundary of existing restored vegatation shall be fersed and staked prior to construction/grading to avoid additional resident impacts and/or damage. To protect existing restand vegatation no work residence in the protection of the protection o

MATERIALS

Riparian-Metiona Seed Mix. to be used on the fringe of the existing wetland area and in sediment basin.
 Common Name Scientific Name #FLS/Asse*

Switchgrass	Panicum Virgatum	
Western Wheatarass	Pascopyrum smithii	
Prairie Cordarass	Sparting pactinata	
Alkall Sacaton	Sporobolus alroides	
Total #PLS/Acre		

*Pure Live Seed, Rates for drill seeding, broadcast rates will be doubled

B. Upland Seed Mix: to be used on areas of Outlot D above the existing wetland area:

Common Name Scientific Name #PLS/Acre*

Green Needle Grass	Stipa viridula	5.0
Western Wheatgrass	Pascopyrum smithil	5.0
Thickspike Wheatgrass	Agropyron dosystachym	5.0
Switcharass	Panicum virgatum	4.0
Upright Prairie Coneflower	Ratioida columnifera	0.5
Lonis flax	Linum lewisti	0.5
Total #PLS/Acre		20.0

*Pure Live Seed, Rates for drill seeding, broadcast rates will be doubled.

C. <u>Riparian Tree and Stryle</u>, to be planted in the Wetland/Riparian Shryle and Tree Planting Zone located along the Iringe of the existing wetland area:

B

Common Name	Scientific Name	Type
Coyota Willow	Salix exigua	Cuttings
Chokecherry	Prunus virginiana	Container, bare root
Dogwood	Carrus sericea	Container
Golden Current	Ribes aureum	Container, bare root

D. Riparian Trees

Common Name	Scientific Name	Tupe
Mountain Ash	Sorbus scapulina	Containe
Hostern Birch	Betula accidentalis	Containe
Boxelder	Acer negundo	Containe

INSTALLATION

Grading Site and Seed Bed Preparation.

A. Prior to grading of the buffer area (Outlot D) the top 6-12 inches of topsoil will be striped and stockpled. After final grading has occurred, stockpled topsoil shall be spread a minimum of 6 caroes all areas disturbed within the buffer. Once top soil has severed to the prior of the stockpled topsoil to a stockpled topsoil to the stockpled to the stockpled topsoil to the stockpled topsoil topsoil to the stockpled t

The goal of Final seedbed preparation is to provide a firm weed-free seedbed.

Upland and Wetland Seeding:

- A. Upland/vetiand seeding of the buffer area shall be completed between November | and mid-May. General enhancement areas are shown on the Landscape Plan. Seeding shall be completed immediately after sits and seed bed preparation is complete. Seeding shall be be completed by drill seeding where possible. If broadcast seading is used seeding rates will be adopted over the recommeded notes specified for drill seeding, the apply of drill seeding when the seeding the apply of drill seeding shall be completed. The seeding the value of the seeding that the seeding the value of the seeding the seeding the seeding the value of the seeding the seed
- Milshing

 All seeded areas shall be mulched immediately after seeding operation is completed.

 Approximately, 2000 pounds per acre of mulch (notive hay, stran, mulch) shall be applied.

 Only certified weed free stran mulch shall be used. Mulch shall be applied by a mechanical bloker.

- Tree and Shrub Planting.
- Shrubs shall be planted as bare root or cuttings and planting shall be completed during the early to mid spring period during plant dominately. Contributer plantings may be completed expenses to middle the properties of the contributer of th

Trees will be planted as container stock. Trees will be planted between early spring and fall

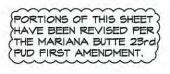
A. Temporary above ground 'prigation system shall be installed to irrigate all Hetiona/riparion and upland revegetated areas within the buffer zone. The 'prigation system may include a combination of arigh, Iland, and spray systems

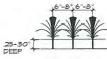
Builfer Zone/Netland Maintenance and Maritaring

- A. Educational signs will be placed as shown on final planting plan along the upper edge of the buffer area stating the area is a protected watland and wildlife habitat area.
- In relatations of navisw leads can reduce plant discribe frabibit area.

 In relatations of navisw leads can reduce plant diversity, skillitie holdstat volues, and site productivity. A variety of navisw leads in on become readily attabilities of in relation to recommendations leads in reparts on the leads of an expense readily attabilities of relations (Elacagnus organistration). Conded this tie (Cristin conodensis), leadly springe (Elaporotic estud), purple locaestrife (Lightmin solicaria) and many others species. An evaluation of wead infeatation shall be completed in late May and again in August until revegetation is complete and successful. Areas this wead infeatations will read appropriate control indexings. The preferred method for wead control will be mechanical control. Herrisidaes will only be used in localized areas of heavy wead thefeatations. Herrisidaes will only a relation opplication loss of destration plant species. Herrisidaes will be applied by a licensed opplication loss of destration plant species.

Venitoring of netheroring-room protring and unload seeding shall be comprised at the and of each growing season for a behalf of 8 gents or will revergetation is absentioned to be successful. Revergetation will be considered successful if vegetation cover meats or successful. Revergetation will be considered successful if vegetation cover meats or successful protection. Wheat cover cannot be more than \$% of the total revegetation area. Monitoring shall be coerdinated with the digit of Leveland Renning Department.





ELEVATION VIEW



PLAN VIEW DRILL SEEDING DETAIL



WILLOW STALK PLANTING DETAIL

SCALE: AS NOTED DRAWN: TVJ DESIGNED: KEM APPROVED: KEM The drill will be adjusted to plant

The drill will be adjusted to plant seed to the proper depth. The depth of seeding will be approximately 0.25 to 0.50 Inch. Drill row spacing will be set at approximately 6 to 8 Inches. The drill will then be toward across the seedbed to complete the planting operation. Drill seeding will take place immediately following the completion of final seedbed preparation techniques.

preparation techniques.

Coyote willow thickets will be planted along the edges of the sediment pond and existing wetland in the buffer area. webland in the buffer area. Coyote willow will be planted as cuttings. Cuttings should be completed or obtained from healthy willow stands in late March - mid Aprill, Cuttings can be planted by pushing directly into the soil or by using a planting bar to make a hole. Cuttings should be planted as Cuttings should be planted so that only a few inches remain

AMENDMENT FIRST /

0J4A-01-217

9

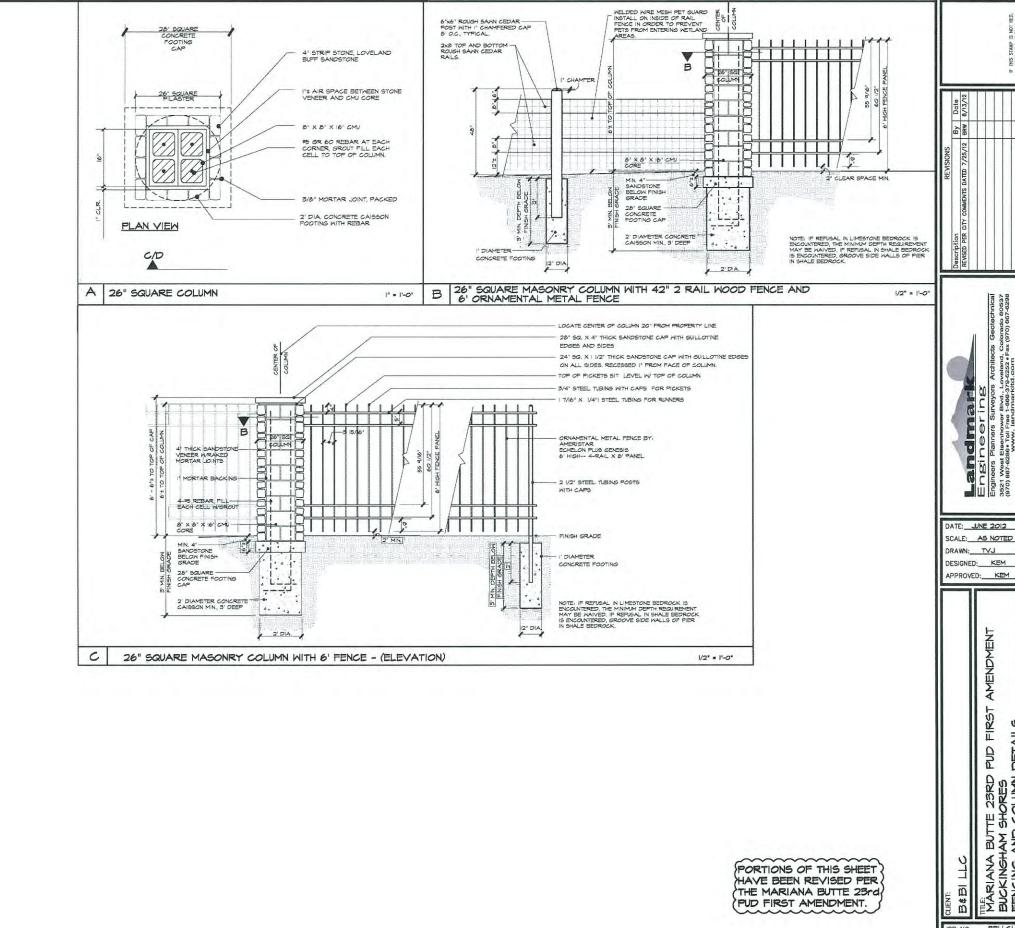
WETLAND LANDSCAPE SPECIFICATIONS

WETLAND PLANTING DETAIL

PUD

MARIANA BUTTE 23RD F BUCKINGHAM SHORES LANDSCAPE SPECIFICAT

ā B

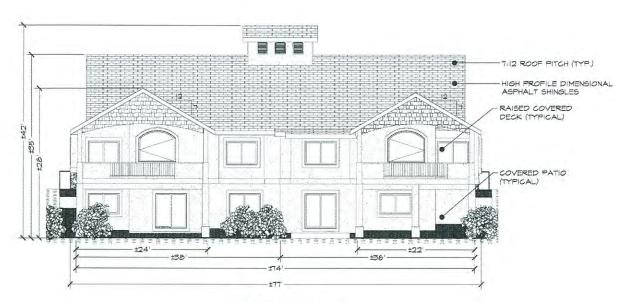


AMENDA PUD

0J4A-01-217



FRONT ELEVATION



REAR ELEVATION

BUILDING MATERIALS LEGEND

HIGH PROFILE DIMENSIONAL ASPHALT SHINGLES

HARD COAT STUCCO or

HARD COAT STUCCO OF

ACCENT SHINGLE SIDING

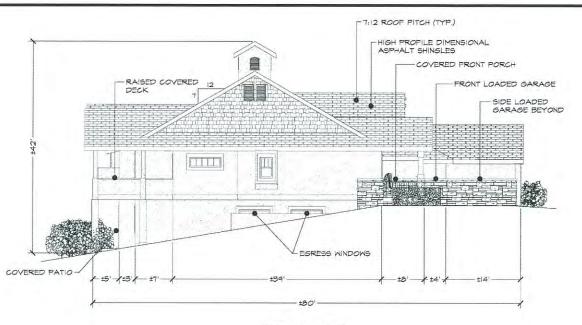
CULTURED STONE

NOTE

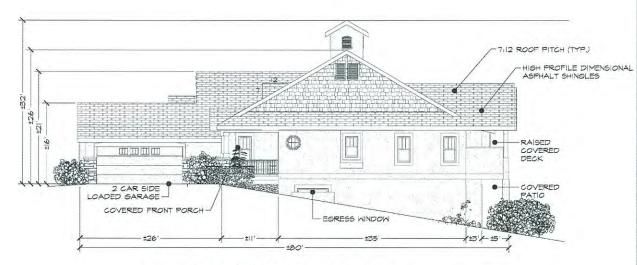
All homes built within the Mariana Butte 23rd PUD, First Amendment shall substantially comply with the architectural elevations shown herein and shall also comply with the Minimum Architectural Development Standards set forth in the "Design and Architectural Standards" section of this PUD submittal.

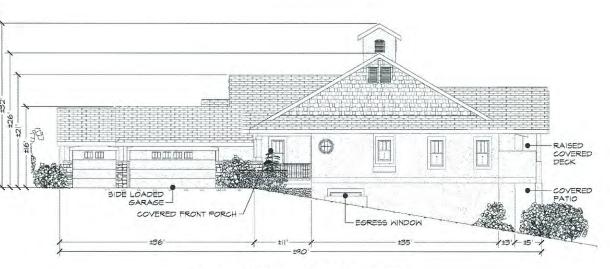
BUILDING COLORS

- Colors shall be neutral 'earth tones' (browns, tans, beiges, whites, greens, etc.) in varying shades.
- 2 Some areas of architecture may be highlighted with brighter and bolder paint and/or stain colors to create focal points or accents to the building architecture.
- 3 All garage doors shall be painted to match the color of the primary building facade.
- 4 A variety of color combinations shall be developed in order to vary the colors between adjacent paired structures and to add interest to the streetscape.
- No two adjacent paired structures shall be painted the same color/shade.



SIDE ELEVATION

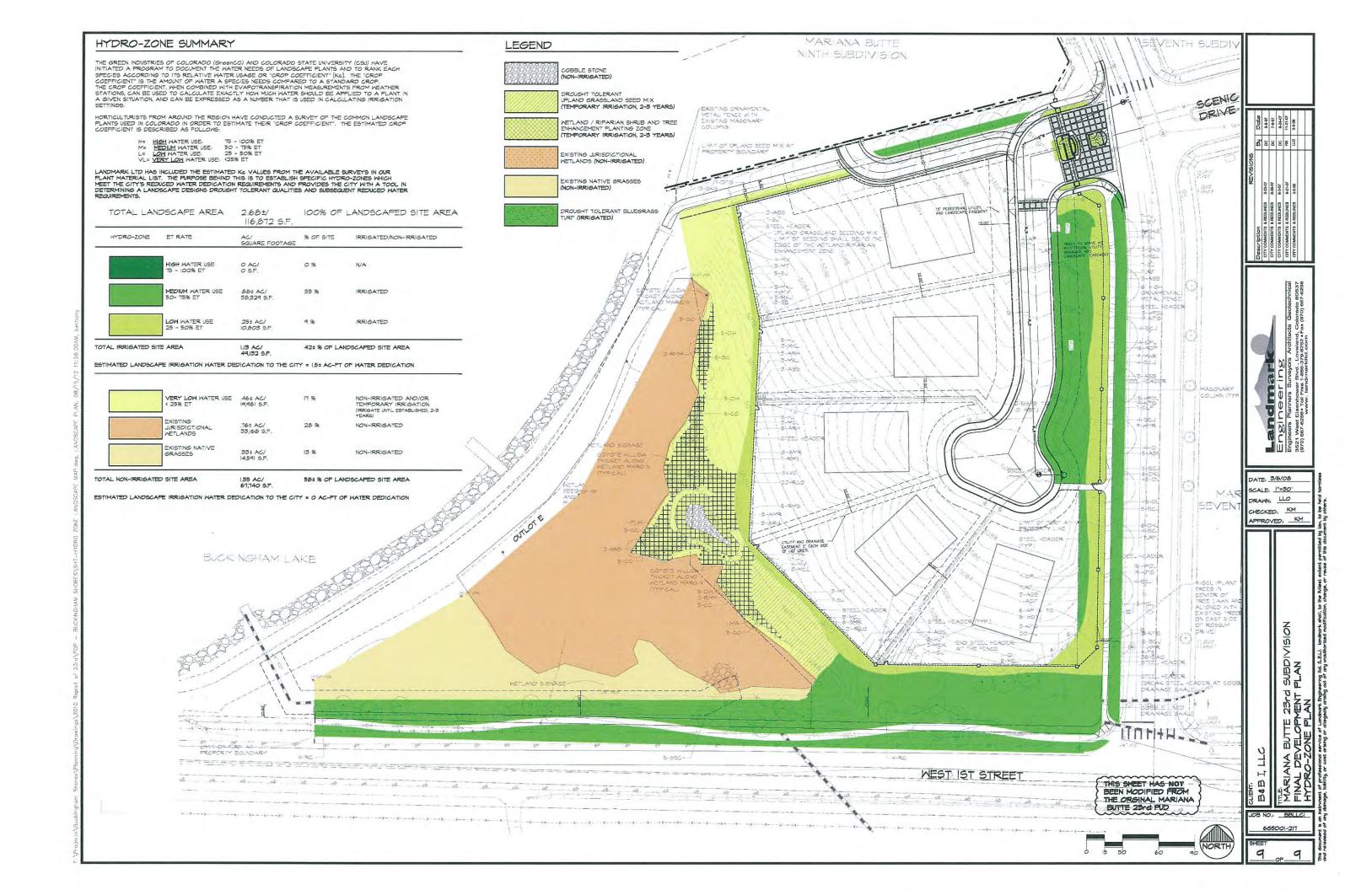




SIDE ELEVATION WITH 2 CAR GARAGE

SIDE ELEVATION WITH 3 CAR GARAGE

DATE JUNE 2012
SCALE 1/8 = 1 | DESIGNED | KEM
APPROVED | KEM
APPROVED | CANADA SHOKES



MARIANA BUTTE TWENTY SIXTH SUBDIVISION

BEING A REPLAT OF LOTS 1 THROUGH 5, BLOCK 1 AND OUTLOTS A, B, C AND D, MARIANA BUTTE TWENTY THIRD SUBDIVISION TO THE CITY OF LOVELAND, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, COLORADO.

and the same of	100	Sell Sections
STATEMENT	QF.	OWNERSHIP

John R. Baxter -	Manager	
STATE OF COLORA	00)	
COUNTY OF LARIN) ER)	
The foregoing inst 2012, by John R.	rument was acknowledged before me this day of Baxter, Manager	_
Witness my hand My commission e		_
	Notary Public	
	Address	

SURVEYOR'S CERTIFICATE

OWNER: B & B 1, LLC

I, Poul A. Hernandez, being a registered Professional Land Surveyor in the State of Colorada, do hereby certify that the survey of Mariana Butte Twenty Sixth Subdivision to the City of Lowland, Colorada was made by me or under my supervision and that the survey is occurredly represented on this plat and that the steep is occurredly represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

LANDMARK ENGINEERING LTD.

Basis of Bearings:

The lineal units used in preparing this survey are U.S. survey feet.

CITY OF LOVELAND APPROVAL

ō	RECTOR OF DEVELOPMENT SERVICES
ATTEST:	
Witness my hand and seal of the C	ity of Loveland.
ō	ITY CLERK
ATTORNEY'S CERTIFICATE	
of Loveland, Colorado, and that the	an attorney licensed to proctice law in the S mined title to the above described land dedicated to the City parties executing the dedication are the owners thereof in fee ree and clear of all liens and encumbrances, except as set fort

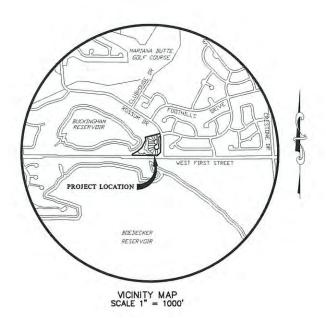
ATTORNEY AT LAW

OUTLOT & TRACT DESIGNATIONS

- Outlot A, Block 1: Open space for the use of drainage, utilities, private utility, landscope, pedestrian access, and City of Loveland Maintenance access. Owned and maintained by the Buckingham Shores Homeowners Association. (Irrigated where not power 7.880 +/- Sq. Ft.)
- Outlot C, Block 1: Open space for the use of drainage, utilities, wetland buffering and enhancement landscape and pedestrian access. Owned and maintained by the Buckingham Shores Hampowners Association (Irrigated 24,205 +/~ S_r Ft)
- 4 Outlot 0, Black 1: Open space for the use droinage, landscape, wetland preservation, wetland buffering and enhancement and sanitary sewer easement. Owned and maintained by the Buckingham Shores Horneowners Association (Nan-Trigated: temporary establishment irrigation and
- All landscaping and head in parking spaces within the public right—of—way shall be maintained by the Buckingham Shores Homeowners Association.
- Storm drainage system outside the public right-of-way shall be maintained by the Buckingham Shares Hamerways Association.

DEDICATION & VACATION OF EASEMENT SUMMARY

- Total area, in square feet, of assements dedicated to the public or the City that are being vacated by this plat. Total area = 122,562. Square Feet.



SIXTH

BUTTE TW LOVELAND,

BUCKINGHAM SHORES

MARIANNA BUTTE 23RD PUD FIRST AMENDMENT





ATIONS



REAR ELEVATION



REAR ELEVATION



Engineers Planners Surveyors Architects Geotechnical 3521 West Eleonhower Blvd., Loveland, Colorado 80537 970) 887-8286 * Toll Free 1-866-379-8252 + Fax (970) 887-8298 **DELICH ASSOCIATES** Traffic & Transportation Engineering

2272 Glen Haven Drive Phone: (970) 669-2061

Loveland, Colorado 80538 Fax: (970) 669-5034



MEMORANDUM

TO:

John Baxter

Ken Merritt, Landmark Engineering

Jeff Bailey, City of Loveland Engineering Division

FROM:

Joe/Matt Delich

DATE:

June 8, 2012

SUBJECT:

Buckingham Shores Traffic Impact Study

(File: 1232ME01)

This memorandum constitutes a traffic impact study for the Buckingham Shores, located in the northwest quadrant of the W. 1st/Rossum intersection in Loveland, Colorado. The site location is shown in Figure 1. The site plan is shown in Figure 2. The Buckingham Shores is proposed as 8 single-family duplex dwelling units. Appendix A contains a copy of the Base Assumptions Form and documents related to scoping for this traffic impact study.

West First Street is classified as a two-lane arterial street, west of Wilson Avenue, on the Loveland 2030 Street Plan. Currently, it has a two-lane cross section. At the W. 1st/Rossum, W. 1st Street has an eastbound left-turn lane, a through lane in each direction, and a westbound right-turn lane. The W. 1st/Rossum intersection has stop sign control on Rossum Drive. West First Street has a posted speed of 45 mph. This exceeds the recommended posted speed limit of 40 mph for a two-lane arterial as set forth in LCUASS Table 7-4. Rossum Drive is classified as a major collector street on the Loveland 2030 Street Plan. Currently, it has a two-lane cross section. At the W. 1st/Rossum intersection, Rossum Drive has southbound left-turn and right-turn lanes. At the Rossum/Scenic intersection, Rossum Drive has all movements in a single lane. Rossum Drive has a posted speed limit of 30 mph. Scenic Drive is classified as a minor collector street, east of Rossum Drive, on the Loveland 2030 Street Plan. West of Rossum Drive, there are curb returns across from Scenic Drive accessing this parcel. At the Rossum/Scenic intersection, Scenic Drive has all westbound movements in a single lane. Scenic Drive has a posted speed limit of 20 mph. Schematic drawings of the geometry at the W. 1st/Rossum and Rossum/Scenic intersections are provided in Appendix A.

Recent peak hour traffic counts at the W. 1st/Rossum and Rossum/Scenic intersections are shown in Figure 3. Raw traffic counts are provided in Appendix A. Traffic counts at the W. 1st/Rossum and Rossum/Scenic intersections were obtained in May 2012. Counts were obtained while school was in session. On the day of the traffic

counts (May 15, 2012), the weather was warm and clear. Activity at Mariana Butte Golf Course was normal. Using the volumes shown in Figure 3, the current peak hour operation at the W. 1st/Rossum and Rossum/Scenic intersections are shown in Table 1. Calculation forms for these analyses are provided in Appendix B. The intersections were analyzed using the unsignalized intersection techniques from the 2010 Highway Capacity Manual (2010 HCM). Acceptable operation is defined by the City of Loveland as level of service (LOS) C or better overall. At major intersections, any leg can operate at level of service D and any movement can operate at level of service E. At minor intersections, any leg can operate at level of service E and any movement can operate at level of service F. At driveway intersections, there is no limit defined for the level of service. The W. 1st/Rossum intersection is a major intersection. The Rossum/Scenic intersection is a minor intersection. A description of level of service at unsignalized intersections is provided in Appendix B. The Loveland Motor Vehicle LOS Standards are also provided in Appendix B. As can be seen in Table 1, the W. 1st/Rossum and Rossum/Scenic intersections are currently operating acceptably with existing control and geometry.

Single-Family Detached (Code 210) from <u>Trip Generation</u>, 8th <u>Edition</u>, ITE was selected to estimate the daily and peak hour trip generation for the Buckingham Shores. Table 2 shows the calculated trip generation for the proposed Buckingham Shores. The trip generation of Buckingham Shores resulted in 102 daily trip ends, 15 morning peak hour trip ends, and 11 afternoon peak hour trip ends.

The trip distribution was assumed to be 80 percent to/from the east, 15 percent to/from the north and 5 percent to/from the west. This trip distribution was derived from the existing peak hour counts at the key intersections, knowledge of the existing and planned street system, development trends, and engineering judgment. Figure 4 shows the trip distribution. The site generated peak hour traffic is shown in Figure 5.

Background traffic projections for the short range (2015) future horizon were obtained by utilizing the Loveland 2030 Transportation Plan, the North Front Range Regional Transportation Plan, and recent traffic impact studies in the area. Based upon these sources, it was determined that traffic volumes on the area streets would increase at a rate of approximately 3.25% per year. The recent traffic impact studies are the Overlook at Mariana 1st Subdivision, September 2005 and Mariana Butte 14th Subdivision, December 2004. Site generated traffic from unbuilt portions of these developments were added to traffic growth. Figure 6 shows the short range (2015) background peak hour traffic at the W. 1st/Rossum and Rossum/Scenic intersections. The traffic volumes generated by the proposed Buckingham Shores Development were added to the background traffic volumes to produce the total traffic volume forecasts for the short range (2015) future. Figure 7 shows the short range (2015) total peak hour traffic at the W. 1st/Rossum and Rossum/Scenic intersections.

Table 3 shows the existing and short range (2015) link volumes for key street segments. Table 3 also shows the ACF volume thresholds for key street segments and that segment meets the Adequate Community Facilities Ordinance. The threshold



volumes shown were calculated for this study. Calculations for the ACF threshold volumes are provided in Appendix C. Table 3 indicates that all links meet the requirements of the Adequate Community Facilities Ordinance.

Table 4 shows the short range (2015) background morning and afternoon peak hour operation at the W. 1st/Rossum and Rossum/Scenic intersections. The W. 1st/Rossum and Rossum/Scenic intersections will operate at acceptable levels of service. Calculation forms for these analyses are provided in Appendix D.

Table 5 shows the short range (2015) total morning and afternoon peak hour operation at the W. 1st/Rossum and Rossum/Scenic intersections. The W. 1st/Rossum and Rossum/Scenic intersections will operate at acceptable levels of service. Calculation forms for these analyses are provided in Appendix E.

Figure 8 shows the short range (2015) approach geometry at the W. 1st/Rossum and Rossum/Scenic intersections. At the W. 1st/Rossum intersection, the westbound right-turn lane exceeds the required 375 feet in LCUASS. The eastbound left-turn lane appears to be approximately 30 feet less than the desirable design length of 375 feet. It exceeds the minimum design length of 320 feet. It is recommended that this lane remain as is.

There are no pedestrian destinations within 1320 feet of Buckingham Shores. Namaqua Elementary School is less than one mile from Buckingham Shores. There are sidewalks adjacent to developed parcels in this area. Sidewalks will be built within Buckingham Shores. There are adequate sidewalks in the area for potential students to walk to Namaqua Elementary School. A school routing plan to Namaqua Elementary School is provided in Appendix F. Students that might attend Walt Clark Middle School and Thompson Valley High school will be bussed. There are bike lanes on W. 1st Street and Rossum Drive.

Accident information was obtained from the City of Loveland at the W. 1st/Rossum and Rossum/Scenic intersections covering a three year period from April 1, 2009 to March 31, 2012. There were no accidents at the W. 1st/Rossum and Rossum/Scenic intersections. The accident data indicates that none of the key intersections are high accident locations

It is concluded that the W. 1st/Rossum and Rossum/Scenic intersections will operate acceptably. No additional auxiliary lanes are recommended at either the W. 1st/Rossum and Rossum/Scenic intersections. All intersections and links will meet the Loveland Adequate Community Facilities Ordinance criteria.

TABLE 1 Current Peak Hour Operation				
Intersection	Movement	Level of Service		
III.OIOOOIOII	Movement	AM	PM	
W. 1 st /Rossum (stop sign)	EB LT	Α	Α	
	SB LT	В	В	
	SB RT	Α	А	
(Stop sign)	SB APPROACH	В	В	
	OVERALL	Α	Α	
D	WB LT/RT	Α	А	
Rossum/Scenic (stop sign)	SB LT/T	Α	А	
(stop sign)	OVERALL	Α	А	

TABLE 2 Trip Generation												
Code	Use	Size	AWDTE		AM Peak Hour			PM Peak Hour				
Coue	USE	Size	Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
210	Single-Family	8 D.U.	Eq.	102	Eq.	4	Eq.	11	Eq.	7	Eq.	4



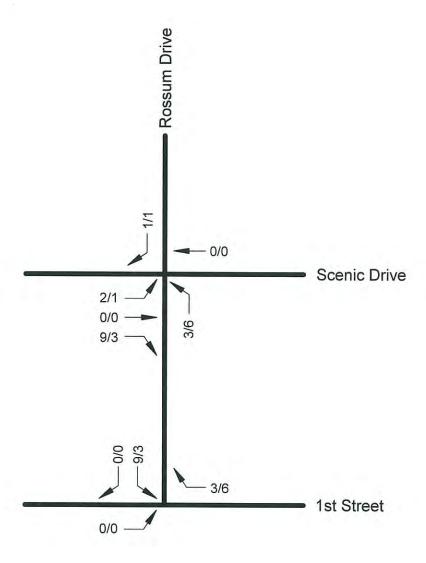
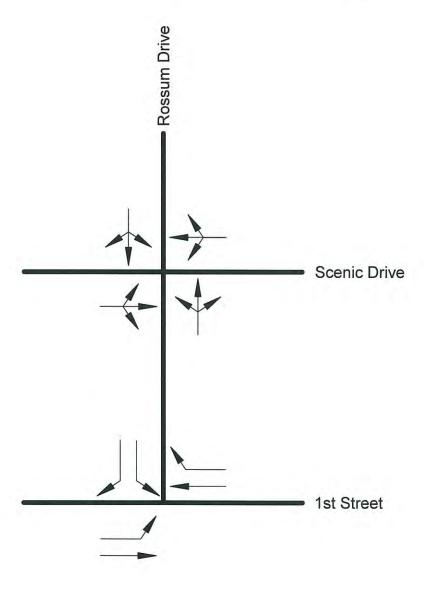


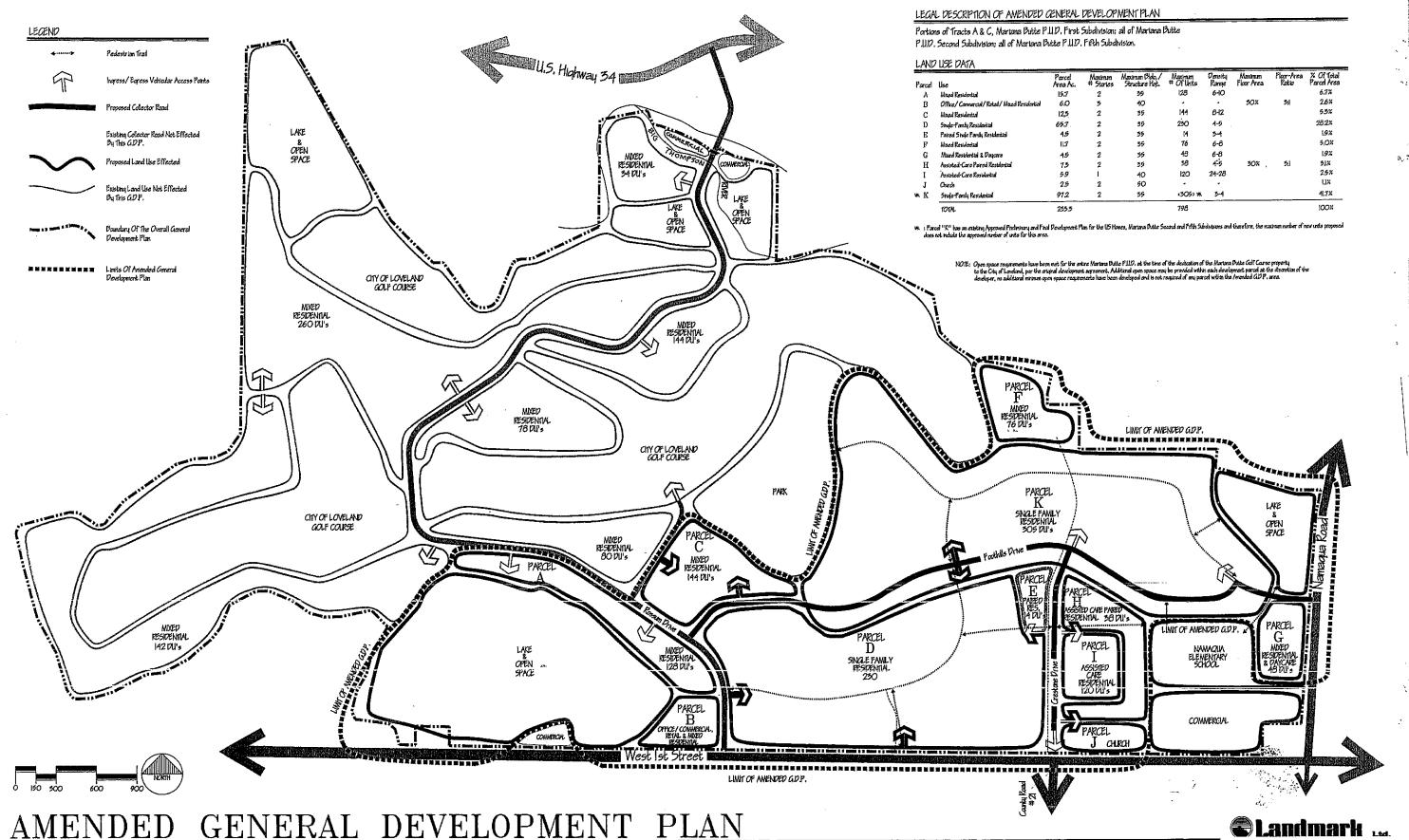


TABLE 4 Short Range (2015) Background Peak Hour Operation				
Intersection	Movement	Level of Service		
mersection	Movement	AM	PM	
W. 1 st /Rossum (stop sign)	EB LT	Α	Α	
	SB LT	В	В	
	SB RT	Α	В	
(Stop sign)	SB APPROACH	В	В	
	OVERALL	Α	Α	
D 10	WB LT/RT	Α	В	
Rossum/Scenic (stop sign)	SB LT/T	Α	Α	
(Stop sign)	OVERALL	Α	Α	

TABLE 5 Short Range (2015) Total Peak Hour Operation				
Intersection	Movement	Level of Service		
mersection	Movement	AM	PM	
	EB LT	Α	Α	
W. 1 st /Rossum (stop sign)	SB LT	В	В	
	SB RT	Α	В	
	SB APPROACH	В	В	
	OVERALL	Α	А	
	EB LT/T/RT	Α	А	
Danas ver (Canada	WB LT/T/RT	Α	В	
Rossum/Scenic (stop sign)	NB LT/T/RT	Α	А	
(Stop sign)	SB LT/T/RT	Α	А	
	OVERALL	Α	Α	







An Amendment to the Adopted Mariana Butte General Development Plan Dated April 1, 1994.

Dated: October 14, 1998

Revised: December 2, 1990 (Per City D.R.T. Comments)

AMENDED JAN. 6, 1999 BY ADDING "COMMERCIAL" AREA NORTH OF BIG THOMPSON KIVE
Revised for final signatures: May 12, 1998

AMENDED JAN. G, 1999 BY ADDING "COMMERCIAL" AREA NORTH OF BIG THOMPSON RIVER AND WEST OF ROSSUM DRIVE, TO BE CONSISTENT WITH ORIGINAL MARIANA BUTTE MASTER PLAN.

SHEET

1 OF 2



AMENDED GENERAL DEVELOPMENT PLAN

DEVELOPMENT PLAN NARRATIVE

A Purpose of the Project

The following development standards apply only to the 255± acros comprising the Amended General Development Plan (GDP). The purpose of this Amendment is to revise the austing GDP, based on the currently approved US Hame Development (Mariana Butte Second and Pills Subdivistor) and the proposed Visage PUID. (Mariana Butte Subdivistor). This Amended GDP, will provide a variety of development types including order family detached, paired and mixed use residential, office, retail.

B. Land Use

I. Ownit Conort.
The Newtod GDP plan provides for a nix of uses, halden constituted strate-family, detached residential, percel residential, mith-limit, unter, sportments, committed services, office, retail, commercial and postular care lores; the except of the development tops within a sortes of and neighborhoods thereconcided by correspon space and expressed with perfect in rattle changes to more freak before an interesting the retighteriously. The neighborhoods will be designed in an obesite remain and shall be considered to the constitution of the constitution of the constitution of the development and the specific uses then are responsesses, the inerphotoness will be designed in a contraster entering and shop in accommodate the rest of despress representation of each endergenant and the psycolic uses then will carrier. For those of lones and denotes will be designed to be appropriate to included considerations, such as soften polations, adeapond to be appropriate to accommodate and activities, and an activity polations, adeapond to be appropriate to accommodate of man development through the use of tractived stream, pedalorium connections, buffer uptal landscaper and development through the use of tractived stream, pedalorium connections, buffer uptal landscaper and development.

2. Land Use Calencies and Petintiese
The land use categories product for in this America's GDP, are single lamba
detached residually, stylef-lamba parent residential, excel residential, assessed care
residential, office/ commercial, retal, church and descare. The following definitions apply

- Single-family detacked residential A one family dealing which is not obtached to any other dwalling, booked on introduct lots.
- b. Streker lands pared residental A streker lands wit attached to exister streker lands set by common vertical walls.
- c. Macd rendentid May be one or more of the following Single Family, poto homes, pared residential with or a shrubber containing these or more residential with a few shrubber containing the content of the shrubber containing the content of the few shrubber contents are consistent of the content of the content of the with a relative content of the without content of the participation.)
- d. Assisted Care residential Limited assisted, ansisted special care and assisted care of the addit commuty as defined by Federal and State guidelines.
- Rotal A structure built for the present purpose of selling goods, convenience, retail, appoint and services to the operal public.
- Office/Commercial A structure bulk in which to conduct the affers of increase, operatment,
 professional practices, etc., where the sale of speatle opened is not the princip purpose.
- a. Chirch Religios facilities, private aducational tratibilians religious tratibilians, and community
- Numer State Licensed Gold and/or Addit supervised care which may include private educational institutions, representational and addition contents.
- 1. Publing height As defined by City of Landard Marietyal Code.

3. Neatherhood Structure
The relatation in the Annalest GDP*, the site has been played as a
series of entitionizate. These meighterhoods off agreently be located by presidential addictor
or actural stocked and open speech. Within each neighterhood a measure number of
dealthy under all be alreaded as designed in the Annaled GDP*, and will be destayed and
accordinate with the descriptorist standards suited on this plan. Privacy alemnic providing
structure to the neighborhoods include the post space consider through the project, lendescaped
intelligranged, systemateupon, and all other planeties requires and the tree finel structure. As
devolutional your passes, near does by transfer and other adjustment your passes for the conderivational propries of the Carrier Planets and other adjustment may be made by
derivationate approved of the Carrier Planets and other adjustment may be made by
derivationate approved of the Carrier Planets and other adjustment with Cappter IC.41.
of the Cap of London's Marchael Code.

C. Crainten

1. Owned Concept.

Privary access to the site will be from West 1st Street, Nemenjan Avenue, Rossen Ortve, and
Facilists Privary access to the site will be from West 1st Street to desirabled as an attent with Nemenjan
Aware, Rossen from and Coretina Ortha desirable as decidents, Residential decidents such
Facilities Priva will provide access strength this decidentian but to initialist development provide
hearing load streets and provide development by being and decidential development period
to higher classified readway witch their provides creations introduced the white Mexicans

- 2. Verside Consisten

 a. A series of residential and/or calendar streets will calent and abstracte traffic
 within each development percel. Local streets and private attes will be designed to
 provide access within each neighborined, with more connection to adjoint neighborin
 Local streets will wave in width leased on traffic volumes agreement in the specific
- b. Perkehten Centetten In courd explan of perkehten may will be provided dang makinga as will as through open space unexo. Petached salenda will be provided dang permetar actual caketer, whosels and persistent caketer devents. Hatahed saleneats will be provided on local streets, for may be detached at the dendapors.

D. Public Facilities

Overall Concept:
 All public fractities and services are readily evaluable to, or near, the site. Utilities will be extended at the engance of the developer. Into exercising of utilities requested by the Chip stall be elaptic for a positial residurement by the Chip to the developer reducy the

2. Water and Sever Water and sever service will be provided by the City of Loveland and shall be octoreded or upgraded at the expense of the Pendapar of each Pendapant Par A 16th waterman shall be standed in Wart 1st Struct from Namagia Raid to

Orive to the proposed development. Vehals of services will be provided at the time profession and final development plans are satisfied for each Development Percel.

ranage report has been prepared for the entre Morana Dieto P.IID. cations and store of detertion and conveyance facilities are midded in this

Startes will be provided by the City of Londond Light and Pover Department and shall be ortanded ar apprehend at the superce of the Developer of each Development Parzel,

Open Typics requirements have been met for the order Martine Ditte F11D, at the time of the time of dedication of the Martine Ditte G11 Carrier property to the City of Loudind, per the Androgenth paperson, Additional your spaces may be provided with made development provide at the most accordance to the description of each developer, but no interior again spaces dedication with the control.

6. Schools
Normagus Elementary School is adjacent to this cheesingment and vid serve as a walk
to school for the modylochools. The school size will be made accessible by the desting
podesition authorizes, to the school property. With Cark Middle School and frompson
Vallay their School currently service that development.

7. Fire and Police
The development will be serviced by the City of Loveland Police and Fire
Departments.

OVERALL DESIGN THEME

A. Overall Concept

The design plant for this Americal GDP, is to create a sense of place Urnach the careful stamplism of an ownel design theme for the development. This theme will serve to provide for a vietae whethy on well as a neutra of providing an ownel sense of amounting most be wrote onlytication. The elements of the about prompts of hardware provided the hardware considered permanent code treatments, are called on an made amounties, comprehensive modespectured, and allection to arthridate the demands. The approach approach to such of those obests components are described below. Hare detailed development of these demands of the case production and of the contract of the case production and contract of the case the contract of the case production and contract of the case of the contract of the case production and contract of the case o

B. Permeter Educ Treatment

I. Artificture.
One of the most important aspects of the development's overall appearance as viewed from 6 action to the most important aspects and the namenade structures. Ear and side development haddens with be detailed to product valual interest, and noted undertaken views from education of baddens with be detailed in product valual interest, and development are that the part of the retail of office and commercial productive to onesse compactibility with the surrounting residence interests and development.

2. Lesthoctop.
Persisted transcept breakment wil coccine careful attention due to the projects localism along arterial and collecter maskinsas, A ethnina 100 Indiscope solidad, an encassed from the ROVM, will provide a result lastiff and repress the activities along Wirel to Peters, Rosson Urice, Namoqua Rosel, and Localesce Urice, respectively, Lambacage taffer made by filiaj contained within the common agent passes are and the within habitated the reces.

5. Access
Every perha are proposed from West 1st. Street, Reseau Price, Nameaux Road and
Cortainer Price, Additional every period sea, iso provided as defeatmend by preferency design and
specific development creatation requirements. Each entry period of the development creatation requirements. Each entry period of the development creatation and was haided entry weds, landscape and architectural treatment.

4. Forches
The denient form of color transment for screening and buffering will be landscape, blowner,
forming will be induced to a measure of 9 feet in himself and must be on "ministicularia" described
force. No solid forcing will be allowed within any of the designated wifer and at east. Chan
list and unreduciously described vender forcing will be probleted.

I. Own! Concept
Lenderpen with the destroad with a comprehensive them for the order development.
Lenderpen with the destroad for each project mass and with comprehe adjacent
open space and street-cope treatment. Each project entire will be destroad to complement
to star and not empower it. During adjacent open space, a treat serve of organisms
will be achieved. Calenter protects with be destroad with detached schemals, with
treatment the language streets with be destroad with detached schemals, with
treatment the language streets with set of section with the language
on tree friend there reflected of exhibition communities typical of Northern Colombia.
This approach will have to waste fruit the order for the forest a language in protein and an alternative the contract of the section of the

2. Mathemore
All structured areas of the development, including taillier spring permeter structurings areas, contraining my partial production of the contraining of the contraining areas, partia, limitisciping with the ECVV. and entry features, will be mentioned by Private Homoomen's Association established for each development period.

D. Architecture

I. Own Court
The exercit cristians of anything the Marine demosts:

- a. Puldra from and character shall be of an appropriate scale. Poster constantions shall relate the scale and farm of the tribates major elements, relating mots, wats, and openings.
- Rear and side elevators of structures will be detailed to provide visual interest and avoid unditractive views from adjacent streets.
- Roding natorials, wridows, building natorials and finish, will be coordinated to activities a coincide and unified appearance.

2. Bulara Hatarida

a. Residential; Siding - Prick, place, handsound lap sail he, board and batton siding, wood statns, viril, shaces requirate staces, or as allowed by the approval of sale specific preferency and final development place.

DEVELOPMENT

b. Retail Office Commercial:
Kotall Office and Commercial architecture shall be desipped for a pedestrian eals, and be competable with the surranding residential areas. This whiched through the was of building materials, not fains, and edurs.

> Staling + Brick, stone, and itsectived block, haraboard lap staling, board and batter sking, ward sidna, wirf, stucco or suptratic stucco, or as allowed by the approval of specific Preferency and Fruil Vendapment Plane.

c. l'artes: A varieta el seibado and orditectura élencito are arcuraçed to provide varieta n'éte accifectural design. Gubbel, mensard, or ciber arced real fares with a misma 6/12 pitch are arcuraçed to provide a residental dramater to the development.

E. Landform Modification

The state from spiritle refers topography. The project shall be classified to take advantage of the cubits function. Modification will near it or what to create visual interest and to provide for authors drawing throughout to state. The numbers also at a 16 feet shall occur with the removal of a small risky extraopying. The realizant Π at \pm 6 feet shall occur to accommodate obstaces and descript

DEVELOPMENT STANDARDS AND REGULATIONS

The following development standards apply only to 255% acros comprising the Amended GDP. the propose of this Amendment is to revise the existing GDP. based on the amendia approved LB themperate of this Amendment is to revise the existing GDP, based on the amendia approved LB thme Development (Mariuma Dutte Second and Fifth Soldwister) and the proposed Village P.IID. (Mariuma Dutte Seith Soldwister) in accordance with Chepter 18.41 of the Loweland Manicipal Code. (Mariuma Dutte Swith Soldwister) in accordance with Chepter 18.41 of the Loweland Manicipal Code. The that of this plan is to provide a machinism by which land can be developed in a manner that encuracys familities and investigated design within the applicable land use and development regulations in affect at the time of approval of this development.

A. Permitted Uses

Permitted uses include the following

Residential - Consentend single-family detected, single family, paired or patio hones, single family attached conformings, towheres, and apartments.

Cherches - Religious Facilities; private educational mobilities, religious telebotions, commenty recreational facilities, rurseny schools or day core cont

Assisted Cara residential - Limited assisted, assisted special care and assisted care of the adult community as defined by Federal and State quiddings.

Retail \sim A structure built for the primary purpose of poling apods, convenience, rotal, apodise and services to the equival public.

Office/Commercial - A structure built in which to conduct afform of business, apparament, professional practice, atc., where the sale of specific goods is not the primary purpose.

Dayore - State Licensed Child and/ or Adult supervised care, private educational mobilities,

Accessory Structural Uses are allowed by City Code where otherwise restricted by a Prelimbery Prairiage Plan or other conditions of approved made for specific development process.

The Following interiors solbacks shall apply to all residential development within this PLID, but was be modified by the approval of site specific Proteining and Find Development Plan for each development process.

1. Style Feedy Detached Residential

- Front 16 12. externa from lace of process structure, 20 15, renterer from lace of operago, so necessed from back of walk (or back of cuts if no walk states).
- Sale 5 R. minimum from structure to let line, 10 R. between structures
- Carrer Felo 15 ft. messes fire face of principal structure, 20 ft. messes from face of garage, as massered from back of walk (or back of orb if no walk arbits.)
- Rear 15 ft. minimum from structure to property line for principal structures, 6 ft. minimum setback for all accessory structures as measured from any wall of accessory structure to the list line.

2. Strate Family Parent/ Patro Horses

- front O ft. to property fre and lé ft. narman fron back of malk to face of révociers (or back of earls if no malk exists) 20 ft. naturem to face of agrace.
- Sale Oft. to property line and/ or 10 ft. minimum between adjacent structures.
- Cannot Side $\sim O$ (b. to properly ins and 19 (b. whereas from back of walk (or back of early if no walk crists), 2O (b. extense to face of sprace.
- Rear Office property line and/ or 10 ft. minimum between parlacent structures

5. Office/Compactal/Robal

- 25 ft. from back of wak (or back of earls if no wak outsto) for two story buildings, 40' for three story buildings.
- Adjacent to Residential As evapared to the express residential list har 90 Ps. for borostary office/ commercial, 70 Ps. for three-story office/ commercial buldness, and 50 Ps. for retail uses. (which free-stording garages may be set back 50 Ps. if used as a bulliar)

Varied setbacks are encouraged in order to provide visual relief and variety of the streetscape.

Strafe Facili Residential and Patrod buildress will be hested in height to 35 ft. Office/Converted Retail histories are to be limited to 3 states with a maximum height of 40 ft. Pulding height shall be calculated as defined by the City of Londard Municipal Code.

D. Starts

1. Paretted Symp Steps permitted within the development shall include the likewing

- Community Identification Stops Lip to two steps may be located at each of the main entry points to a development.
- b. Neighbottood kientification Signs One sign may be besided at each of the entry points to specific residential neighbothoods or Villages within a development.
- Office/Relai/Connercial One stap may be located at each of the pressay entries to the development. Deleting marked stepage will be allowed as par the existing Lordard Musicipal Code.
- d. Directional and Regulatory Stops Including street and traffic control stops.

2. Meterisj.
Sin meterski maj reksle, let are net Imteel to bruk, stone, arbitectural blesk, stecco
ra systekti: Socco, bruss, or paisteil metels. Comunity slevis fluide stone may be thermally
flumrated, spacel lighted or lif from other acceptable socrez are abouted by the sign acci.
Notifications submittleatum super shall not be non-flumrated.

5. Assistation.
Other tiens as noted above, steps shall be in accordance with the Loudard Musicipal Code with record to say, localized by approved Preliminary Development Plan for specific development purceds.

E. Outdoor Storage of Recreation Vehicles

No book, compar, trader, noter home, how, madrine or importative whiches may be shared in the property, wisses and beed entired in a general or other architectural screen well or force; provided bette the same may be temperarily partial upon the drivency or streat as aboved by the City of Localand Haricipal Code. Exchaire parcels 19, 0.8 % of the Amended General Produptions Flow, (U.S. Haris Prazels).

F. Architectural Review Counties

Each development with its streamled General Development Plan sinds establish an Produktivatal Power Comstate, in review and approve all Indianys to be constructed within the each Development Parcal, No Indiany or where since in said to executed, placed or allowed on any lot will plan since been statistical and approved by the Comstates. The Comstates will state this Promision (DP), see with a site specific. If Proposed Printeriory and Prod Development Pure and addressed communities as the basis for review. A histor of approval for architectural from the architectural control comstates shall accompany each salmitted for building porosite.

SIGNATURE	BLOCK

a. Meore and Compa

Ownership Certifik	cation	
The understoned, have preparation and record	ownership in the land included in this Am Iras of this Amended General Developme	onded GDP., hereby consent to ont Plan
Approved this	day of	
Marrier Balls (bedeat		

milled in	m. M. Mary Pies.	
Approved this 35th	41 of anne	1998.

The understayed, have ownership in the land included in this Amended GDP., hereby consent to the

Approved this	day of	
U.S. Home Company on .	walt	
A/A	MWXT	
Gr V	in Trec - Roi	lla.

gr. Via Ires 1- No. Mor.

	1990,
Cita Approvals	
Approved the 30th day of July	_,1998 lq t

Chef Planer of the City of London Cheef Planer

Approved this WH day of AVGUST.
Environ of the Court of Low just Laborate of the Court of Low just Laborate of the Court of Low just Laborate of the Court of Laborate of Labo

Approved the 25th day of Augus + 1998 by the City Jame S. Browning

AUGUST

Jul 4 Grad of the County and Colorado
Kath Icen Thilland
Mayor



ELandmark Lee.

An Amendment to the Adopted General Development Plan Dated: April 1, 1994 Dated: October 14, 1996 Revised: December 2, 1996 (City DRT Comments)

PLANNERS/ENGINEERS/ARCHITECTS 2 OF 2 (410) 661-6266 Denver (303) 624-7124 Fax (410) 661-6262

A PLANNED UNIT DEVELOPMENT

BEING A FDP OF A PORTION OF TRACT A, MARIANA BUTTE P.U.D. TENTH SUBDIVISION TO THE CITY OF LOVELAND, LOCATED IN THE SOUTH HALF OF SECTION 17. TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO.

LAND USE SITE SUMMARY

The following Land Use Data relates to the entire site areas to be developed:

5.03 Ac.-gross Total Site Area • Total Residential Lat Area (Lats #1-5) Total Public RON To Be Dedicated (Scenic Court, Rossum Drive & Most ist. Street RON) O.TT Ac. (5% (overcit sto) 47% (gyaroli sta)

Total Duelling Units/Lots =

1.02 dv/ac (gross); BT dv/ac (not)

Maximum = 21652 a.f

RESIDENTIAL BUILDING SETBACK REQUIREMENTS

Side Setback

 50° minimum setback as measured from the rear lot line to face of primary structure.

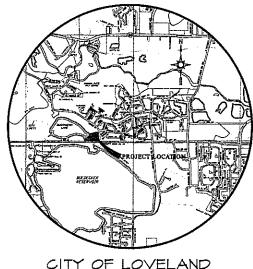
GENERAL SETBACK NOTES

- Front satisfacks shall be measured from the front lot line or property line to face of principal structure, or face of garage, whichever is closer.
- Minor architectural features which do not exceed 2° in overall projection and 10° in overall length from the principle structure (i.e. roof overlangs, fascles, eaves, fireplace, bey wholes, centilevered walls, otto archael allowed to encroach vito the front, rear or side setbacks, but are not allowed to encroach into an essemant regardless of setbacks.

CONDITIONS OF APPROVAL : Planning Commission Meeting 6-11-07

- Financial security shall be provided for all seeded areas identified in the PDP, until such time that the seed germinates and is generally free of needs. Prior to the approval of the Phai Development Plan, the Developer shall provide the Oily with a copy of the agreement for installing off-site landscoping, as shawn in the PDP.
- The recommendations and provisions in the ESAR dated November 2006 shall be incorporated into the FDP.
- Final sign text for the interpretive and educational signs located along the troll shall be submitted with FDP. The signs should stress the need for no wildlife forcassent or human introllen the tigns-rotan habitat areas.
- Nobelihetanding any information presented in the PDP or accompanying preliminary plot and preliminary construction plan documents flexit or graphical depictions, all public improvements shall conform to the Lardiner County Broan Area Streat Standards, as amended, unless specific variances are requested and opproved in writing.
- Prior to the installation of any structures within the public right-of-way, an
 ancreachment permit shall be obtained from the City of Loveland.
- Paving stones and pavement snow melt systems, shall not be allowed on the public street with this development.
- Frior to the approval of the Final Development Plan and Final Plot, the Daveloper shall redasting the proposed sedimentation basin to have as much separation from the asking settlends as possible yet detail equal or greater valums as currently designed. The sedimentation basin shall have a granular fille bottom and a compacted acrit, vegetated berm separating the bosh from the
- A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came that the existence after January 31, 1907, within the territory herein amexed which surcharge will expire ten years after effective date of the amexation.

- Signage shall be provided at the entrance to the subdivision indicating the address range of the homes within the subdivision prior to the release of building permits.
- Prior to the approval of the final first, provide a "fire Lone" No Farking' sign plan for approval by the fire prevention office for I-side of the street and the entire cul-de-sec.



VICINITY MAP SCALE I" = 2000'

OWNER: FOR Land Area ONLY

B & B I, LLC C/O JOHN BAXTER 4196 N. GARFIELD AVE. LOVELAND, CO 80538 886-540-2220

APPLICANT:

B & B I, LLC C/O JOHN BAXTER 4196 N. GARFIELD AVE. LOVELAND, CO 80538 888-540-2220

PLANNER/ENGINEER/ARCHITECT:

LANDMARK PLANNERS, ENGINEERS, ARCHITECTS 352! W. EISENHOWER BLVD. LOVELAND, CO. 80537 970-667-6286

<u>SIGNATURE BL</u>	<u>.ock</u>		
City Approvals			
Approved this #27 do		2005 by the Current	
- Luci Krou		Paulsen	
Currelli Marning Heroger			
Approved this 19TH do	y of MARCH	2008 by the city	
118		_	
City Engineer	ما ادر		
Approved the Lt de Attorney of the City of Lo	y or	2008 by the Obj	
i\\\	المنا للذالة		
City Attorney			
Approved this 44 do	y of MARCH Covaland, Colorada	2008 by the Planning	
Commission or marcity of		24/08	دة الألاق م. دا الألاق م.
Planning Commission Chairs	elser 7	=,/38	A LOVE
Appro (00 11 10 2511 do	101 MARCH	2008 by the City	18/
Council of the City of Love	riand, Colorabio	Journa & Marchan	ATP L
Maybe		LIUSA A. Undreus	T 100-
			SAN COLORI
			· attitus

OWNERS CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS THAT:

by the City of Loveland, detail Macch. 19, 2008, and that the consent to the recordation of any Wometon pertantra thereto.

Mur Boiter Manager

STATE OF COLORADO)

COUNTY OF LARMER The foregoing trainment was March 2000 by John & Pitness my hand and official seal

Polosi Cheron

SHEET INDEX

- FINAL DEVELOPMENT PLAN NARRATIVE & DESIGN STANDARDS
 - FINAL PLAT TITLE SHEET
- FINAL PLAT OVERALL SITE PLAN AREA 52.14 ACRE

- FINAL LANDSCAPE SPECIFICATIONS AND DETAILS
- FINAL LANDSCAPE SPECIFICATIONS AND DETAILS
- FINAL ARCHITECTURAL ELEVATIONS (PROTOTYPICAL)

DATE: 3/6/08 SCALE: AS SHOWN DRAWN, LLO CHECKED: KM APPROVED. KM SUBDIVISION PLAN TTE 23rd OPMENT P 翌重

ATTACHMENT 8

The Mariana Butta Twenty-Third Swadivision is converiently accessible to all areas of Laveland via Hest First Avente and Ressam Drive and is within acking astonice of Mariana Butte Gall Gebrue, Nanaqua Blementary School, as well as other amenties within the Mariana Butte Pul Area The avertigers of Buckingham Granes are committed to providing a residential development complimentary to the area with dyamic views of Buckingham Liche.

The site is separated from Buckingham Lake by Buckingham Lake Dam approximately 1.25 cores of jurisdictional wellands and a 50' wide 'natural area' buffer (Outlet D).

LAND USE

Marismo Butte Twenty-Third Subdivision will be an estate community focusing on the unlayer views to the most and south. This community will have a total of I've (8) Estate Late ranging in size from 15,000-22,000 of (approx) Complete with its antire planges, and landscaped greencels is the improved both privacy security and spaciousness while unliquing the resistances into the Mariana Butte PUD area.

Ovoilly detailing will be exemplified with a stone entry feature, permeter ornamental feating, and full landscaping at the entrance element one project permeter. A natural oreal restriction buffer along the west edge will create a browston some perhear the development and the welfands. This transition some will except and notive prish material (explaint greases) with welfard enhancement planning, with the existing welfands margin. Public access to Suckington Lake will exceed a angit the north edge via a wait, correcting to Rosson Drive.

Only a very high level of architectural detail, that compliments the axisting adjacent development will be considered. The developers are domitted to avising a quality and districtive product while respecting the regionalism of the area. Marion Extra Terestry-Train districtive in will meat a having need present within the control for executive homes within an estate community.

CIRCULATION

Mariana Butta Twenty-Third Subdivision (Buskingham Shores) .

Marione Bute Trienty-Third Subdivious relational or early library and public dedicated 300° long "lone" (AC RON 1 20 reading) terminating at a normal mead from as Scens Court. This approved hormachiead feature county brown Area Street Stordards, will suffice for emergency and public service access, thus no secondary access is required.

The project is accessed from the existing Rossim Drive (a major collector street) via Hest First Street (a minor orbania street). Pedestrian circulation shall be accommodated by a 5-batched walk along Rossim Drive a 6-batched walk along Hest First Street and a 5-batched walk, another be nest and solve sides of Scenic Court. Pedestrian erwiction shall be further emanced with a walk, to the north connecting Blockingham Loke with the project entry of Rossim Drive.

Scenic Court will feature a manument entry drive with public access. The entry will allow pedestrian and service access to Buckingham Lake, private access to Lat 9 of Nariana Butta Ninth Subdivision, as well as general access to the Mariana Butta Teachi-Three Subdivision residents.

Existing Minor Arterial Street, Inset First Street.

Roading improvements to the north side of Heat Phat Street Hill be required adjacent to Mariona Butte Heading improvements to the north side of Heat Phat Street Hill be required adjacent to Mariona Butte Heading The Street Hill be the Heading of Heat 1st Street Hill be received and substitute north edge of the application to that the north helf all comply with the Vitted Street Phases-section for a hall one orthorial of 2-12 Hodfly Comp. a center 12 median/surving Isna, and 2-5 bayes ones. Because of the north nature of this ones, comprete with and editors will not be installed. A datached 6 wide sidewalk will be installed 10 feet north of the new edge of asphalt.

The existing right-of-may for heat lot Street is 70 feet, with 40 feet doing north of the section line and 30 feet being south of the section line. An additional 10 feet of right-of-may will be provided on the north side of the section right, pringing the total north side or give-of-may to 50 feet.

Because rood improvements will not be done or the south half of riest at street, the full, utimate cross-section will not be delicited. The existing striping will be removed and new striping installed to reflect the intermingnovements for the street.

Major Collector, Rossum Drive:

No significant road improvements will be made to Rossum Drive with the exception of the new Scientic Court Entrance. Gurb return adjustments will be made and on \$\tilde{\text{P}}\$ wice concrete drainage pan will be installed parallelling Resum Drive to convey drainage to an high tocated at the Abest is Street/Resum Drive intersection. A \$5' wide addestron walk and \$6' wide tree flows will be installed on the west edge of Rossum Drive.

Lone, Senic Cast.

Senic Cost is a rubile, lane (20 Adel Within a 40 High-of-way, This reading, shall align with Spenic Strike, and recludes two (20 Mide travel lones with an 30 Hide on street parking lane. A vertical cure, gatter and 51 Mide senic Strike, and recludes two (20 Mide seniors) (20 Mide

Notes: This project shall comply with the public improvement design and construction standards adopted Lanuary 2001 and the Transportation Pilan adopted July 2000 and any updates to either in effect at the time of development application.

PUBLIC Facilities Providers:

Police: City of Love and
 Fine 4 Rescue: City of Love and

Thompson School District R2-u City of Loveland

PUBLIC UTILITIES

Basic vilities required for this development have been extended to the site or exist near the property and are available to the property. Adequate capacity currently exists within the City's infrastructure utilities to serve the project. The following is a list of utilities, their providers and service availability.

Service : Existing 12 in nateriline in Roseum Drive : Interdysments:

http://www.teste.
At the commercement of development, one 3 waterline shall be extended from Rossum Drive into Buckington Cort. A looping system will supply the fire and water needs of the development.

est yndol Existing B* sanitary sewar service is available. Roscur Onive

Resum Drive Improvements: Individual HOA owned and maintained, purp stations with a 2 forced main strail be incorporated within this development. This proven technology shall provide adequate convergence of instanciation from the development to the gravity senior main in Resum Drive. (Isse family tilling plant).

• Electrica

Situ of Loveland

Service & Improvements:
Existing service is available in Rossom Drive and shall be extended through the site.

Service & Improvements

Existing gas main line in Rossum Drive and shall be extended through the site.

• Telephone

Service 4 Improvements

Existing service is available along Rassum Crive and be extended through the site

STORM DRAINAGE

The project entry Lats (-4, north portion of Outlet (A), and Scenic Court Hill drain to the south Hest portion of Scenic Court's cul-de-sac, and flow yest vito the sedmentation basis. The required annual sticating and maintenance of the sedmentation basis Hill be the responsibility of Suckington Shores Hamadward Association.

The south portion of Outlot "C" and Lot 5 will drain directly into the existing prohage atch coulting West let Street to the north. This existing ditch flaws directly into the wetlands.

Outlot 'D', receive of the wetlands, has been preserved to retain the historic natural aramage

Lats have been rough surface graded for proper drahage. Lats have been designed to accommisses valkens prohitecture to take advantage of view to the nest. Fine jot grading will be determined at time of building plan sebuntial and will be reversed by both the Architectural Review Committee (ARC) and the City of Laveland Building Department prior to construction.

LANDSCAPE (General)

The project shall be larescoped with regionally appropriate plant materials. In open space and buffer yard acress a naturalistic casign approach and it is used. These acress shall include withormal startings at conferons and decidious interes with large detribed decidious levels with large detribed and interest shall incorporate to whater use drought tolerant seed and sod variables institud and anaturations are shall still be appropriate to a section planting, as specified on the "Preliminary Londscape Specification and Detains" sheet. Common appn space will be maintained by the Buckingham shares Homedwices Association.

Proposed street trees (along the north side Nest ist. Street and nest side of Ressim Drive) will tink the various development areas and individual residential tanascapes into a namionious and will lab

A variety of tree species shall be used throughout the development to insure visual interest and horbicultural stability. A conopy effect will be created as the project matures

Landscaping shown on the "analscape plan linelyding, common open space areas, biffer areas, iondscaping within public ROM, streetscapes (both trees are seal), wetland enhancement areas, as well as entity (analscaping shall be installed by the developer and maintained by the Buckingham Socres homeowers Association, "Common" landscape shall be Prons ally secured by the developer or installed prior to building permit issuance. A minimum of one (i) front lat tree per lat is required prior to the certificate of acceptancy.

installation of landscaping and irrigation on individual late shall be the responsibility of the home owner All trees shall be planted a minimum of 10' from drainage and villity cosements. Strubs to be planted a minimum of 5' from all suales.

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (ADS)

The following is intended as an extine of Design and Architectural Development Standards (ADS) that will apply to the construction of Mariana Butte Twenty-Third Evaduration Prototypical architectural elevations have been provided with this submittal in order to help elevation the adversariations are assumed as an estandard in the processing for the predictional register that of predictions in ARC plans, and appendictions for review and approved prior to, the despiracion of any proposal prior to, the despiracion of any proposal prior to, the despiracion of any

Relationship of the Dasian and Architectural Development Standards (ADS) to Other Regulations: nationing of the Design and Architectural Development Standards (ADS) to Other Regulations 10s. ADS are not Netherland to succeeds applicable. Federall, Calindard, on Levin and cades are assistingless. In case of conflict or castrepancy or for subjects not occreased in the ADS, the more restrictive ADS, governing agencies scades anider regulations shall take precedence fine ADS are to be used by contras when mostlying or upgroung homes or landscaping on individual residential originations. The ADS will also be used by the Architectural Review Committee (ARC) in reviewing proposals to determine their relative and the ADS are the trade to occur each relative to the overall design abplications in the ADS are interested and conversely adjacent land uses

INTRODUCTION

Purpose, and Intents.
The architectural character of the homes in the Moniona Butte Thenty-Third Subdivision is intended as reflict regional character with a variety of interesting and compositive relationships of form, are reflicted regional character with a variety of interesting and compositive relationships of form, and the results of the result

Facades bridge designed to create sufficient ratef in bridging facades. Use of large, flat, and inbroken planes will not be permitted. Strategies to achieve this edjective violate, but are not failed to "Using a variety of materials and colors.

**Using available of the texture or depth.

**Using sufficient whose and door openings to break up flat facades.

**The colors is sufficient whose and door openings to break up flat facades.

Facades should also be designed to provide variety and visual interest, while still creating a miled impact overall. Design alemants should have good proportions and be complimentary to one another Strategies to achieve these objectives include that are not limited to the use of.

- * Focal points such as parches, entry countyands, dormers, bay windows contilevered second

Buik. The bulk of the home should be broken up to reduce the apparent scale of the home and provide visual interest. Eknotegies to achieve this objective include, but are not limited to, the use of

- Variations in the bullaing footbrint Variations in shapes and forms, including prohibotural projections which create shapens on the house such as read overhades, box includes or carbillovers. Architectural treatments of root forms facing or criented toward the street.

 The bulk of the roofs should be broken up into smaller areas to reduce the apparent scale of the home and provide visual interest. Strategies to achieve this objective include, but are not limited.

Varying rap¹ prientations, and Using gobles dormers and/or hip roof designs

Moseing. The massing (placing of build) and the building heights should be designed so that they are sylted to the lot state and building setbooks. The massing and building heights should be designed so that the skale of the building is appropriate. Strategies to abheve this projective include but for and limited to.

- Stepping back the house from the front
 Integration of one story building elements, such as perchas and arrayways to soften the appearance of the architecture.

Bolomia

A balance should be provided between the various parts and forms of a hone to provide an aesthetically pleasing overall design. Strategies to achieve this edjective halvae, but are not limited to:

- Designing the house with elements that are visually more massive or heavier below with elements that are visually lighter and less massive deave. For example, a second stary should not appear heavier and have dispragaritionating greater but than the proportion of the building for the columns is took supports.
- Designing the house so that its height is proportional to its width to avoid excessively tail and narrow designs.

These are guidelines and not absolutes Mariana Butte Thenty-Third Sydavision PUD is receptive to a range of architectural variation, provided that compatibility of ships, detailing, and color are athieved. The Developer is whent an preserving the quolity of appearance and property values, and this involves the avoidance of repetitive design and the encouragement of complimentary variety.

Height As allowed by City Code - Section :854

DESIGN AND ARCHITECTURAL DEVELOPMENT STANDARDS (cont.)

Building Area: The minimum floor plan shaft hat be less than 1200 of for a ranch (single story) style home, or 2400 of for a multiwell home of finished floor area devoted to living purposes (aschaive of reafted or urroaled paranes terraces, basements of garages). Malkavi designs are encouraged

Architectural Treme. Plements and Styles.

A writed design them is exemptified primarily in the facades of the residences within the facades of the control them is the second primary in indige or character, each of the costom notices shall mention by decorating appearance that have architectural detailing to never that it if how sides of the structure are equally destinated appearing

Architectural Details:

Architectural details such as hip roofs, and varying roof and facade planes shall be expressed in each dustam home built. Architectural elements such as shutters wents, highly articulated windows and entries may be repreparated into each structure. Exposed concrete blocks, painted concrete, militicalared masonry invariored glass predictivated metal buildings, similated brick unatural brick and stand solders and silver finish aliminism doors and vindows are not acceptable.

Gorgons,

The visual impact of a front access garage upon neighborhood streetscapes can be affect by the incorporation of several key architectural features such as a second story element above into garage, excessed front percess and garage recesses. All of these architectural techniques will help to reduce dominance of garage above.

All names shall include a standard 2-car garage as a minimum. The building architecture shall de-emphasize the garages as much as passible

No three car garages shall be allowed on lots measuring less than 65° as measured at the building setbook. Danage daters shall be parted the same color as most of the aweling, not a contrasting solar.

The front always in shall consist of a 60/40 ratio to the width of the bayes versus the width of the garage doors as viewed as part of the front. Sullding elevation the garage doors shall not somerise more than 40% of the width of the house). A bird garage door shall be offset a minima of 2 from the other 2 car garage doors. Hence may redepend on eversited 3-car garage with rort docess, where shows doors with a some garage with rort docess, where shows doctioned garage doors with whaten are smoored docess. Where shows doctioned garage doors with whaten are smoored docess, where the described with vindows, softs fossios, accent song, exercisive garage openings ander material.

Strates doors that are visible as part of the front building sevations shall be recessed behad abbet the front fastade of the siving partial of the dealing or a covered parch by as least four (4) feet. Covered parchs referred to it has condition and imposite as least eight (6) feet wide weasings across the front of the building by six (6) feet deep thores with a formand garage and a second stary element obens the parch. A second story, it wing element, over garage, must be a maximum of 6' back of garage face.

Assessing Structures:
Assessing structures outpilling of 19 s.f. or less in site, including detached garages, shall have a minum selfack of 5° from sida or near lot lines. Assessing structure are not allowed to encreach into adsencess or signis-of-way, regardless of setback rea/homents.

Materials.

Moteral's used on exterior surfaces are a key design element in Mariana Evite Theray-first bookington. All materials shall be of apality materials and be compatible with the community and the landscape.

Siding. Herdbord along viru, slding vertical about and batten slding decorative ascent stding, specially siding also may be used. Undopried metal wall parels or siding may not be used on wills visible to the public. Any such point bat be tracted with a textured material to have the appearance of wood, stricco or equivalent structure.

Roofing Materiais: Roofing materials on sloped roofs shall be, as a minimum, 25 year

heavy Composition ("dimensional") shingles or better (including sorcrete tiles, clay ties, high availty standing seam metal roofing, etc.) as operaved by the ARC Where stoped roofs are used, the roof structures shall have a minimum roof pitch of $4.12\,$

<u>Galars</u>. The color of exterior materials shall generally be of a neutral tone to bland with the colors of the natural (endscape. Generally mited color tones are recommended, although deeper color variations and accent corors used justicusly and with restrict may be alloned. Use of highly chromatic or "pright" colors are to be availed.

<u>Enterlas.</u> From Door areas should be readily distinguishable from the street. Sidelights and similar features to vitually separa the size of the entry are encouraged.

Parches:

A parch element shall be included on "Garage Fish" and "Garage Forward" front elevations Required perches shall have minimum visible dimensions of 6 deep and 8 wide.

Assign 3-bastoment A single 3-bastoment getweiner piene shall not extend more than 35' excluding any architectural relief elements. Design elements to be utilized may as boy kindows, decks, chrimque read gates, helpful restuction, at an abrill be approved by the ARS, Read decks instain in height shall have support possibilities of a minimum of 16 kindows in wildth. Read decks that are 3-stories in height shall have supports and a minimum of 12 trades in wildth. Read decks that are 3-stories in height shall have supports and a minimum of 12 trades in wildth. <u>Windows:</u>
Windows:
Windows shall de used to create interest on lorge surface areas. Boy windows, portfullarly on Pirst
Placer inicidans, are highly encouraged. Multi-pane windows (similated) are encouraged on lorge surface
area windows. Accord windows one lighly encouraged Prames, sills, shutters, transom lights (or other
smillar proportioned modulation of the wall trad enails shall active window and door openings.

Building Projections and Vents.

All buildings projections including but not limited to chimney flues, verts, actions, down spouls, porches, relians and exterior solvings with match the color of the surface from which they project or shall be of an approved complementary solor. All real-manuted and vali-manuted building vents and flues are to be licented on the run streets side of the residences to the greatest degree passible. Vents are to be protected to the run of the health color realing from which they actually act

Antennos/Satellite Dishes/Salar Foreis:
One satellite alsh is allowed per home, as approved by the ARG. Large satellite dishes are and statistic can is althougher mention, as operated by the ARL Early statistic behavior of the another (b). This dish varieties unless otherwise approval by the ARC Solar pane's shall be ground mounted or laid flot on the same place as the noof, safer panes shall not project belove the pinn of the noof. Exterior mounted contains after professible are professible to

LANDSCAPE AND SITE DESIGN

Purcose and Intent:
The Lensescoer Design oritoria is intended to supplement the Site Planning and Architectural
Design critical in order to integrate all the residential and structures that the community
Additionally, landscoping should have compatibility with adjacent properties, the project's
structurage, and utimately transition that perimeter landscaping. The ARC reserves the right to
require landscope companients as a part of the architectural approval, if in the applican of the
ARC the architectural design reads specific assistance to most the intent of the design guidelines.

Landscape, Timba and Companents, Estate Lot Community.

All landscaping on kelviacial Estate More Residential late shall be installed and mointained by the immersioner of the lat. The ARC requires complete landscaping priors prior to the installation of front representations and the state of the late of late of the late of the late of late of the late of late

A variance for signage height of 5 (Section 1850 GBO) is requested for the entry signage. Community tendscoping (not individual list tendscope) to be installed or financially secured with the City princt or relation of the First building permit.

<u>Plort Materials</u>.
Front materials used chavid be tow maintenance and svitable for this climate. Flort material selection should be made from locally available runnery or garden center stack. The Colorado Norserynen's Association Rocky Maintain Plant Oxide lists absorptions materials.

<u>learn</u>. Levi areas should be kept at least six ($\dot{\phi}$) feet only from the foreaction of the home or as recommended by a professional sails engineer or landscape professional, to ensure proper drawage is maintained.

Fondation Florings.

Proming leads should surround the launcation of each structure and provide a minimum of six (6) feat of planting area from the homes foundation to the laun areas to ensure proper dischage in an instances, withoring road: the foundation should be minimal (e.g. drip irrigation systems) to avoid possible structural densign to the dualing with.

Rock and Mulchi

Planting teads visible from an internal public right-of-way or private street may stitle wood mulch or rock. Need mulch provides of howerobic environment for plants, rockees irrigation rocquements and minimizes indepterm monitorence, casts. Rock must be light gray in color (if. if, if it is a fact, more rock or other dollars) are discorpaged. Nulcolored rock he pink grants dark rock lava rock or other dollars) are discorpaged. Long shi Inch (67) in diameter or greater rivier rock, mass rock, or other flactuar' rock may be used as part of the landscope (Naod mulch and rock should be pieced over a weed barrier fractic and on tage in place with a sized, placible or brick larger. All adapt about the trialities in such a large as to prevent dumming of water near trail foundation. The adultion of consiste curp type edges are described.

Garders

Landstaping of individual late to the responsibility of the property owner. Private gordens sill be allowed in the race upone as a compliment to the overall individuals. Privately year landscape frost year landscape from the properties of the properties of the properties of the private private political private private political private political private properties of the private private political private private political private properties of the private p

Side yard property lines shall not be individually delineated by way of fensing or landscaping, in order to prevent impact to the visual window to wetlands

watersamp. Components Not Alleyed.

No drifting plants of any type are to be used in the landscape. Any area visitile from a public no grifting system and used to be used in the landscape. Any area visitile from a public northwest plant of the property of the man replicas, tresslanding haber features, innamilis, or other agricultural equipment happen wheats, mechanical adjument incorporated into molitoriases or attent invatural landscape element. No democration of property lines will be allemed with tences walls, strub beds, trees or any material.

Concrete Oriverage.
Concrete driverage and parking areas are not to be expanded without the prior written approval of the ARC.

299 RMs. Dog rate will be allowed it they can be recoonably isolated and screened from adjacent properties. Local ordinances regarding noise, adors and other naisances will be in effect.

Protect Entry

One of the distinguishing features of Mariona Busto Twenty-Third Subdivision is the entry manuscribed in the control of the manuscribed colored consents, making waits and colored, signings foundable and landscaping. The entry architecture will complement the committy. The project entry manuscribed will complement the committy the project entry manuscribed will combine of a combined protection feature and be opproximately. This

Eaching.
Penning shar to writted to project perimeter farcing initialized by the developer Ferrimeter.
Penning shar to writted and or committed meta-vibratione pileaters fless dead. The flesses the first project of the project of the project of the pileater of the project of the pileater of the project of the pileater of the pileate

No delineation of property lines will be allowed with forces, walls shrub beds, trace or any

Landscape, I. Architectural Lighting. No exterior lighting above the trace builder shall be allowed on any presidential of except with the written approval of the ASC. Subsect exterior landscape lighting residential of except with the written approval of the ASC. Subsect exterior landscape lighting purposes of litting entrances decks develope, landscaping and parking areas, and other approval proposes such as ease and execution.

Size Lighting. Lighting throughout the development will consist of City of Loveland 161 pale standards with arbitral light but of 1 saleids and placed in accordance with City Standards

Signage:
The output of the proper will comply with Mericael Case Section 18.50.80 with the exception of the overall magnitude signage beight which is T. The is I over the specific Greathern. The a variable for height might be required. The movementation displage shell incorporate a consistent project entry theme writing stone monomy and synthetic project. For added view interest and registrate visiting the primary entry spin adds may be indirectly illuminated. The major project sign well may integrate a fountain and past feature.

Natural Area Enhancements Noticed order armandament will reduce creation of a small riportion enhancement area (\$405; \$17]. The goal of the armandement will be to establish an improve a diverse native plant community on remaining noticed creat that is better than existing conditions. There is approximately [38] a cores of jurisdictional west areas which will hast be disturbed. Appropriate plant material and institution eractices are will be utilized in the welford enhancement energy, deed broadcape Specification 4. Datal Sheet: Also refer to Buckinghom Shores. Outlet D. Eviancement Plant prepared by Wildland Consultation. Inc.)

Site Drahage and Grading:

Finish grading shall not create pending or washing of water at the site on to adjacent property. Oranings shall be directed away from all structures. Newly graded areas shall be protested against soil eroson. Owners are enconvected to stitle soils engineers and landscape professionals to relp ensure proper drainage is maintained.

The maintenence of the sectimentation bean will be the responsibility of the Duckhigham Shores Handower's Association. At a minimum, amoust cleaning of the sedimentation basin All the required to mitigate any impacts to the inclinides.

Residential Samage "Pump Stations": Residential Surveys "Purp Stational" shade on the records solitory sever main is upitill of the site at the intersection of Rossm Drive and Scenz Drive. Multiple decisions with the City of Loveland Nation and Intersection of Rossm Drive and Scenz Drive. Multiple decisions with the City of Loveland Nation and Scenz of National Action that would not only serve this site, but future subdivisions on the south side of National Rose National Nati

in addition to the obove sewage disposal solution, the City Mater Department also required information showing that a future growty flow seven system can be installed, if needed, in the future, The gravity flow system regional fits station located sown of this site and an the solut side of ireas it is Street. The preliminary gravity sower design has been completed and the future scene man would be placed in "Outlet D" adjacent to the vest and sowin sides of the residential latis. The seven man placement would be within 20 feet of the proposed lift stations, resulting in minimal disruption to homeowners to lot should the gravity flow seven man be needed.

Information on the individual lift stations is included in the submittal gackage. The animal units have been statisfied for several subdivisions along the front range and have had a very flowbraids for several sections and the several sections. The demands have a statisfied with statistic pump to temporary repolate any failed existing pump. The sempony owner indicated that he has rever had to use the standary pump as the existing lift statistic harve naive had a guing failure.

523-07 5-3-07 5-21-07 5-5-08 COMMENTS I COMMENTS I COMMENTS I COMMENTS I Sarra Carra Carra Carra

DATE: 3/6/08 SCALE: NA DRAWN: LLO CHECKED, KM

APPROVED: KM

I SUBDIVISION PLAN FANDARDS SUTTE 23rd SYELOPMENT F

MARIANA E FINAL DEVI NARRATIVE

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MARIANA BUTTE P.U.D. TWENTY THIRD SUBDIVISION

BEING A SUBDIVISION OF TRACT A, MARIANA BUTTE P.U.D. TENTH SUBDIVISION TO THE CITY OF LOVELAND, LOCATED IN THE SOUTH HALF OF SECTION 17, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6th P.M., LARIMER COUNTY, COLO.

OWNER: MARIANA BUTTE, ETO

John R Eaxfor - b	lanager		8-1 Moore
STATE OF COLORAD	•	•	STATE OF TOLORADO)
CCURITY OF LARINER) The Excepting instrument was acknowledged before me this day of			COUNTY OF LARIMER)
			The foregoing instrument and acknowledged before me th 2007, by 38 Maare
Witness my hand or My commission exp			Mitness my hand and afficial seel My commission expres
	Notory Public		Notery Public
	2ddress	4 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	Acdress
		OWNER: CITY OF LOVEL	AND
		Larry Walsh - Mayor	
		STATE OF COLORADO)	
		COUNTY OF LARIMER)	
		The foregoing instrument v 2007, by Larry Wolsh - Us	ras acknowledged before me this bay of
		Witness my sand and offic My commission expires	raf sed
		Note	ry Petils
		Add	ess
			207
			A SURESTINATION OF THE SECONDARY OF THE
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		- 1	CO COMPANY OF THE PARTY OF THE
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KNOW ALL MEN BY THESE PRESENTS that the undersigned being all the owners and ben notices of the following described property except any existing public streets, roads or highways, which property a desired in Sections 17 & 18, Tenantia Stretch, Roady 60 West of the 6th PM, being more particularly, described as follows:

PROF a MENT A SECTION OF THE PUBLIC TENT SUBDIVISION to the CFT or LOYELAND.

PROF I A SECTION OF THE PUBLIC TENT SUBDIVISION TO the tenantial or rights—of—exp. and on record or existing, do subdands the same and to describe and explained or substitution of the same and the same an

A surcharge of 5π will be added to all bills for the sole of electric power to additional services which come into the existence after January $\Pi_{\rm J}$ (937, within the territary herein unneved which surcharge $\pi^{\rm H}$ earlier ten years ofter effective date of this one realism.

rector	of	Community	Services	

Witness my hand and seal of the City of Laveland My commission expires

ATTEST:

ATTORNEY'S CERTIFICATE

, on attorney Recessed to practice fair in the State at Colorado, certify that I have examined title to the clay of Loveland, Colorado, and that the parties sectioning the cedicalest are the owner's thereof in the sample, and the dedicated land is free and claim as the owner's thereof in the sample, and the dedicated land is free and clear of all tens and enumerances.

So sworn this _____ day of ______ 2007

Atterney at Law



DATE: 3/6/08	3
SCALE: N/A	
DRAWN, LLC	>
CHECKED:	
AFFROVED:	

SUBDIVISION PLAN

3

OWNER:

Assumed the Southesstaty line of Mariana Butte Nath Supdivision as bearing North 15:38'26" Fast and with all bearings contained herein relative thereta, being manumented as shown herean According to Coloreds law you must commissee any legal action based upon any detect in this survey within three years after you first discover such adhect. In no exent may any action based upon any defect in this survey be commenced mare than the years from the date of certification above herein. Reported and apparent rights-of-way and experients are shown per information provided by Chicago. Title of Colorado, Inc., Commitment No. 1420624A, dated June 79, 2006. Unless otherwise approved by the City, all unsotisfied randitions of approval for the original subcivision shall continue to apply to this property.

This property is subject to an approved General Development Plan and Plan Development Plan on De

Poul A. Hermander, being first duty shorn on his acith, deposes and says that he is a Registered Land Surveyor under the laws of the State of Colorada, from the survey of MARIANA BUTTE TWENTY THAD SUBDINSCON to the Off of LOVIGANO, COLORADO was made by him or under his supervision, that the survey is accurately represented on this plat, and that the statements contained therein were recd by him and the same part true of his plant, and should be statements.

Dutlot & Tract Designations

Outlet A, Bicek 1. Open space for the use of drainage, randscape & badestrian access, and City of Loveland Moniterance occess. Owned and maintained by the Buckingham Shares Hamedwiners Association. (Irrigates)

J Outlot C, Stock 1. For the use of dramage, landscape, padestrian, posts & whites. Owned and marticipined by the Buckingham Shales Homeowners Association. (Partially lingsted +/~ 0.557 ocres or 58%)

5 Outlot 6, Block 2. Open space for the use of wetland preservation. Owned and maintained by the City of Laveland. (Non-Irrigated)

7. Quilot G. Block 1. For the use of drainage & landscope bullering. Owned and maintained by Marianna Butte, Ltd. (Non-Irrigated)

B. Outlot H. Block 1 For the use of drainage at landscape. Owned and maintained by Deer Meadaws Homeowners Association. (Non-Hirigated)

9 Lot 1, Black 2: Shall have no developable rights prior to the approval of a PDP & FDP No building permit shall be issued with bush time that a FDP & FDP have been approved. Owned and maintained by Marienne Butte, Ltd.

Dated this _____ day of _____ 2007 Landmark Engineering Ltd.

Paul A. Hernandez Celc. LS. 32529

Buckingham Shores

CITY OF LOVELAND LARRY WALSH - MAYOR 500 E THIRD STREET LOVELAND, CO 80537

OWNER.

MARIANA BUTTE, LTD C/O MOORE & CO BILL MOORE 5272 RED PASS COURT CASTLE ROCK, CO BOIOB

OWNER J&N ELC

OWNER

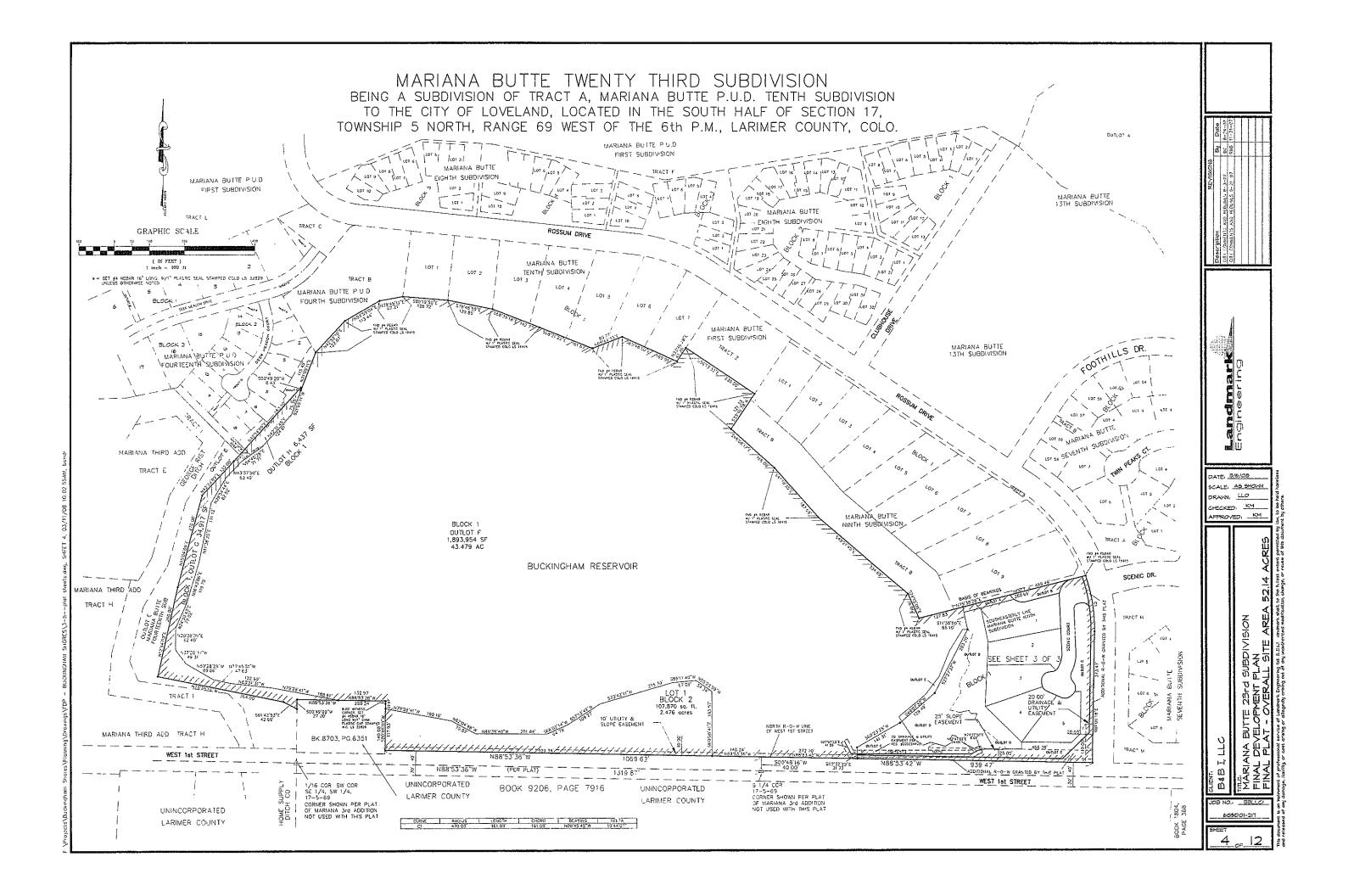
APPLICANT / DEVELOPER

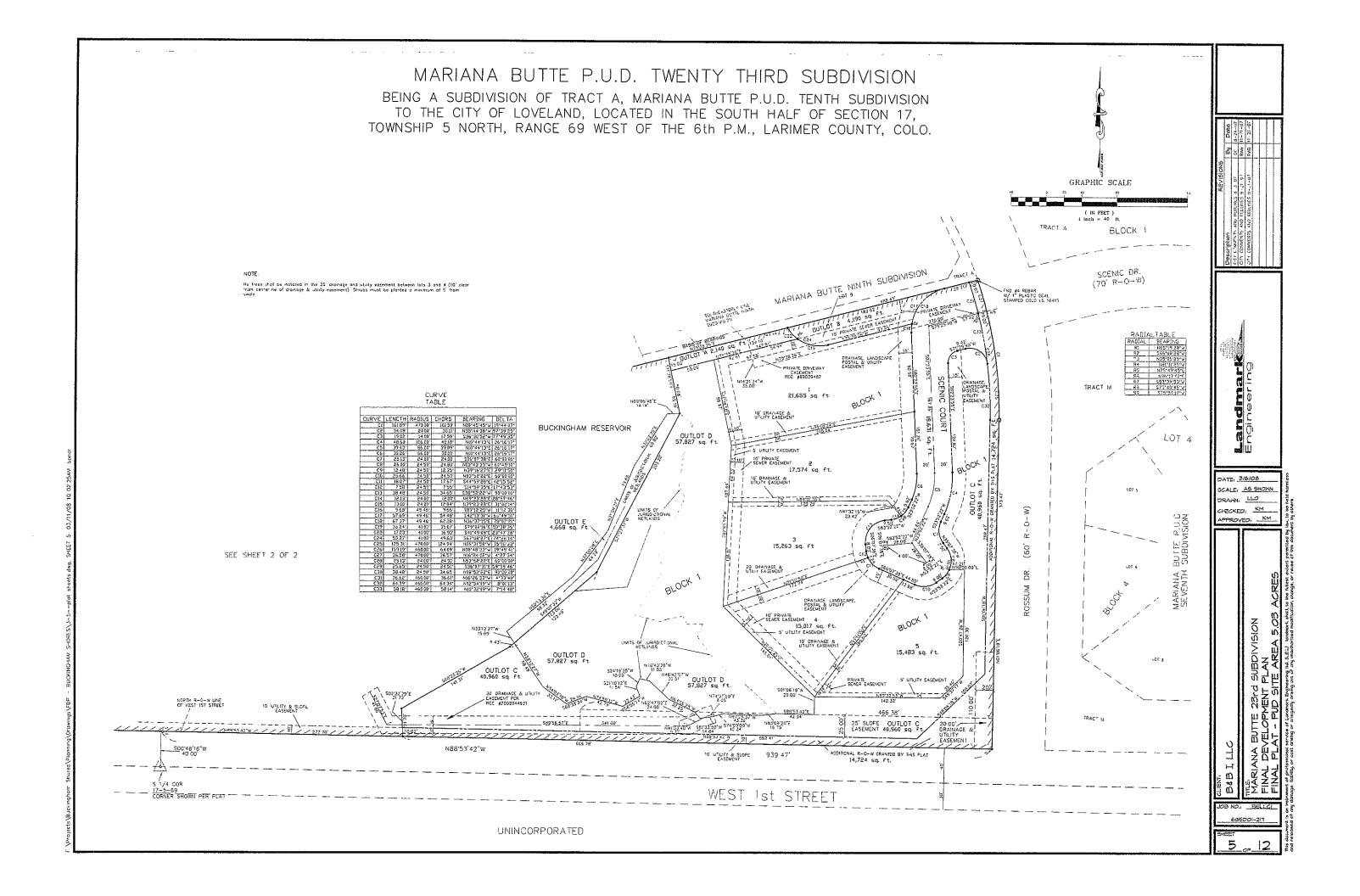
CITY OF LOVELAND VICINITY MAP

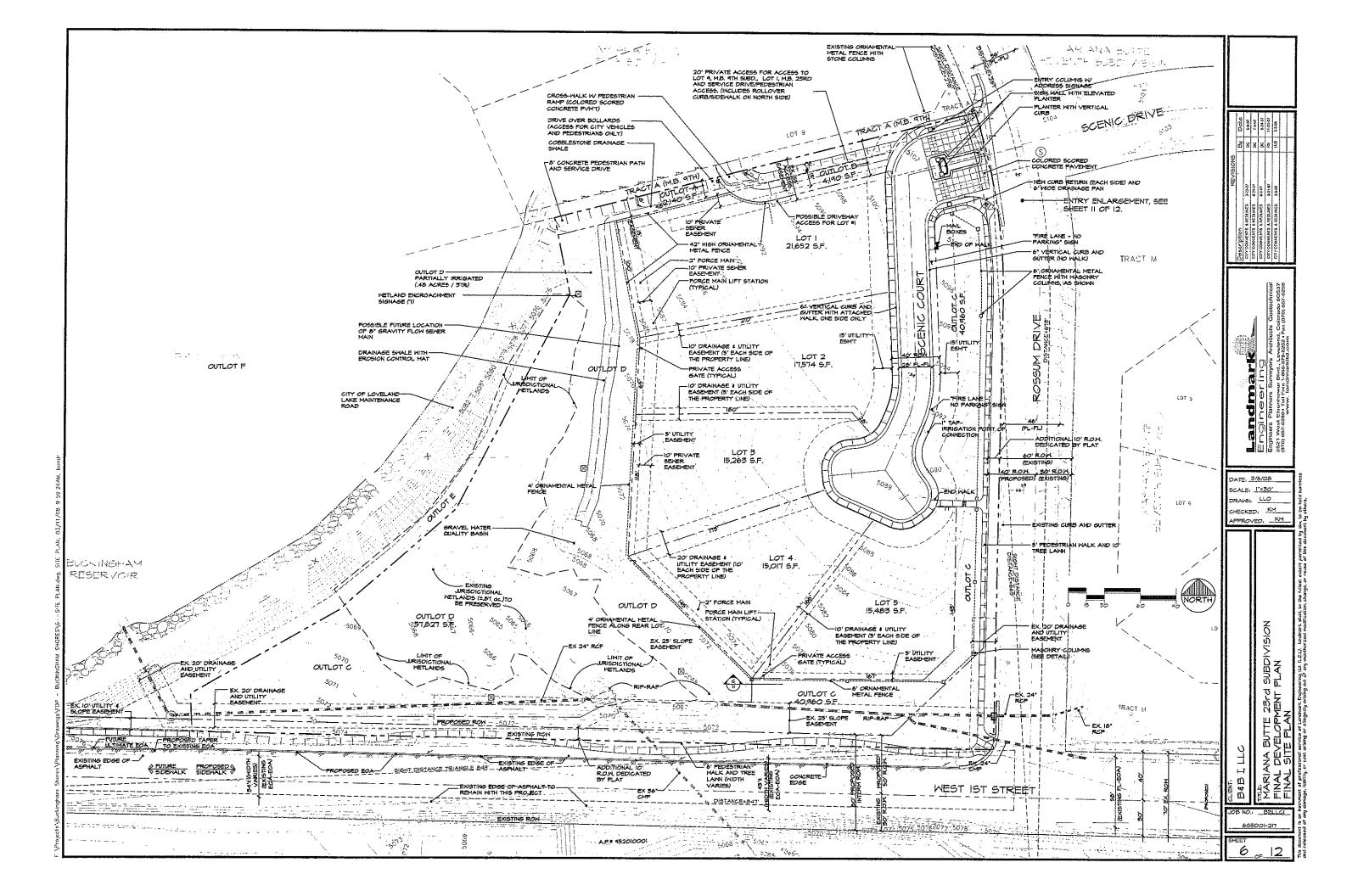
> SURVEYOR / PLANNER / ENGINEER. LANDMARK SURVEYORS. PLANNERS, ENGINEERS & ARCHITECTS C/O DANA CLINE 521 W EISENHOWER BLVD LOVELAND, CO. 80537

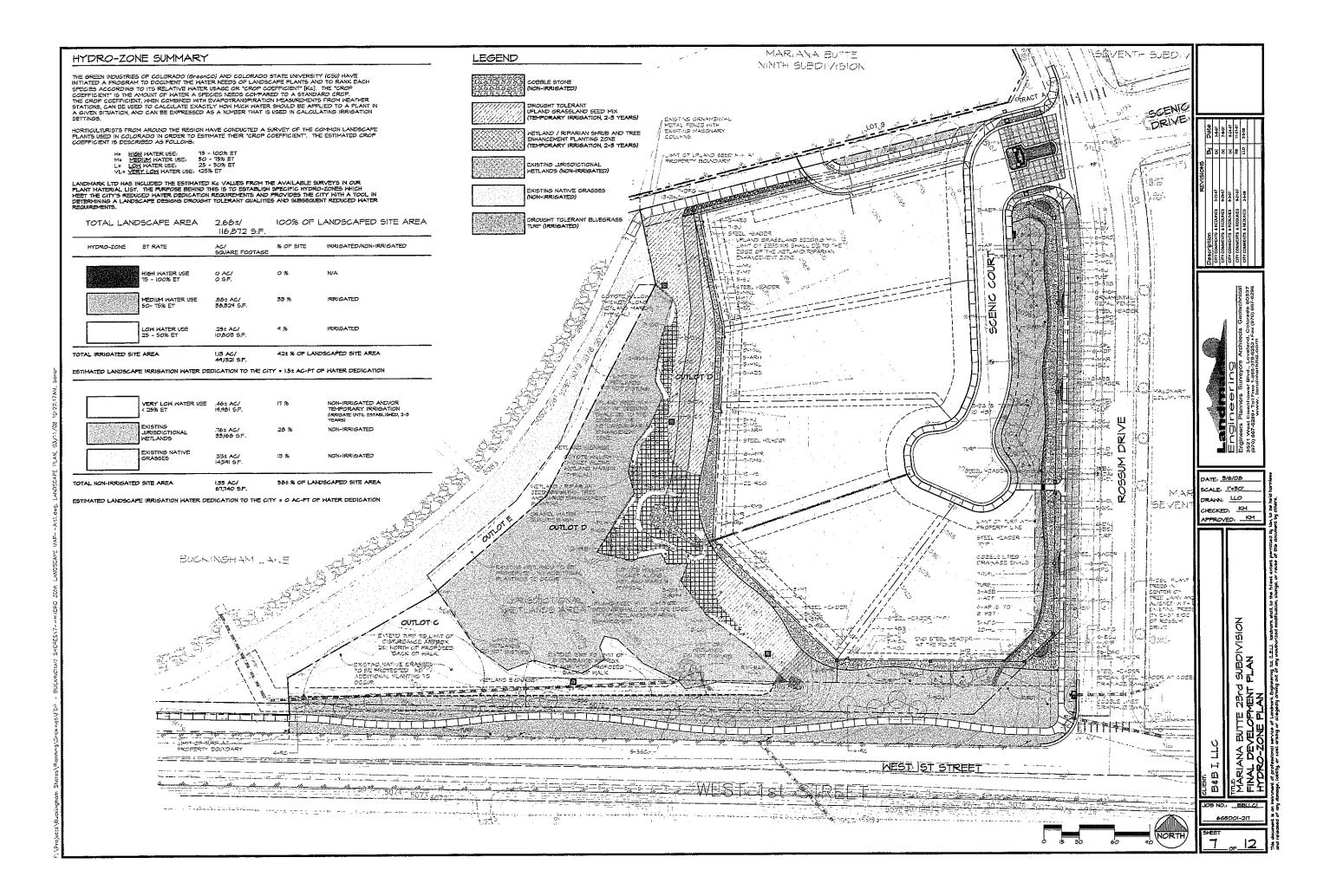
PATE: 3 SCALE: DRAWN:

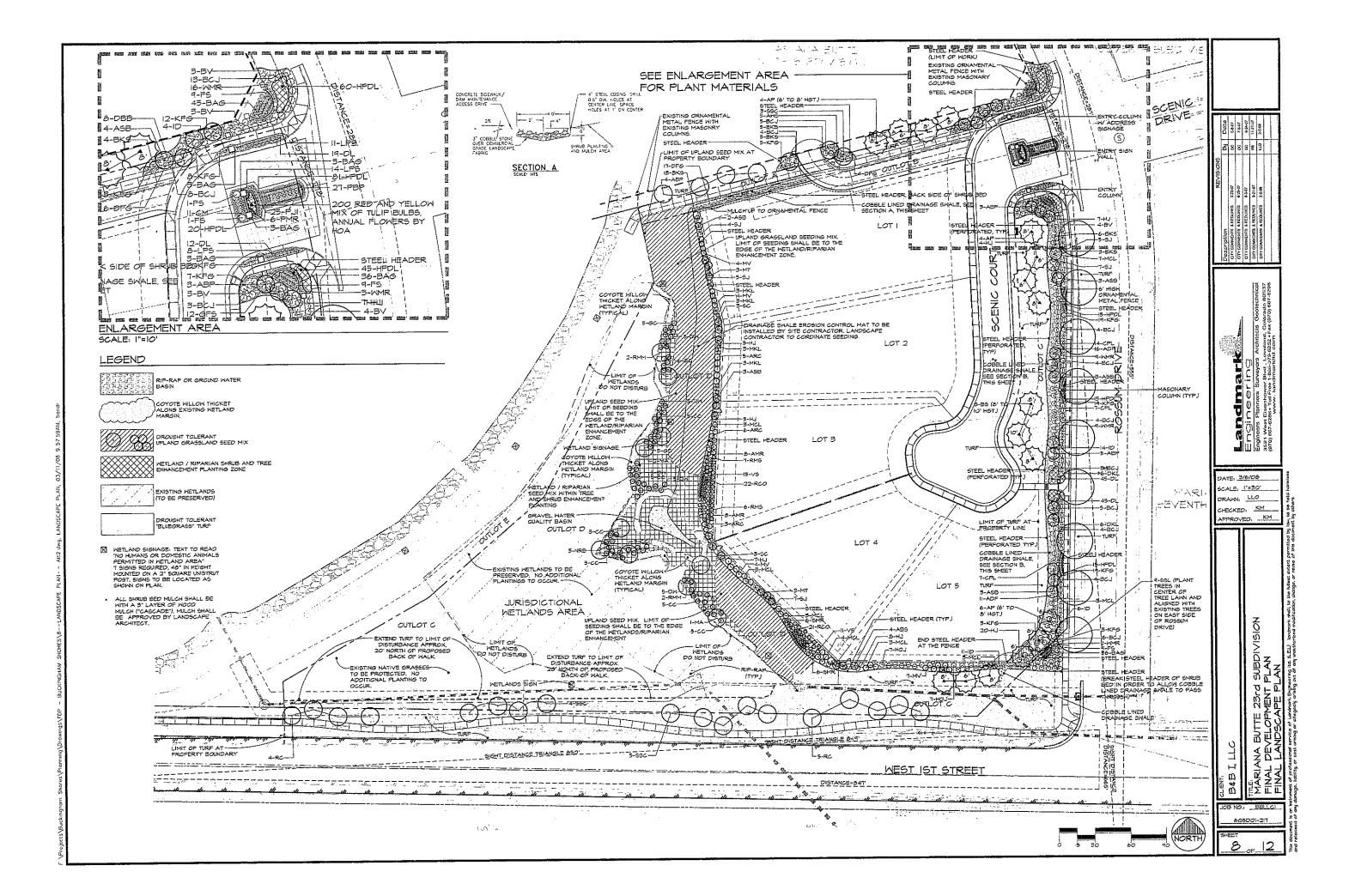
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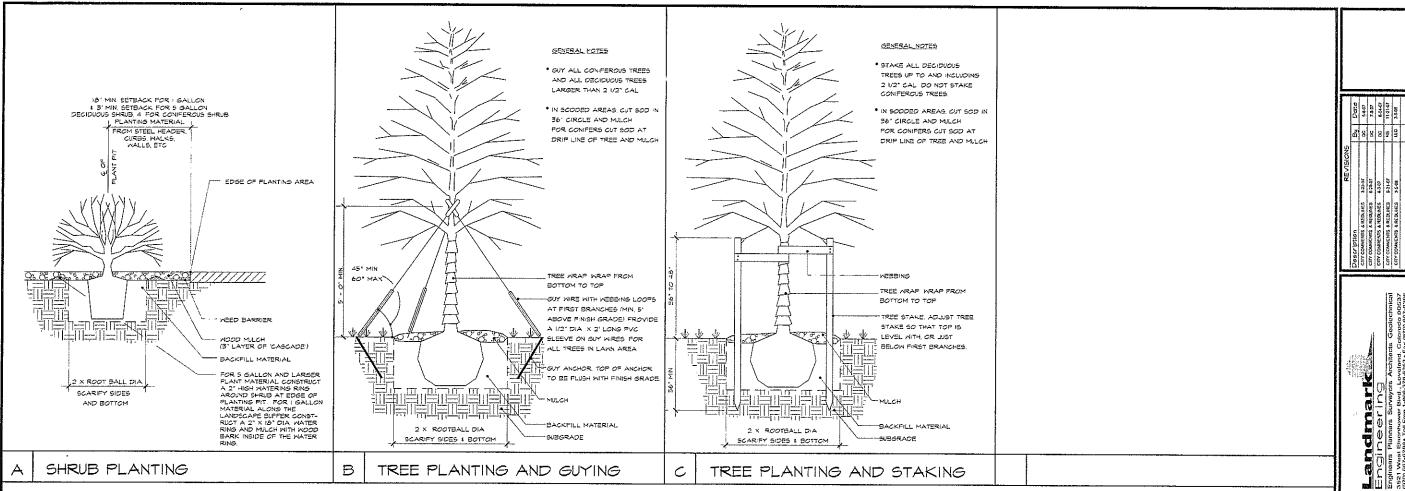












CONIFER	20US	TREES
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Symb	ol Common Name	Botanical Name	Size/Condition	Kc 🔾	QUANTITIES .
AP DC	Austrian Pine	Pinus Nigra	6'-8' Hieght Min	М	10
BS	Colorado Blue Spruce	Picea Purtgens	6-8' Height Min.	ŗ	3

DECIDUOUS TREES

Symbol	Common Name	Bot anical Name	Size/Condition	Kc 🗘	QUANTITIES **
S3.	Greenspire Linden	Trita Cardata, Greenzpire	2 Cal	M.	9
MA	Mountain Ash	Sorbeus becuparia 'Cardinal Royal	2 Cal	ξ,	3
MRB	Native River Brith	Biduta fontinules	2 Cal	Ł.	3
RMM	Rocky Mountain Maple	Apaglackim	2 Cal	L	4
APA	Autumn Purple Ash	Favinus americana Auturan Burpté	2 Cal	Ŀ	3

ORNAMENTAL TREES

Symbol	Common Name	Botanical Name	Size/Condition	Kc △	CUANTITIES
ABP	Autumn Baze Pear	Pyrus Calleryana Autumn Bazzi	2" Cal	M	12
ASB	Autumn Billiance Strylesberry	Amelanchier x Grandiflora 'Autumn Billianco'	2" Car	Ł.	:4
MT	Mayday Tree	Prunis Podus	1-1/2" Cal	Ł	5-
RC.	Radiant Crabapple	Malus Radiant	1-1/2" Cal	Ł	9
90	Sargontil Crabappie	Malus 'Sargente'	1-1/2" Cal	Ł	6
250	Spring Show Crab	Malus 'Spring Snow'	1-1/2" Cal	L	2

** Contrator responsible for quantities graphically shown on plan, not quantities individually called out.

DECIDUOUS/CONIFEROUS SHRUBS

Symbo	ol Common Name	Botanical Name	Size/Condition	Kc △	APPROX.
ADF	Arnold's Dwarf Foreythia	Forsythia 'Arnold's Dwarf	5 Gal	14	27
AMR	Alba Maidiland Rose	Rosa x 'Meidiland Alba'	5 Gar	L	16
ARC	Arnold's Red Honeysuckle	Conicera Tatarica 'Arnolds Red'	5 Gal	M	14
BCJ	Bue Chip Imiper	Uniperus Horizontalis Blue Chip	5 Gal	L	49
BKS	Dark Knight Spirea	Coryoptoris x clandononas Black Night	5 Gal	L	22
BV	Burning Viburnum	Mburnum x burkwooda	5 Gal	N5	7
CC	Chokecherry	Prunus virginiana malanocarpa	5 Gal	L	35
CM	Cheyenna Mook Orange	Philadeliphus Lewist 'Cheyenne'	5 Gal	L	ıt
CPL.	Common Purple Lilac	Syringa Vidgans	5 Gal	L	28
DKL	Dwarf Korean Litac	Syringa meyon "Palibin"	5 Gal	L	12
DW	Dogwood	Cornus sericea	5 Gal	L	25
FS	Frosbel Spirea	Speraga Burnalda "Frospoli"	5 Gal	M	20
GC	Golden Current	Rifbos avrexum	5 Gal	L	16
GFS	Goldfame Srea	Sraea Burnalda Goldflame	5 Gal	L	12
H:J	Hughes Uniper	Limperus Horizontais Hughes	5 Gal	Ł	14
HOJ	Halbert Junger	Liniperus Chinanas 'Holbart'	5 Gal	L.	14
ID	Isanti Dugwoo	Cornus Sericies Itanti	5 Gal	М	51
LPS	Little Princess Spirea	Spirace approise Little Princess	5 Gai	M	33
MCL	Mes Canada Lilac	Syrings x Prestoniae "Mes Canada"	5 Gal	L	35
MKI,	Miss Kim Lilac	Syringa patula Wits Kimi	5 Gal	L	12
MV	Mohican Viburnum	Viburoum fantona "Mohican"	5 Gal	М	19
PPP	Pirik Basuty Potentilla	Potentilla Fruticoza 'Pink Beauty'	5 Gal	L.	27
PMR	Pink Modifiand Rose	Rosa x 'Pink Mod land'	5 Gal	L	6
RCO	Red Coraborry	Symhorica: pos Orbiculatus	5 Gal	L	43
FMS	Rocky Mountain Sumac	Phus Glabra Cis-Mentana	5 Gal	L	#5 :5
SJ	Scandia Liniper	Jimiperus Sabina 'Standia'	5 Gal	L,	28
9MR	Scinlet Meidrand Rose	Rosa x 1/ladiland Starlet*	5 Gal	L	
٧S	Ranassance Vanhoutte Spirea	Spiraco x Vanhouttel 'Renarcames'	5 Gal	М	12
WMR	White Meidiland Rose	Rose x White Madiland	5 Gal	Ł	26

ORNAMENTAL GRASSES/BULBS

Symbol	Common Name	Botanical Name	Size/Condision	Kc <u>⟨</u>	APPROX. OUANTITIES **
BAG	Bue Avena Grass	Heliatrofrichen Sampervirens	5 Gal	L -	129
DFG	Dwarf Fountain Grass	Pennisetum diopecture des 'Hamein'	5 Gal	L.	17
DL	Daylily	Hermeroculis	5 Gal	L	145
HPDL,	Half's Pink Daylity	Hermorocatis 'Halls Fink'	5 Gal	L	106
KFG	Karl Forester Grass	Colomatrostis Acutiflora 'Karl Forester'	Ga	Ĺ,	304
PJ	Purple Japanese Iris	Iris Ensonta Uspaneses Iris'	5 Gal	M	25

TURF/SEED MIXES Size/Condision Kc 🔾 Drought Tolerant Bluegrass Drought Tolerant Upland Seed Mix ٧L

General Notes:

Repanan Wetland Seed Mix

- The quality and quantity of pient materials shall comply with the requirements of the Colorado Nursery Act, 1975 C.R.S., Title 35, Article 26, as amended.
- All areas which are landscaped with live plants shall be equipped with a watering system which will provide sufficient water to maintain plants in a healthy condition
- Ail living plants required shall be maintained in a live and health, state. Dead or whealthy plants shall be immediately replaced with the size and type of plants required.
- All fonces, waits and similar structures shall be mantained in good consister. Chapad paint, missing fonce pieces, leaning or failer portions of a fence, or other sign of deterioration shall immediately be replaced or repaired.
- No trees shall be installed in the 20 drainage and utility assement between lots 3 and 4 (10) clear from centerline of drainage 4 utility assement). Struct must be planted a minimum of 5' from swale.
- All shrub ped mutch shall be with a 3" layer of wood mutch ("Cascade"). Mutch shall be approved by landscape architect.

ATE: 3/6/08

4 MEDLUNES 523-07
4 MEDLUNES 6-23-07
4 MEDLUNES 6-3-07
5 MEDLUNES 9-2-07

SCALE, AS SHOWN DRAWN: LLO CHECKED: KM APPROVED: KM

٧L

BUTTE VELOPIN SSCAPE

12

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9

PLANT LIST

MEED BARRIER.

had bentier may be Mirall 140 or Typor Style 2541. Place wood barrier beneath growel much areas. Geasestile Februs shall be Marrend Terracard M12 or approved equal, placed what no Lovehor has brain.

GRAVE MECH.
A 2°-3° did nominal size washed river gravel Submit scripte

BARN MICH.

Stredded Fir Bork Mildt: Bark pole peelings from Fir trees only Cont. steam in color Milan shall

be free from novibus weed seed and all fereign naterial normal to along the Chipper chips, pine

pole poelings or other angular bork chips are not acceptable. Subnit samples

MIRRO MAGE.

Organization blickes litter type from any substance or factor which might which are provided to the provided of provided or factor which might be also as the provided of provided the provided of provided the provided of provided the provided bloom of the provided of the pr

or by keight content. Such matural services services with MATERIAS FOR SYAKNO OFFINS AND INFARMING INTERS.

A fire Status, Ordinal and, Sinch alimeter pressure treated Ladgepa a pine states as available from Direct Landscape Supply, 1003/1971-732.

5. Zuy Antibots: 24-mach long metal 17 pasts.

5. Zuying and States States, Coloranted From at steel (Singlinge Mire Distance). Supply and states of the states

COTTOST:
A totally organic product that has been aerotically and naturally processed without the addition of Learne whole this, in such a monner as to maintain a consistent temperature of I4O degrees. Forenthall or greater for a pariad of time sufficient to create the following characteristics, measured by dry neight.

AND,

Maximum allerwards organic matter: 60% organic matter to ritingan natio: 25 + to 30 i pri. 7 to 5 for markes pri. 7 to 5 for markes to six and to some content to the six and 25 for for matter Loss than 10% sail, girt or cond. You may be supported as or of 10 min distance. The according also of 10 min is mediated as of all form is mead sense pathogens and basteria. A non-offensive contrily smile.

Refullier for suff shall be commercial type, at uniform composition free-flowing and conforming to applicable State are Redered loss. Scient manifoldiners guaranteed analysis. Formitted fertillier analysis shall be submitted to Owner & Representative for review and shall be based upon recommendations made by soft tob. Contractor to submit so I sample to soil tob far analysis and fertilitier necommendations.

Contractor to submit a minimum of 5 sall samples to sale table cotain recommendations

If soil types are similar in structure, the Contractor may use a consistent formulated fortilizer for the entire site area. However, if soil structures are vasitly different, a formulated fortilizer for each specific site area. All be required.

5 Fertilizer for tree and shrub, backful mix and ground cover areas shall be Canacate Sierrabien, 4 month slow-religious fertilizer

Bluegrass and shall be a brief of not less than three improved Kertucky Bluegrass variaties. Sea shall be need and past three configurage and more than the client process, come of each shall be the needs before a thinking, and shall be a ken for than and algo print to providing. Sed shall be one year of minimum, graves under intensive core and cultilivation to provide a thick were stand of gross.

Lay said the form than adjacent paying grade or edger except in the center of a shall where drainable would be impeded.

D. Bhegross Seed May

Bluegross seed shall be a blend macking the mix of Bluegross said above but not less than three manaved Kerbucky Bluegross varieties TURE MIX.

A Stepress Sedi

Biograps sod sha'l be a pland of not less than three improved Kenticky Biograps varieties, bad shall be weed and past fines, centaking no more than 1% of other grosses, none of which shall be course textured gross. Sod shall be a minima to 154 eith thick, havested an refulls fertilized the tat three weeks before outring and shall be cut not more than one day prior to planting. Bad shall be and paid or did minima from under tendently core and cultivation to produce o thick, areas stand of gross (Lay sod 11 than 14 han adjocant paring gross or adjocant except in the center of a whall is here of charges would be meeded.

D Disegroup Reed Miss

Bivegrass seed shall be a blend maching the $\sin \alpha t$ Bivegrass sad above but not less than three incroved Kenticky Bivegrass varieties

IREM: SHOULD AND GRAND GOVERS.

A Exatt Material shall be a first-class representative of its species, health, well aronched, and well proportioned in respect to helpful and with relationships, free from disease, new, wheels and keed notes, and conforming to the requirements of the Goldrado Norsery Act face Landscape Card Decision of Goldrado Standards specifications for appropriate section for the Card Card Decision shall be marked to the Card Decision and the Card Decision of the Card Decision and the Card Decision and Card De

B. <u>Bateric, and Common Names</u> given in the plant list one in conformance with standard narricultural procitice in this area. Plants are to be delivered to the site with tags bearing the bottom came as accladed by the plant list.

INSTALLATION

INSTRUMENTATION

A. Cleaning. Prior to any soil preparation, existing vegetation nat to remain and which might interfers in the specified soil preparation shall be moved, gridded, nated and the deterior removed from the stat. Prior to an during grading or stage approxime, this ground surface shall be cleaned of moteriors which might indeer final operations. The ground Prepara all areas to be practed as follows.

1 Ro all areas to be planted, seaded and/or sadded to a minimum of 8 inches in two directions using an agricultural injear with these spaced on no greater than 18 trubes. Areas adjacent to each strubtures uses, etc., where the vie of large machanical adulpment of difficult, whalf the worked with smaller equipment on by hand.

Soil Preparation, Spread 4 CyllODO ST of compost and sufficient fertilizer to meet requirements of soil onlysis over all areas to be seeded, sodded, ancies pasted whree, shree bed and ground other incorporate composit by giscap or notatiling into the top 4 to 6 inches of soil. Obtain a uniform mature with no positions all obtains and other incorporations of soil or menditures remaining.

Restore fine grade of all prices to be plotted, seeded analier solded with float and to remove irregular law resulting from filling operations. Float and put a resoluting the filling operations in the analysis of the acceptance of the filling prices of provide and filling to completted of this in grading operations but contractor must provide a filling to consider prices but and confirm to the grades and elevations shown on the engineering drawing. Contractor must provide positive forenage in all indexapper areas.

TREE AND SHRUB PLANTING.

Any plant substitutions are to be approved by Landscape Architect prior to installation

5 Established Location. Stake trees and flag or sot ast all shrubs in locations shown on the plats prior to installation for review by Owner. The following one minimum astances that plant materials can be placed from adjacent wors heroes or paided areas.

C. Exerting 1733.

Departing pits a minimum of 2 times as video as standard of root acti or posterior part a depth sufficient to attain top of most poll at mink to attain minimum of 5° dobres arounding grade for declarate pites att – 0° for conference trees, and 2° above circumding grade for shribs.

2 Rougher's design the pix to remove any someosting or giving Leasen sould option of pix to a minimum depth of six nakes. Mix leasened sow with specified casts.

D. Backfill Material. Tree and shrift planting pits shall be backfilled with the following mix

75% tagsoli by value (sali excavated from planting pits)

2 25% compast by volume

2 also compass by vorme.
The specified backful materials shall be pre-mixed using industry decepted tearings in order to obtain a uniform eventy dismoded consistency. Free Frem packets of unblended materials and cools or stores greater from the clause in dismoster. Backful risk shall be delivered to cook planting pt offer mixing the occurred.

derivered to dook planting of alter inking has accurred.

F. Einning.

Renove stock from container. Do not threak the noot boll. A space shall not be used. Scarlly actes and obtain of not boll.

Renove stock from container. Do not threak the noot be look and the stock of the st

CEER BARRIER INSTALLATION

A Meed bornier shall as plased in all strub bed areas or where noted in p on and details At all edges of subs walls structures powerents and headers, need bornier shall be seared with leggage. If such leng stapples of the lates OC at all edges 3 No weed bornier shall be placed in areas receiving one go lon and smaller promit material.

18 No weed parties shall be placed in areas receiving one go lon and smaller promit material.

6 No need borner shall be placed in soil planting rings of decidious and centerous trees planted in sodded or seeted areas.

D. Geatextile fabric required under all crusher fines trails

STEEL HEADER CONSTRUCTION:

Lagost steel header in locations shown an plans and receive neview of owner prior to installation Locate by scaining off of plans, install plumb with grades markening a minimum constant height of one kin above adjuscent that forests. Install wing straight these and smooth surves. State sheel needer asking persiot the feet OC. Provide arrangle sits or holes at sufficient intervals to allow necess water to dram away.

A. Tre of Reading, unless otherwise approved, all timf seeding shall be completed between April 15 and May 31 or between September 1 and October 15

B <u>Onli Steatra</u>:
Drill seeding will be completed using a drill implement preferricly equipped with the following features:

depth lames - to allow seeding its the proper depth sendow appropriate seed minutes - to promed seed minutes seed on section sections bettles - to ald in even seed distribution among rows seed-makering device - to promote even seed advision within whith rows furnish appears - to permit proper seed placement from seed agouts, and and phones - to a distribution of the properties of the pro

The crill will be adjusted to plant seed to the proper cepth. The depth of seeding will be approximately 0.25 to 0.50 (not. Crill row specing will be set at approximately 6.15 to 8 inches free drill will have be taked across the seeding to complete the glanting operation. Och seeding will take place immediately foliating the completion of final seedbed preparation techniques.

G Broadcast Scedes:

Economist Lecting: The deading shall only door in areas inaccessible to a drill sector. Broadcast seed only after all trees and shrips have been probed in these areas. Broadcast seeding will be decomplished on the control of the seed of the decomplished on revegetation matching. All freathers, will be a explored with matering devices. Broadcasting by nord will be acceptable on small, isolated sites. When broadcast seeding passes will be made ever each she to be seeded in a movem to entere on even afterburkent seed when want proper type explored, seed should be frequently mixed within the happer to decorage seed setting and uneven primarily districtions of specific for.

Broadcast seeding will take place immediately following the completion of final speedbod preparation techniques. Breadcast seeding shared not be conducted when which valicities would prehit the seed about taken. The broadcast seeding rate will be take the rate of artill seeding promitic even seed about taken. The broadcast seeding rate will be take the rate of artill seeding

eclosis. Wich fallowing all set preparation and planting.
A <u>Stock Bods</u>. All shina and much shall an with a 3-layer of wood much ("Cascode"). Much shall be approved by Indiscope architect.

B. Tree Planing Rings in hygoted that Acces.

Much all sail planting rings of decidious and conferous trees with a B' lager of back much

Sended Areas.

Indicarmishing:

Hidrormulation all dress which are identified as intigates seed. Hydrormulatistall the applica at a rate as specified by the manufacturer. On steps at greater than 5% a tasking agent with an acted to the sure; so ensure much stacking, hydrormulatistal after second out as and applicated the sure; so ensure that stacking, hydrormulatistal after second out as an acted sure and acted to the sure; so ensure that are the sure of the sure of the second of the sure of t

型 R S S B B B 8:307 8:307 3:508 Doscription
CIT COMMENTS & REDUKES 3.
CITY COMMENTS & REDUKES 6.
CITY COMMENTS & REDUKES 6.
CITY COMMENTS & REDUKES 8.
CITY COMMENTS & REDUKES 8.
CITY COMMENTS & REDUKES 8.

DATE: 3/6/08 DRAWN: LLO

SCALE, AS SHOWN CHECKED, KM APPROVED: KM

SUBDIY PLAN FICATIC 23rd MENT F SPECIF

MARIANA BUTTE 2 FINAL DEVELOPMI FINAL LANDSCAPE 5

Coyote willow thickets will be promised along the edges of the sediment pand and existing westland in the buffer area. Coyote willow will be planted as cuttings. Cottings should be completed or obtained from healthy willing should be later. nealthy willow stands in late March - mld April, Cuttings can march - mia April, Cuttings can be planted by gushing directly nto the soil or by using a planting bar to make a hole Cuttings should be planted so that only a few inches remain exposed.

The drill will be adjusted to plant seed to the proper depth. The depth of seeding will be popproximately 0.25 to 0.30 inch. Drill row specing will be set at approximately 6 to 8 inches. The drill will then be bowed across the seeding to complete the planting operation. Drill seeding will take piece immediately following the complete of Pinal seeding and properation techniques.

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ΗĪ B&B

ABBREVIATED LANDSCAPE SPECIFICATIONS

General Protection of Nettands During Caratruction.

The boundary of a sisting welland vegetables shall be forced and staked prior to construction/grading to avoid additional visition imposts and/or carange. To protect evisiting set and vegetation of work will be attended within the forced/staked area. Construction personnel will be informed of the limits of wetland distributions. Install presion centrol instruction, but got a region in order to reduce soil arcision into the existing settling in the construction. These centrol recovers shall be installed as actualled in the Storm Action Management Pain for the project. The Content Representative shall be present daring installed in a protection of the pro

MATERIALS

Marie Control of the		
Switchgrass	Ponicum viraatum	50
Nestern Wheateress	Pascapurum smith.:	50
Prairie Cardgrass	Sportro pectrota	50
Alkaii Sasatán	Sparobalis are ses	40
Total PPLS/Acre		15.0

*Pure Live Seed, Rotes for draft seeding, broadcost notes will be doubled

B. Upland Seed Mis. to be used an areas of Outral D above the existing methand area.

Common Nome Scientific Nome		PLD/Acre	
Green Noodle Grass	Stipa viriau:a	50	
risstem Pheatoress	Passapyrom smith.i	5.0	
Thickspike inheateress	harapuran dasustachum	50	
Switcherges	Panisim virastim	0	
Upright Prairie Coneflauer	Raticioa commitero	Ø5	
Law i flox	Linum fisiologi	05	
Total *PL5/Acre		200	

*Pure Live Seed, Roses for drail seeding, producest rates will be doubled

C. Sporjen Tree and Smip, to be planted in the rietland/Riparian Shrib and Tree Planting Zone incated along the frings of the existing wetland area.

Riporton Shrubs

В

Common Name Scientific Name Nose

Cayata Milan	Salix exigua	Gittings
Chakecherry	Frans vegalena	Container, bare no
Dagwood	Corns tariced	Container
Golden Current	Ribes dureim	Container, bord ro

Siparion Trees

Germen Name	Scientific Name	Tupe.
Yourson Ash	Spreys acopuling	Containe
riestern Birch	Betyle accidental's	Container
≘oxeider	Acer reginda	Containe

NSYALLATION

Growing Site and Seed Bed Preparation. A Prior to grading of the buffer orea (Outlie D) the top 6-12 hickes of topsail will be striped and stackpilled. After final grading has occurred, stackpilled topsail will be striped and stackpilled. After final grading has occurred, stackpilled topsail wall be great a remain of 0 dones on a red or start to 0 dones of 0 dones in the second prices of 0 dones in the second and which the buffer. Once top soil has even placed in disk and of 0 dones in the offencions and creatives from tilling operations. Floot drag in the directions and remove in states or debris when 21 that cames to the surface, then completion at the first grading operations, the connection shall provide a first landscape grade that conforms to the grading and elevations from the expreering drawings. Contractor shall provide position drawings in all landscape areas.

Upland and instignat Seeding.

A Upland/notions specing of the buffer area shall be completed cetheren havember I and retarday. General emanagement areas are shown on the Landscape Plan. Seeding shall be completed immediately after site and seed and preparation is complete Seeding with the total conflicted by drill seeding where possible. If broadsast seeding is used seeding rides will be solved only that extending shall be accorded by drill seeding rides will be solved or the recommender and sepectated for artisecting. The drill seeding shall be drawn as the broadsast seeding is seed to drill seed middlely be coverned seed.

B. Follow specifications above inder landscape installation specifications, seeding B.4.6 for detailed drill and broadest specifications. The infettind Riparion Seed Mx shall be used in the seathert bear and on the septimizer of the easting wetting area. The tipland dead Mix shall be used over the majority of Oxfot Diparion the swisting wetterp area. Mikhing
All seeded areas shall be milited immediately after seeding operation is completed.
Approximately, 2000 points per care of milith (notive log, stron, milith) shall be applied.
Only certified need free stron milith shall be used. Much shall be applied by a mechanical blonder.

A. Recommended trees and shribs to be planted and shown in the final planting plan. General planting press for National/Riperlan Tree and thrub Planting Zone have been shown only. That locations of trees and shribs shall be reviewed by Londscape Architect print to planting.

B. Strives whill be plotted as own report or cuttings and plotting shall be completed during from solid to mid spring period during plott demends, Centener plottings may be completed anytice during the spring to fell period. Centener plottings may be completed anytice during the spring to fell period. Center will be plotted with the plotted will be plotted and to period plots. Goggie willow will be plotted as cuttings facility and to be plotted when correct (late March anyth May). Cuttings shall be obtained from healthy willows stards in late Marchinal April Cuttings son be plotted by probing directly that the soil or by yang a plotting per to nake a field. Cuttings shall be optimated and that they are which any start meaning supposed.

Trees will be planted as container stack. Trees will be planted between early spring and fall records.

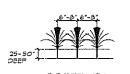
Temperacy irrigation

A. Temperary above grand irrigation system shall be installed to irrigate all wetland/riparian and upped revegelated areas within the biffer zone. The irrigation system may include a combination of drip, it load, and spray systems.

Sulfer Tone Sciet and Maintenance and Montoning

writer area stating the area to a protacted waterion and windle familiar will be all states of notices needs can reduce plant deventing will all before these and site productivity. A variety of nonlows weeks can become reducting states that in riparian tones Common notices weeks in riparian and neltons tones in the area belong extensively carried to the trees. Idealogues angulational Common to the trees in the area belong to the trees will be a supported to the state of the trees will be a supported by the common to the trees the state of the trees are the state of the common to the state of the common to the state of the

Monitoring of metional portion planting and upland searing shall be completed at the end of each grawing season with the design of the properties of the end of the properties of the end of the vegetation. Mead cover compt are more than 5% of the total revegetation area white her with the score and of the end of t



6-8 6-8 6-3 0 0 0

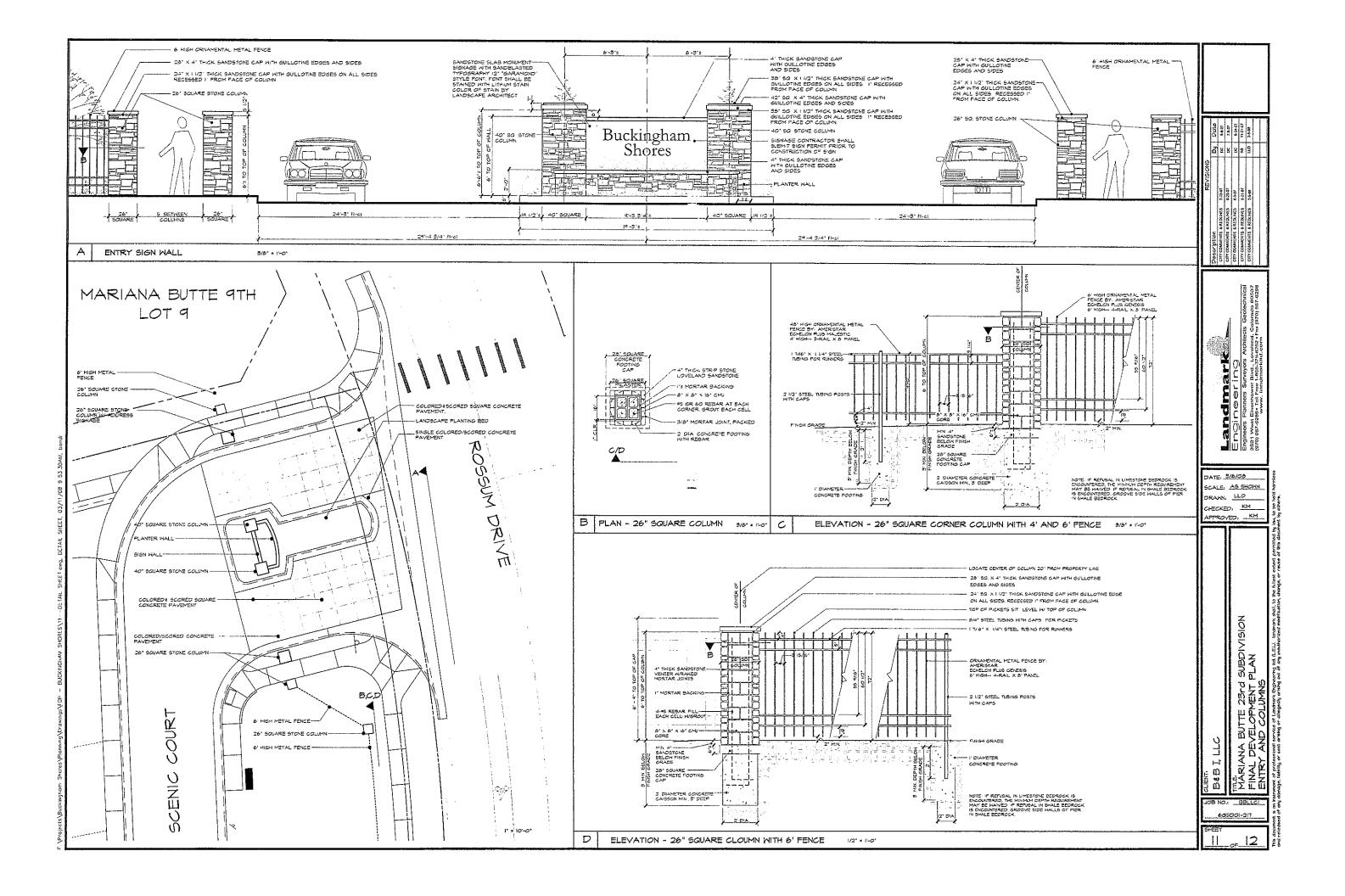
DRILL SEEDING DETAIL



WETLAND LANDSCAPE SPECIFICATIONS

WETLAND PLANTING DETAIL

WILLOW STALK PLANTING DETAIL





ELEVATION A



REAR ELEVATION

FRONT ELEVATION

MARIANA BUTTE NINTH SUBDIVISION

