

MIRASOL SECOND ADDITION  
 DATE: 6/21/2016  
 FILE NAME: 20160048ANX  
 SCALE: 1"=100'  
 DRAWN BY: CSK  
 CHECKED BY: SIP

# MIRASOL SECOND ADDITION

Being an Annexation of a Parcel of land  
 Situate in the Southeast Quarter of the Northeast Quarter of Section 24, Township 5 North, Range 69 West of the 6th P.M.,  
 County of Larimer, State of Colorado

## PROPERTY DESCRIPTION

A parcel of land, being that parcel as described in the Quit Claim Deed recorded April 25, 1994 at Reception No. 94035209 of the Recorder of Larimer County Clerk and Recorder, on the abutting Right of Way of Fourth Street Southeast, the abutting Right of Way of South Saint Louis Avenue and the Right of Way of South Saint Louis Avenue abutting Mirasol Second Subdivision as recorded April 12, 2011 at Reception No. 20110021993 of the LCCR, located in the Northeast Quarter (NE1/4) of Section Twenty-four (24), Township Five North (T. 5N.), Range Sixty-nine West (R. 69W.) or the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast Sixteenth corner of said Section 24 and assuming the West line of the Southeast Quarter of the Northeast Quarter (SE1/4NE1/4) as bearing South 001°25'0" West being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1320.21 feet and with all other bearings contained herein relative thereto;

THENCE South 001°25'0" West along said West line a distance of 355.89 feet to the Northwest corner of said Mirasol Second Subdivision and to the POINT OF BEGINNING;

THENCE South 001°25'0" West continuing along said West line and along the West line of said Mirasol Second Subdivision and along the East Right of Way line of South Saint Louis Avenue a distance of 358.63 feet to the most Northerly Southwest corner of Mirasol Second Subdivision;

THENCE North 89°47'10" West a distance of 60.00 feet to a line parallel with and 60.00 feet West of, or measured at a right angle, the line of the SE1/4NE1/4 of said Section 24 and to the East line of Ballard Place Subdivision as recorded at Reception No. 65143 of the LCCR said line being the West Right of Way line of South Saint Louis Avenue;

THENCE North 001°25'0" East along said parallel line and along said East line of Ballard Place a distance of 743.80 feet to the Southeast corner of Lot 8, Block 3, Ballard Place and to an extension of a line parallel with and 30.00 feet North of, as measured at a right angle, the North line of the SE1/4NE1/4 side being the North Right of Way line of South Saint Louis Avenue;

THENCE North 89°3'30" East along said North line of said Mirasol First Subdivision and along the North line of said Mirasol Second Subdivision a distance of 661.36 feet to the POINT OF BEGINNING;

Said described parcel of land contains 300,068 Square Feet or 6.889 Acres, more or less (±), and is subject to any right of way or other easements of record or as now existing on said described parcel of land.

## SURVEYOR'S CERTIFICATE

I, Steven Parks, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the annexation map shown herein is a reasonably accurate depiction of the parcel of land described herein and, to the extent described herein, is at least one sixth (1/6) of the peripheral boundary of said parcel contiguous to the boundary of the City of Loveland, Colorado. The map was compiled using existing plats, deeds, legal descriptions, and other documents and is not based on a field survey nor should it be construed as a boundary survey.

## PRELIMINARY

Steven Parks - On Behalf Of King Surveyors  
 Colorado Licensed Professional  
 Land Surveyor #38348

## NOTARIAL CERTIFICATE

STATE OF \_\_\_\_\_ ss.  
 COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Witness my hand and official seal.

My commission expires \_\_\_\_\_

Notary Public

## MAYOR CERTIFICATE

This map is approved by the City Council of the City of Loveland, Larimer County, Colorado by  
 Ordinance No. \_\_\_\_\_, passed on second reading on this \_\_\_\_\_ day of  
 \_\_\_\_\_, 20\_\_\_\_, for filing with Clerk and Recorder of Larimer County.

Mayor \_\_\_\_\_

Attest: City Clerk

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of the Southeast Quarter of the Northeast Quarter of Section 24, T.5N., R.69W. mentioned as shown, as bearing North 001°25'0" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1320.21 feet with all other bearings contained herein relative thereto.

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

## TITLE COMMITMENT NOTE

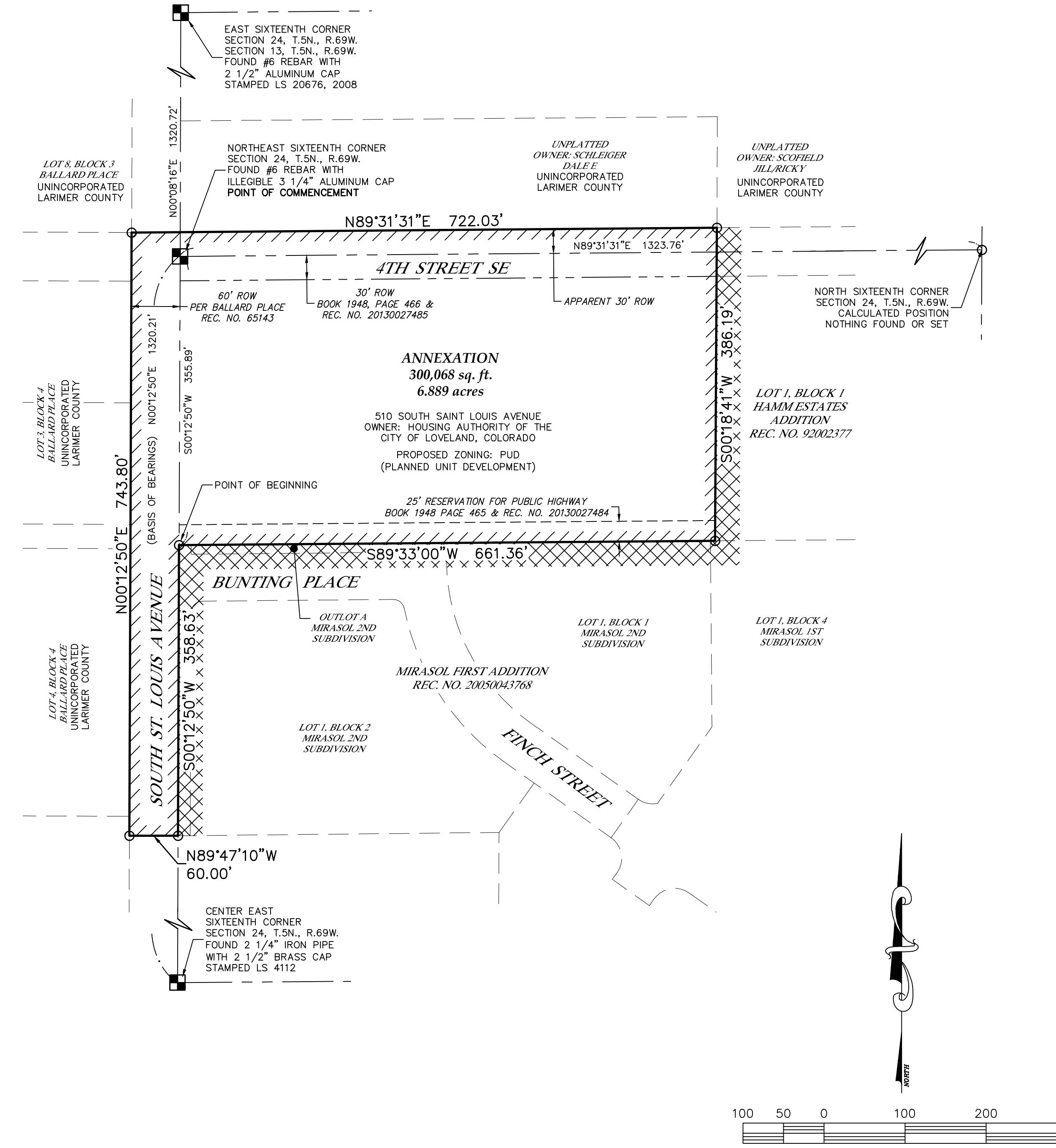
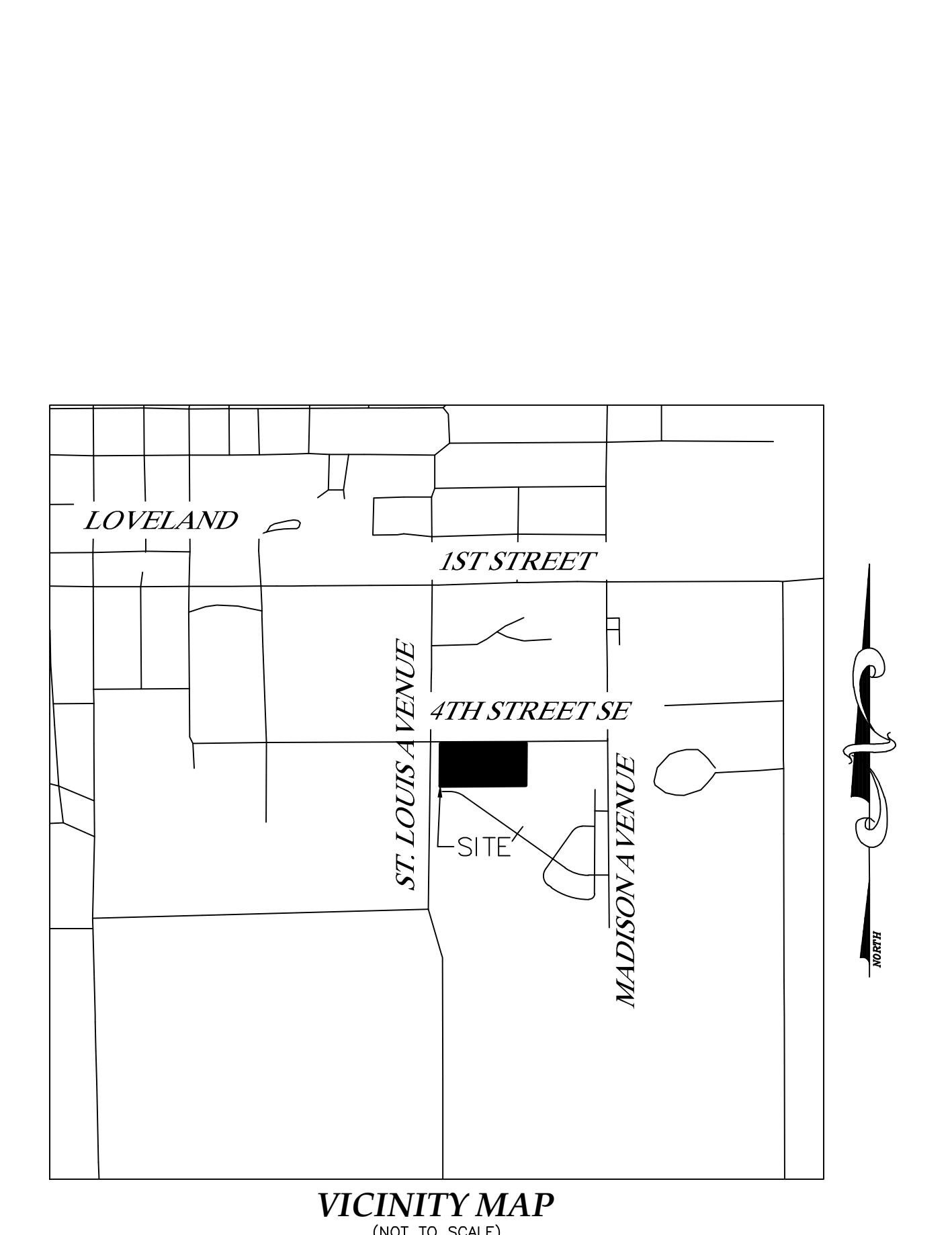
This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Property Information Binder Number 0X25138391.1671693, dated June 13, 2016 at 5:00 PM as prepared by Land Title Guarantee Company to delineate the aforesaid information.

## NOTICE

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

## FLOOD PLAIN NOTE

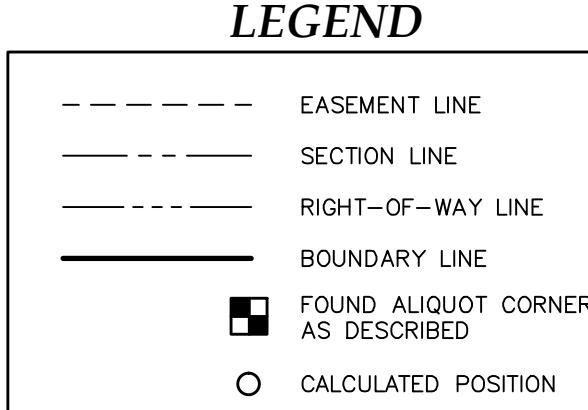
Entire property is in flood zone 'X'. Areas determined to be outside the 0.2% annual chance of floodplain per FEMA flood map 08069C1198F revised December 19, 2006 and per FEMA flood map 08069C1193F revised December 13, 2006.



## CONTIGUITY

Total Perimeter of Property = 2932.01 L.F.  
 Perimeter Contiguous to the City = 1406.18 L.F.  
 1/6 Total Perimeter of Property = 488.67 L.F.  
 Ratio = 1:2.085

XXXXXX DENOTES CONTIGUOUS BOUNDARY



KING SURVEYORS  
 650 E. Garden Drive | Windsor, Colorado 80550  
 phone: (970) 686-5821



MIRASOL SECOND ADDITION  
 FOR  
 LOVELAND HOUSING AUTHORITY  
 375 WEST 37TH STREET, SUITE 200  
 LOVELAND, CO 80538

1  
 SHT 1 of 1  
 MIRASOL SECOND ADDITION

# MIRASOL COMMUNITY GENERAL DEVELOPMENT PLAN

## THIRD AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5  
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,  
STATE OF COLORADO

### CONDITIONS OF APPROVAL

#### POWER

1. FOR THE INSTALLATION OF ELECTRIC, CABLE AND TELEPHONE UTILITIES, ALL SUBDIVISIONS SHALL HAVE A 14'-0" FRONT LOT UTILITY EASEMENT WITH A 5'-0" REAR LOT UTILITY EASEMENT. IF THE DEVELOPMENT DESIGN DOES NOT ALLOW FOR THESE EASEMENTS, SPECIFIC UTILITY EASEMENTS SHALL BE GRANTED FOR THE INSTALLATION OF ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION UTILITIES. THESE SPECIFIC EASEMENTS SHALL BE SHOWN ON THE PRELIMINARY PLAT. A MEETING WITH ALL INVOLVED UTILITIES WILL BE REQUIRED TO RESOLVE ANY EASEMENT ISSUE PRIOR TO THE SUBMITTAL AND ACCEPTANCE OF THE PRELIMINARY PLAT AND PRELIMINARY CONSTRUCTION DRAWINGS BY THE POWER DIVISION.

#### CURRENT PLANNING

2. IF DEVELOPMENT REQUIRES THE REMOVAL OF THE COTTONWOOD TREES, THE LOSS OF THESE TWO TREES SHALL BE MITIGATED WITH A MINIMUM OF FOUR 2" CALIPER TREES LOCATED WITHIN THE LANDSCAPE BUFFERYARD ALONG THE FARMERS DITCH.

#### TRANSPORTATION ENGINEERING

3. NOTWITHSTANDING ANY CONCEPTUAL INFORMATION PRESENTED IN THE GDP, STREET LAYOUT, STREET ALIGNMENTS, ACCESS LOCATIONS, INTERSECTION CONFIGURATIONS AND INTERSECTION OPERATIONS (TRAFFIC CONTROLS) SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR PDP APPROVAL.

4. NOTWITHSTANDING ANY INFORMATION PRESENTED IN THE MASTER TRAFFIC IMPACT STUDY FOR THE GDP, THE DEVELOPER SHALL PROVIDE ANY ADDITIONAL TRAFFIC INFORMATION, CORRECTIONS, REVISIONS AND ANALYSIS REQUIRED BY THE CITY TO VERIFY COMPLIANCE WITH THE ADEQUATE COMMUNITY FACILITIES ORDINANCE AND OTHER APPLICABLE CODES OR REQUIREMENTS AT THE TIME OF REVIEW OF SITE SPECIFIC DEVELOPMENT PLANS. FUTURE TRAFFIC IMPACT STUDIES FOR SITE SPECIFIC DEVELOPMENT PLANS SHALL USE A STUDY AREA DETERMINED BY CONSIDERING THE CUMULATIVE TRIP GENERATION TRIP WITHIN THE ENTIRE GDP (I.E. TRAFFIC FROM THE PROPOSED USE PLUS TRAFFIC FROM PREVIOUSLY APPROVED SITE SPECIFIC DEVELOPMENT PLANS).

5. UNLESS DESIGNED AND CONSTRUCTED BY OTHERS, THE DEVELOPER SHALL DESIGN AND CONSTRUCT, AT NO COST TO THE CITY, THE EAST 1/2 OF SOUTH SAINT LOUIS AVENUE ADJACENT TO PROPERTY TO MAJOR COLLECTOR STANDARDS, INCLUDING OFFSITE TAPERS TO MATCH EXISTING ROADWAY, UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER. THE TIMING AND NECESSITY OF THESE IMPROVEMENTS SHALL BE DETERMINED DURING REVIEW AND APPROVAL OF FUTURE SITE SPECIFIC DEVELOPMENT APPLICATIONS WITHIN THIS GDP.

### SECOND AMENDMENT CONDITIONS OF APPROVAL

#### TRANSPORTATION DEVELOPMENT REVIEW

1. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMIT WITHIN LOTS 1 AND 2, BLOCK 2 OF THE MIRASOL SECOND SUBDIVISION, PURSUANT TO THE PROVISIONS IN SECTION 16.40.010.B OF THE LOVELAND MUNICIPAL CODE, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE ULTIMATE ADJACENT IMPROVEMENTS TO SAINT LOUIS AVENUE, UNLESS DESIGNED AND CONSTRUCTED BY OTHERS.

2. ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS).

#### WATER/WASTEWATER

3. ST. LOUIS AVENUE IMPROVEMENTS: PRIOR TO ISSUANCE OF ANY BUILDING PERMITS WITHIN BLOCK 2, LOT 1 OF THE PROPERTY, THE DEVELOPER SHALL INSTALL THAT PORTION OF THE 24-INCH WATERLINE LOCATED IN SOUTH ST. LOUIS AVENUE.

### 1. DEVELOPMENT PLAN NARRATIVE

#### 1. PURPOSE OF THE PROJECT

THE FOLLOWING GOALS, CONCEPTS, AND DEVELOPMENT STANDARDS APPLY TO THE 30.7± ACRES, WHICH COMprise THE MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT. THE PURPOSE OF THE PROJECT IS TO PROVIDE A VARIETY OF AFFORDABLE HOUSING TYPES AND OPTIONS FOR RESIDENTS OF THE COMMUNITY. THIS DEVELOPMENT WILL PROVIDE VARIETY IN THE TYPE, DESIGN AND LAYOUT OF BUILDINGS, CIRCULATION SYSTEMS AND OPEN SPACES WITHIN THE DEVELOPMENT.

#### 2. LAND USE

##### a. OVERALL CONCEPT

THE DEVELOPMENT PLAN PROVIDES A MIX OF HOUSING TYPES COMPRISED OF FOR-SALE AND FOR-RENT SINGLE FAMILY HOMES, DUPLEX UNITS AND INDEPENDENT LIVING APARTMENTS, ADULT DAY CARE FACILITY, ASSISTED LIVING FACILITY, GROUP ASSISTED LIVING HOMES, AND MULTI-FAMILY ATTACHED HOMES ALL CENTERED AROUND A "TOWN CENTER" COMPRISED OF A CENTRAL PARK AND COMMUNITY CENTER BUILDING. THE CONCEPT FOR THE DEVELOPMENT IS TO PROVIDE THIS NEOTRADITIONAL HOUSING MIX WITHIN A COHESIVE COMMUNITY, UNIFIED BY A SYSTEM OF LOCAL STREETS, DETACHED SIDEWALKS, OPEN AREAS AND POCKET PARKS, ALL ORIENTED TO AND WITHIN CONVENIENT WALKING DISTANCE OF THE TOWN CENTER. HIGHER DENSITY HOUSING (INDEPENDENT LIVING APARTMENTS) IS LOCATED TOWARD THE INTERIOR OF THE SITE AND SOUTH ST. LOUIS AVENUE, DENSITY HOUSING (SINGLE-FAMILY AND DUPLEX UNITS) LOCATED ON THE REMAINING PARCELS. A NETWORK OF OPEN SPACES AND GREENBELTS ALSO FACILITATES PEDESTRIAN CIRCULATION AND DRAINAGE. SUBSTANTIAL PERIMETER LANDSCAPE BUFFERS ARE PROVIDED ADJACENT TO EXISTING/PLATTED DEVELOPMENT, MADISON AVENUE AND ST. LOUIS AVENUE. THE STREET SYSTEM IS DESIGNED TO PROVIDE LINKS TO THE EXISTING NETWORK OF STREETS TO THE EAST AND WEST OF THE SITE.

##### b. LAND USE CATEGORIES AND DEFINITIONS

THE LAND USE CATEGORIES PROVIDED INCLUDE, BUT ARE NOT LIMITED TO, SINGLE FAMILY DETACHED, DUPLEX UNITS, INDEPENDENT LIVING APARTMENTS AND COMMUNITY ACTIVITIES. THE FOLLOWING DEFINITIONS APPLY TO ALL USES WITHIN THIS PUD:

**SINGLE FAMILY DETACHED HOMES** - A ONE-FAMILY DWELLING NOT ATTACHED TO ANY OTHER DWELLING, LOCATED ON INDIVIDUAL FEE - SIMPLE LOTS OR IN CLUSTERS.

**DUPLEX UNIT** - A TWO-FAMILY ATTACHED DWELLING ON ONE OR TWO LOTS SEPARATED BY A COMMON WALL.

**INDEPENDENT LIVING APARTMENTS** - A STRUCTURE CONTAINING THREE OR MORE DWELLING UNITS EACH OCCUPIED BY AN INDIVIDUAL HOUSEHOLD.

**COMMUNITY BUILDING USE** - AN AREA OFFERING A MIX OF COMMUNITY ACTIVITIES AND USES INTENDED TO PROVIDE SERVICES TO THE MIRASOL DEVELOPMENT. ACTIVITIES MAY INCLUDE MULTI-PURPOSE, LIBRARY, BUSINESS CENTER AND FITNESS CENTER.

**ADULT DAY CARE FACILITY** - A COMMERCIAL BUILDING FACILITY OF NO MORE THAN 25,000 S.F. BUILDING FOOTPRINT AND NO MORE THAN 2 STORIES IN HEIGHT WITH DAY-TIME USE SERVICES FOR ELDERLY PATIENTS INCLUDING A CENTRALIZED KITCHEN.

**ASSISTED LIVING FACILITY** - A COMMERCIAL BUILDING FACILITY OF NO MORE THAN 25,000 S.F. BUILDING FOOTPRINT AND NO MORE THAN 2 STORIES IN HEIGHT WITH FULL-TIME USE SERVICES FOR ELDERLY RESIDENTS INCLUDING A CENTRALIZED KITCHEN.

**GROUP ASSISTED LIVING HOME OR "GREENHOUSE"** - A BUILDING NO MORE THAN 10,000 S.F. AND NO MORE THAN 1-STORY IN HEIGHT WITH 5-10 DWELLING UNITS WITH 1 FULL-TIME CARE PROVIDER AND A CENTRALIZED KITCHEN.

**MULTI-FAMILY ATTACHED HOMES** - A 1 OR 2 STORY STRUCTURE SEPARATED BY A COMMON WALL ON 1 LOT WITH NO MORE THAN 4 UNITS IN A SINGLE STRUCTURE AND A MAXIMUM OF 8,000 S.F. BUILDING FOOTPRINT.

#### c. DISTRIBUTION

THE SITE IS PLANNED AS A SERIES OF SMALL NEIGHBORHOODS CENTERED AROUND A TOWN SQUARE. THE HIGHER DENSITY APARTMENT PORTIONS ARE LOCATED TO THE NORTH AND WEST OF THE TOWN SQUARE, WITH THE LOWER DENSITY SINGLE-FAMILY AND DUPLEX UNITS LOCATED AT THE EAST, WEST AND SOUTH PORTIONS OF THE SITE.

MIRASOL IS PROPOSED FOR CONSTRUCTION IN PHASES AS INDICATED ON THESE PLANS. AS DEVELOPMENT PROGRESSES, MINOR DENSITY TRANSFERS AND OTHER ADJUSTMENTS MAY BE MADE (UP TO 10% BETWEEN LAND USE PARCELS AS LONG AS THE TOTAL NUMBER OF RESIDENCES DOES NOT EXCEED THE MAXIMUM INDICATED) AS PER SECTION 18.41 OF THE CITY CODE.

#### d. INTENSITY

EACH PARCEL ON THIS SITE CONTAINS A DIFFERENT HOUSING TYPE WITH VARYING DENSITIES. WITHIN EACH PARCEL, THE MAXIMUM NUMBER OF DWELLING UNITS (10% ±) WILL BE ALLOWED AS DESIGNATED ON THE GDP, AND WILL BE DESIGNED IN ACCORDANCE WITH THE DEVELOPMENT STANDARDS OUTLINED ON THIS PLAN.

#### 3. CIRCULATION

##### a. OVERALL CONCEPT

PRIMARY ACCESS TO THE SITE WILL BE FROM MADISON AVENUE ON THE EAST, ST. LOUIS AVENUE ON THE WEST **AND 4TH STREET SE ON THE NORTH** ON-SITE CIRCULATION EMPHASIZES DIRECT PEDESTRIAN AND VEHICULAR ACCESS TO DESTINATIONS WITHIN THE SITE.

##### b. COMPONENTS

**VEHICULAR** - A SERIES OF RESIDENTIAL LOCAL, LANES AND COLLECTOR STREETS WILL DISTRIBUTE AND COLLECT TRAFFIC TO AND FROM THE PARCELS WITHIN THE MIRASOL SENIOR COMMUNITY NEIGHBORHOOD. LOCAL STREETS, LANES AND PRIVATE ALLEYS WILL BE DESIGNED TO PROVIDE ACCESS WITHIN THE MIRASOL SENIOR COMMUNITY NEIGHBORHOOD. THESE LOCAL AND COLLECTOR STREETS AND LANES MAY VARY IN WIDTH, ACCORDING TO THE AMOUNT OF TRAFFIC TO BE ACCOMMODATED, FIRE AND EMERGENCY NEEDS, AND THE SPECIFIC DESIGN REQUIREMENTS OF EACH PARCEL.

MADISON AVENUE EXISTS TO THE EAST OF AND ADJACENT TO THE SITE. IT IS BUILT AS A TWO-LANE CROSS SECTION WITH CURB AND GUTTER ON BOTH SIDES. IT IS DESIGNATED AS A MINOR COLLECTOR STREET. A REQUEST TO RE-DESIGNATE MADISON AVENUE, SOUTH OF 4TH STREET SE, AS A LOCAL STREET HAS BEEN SUBMITTED TO THE LOVELAND PUBLIC WORKS

ST. LOUIS AVENUE EXISTS TO THE WEST OF AND ADJACENT TO THE SITE. CURRENTLY, IT HAS A RURAL CROSS SECTION. IT IS DESIGNATED AS A MAJOR COLLECTOR STREET. WITH PHASE 2 OF THIS DEVELOPMENT, ST. LOUIS AVENUE WILL BE IMPROVED ADJACENT TO THE SITE WITH AN ADDITIONAL 15'-0" DEDICATED RIGHT-OF-WAY ALONG THE WESTERN BOUNDARY OF THE MIRASOL SITE.

FINCH STREET WILL BE CONSTRUCTED AS A MINOR COLLECTOR STREET WITH A WIDTH OF 36'-0" FLOWLINE WITHIN THE SITE (SEE CROSS SECTION THIS SHEET). WITH PHASE 2 OF THIS DEVELOPMENT, FINCH STREET WILL BE CONNECTED TO ST. LOUIS AVENUE. DURING PHASE 1 FINCH STREET WILL BE CONSTRUCTED WEST OF THE PHASE 1 IMPROVEMENTS AS AN EMERGENCY-ONLY LOCAL STREET WITH AN ALL WEATHER SURFACE.

EIGHTH STREET SE IS DESIGNATED AS A FUTURE MAJOR COLLECTOR STREET. A REQUEST TO ELIMINATE 8TH STREET SE FROM THE LOVELAND 2020 STREET PLAN HAS BEEN SUBMITTED TO THE LOVELAND PUBLIC WORKS DEPARTMENT.

INTERNAL STREETS BEYOND FINCH STREET WILL BE DESIGNATED AS LANES WITH 34'-0" WIDTHS AND CONCRETE CURB/GUTTER. THERE ARE PLANNED ALLEYWAYS WITHIN THE DEVELOPMENT THAT WILL BE 20'-0" IN WIDTH AND PAVED.

**PEDESTRIAN** - AN OVERALL SYSTEM OF PEDESTRIAN WAYS WILL BE PROVIDED ALONG MADISON AVENUE WITH PHASE 1 OF THIS DEVELOPMENT. SIDEWALKS (5'-0" WIDE) WILL BE PROVIDED WITHIN THE SITE. THE SIDEWALK SYSTEM WILL BE EXTENDED TO ST. LOUIS AVENUE WITH PHASE 2 OF THIS DEVELOPMENT.

#### c. PERFORMANCE STANDARDS

MADISON AVENUE AND ST. LOUIS AVENUE, WHICH ADJACENT THE SITE, ARE CONSTRUCTED. FINCH STREET WILL BE BUILT TO LOCAL STREET STANDARDS. OTHER INTERNAL STREETS WILL BE BUILT TO LANE STANDARDS, SINCE TRAFFIC VOLUMES ARE EXPECTED TO BE LESS THAN 200 VEHICLES PER DAY.

#### 4. PUBLIC AND PRIVATE UTILITIES

##### a. OVERALL CONCEPT

ALL PUBLIC FACILITIES AND SERVICES ARE AVAILABLE TO THIS SITE. ALL UTILITIES WILL BE INSTALLED UNDERGROUND AND PER THE CITY OF LOVELAND'S CURRENT STANDARDS AND GUIDELINES.

##### b. WATER

CURRENTLY THERE IS A 24" WATER MAIN RUNNING NORTH AND SOUTH ALONG SOUTH MADISON AVENUE. THE CITY OF LOVELAND HAS REQUESTED THE EXTENSION OF THIS MAIN TO THE WEST CONNECTING WITH A 6" MAIN ALONG ST. LOUIS AVENUE. THE ROUTE FOR THIS 24" WATER MAIN EXTENSION WILL FOLLOW THE PROPOSED STREET EXTENSION OF FINCH STREET FROM MADISON AVENUE WEST TO ST. LOUIS AVENUE, AND WILL BE CONSTRUCTED DURING PHASE 1 OF THE PROJECT. ALL LATERAL MAINS WITHIN THE PROPOSED DEVELOPMENT WILL BE 8" PVC WITH FIRE HYDRANTS SITUATED TO MAINTAIN REQUIRED FIRE PROTECTION. ADDITIONALLY THE 24" WATER MAIN WILL BE EXTENDED IN ST. LOUIS AVENUE TO THE SOUTH PROPERTY LINE WITH PHASE 2 OF THE PROJECT.

**IN PHASE 3, 8" WATER MAINS WILL BE EXTENDED IN ST. LOUIS AND 4TH STREET. AN 8" CONNECTION WILL OCCUR BETWEEN BUNTING PLACE AND 4TH STREET WITH SERVICES PROVIDED BOTH EAST AND WEST FROM THAT CONNECTION.**

##### c. SEWER

THERE IS A 15" SEWER TRUNK LINE THAT EXISTS ON THIS PROPERTY ALONG THE EASTERN BOUNDARY WEST OF MADISON AVENUE. THE EXISTING TRUNK LINE TO THE EAST IS VERY SHALLOW AND RESTRICTS THE DEPTH AND SLOPE FOR THE DEVELOPER CONSTRUCTING BASEMENTS FOR THE PROPOSED STRUCTURES AND WITHIN THE DEVELOPMENT. A NEW 8" MAIN IS PROPOSED TO SERVE THE DEVELOPMENT AND RUN SOUTH TO CONNECT TO THE EXISTING 30" MAJOR TRUNK LINE SOUTH OF THE SITE ON THE ADJACENT PROPERTY. THIS CONNECTION WOULD INVOLVE A CROSSING SUBSURFACE OF THE FARMER DITCH ALONG THE SOUTHERN BOUNDARY OF THE DEVELOPMENT. ALL LATERALS WILL BE 8" SANITARY SEWER MAINS THROUGHOUT THE SITE, AND CARRY EFFLUENT TO THE 30" LINE AND THEN INTO THE EXISTING SANITARY SYSTEM. ALL SEWER WILL BE A GRAVITY SYSTEM. PHASE 2 OF THE PROJECT WILL EXTEND THE 8" SEWER MAIN TO THE NORTHWEST CORNER OF THE PROPERTY.

**IN PHASE 3, SANITARY SERVICE FOR THE RESIDENCES TO THE EAST WILL BE PROVIDED BY A PROPOSED 8" MAIN IN FINCH STREET. THE BUILDING TO THE WEST OF FINCH STREET WILL BE SERVED OFF OF THE EXISTING 8" MAIN IN BUNTING PLACE.**

##### d. STORM DRAINAGE

A CONCEPTUAL DRAINAGE REPORT HAS BEEN PREPARED AND SUBMITTED WITH THIS GDP BY CIVIL RESOURCES, LLC. GENERAL LOCATIONS OF DETENTION ARE INCLUDED IN THIS REPORT.

##### e. ELECTRIC

SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND LIGHT AND POWER DEPARTMENT. EXISTING ELECTRICAL DISTRIBUTION FEEDERS RUN ALONG SOUTH MADISON AVENUE. FUTURE FEEDER LINES WILL BE CONSTRUCTED FROM MADISON AVENUE WEST TO ST. LOUIS STREET. THE CITY LIGHT AND POWER DEPARTMENT WILL PROVIDE AN ENGINEERED SITE PLAN PRIOR TO FINAL APPROVAL OF THIS PROJECT.

### SIGNATURE BLOCK

OWNERS CERTIFICATION  
KNOW ALL PERSONS BY THESE PRESENTS THAT:

Being all the lawful recorded owners of the property shown on this MIRASOL THIRD AMENDMENT General Development Plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland, dated \_\_\_\_\_, and that I/we consent to the recording of any information pertaining thereto.

OWNER'S SIGNATURE(S)

LIENHOLDER'S SIGNATURE(S)

STATE OF COLORADO )  
ss  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

NOTARY PUBLIC

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO

CURRENT PLANNING MANAGER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE CITY ENGINEER OF THE CITY OF LOVELAND, COLORADO

CITY ENGINEER

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE CITY ATTORNEY OF THE CITY OF LOVELAND, COLORADO

CITY ATTORNEY

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO

CHAIRPERSON

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_  
20\_\_\_\_, BY THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO

MAYOR

ATTEST

SHEETS:

LBA Project Number:

2357.00

Date:

MARCH 26, 2012

Sheet Title:

Sheet Number:

1 OF 6



**MIRASOL  
COMMUNITY**  
LOVELAND, COLORADO

### GENERAL DEVELOPMENT PLAN

#### OWNER:

CITY OF LOVELAND HOUSING AUTHORITY  
375 W. 37TH STREET  
LOVELAND, CO 80538  
Ph: (970) 667-3232  
Fax: (

# MIRASOL COMMUNITY GENERAL DEVELOPMENT PLAN

## THIRD AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5  
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,  
STATE OF COLORADO

### DEVELOPMENT PLAN NARRATIVE CONTINUED

#### 5. PUBLIC FACILITIES PROVIDERS

##### a. GAS, CABLE TV AND TELEPHONE

SERVICES ARE AVAILABLE FOR THESE UTILITIES AND PLANS FOR INSTALLATION AND ROUTING WILL BE PROVIDED BY THE PROVIDERS.

##### b. PARKS AND OPEN SPACE

THIS DEVELOPMENT WILL INCORPORATE OPEN AREAS, GREEN SPACES, AND LANDSCAPE BUFFER AREAS. THESE AREAS WILL BE LINKED THROUGHOUT THE PROJECT WITH HARD SURFACED TRAILS AND WALKING PATH. THE OPEN SPACE WILL BE PASSIVE IN NATURE, WITH THE WALKING PATH SYSTEM CONNECTING SEATING AREAS AND GAZEBOS.

##### c. SCHOOLS

NO SCHOOL SITE IS INTENDED ON THIS SITE AS THE OVERALL PROJECT IS FOR HOUSING FACILITIES.

##### d. FIRE AND POLICE

THE DEVELOPMENT WILL BE SERVICED BY THE CITY OF LOVELAND POLICE AND FIRE DEPARTMENTS.

#### 6. LANDSCAPING AND FENCING

##### A. OVERALL CONCEPT

LANDSCAPING WILL BE DESIGNED WITH A COMPLETE SITE THEME THAT WILL COMPLIMENT THE ARCHITECTURAL THEME AND FEATURES OF THE PROJECT. ENTRY AND IDENTITY FEATURES WILL COMPLEMENT THE OVERALL SITE DESIGN. COLLECTOR AND LOCAL STREETS WILL BE DESIGNED WITH DETACHED SIDEWALKS AND STREET TREES. OPEN AREAS SHALL BE PLANTED WITH VARIOUS SHADE TREES AND GRASSY AREAS. THE OVERALL CONCEPT IS TO ESTABLISH A SOUTHWESTERN FLAIR TO THE LANDSCAPING INCORPORATING XERISCAPE PLANT MATERIALS AND GROUNDCOVER. THE AMOUNT OF FULLY IRRIGATED LANDSCAPE WILL BE CAREFULLY REGULATED AND DRIP IRRIGATION WILL BE EMPLOYED FOR MOST PLANTS.

##### B. EDGE TREATMENT

PERIMETER LANDSCAPING AND GRADING HAVE SEVERAL EDGE FUNCTIONS, INCLUDING SEPARATION OF USES, NOISE MITIGATION, AESTHETIC QUALITIES AND STORM DRAINAGE MANAGEMENT. PERIMETER LANDSCAPING WILL BE USED TO CREATE A VISUALLY INTERESTING STREETSCAPE AND ENHANCED VIEWS FROM WITHIN THE SITE AND OF SITE LOOKING IN.

A PERIMETER FENCE WILL BE ADDED ALONG THE SOUTH BOUNDARY AS SEPARATION FROM THE EXISTING IRRIGATION DITCH. OTHER SITE FENCING MAY BE USED TO PROVIDE A VISUAL LANDSCAPING ELEMENT THROUGHOUT THE PROJECT.

##### c. STREETSCAPE

ALL STREETS AND LANES WITHIN THE DEVELOPMENT WILL BE DESIGNED WITH DETACHED SIDEWALKS, STREET TREES AND TREE LAWNS BETWEEN THE CURB AND SIDEWALK. THE OVERALL CONCEPT IS TO CREATE TREE-LINED ROADWAYS THAT ACCOMMODATE PEDESTRIAN ACTIVITIES IN A MANNER SIMILAR TO THE DESIGN OF TRADITIONAL COLORADO NEIGHBORHOODS.

#### 7. ARCHITECTURAL STANDARDS

a. TO CREATE AND MAINTAIN A NEIGHBORHOOD WITH THE ARCHITECTURAL CHARACTERISTICS AND QUALITY OF DEVELOPMENT DESIRED FOR THIS COMMUNITY, THE FOLLOWING STANDARDS SHALL BE INCORPORATED INTO THE DESIGN OF ALL STRUCTURES.

1. A SLOPING ROOF WITH AT LEAST ONE BREAK IN THE ROOF LINE.

2. WINDOWS, EXTERIOR WINDOW TREATMENTS AND/OR OTHER SIMILAR ARCHITECTURAL FEATURES ON ALL ELEVATIONS OF THE BUILDINGS (EXCEPT PAIRED DWELLING UNITS WHERE PRIVACY IS A FACTOR IN THE PLACEMENT OF WINDOWS).

3. EXTERIOR WALLS SHALL CONTAIN OFFSETS AND PROTRUSIONS.

4. EXTERIOR MATERIALS (ROOFING, WALL FINISH MATERIALS AND COLORS, WINDOWS, DOORS) SHALL BE COORDINATED TO ACHIEVE A TOTAL ARCHITECTURAL AFFECT OF COMPATIBLE VARIETY.

5. ALL ROOFING MATERIALS TO BE A MINIMUM OF 20 TO 25 YEAR ASPHALT SHINGLES.

6. ALL BUILDINGS TO HAVE BRICK OR STONE OR STUCCO ON AT LEAST 50% OF THE FIRST FLOOR ELEVATION, EXCLUDING DOORS, WINDOWS AND GARAGE DOORS.

7. ALL ROOF OVERHANG DIMENSIONS TO BE A MINIMUM OF 18".

8. WHERE FLOOR PLANS ARE OFFERED ON A REPEATING BASIS, ALTERNATIVE ELEVATIONS SHALL BE DEVELOPED AND THE SAME ELEVATION SHALL NOT BE REPEATED ADJACENT TO OR ACROSS THE STREET FROM ONE ANOTHER.

9. THE MINIMUM SQUARE FOOTAGES FOR DWELLING UNITS SHALL BE 700 SQ. FT. FOR INDEPENDENT LIVING APARTMENTS AND 800 SQ. FT. FOR SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES.

10. THE MAXIMUM LOT COVERAGE SHALL BE 70% INCLUDING THE BUILDING FOOTPRINT, GARAGE, PORCH AND PATIO.

11. WOOD STEPS OR STOOPS SHALL NOT BE ALLOWED FOR FRONT ENTRIES.

12. THREE-CAR GARAGES WILL NOT BE ALLOWED. TWO CAR GARAGES WILL BE THE MAXIMUM SIZE ALLOWED.

13. VINYL AND ALUMINUM SIDING WILL NOT BE ALLOWED.

14. ROOFTOP MECHANICAL EQUIPMENT SUCH AS HVAC UNITS SHALL BE SCREENED AND NOT EXPOSED TO VIEW.

15. EXTERIOR BUILDING MATERIALS:  
SIDING: STONE OR SYNTHETIC STONE, BRICK, STUCCO OR SYNTHETIC STUCCO, HARDBOARD LAP SIDING.  
ROOFING: ASPHALT SHINGLES.

16. SINGLE FAMILY DETACHED

a. ON LOTS GREATER THAN 65'-0" IN WIDTH MEASURED AT THE FRONT BUILDING LINE, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 6'-0" IN FRONT OF EITHER THE FRONT FAÇADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS SHALL NOT COMPRIZE MORE THAN FORTY 40% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTPAGE (FIGURE 18.53.030-7). IN THE APPLICATION OF STANDARDS IN THIS SECTION, THE GARAGE DOOR SHALL INCLUDE LINEAR FRONTPAGE OF THE DOOR, EXCLUDING ANY FRAMING OR TRIM AROUND THE GARAGE DOOR OPENING.

c. ON LOTS LESS THAN 65'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL BE RECESSED BY AT LEAST 4'-0" BEHIND EITHER THE FRONT FAÇADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

17. DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES

a. GARAGE DOORS VISIBLE AS PART OF FRONT BUILDING ELEVATIONS SHALL NOT EXTEND MORE THAN 6'-0" IN FRONT OF EITHER THE FAÇADE OF THE LIVING PORTION OF THE DWELLING OR A COVERED PORCH.

b. GARAGE DOORS FOR DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES SHALL NOT COMPRIZE MORE THAN 60% OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTPAGE (FIGURE 18.53.030-5).

c. ON LOTS LESS THAN 90'-0" WIDE, MEASURED AT THE FRONT BUILDING SETBACK, THE FRONT BUILDING ELEVATION SHALL NOT INCLUDE GARAGE DOORS FOR MORE THAN FOUR (4) CARS AS PART OF THE BUILDING ELEVATION FACING ANY ADJACENT PUBLIC STREET.

d. GARAGES FOR EACH DUPLEX AND MULTIFAMILY ATTACHED HOME UNITS THAT ARE STREET-FACING MAY NOT BE CONTIGUOUS, UNLESS, AT A MINIMUM, ONE GARAGE IS RECESSED BEHIND THE OTHER BY 4'-0".

18. COVERED PORCHES.

COVERED PORCHES SHALL MEASURE AT LEAST 8'-0", MEASURED ACROSS THE FRONT OF THE BUILDING, BY 6'-0" IN DEPTH. FOR THE PURPOSES OF DETERMINING WHETHER A PORCH MEETS THESE DIMENSIONAL REQUIREMENTS, ONLY THAT PORTION OF THE PORCH COVERED BY A ROOF MAY BE INCLUDED.

19. INDEPENDENT LIVING APARTMENTS

A. ROOFS SHALL BE GABLED, HIPPED, GAMBREL, OR OTHER SLOPING FORMS. MINIMUM ROOF PITCH FOR THE PREDOMINANT ROOF MASS SHALL BE 4:12; SLOPED ROOFS OVER PORCHES, DORMERS, AND/OR OTHER SIMILAR ARCHITECTURAL ELEMENTS MAY HAVE A SLOPE LESS THAN 4:12, PROVIDED THE COMBINED SURFACE AREA OF SUCH ROOFS DOES NOT EXCEED 30% OF THE TOTAL SURFACE AREA OF ALL ROOFS ON THE BUILDING. ROOFS OTHER THAN THOSE SPECIFIED HERE MAY BE PERMITTED UPON A FINDING BY THE DIRECTOR THAT THE PROPOSED ROOF IS CONSISTENT WITH A RECOGNIZED ARCHITECTURAL STYLE OR IN CASES WHERE OTHER ROOF STYLES ARE COMMON IN THE SURROUNDING AREA AND CONSISTENT WITH THE PROPOSED APPLICATION.

B. NO BUILDING WALL THAT FACES A PUBLIC STREET SHALL HAVE A BLANK, UNINTERRUPTED LENGTH EXCEEDING 30'-0" WITHOUT INCLUDING TWO (2) OF THE FOLLOWING: (I) CHANGE IN PLANE; (II) CHANGE IN TEXTURE OR MASONRY PATTERN; (III) WINDOWS; OR AN EQUIVALENT ELEMENT THAT SUBDIVIDES THE WALL.

C. ALL SIDES OF THE BUILDING VISIBLE FROM A PUBLIC RIGHT-OF-WAY OR OTHER PUBLIC PLACE IN THE VICINITY OF THE SITE SHALL INCLUDE MATERIALS AND DESIGN FEATURES CONSISTENT WITH THOSE ON THE FRONT OF THE DWELLING.

D. VARIATION IN ARCHITECTURAL DESIGN, INCLUDING CHANGES IN ROOF LINES, CHANGES IN FAÇADE PLANE, PROMINENT ENTRY FEATURES, USE OF COLOR IN TRIM AND ACCENT FEATURES AND SIMILAR TECHNIQUES SHALL BE PROVIDED. 3 STORIES BUILDINGS SHALL STEP DOWN TO 2 STORIES IN AT LEAST 2 LOCATIONS OF THE BUILDING AND A MINIMUM AREA OF 15% OF THE TOTAL ROOF AREA TO BREAK UP THE MASSING AND PROVIDE HUMAN SCALE AND COMPATIBILITY TO ADJACENT BUILDINGS AND USES. 3RD STORY EXTERIOR WALLS TO RECEIVE A DIFFERENT WALL COLOR, BUILDING MATERIAL OR OTHER DETAIL THAN THE LOWER 2 STORIES TO ASSIST IN MITIGATING THE BUILDING SCALE.

E. AT LEAST ONE MAIN ENTRANCE TO EACH BUILDING SHALL OPEN ONTO AND CONNECT TO A WALKWAY CONNECTED TO A PUBLIC SIDEWALK.

F. TO THE MAXIMUM EXTENT FEASIBLE, DETACHED GARAGES SHALL BE CONSTRUCTED BACK-TO-BACK TO AVOID CREATING REAR WALLS AND SHALL NOT BE LOCATED ON THE PERIMETER OF THE PROJECT ADJACENT TO A PUBLIC RIGHT-OF-WAY. WHEN A DETACHED GARAGE IS LOCATED WITH ITS REAR WALL ALONG THE PERIMETER OF A DEVELOPMENT AND WITHIN 65'-0" OF A PUBLIC RIGHT-OF-WAY OR THE PROPERTY LINE OF THE DEVELOPMENT SITE, SUCH GARAGE SHALL NOT EXCEED 60'-0" IN LENGTH. A MINIMUM OF 10'-0" OF LANDSCAPING SHALL BE PROVIDED BETWEEN ANY TWO (2) SUCH PERIMETER GARAGES.

G. NO REAR GARAGE WALL THAT FACES A STREET OR ADJACENT DEVELOPMENT SHALL EXCEED 30'-0" IN LENGTH WITHOUT INCLUDING AT LEAST ONE (1) OF THE FOLLOWING IN AT LEAST TWO (2) LOCATIONS: (I) CHANGE IN WALL PLANE OF AT LEAST 8"; (II) CHANGE IN MATERIAL OR MASONRY PATTERN; (III) CHANGE IN ROOF PLANE; (IV) WINDOWS; (V) DOORWAYS; OR (VI) A VERTICAL TRIM DETAIL THAT SUBDIVIDES THE OVERALL SIDING PATTERN INTO INTERVALS NOT TO EXCEED TWO (2) INTERNAL PARKING STALLS, APPROXIMATELY 20-24 FEET.

B. TYPICAL BUILDING ELEVATIONS

SEE SHEET 4, 5A, 5B & 5C FOR TYPICAL BUILDING ELEVATIONS.

8. LAND USE INFORMATION

A. SETBACKS

THE FOLLOWING SHALL BE MINIMUM SETBACKS FROM PROPERTY LINES.

SINGLE FAMILY HOMES, DUPLEX UNITS AND ATTACHED MULTIFAMILY HOMES:

FRONT: (FACING A PUBLIC ROW) 15'-0" FROM CURBLINE OF STREET OR 7'-0" FROM THE BACK OF THE SIDEWALK, WHICHEVER IS GREATER. FRONT LOADED GARAGES SHALL BE A MINIMUM OF 20'-0" FROM THE BACK OF THE SIDEWALK.

SIDE: 5'-0". WHERE TWO STRUCTURES ARE ATTACHED IN A DUPLEX UNIT OR MULTIFAMILY HOME, THE SIDE YARD SET BACK SHALL BE 0'-0" ALONG THE COMMON WALL.

REAR: 10'-0". WHERE GARAGES ARE ALLEY LOADED, THE SETBACK SHALL BE EITHER A MINIMUM OF 20'-0" OR A MAXIMUM OF 2'-0".

INDEPENDENT LIVING APARTMENTS:

FRONT: 20'-0" FOR MAIN BUILDING (FROM CURBLINE OF STREET), 5'-0" FOR PORTE-COCHERE (DRIVE UNDER CANOPY)  
REAR: 30'-0".  
SIDE: 20'-0".

COMMUNITY BUILDING:

18'-0" FROM CURBLINE OF STREET.

ASSISTED LIVING FACILITIES, ADULT DAYCARE FACILITIES AND GROUP ASSISTED LIVING HOMES:

FRONT: 15'-0".  
SIDE: 15'-0".  
REAR: 15'-0".

ENCROACHMENTS: OVERHANGS, FIREPLACES AND CANTILEVERS, INCLUDING STRUCTURAL ELEMENTS MAY ENCROACH INTO REQUIRED SETBACK BY NO MORE THAN 24". ALL APPLICABLE UBC REQUIREMENTS FOR FIRE PROTECTION SHALL APPLY. LENGTH OF CANTILEVERS SHALL NOT EXCEED 7'-0".

PARKING LOTS: ALL PARKING LOTS SHALL BE SETBACK A MINIMUM DISTANCE OF 20'-0" FROM ANY PUBLIC RIGHT-OF-WAY AND SHALL BE SCREENED FROM SURROUNDING PUBLIC VIEWS BY A MINIMUM 3'-0" HIGH BERM AND LANDSCAPING IN COMPLIANCE WITH LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES.

b. HEIGHT LIMIT

NO BUILDING SHALL EXCEED THREE (3) STORIES AND 37'-0" IN HEIGHT AS MEASURED PER THE MUNICIPAL CODE.

ARCHITECTURAL FEATURES SUCH AS CHIMNEYS AND SPIRES SHALL BE ALLOWED TO EXCEED THIS HEIGHT LIMIT. ADULT DAY CARE FACILITIES, ASSISTED LIVING FACILITIES AND MULTIFAMILY ATTACHED HOMES SHALL NOT EXCEED TWO (2) STORIES AND 35'-0" IN HEIGHT. SINGLE FAMILY HOMES, DUPLEXES AND GROUP ASSISTED LIVING HOMES SHALL NOT EXCEED ONE (1) STORY AND 25'-0" IN HEIGHT.

c. PARKING

SINGLE FAMILY HOMES, DUPLEX UNITS AND MULTIFAMILY ATTACHED HOMES: A MINIMUM OF TWO (2) SPACES PER DWELLING UNIT SHALL BE PROVIDED FOR THE OCCUPANTS OF EACH RESIDENCE BY PROVIDING 2-CAR GARAGES, OR IN THE INSTANCE OF A 1-CAR GARAGE, A SECOND PARKING SPACE WILL BE PROVIDED IN THE DRIVEWAY LEADING TO THE GARAGE. THE STREETS IN THE DEVELOPMENT WILL BE CONSTRUCTED TO CITY OF LOVELAND STANDARDS AND WIDTHS TO ALLOW ON-STREET PARKING ALONG TWO (2) SIDES TO ACCOMMODATE VISITOR PARKING, EXCEPT FOR PRIVATE DRIVE ON AREA.

INDEPENDENT LIVING APARTMENTS: A MINIMUM OF ONE (1) OFF-STREET PARKING SPACE PER DWELLING UNIT SHALL BE PROVIDED.

COMMUNITY BUILDING: A MINIMUM OF EIGHT (8) OFF-STREET PARKING SPACES NEAR THE COMMUNITY BUILDING SHALL BE PROVIDED.

ASSISTED LIVING FACILITIES AND ADULT DAYCARE FACILITIES: A MINIMUM OF 1 PARKING SPACES PER UNIT AND 1 PER STAFF MEMBER.

GROUP ASSISTED LIVING HOME/GREENHOUSE BUILDINGS: A MINIMUM OF (.6) PARKING SPACES PER UNIT.

ADMINISTRATIVE OFFICES WILL COMPLY WITH THE STANDARDS INCLUDED IN THE LOVELAND MUNICIPAL CODE.

d. LOT AREAS

MINIMUM LOT SIZE: 2500 SQ. FT.

e. SIGNAGE

THE PURPOSE OF THESE REGULATIONS IS TO ENCOURAGE THE EFFECTIVE USE OF SIGNS IN THE DEVELOPMENT, TO IMPROVE PEDESTRIAN AND TRAFFIC SAFETY, TO MINIMIZE THE POTENTIAL FOR ADVERSE IMPACTS OF SIGNS ON PUBLIC AND PRIVATE PROPERTY, AND TO ENCOURAGE THE CREATIVE USE OF SIGNING AND ENVIRONMENTAL GRAPHICS AS A PART OF THE OVERALL DEVELOPMENT IMAGE. THE MONUMENT AND SUPPORT STRUCTURE ARE NOT INCLUDED IN THE SIGN FACE AREA CALCULATION.

PERMITTED SIGNS: SIGNS PERMITTED WITHIN THE MIRASOL COMMUNITY PUD SHALL INCLUDE THE FOLLOWING:

COMMUNITY IDENTIFICATION SIGNS: UP TO TWO (2) SIGNS MAY BE LOCATED AT EACH MAIN ENTRY TO THE SITE. EACH SIGN SHALL NOT EXCEED 35 SQUARE FEET IN SIGN FACE AREA, AND EACH SIGN MAY HAVE TWO FACES (DOUBLE-SIDED SIGN).

NEIGHBORHOOD IDENTIFICATION SIGNS: ONE (1) SIGN MAY BE LOCATED AT EACH OF THE ENTRY POINTS TO SPECIFIC RESIDENTIAL NEIGHBORHOODS OR DEVELOPMENT AREAS. EACH SIGN SHALL NOT EXCEED 24 SQUARE FEET IN SIGN FACE AREA.

DIRECTIONAL AND REGULATORY SIGNS: INCLUDES STREET AND TRAFFIC CONTROL SIGNS.

BUILDING IDENTIFICATION SIGN: THE COMMUNITY BUILDING AND THE MULTI-FAMILY HOUSING BUILDING SHALL BE PERMITTED ONE (1) GROUND-MOUNTED OR BUILDING-MOUNTED SIGN TO IDENTIFY THE NAME AND USE OF THE BUILDING.

MATERIALS: SIGN MATERIALS MAY INCLUDE, BUT ARE NOT LIMITED TO, BRICK, STONE, STUCCO OR SYNTHETIC STUCCO, BRASS OR PAINTED METALS. SIGNS MAY BE LIGHTED FROM THE GROUND OR OTHER ACCEPTABLE SOURCE AS ALLOWED BY THE SIGN CODE. INTERNALLY-LIT SIGNS SHALL NOT BE ALLOWED. SEE SHEET 4 FOR TYPICAL EXAMPLES OF SIGNS.

APPLICATION: SIGNS SHALL REQUIRE A SEPARATE SIGN PERMIT AND SHALL BE INSTALLED IN ACCORDANCE WITH THE LOVELAND MUNICIPAL CODE WITH REGARD TO SIZE, LOCATION, HEIGHT AND OTHER APPLICABLE STANDARDS.

F. ACCESSORY DWELLINGS AND USES

ACCESSORY DWELLING UNITS SHALL NOT BE PERMITTED. ACCESSORY USES SHALL BE GOVERNED BY THE MUNICIPAL CODE.

9. LANDFORM MODIFICATION

THE EXISTING AREA HAS A VERY GENTLE FALL FROM THE NW TO SE OF APPROXIMATELY 1% SLOPE OR LESS. SIGNIFICANT GRADE MODIFICATIONS ARE NOT ANTICIPATED TO COMPLETE THIS PROJECT. THERE WILL BE THE DEVELOPMENT OF TWO (2) DETENTION PONDS ALONG THE SOUTHERN BOUNDARY. THESE PONDS ARE TO INVOLVE EXCAVATION OF UP TO 5'-0" WITH GENTLE SLOPING SIDES. DETAILED GRADING PLANS WILL BE SHOWN ON SUBSEQUENT PRELIMINARY DEVELOPMENT PLANS AND THE FINAL DEVELOPMENT PLAN.

# MIRASOL COMMUNITY GENERAL DEVELOPMENT PLAN

## THIRD AMENDMENT

ALL THAT PORTION OF THE SE 1/4 OF SECTION 24, TOWNSHIP 5  
NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER,  
STATE OF COLORADO

### DEVELOPMENT PLAN NARRATIVE CONTINUED

OVERALL GRADING WILL BE MAINLY AS THE NATURAL TERRAIN FALLS OVER THE SITE. THERE IS APPROXIMATELY 6'-0" ACROSS 1,600 FEET OF CONSISTENTLY SPACED CONTOURS. MOST OVERLOT GRADING SHOULD BE MINIMAL AND STORMWATER RUNOFF WILL BE ON THE SURFACE WITH SOME COLLECTION ALONG THE STREETS VIA CURB/GUTTER.

### 10. IMPLEMENTATION

#### a. OVERALL CONCEPT

THE FOLLOWING REGULATORY PROCEDURES SHALL APPLY TO ALL DEVELOPMENT WITHIN THE MIRASOL COMMUNITY PLANNED UNIT DEVELOPMENT, IN ACCORDANCE WITH CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE. IT IS THE INTENT OF THIS PLAN TO PROVIDE A MECHANISM BY WHICH LAND CAN BE DEVELOPED IN A MANNER THAT ENCOURAGES FLEXIBILITY AND INNOVATIVE DESIGN OF A RESIDENTIAL COMMUNITY, IN COMPLIANCE WITH OTHER APPLICABLE LAND USE AND DEVELOPMENT REGULATIONS IN EFFECT AT THE TIME OF APPROVAL OF THIS PLAN.

#### b. COVENANTS

COVENANTS, RESTRICTIONS, AND DECLARATIONS WILL BE CREATED TO PROVIDE GOVERNANCE FOR THE HOMEOWNER'S ASSOCIATION AND ENSURE STANDARDS FOR DEVELOPMENT AND MAINTENANCE. COVENANTS SHALL INCLUDE THE FORMULATION OF AN ACC RESPONSIBLE FOR OVERSIGHT AND ADMINISTRATION. THE COVENANTS, RESTRICTIONS AND DECLARATIONS SHALL BE SUBMITTED WITH THE FDP.

#### c. FORMATION OF HOMEOWNERS ASSOCIATION/ARCHITECTURAL CONTROL BOARD

THE ENTIRE MIRASOL COMMUNITY WILL BE GOVERNED BY A HOME OWNER'S ASSOCIATION REPRESENTING EACH RESIDENT IN THE COMMUNITY. THE ASSOCIATION WILL BE RESPONSIBLE TO PROVIDE GENERAL MAINTENANCE AND VACANCY MAINTENANCE FOR BOTH THE INDEPENDENT LIVING APARTMENT COMPLEX AND THE SINGLE FAMILY/ DUPLEX COMMUNITY.

#### d. MAINTENANCE OF COMMON AREAS

THE ASSOCIATION WILL ALSO BE RESPONSIBLE FOR THE GENERAL MAINTENANCE AND CAPITAL IMPROVEMENTS TO ALL EXTERIOR PORTIONS OF EACH COMMUNITY INCLUDING THE SINGLE FAMILY HOMES. EXTERIOR MAINTENANCE WILL INCLUDE ALL LANDSCAPE AND GROUNDS MAINTENANCE, SNOW REMOVAL, COMMON AREA AND COMMON FACILITIES MAINTENANCE, AND THE EXTERIOR MAINTENANCE OF ALL BUILDINGS INCLUDING DECKS, SIDING, ROOFS, WALKWAYS, DRIVEWAYS, AND THE IRRIGATION SYSTEM.

#### e. PROPOSED PHASING AND ESTIMATE BUILD-OUT TIME PERIOD

THE SEQUENCE OF CONSTRUCTION FOR THE INDIVIDUAL PARCELS IS DESCRIBED ON SHEET 3 OF THIS DOCUMENT. THE BUILD-OUT TIME PERIOD WILL BE DEPENDENT ON MARKET DEMANDS, WITH AN ESTIMATE OF TWO (2) YEARS FOR PHASE 1, TWO (2) YEARS FOR PHASE 2 AND TWO (2) YEARS FOR PHASE 3.

### 11. REGULATORY PROCEDURES

A. ALL PROPOSED DEVELOPMENT OF ANY TYPE WITHIN THE PLANNED UNIT DEVELOPMENT WILL BE PROCESSED IN ACCORDANCE WITH THE PROCEDURES CONTAINED IN CHAPTER 18.41 OF THE LOVELAND MUNICIPAL CODE, SECTION 18.41.40, PROCEDURES FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT, AND SHALL REQUIRE APPROVAL OF PRELIMINARY AND FINAL DEVELOPMENT PLANS IN ACCORDANCE WITH THE REQUIREMENTS THEREOF.

THIS GENERAL DEVELOPMENT PLAN MAY BE MODIFIED IN A MINOR WAY, SUCH AS THE RECONFIGURATION OF DEVELOPMENT AREAS, RELOCATION OR MINOR ALIGNMENT OF RESIDENTIAL COLLECTOR ROADWAYS, OR OTHER MINOR NON-SUBSTANTIVE MODIFICATIONS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 18.41.050 (D) (11) OF THE MUNICIPAL CODE.



Lantz-Boggio Architects, P.C.

**MIRASOL  
COMMUNITY**  
LOVELAND, COLORADO

### GENERAL DEVELOPMENT PLAN

**OWNER:**  
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No.	Date	Description
GDP First Amendment	October 5, 2010	Increased density and maximum number of units, added product types of adult daycare, assisted living and multifamily attached, modified building height and off-street parking ratio
GDP Second Amendment	March 26, 2012	Adjust parking ratio and increase density and number of units in area D and E
GDP Third Amendment	June 22, 2016	Added additional 5+ acres to the north

Issued For:		
No.	Date	Description
1	07.10.2012	City of Loveland Review Comments
2	07.26.2012	Water/Wastewater Comments 07.25.2012
3	08.17.2012	Planning Redlines
4	11.7.2012	City Council Conditions of Approval

Seals:

LBA Project Number: 2357.00
Date: MARCH 26, 2012
Sheet Title:

**GDP NARRATIVE -  
CONTINUED  
SHEET 3**

Sheet Number:

**3 OF 6**

**MIRASOL  
COMMUNITY**  
LOVELAND, COLORADO

**GENERAL DEVELOPMENT PLAN**
**OWNER:**  
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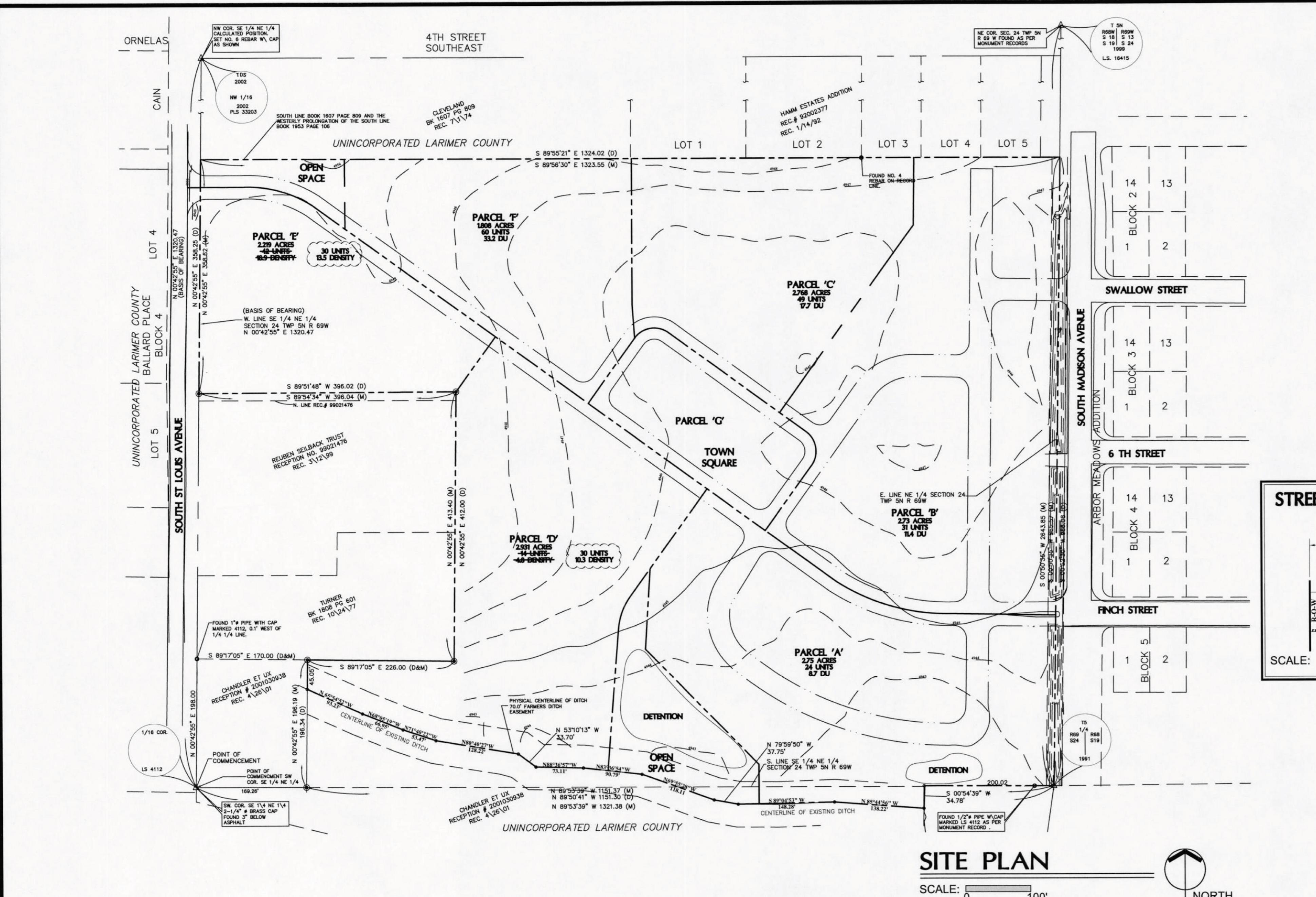
**Seals:**

LBA Project Number:  
2357.00

Date:  
MARCH 26, 2012

Sheet Title:  
**GENERAL  
DEVELOPMENT PLAN**

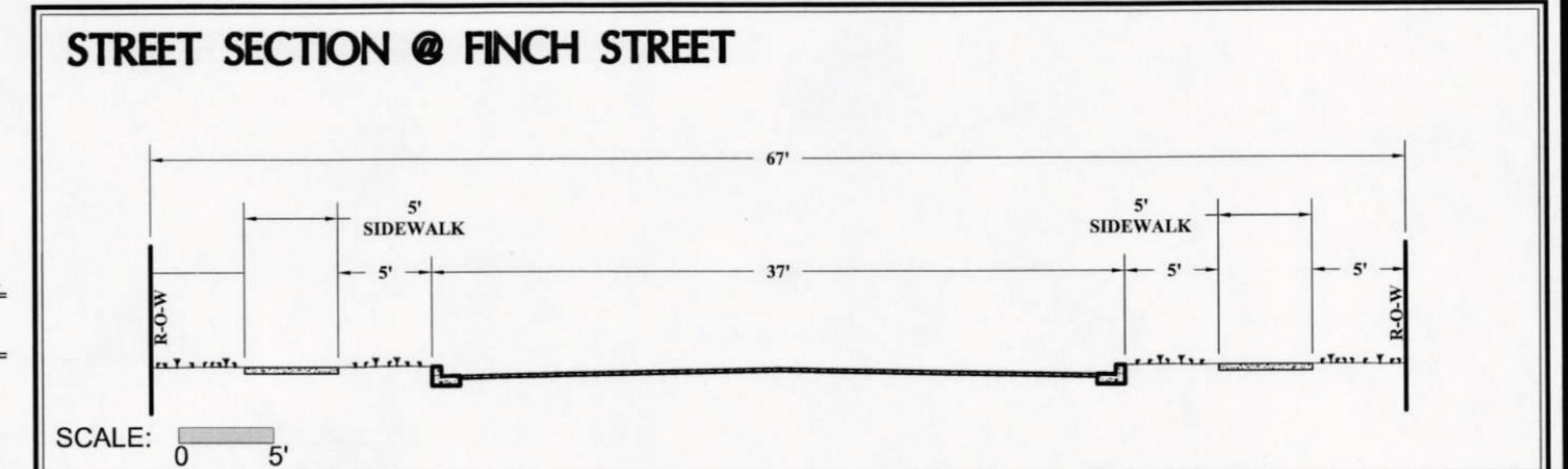
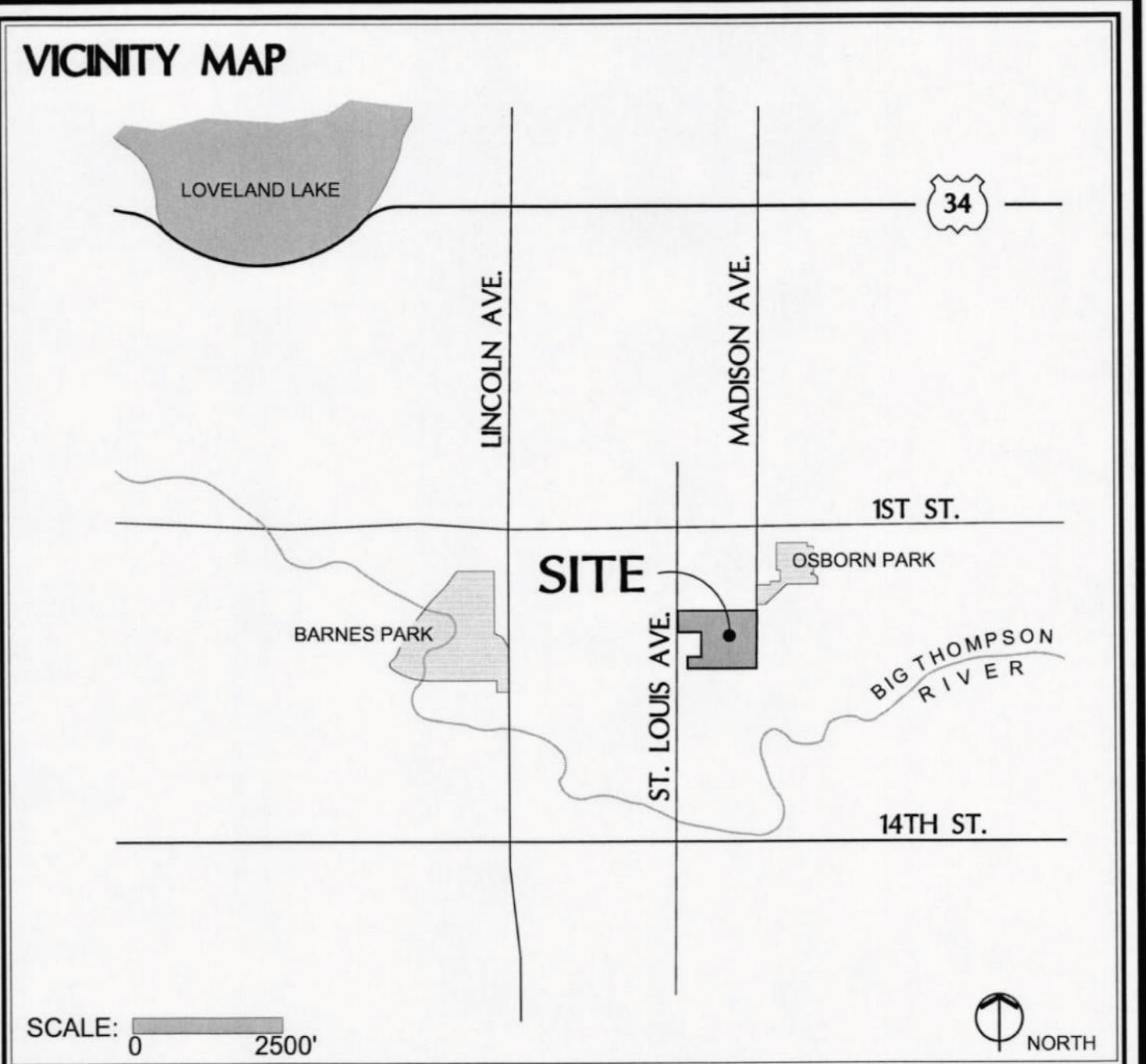
Sheet Number:

**4 OF 6**

**PROPERTY DESCRIPTION:**

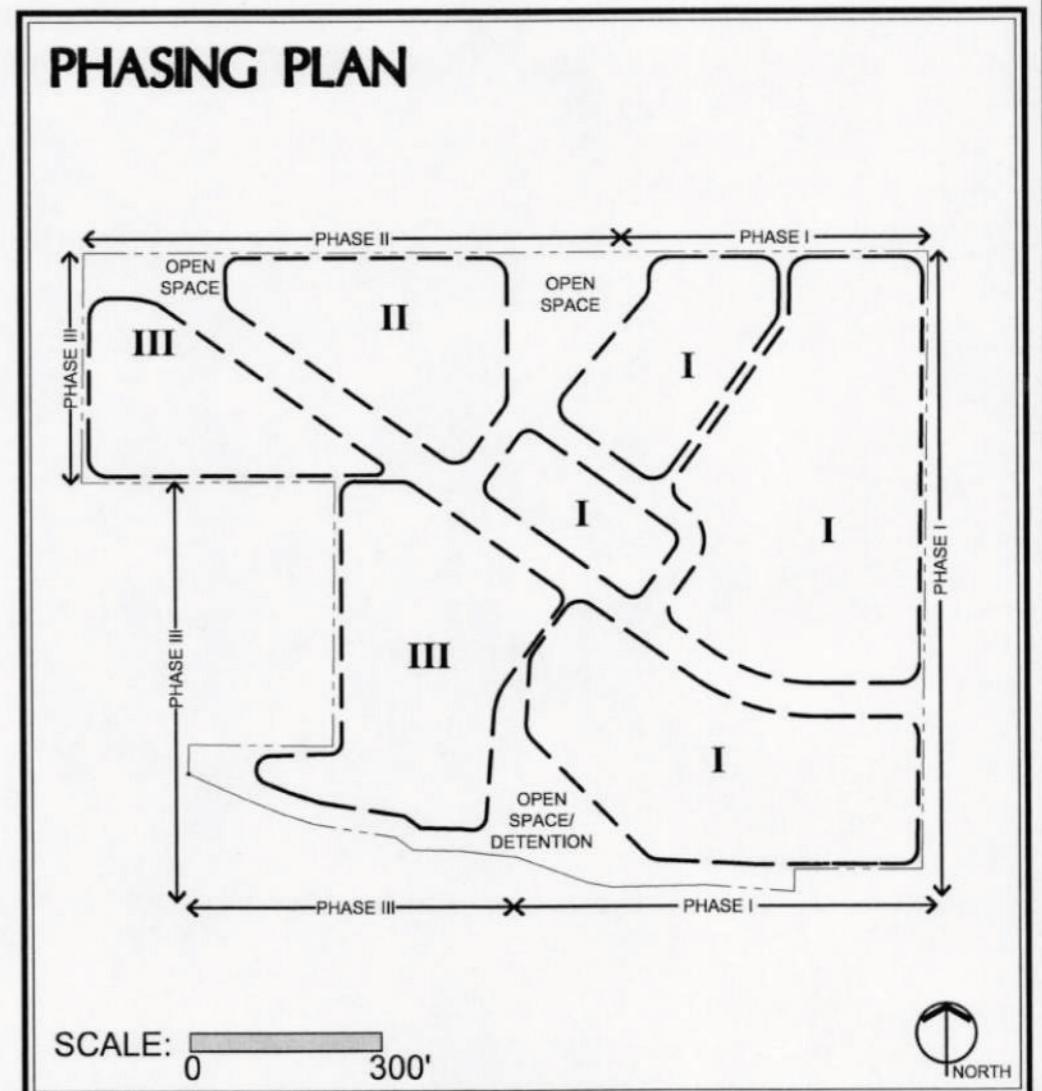
ALL THAT PORTION OF THE SE 1/4 OF THE NE 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF SAID SE 1/4 OF THE NE 1/4 OF SECTION 24 AS BEARING N 00 DEGREES 42'55" E AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

COMMENCING AT THE SW CORNER OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 00 DEGREES 42'55" E, 198.00 FEET; THENCE LEAVING SAID WEST LINE, S 89 DEGREES 17'05" E, 170.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING S 89 DEGREES 17'05" E, 226.00 FEET; THENCE PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4, N 00 DEGREES 42'55" E, 412.00 FEET TO AN EXISTING EAST-WEST FENCE LINE; THENCE ALONG SAID FENCE LINE, N 89 DEGREES 51'48" W, 396.02 FEET TO SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4; THENCE ALONG SAID WEST LINE, N 00 DEGREES 42'55" E, 358.25 FEET TO THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN DEED RECORDED IN BOOK 1607 AT PAGE 809, RECORDS OF SAID COUNTY, AND THE WESTERLY PROLONGATION OF THE SOUTH LINE OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN BOOK 1953 AT PAGE 136, RECORDS OF SAID COUNTY; THENCE ALONG SAID SOUTH LINE OF BOOK 1607 AT PAGE 809 AND SAID SOUTH LINE OF BOOK 1953 AT PAGE 136, S 89 DEGREES 55'21" E, 1324.02 FEET TO THE EAST LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID EAST LINE, S 00 DEGREES 52'30" W, 966.08 FEET TO THE SOUTH LINE OF SAID SE 1/4 OF THE NE 1/4; THENCE ALONG SAID SOUTH LINE, N 89 DEGREES 53'39" W, 200.02 FEET; THENCE S 00 DEGREES 54'39" W, 34.78 FEET TO THE CENTER-LINE OF A FARMERS DITCH AS REFERENCED IN BOOK 2257 AT PAGE 1364; THENCE FOLLOWING SAID CENTER-LINE N 85 DEGREES 44'56" W, 138.22 FEET; THENCE S 89 DEGREES 04'53" W, 148.28 FEET; THENCE N 79 DEGREES 59'50" W, 37.75 FEET; THENCE N 68 DEGREES 55'28" W, 118.11 FEET; THENCE N 83 DEGREES 36'54" W, 90.79 FEET; THENCE N 88 DEGREES 36'57" W, 73.11 FEET; THENCE N 53 DEGREES 10'13" W, 33.70 FEET; THENCE N 80 DEGREES 40'27" W, 128.22 FEET; THENCE N 71 DEGREES 40'22" W, 53.47 FEET; THENCE N 68 DEGREES 05'19" W, 66.95 FEET; THENCE N 65 DEGREES 54'52" W, 93.23 FEET TO A LINE WHICH IS PARALLEL WITH SAID WEST LINE OF THE SE 1/4 OF THE NE 1/4 AND PASSES THROUGH THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID DITCH CENTER-LINE ALONG SAID PARALLEL LINE, N 00 DEGREES 42'55" E, 45.05 FEET TO THE TRUE POINT OF BEGINNING.


**GENERAL NOTES**

1. THE NUMBER OF UNITS SHOWN FOR EACH PHASE IS THE MAXIMUM (10%±) ANTICIPATED IN THAT PHASE. IN NO CASE SHALL THE MAXIMUM NUMBER OF UNITS FOR THE ENTIRE SITE EXCEED 224.)
2. DENSITY ON EACH PHASE MAY VARY TO INCLUDE DENSITIES AND TOTAL NUMBER OF UNITS WITHIN 10% OF THE MAXIMUM APPROVED DENSITY AND TOTAL NUMBER OF UNITS SHOWN ON THE G.D.P. FOR EACH PARCEL. IN NO CASE SHALL THE DENSITY FOR THE ENTIRE SITE EXCEED 33.2 UNITS PER ACRE.
3. LOT SIZE WILL BE DETERMINED WITH EACH PRELIMINARY AND FINAL SUBMITTAL.
4. ACREAGE EQUAL TO A MINIMUM OF 20% OF THE GROSS SITE AREA SHALL BE DESIGNATED FOR OPEN SPACE WITHIN THE OVERALL G.D.P. THIS OPEN SPACE MAY INCLUDE DRAINAGE AREAS, DETENTION PONDS, GREENBELTS, BUFFERYARDS RECREATIONAL FACILITIES, STREETSCAPE GREENBELTS, TRAIL CONNECTIONS, OR OTHER SIMILAR FEATURES.
5. FINAL CONFIGURATION OF PHASES AND OPEN SPACE AREAS MAY VARY FROM THAT SHOWN.



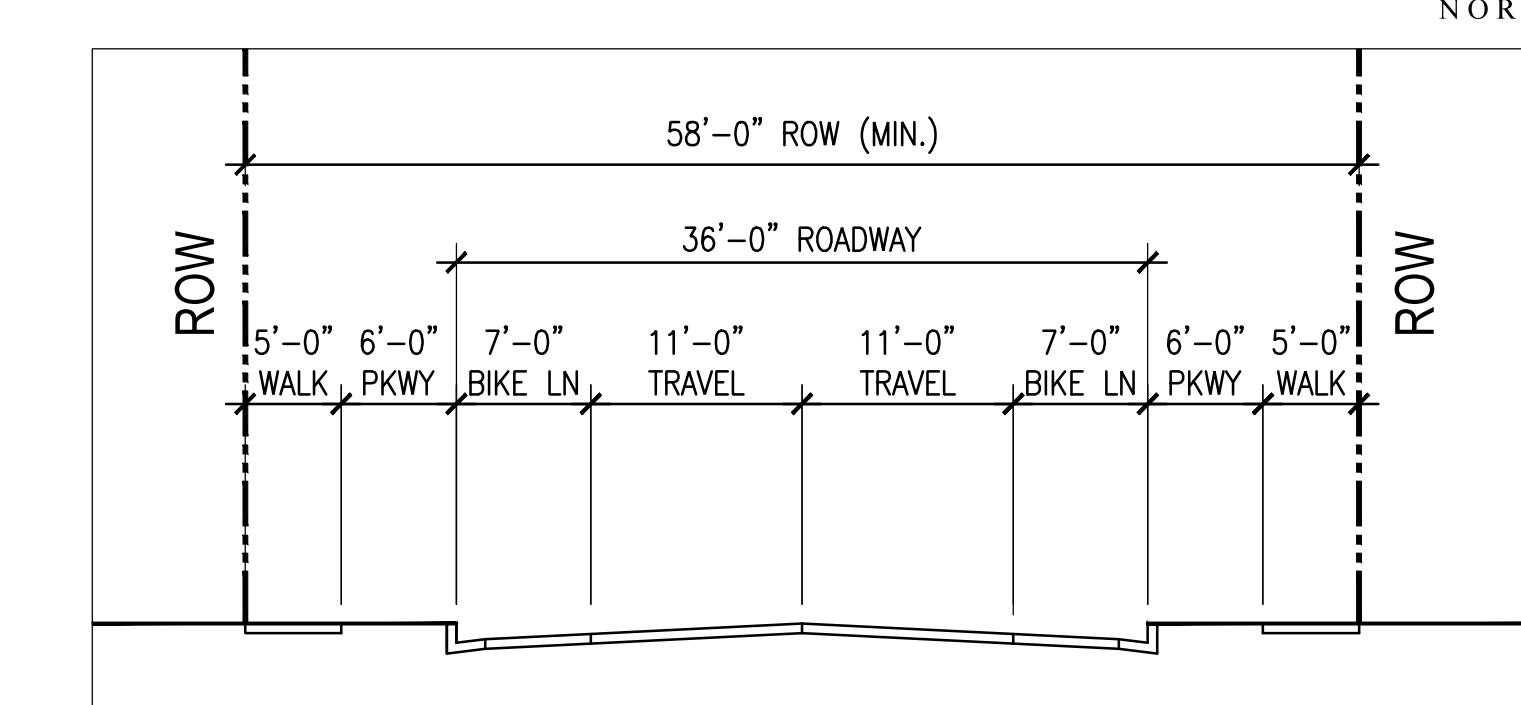
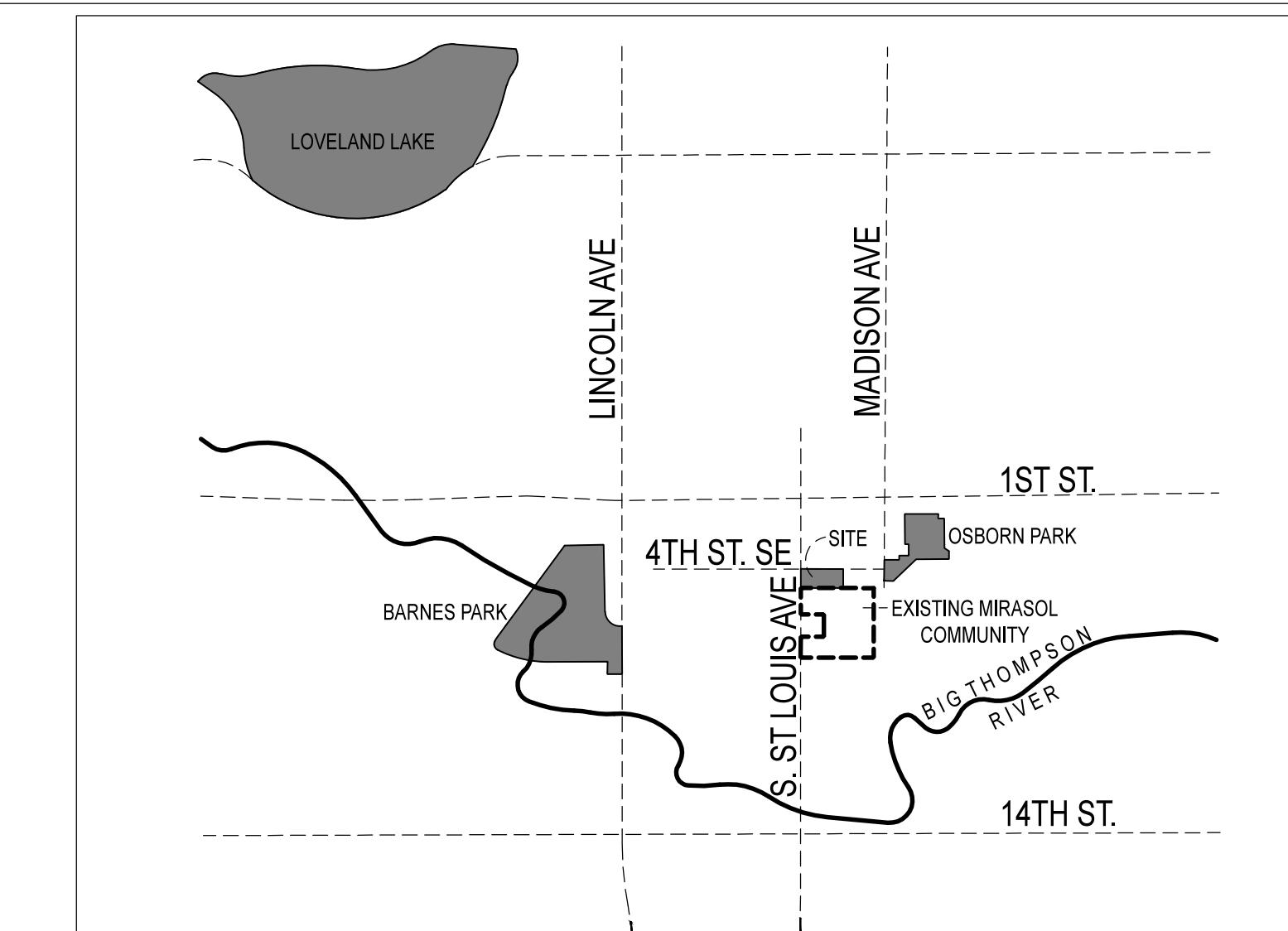
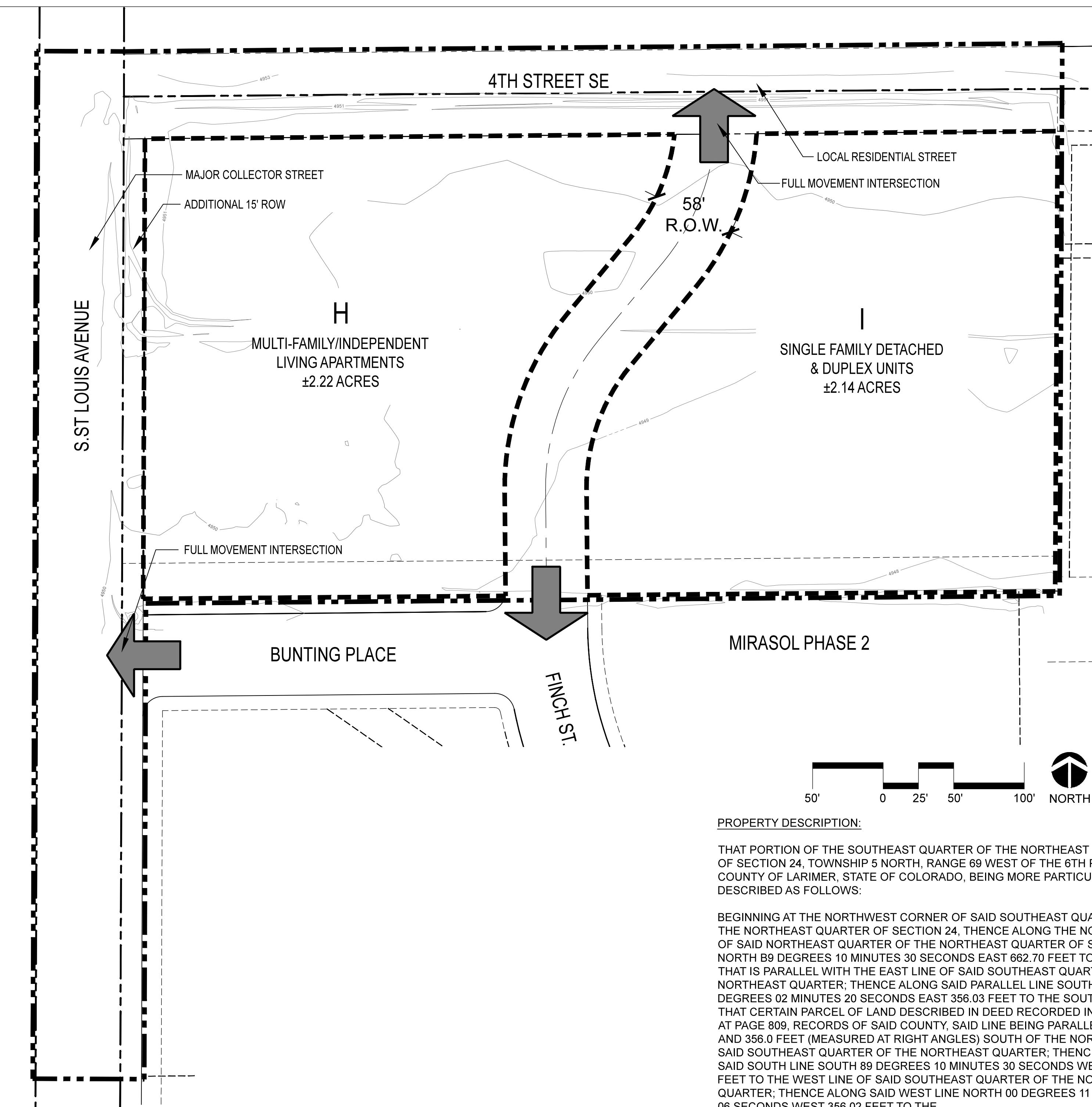
# ***MIRASOL COMMUNITY Third Amendment General Development Plan***

**Owner:**  
*Loveland Housing Authority  
375 W 37th Street  
Loveland, CO  
Ph: (970) 667-3232*

**Architect:**  
**ALM2S**  
*712 Whalers Way  
Building B, Suite 100  
Fort Collins, CO 80525  
(970) 223 – 1820*

**Civil Engineer:**  
*Galloway*  
3760 E. 15th Street, Suite 202  
Loveland, CO 80538  
(970) 800-3300

**Landscape Architect:**  
*Russell + Mills Studios*  
*141 S. College Ave, Suite 104*  
*Fort Collins, CO 80525*  
*(970) 484-8855*



GENERAL DEVELOPMENT PLAN - LAND USE BREAKDOWN					
MIRASOL GDP SECOND AMENDMENT LAND USE BREAKDOWN					
EXISTING PARCEL(S)	LAND USE	PERMITTED USES	APPROX. NO UNITS	APPROX. ACRES	DENSITY
A	SINGLE FAMILY DETACHED & DUPLEX UNITS	RESIDENTIAL AREA	24 UNITS	2.75 ACRES	8.7 UNITS/ACRE
B	SINGLE FAMILY DETACHED & DUPLEX UNITS	RESIDENTIAL AREA	31 UNITS	2.73 ACRES	11.4 UNITS/ACRE
C	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	49 UNITS	2.768 ACRES	17.7 UNITS/ACRE
D	SINGLE FAMILY DETACHED, DUPLEX UNITS, ATTACHED MULTI-FAMILY AND GROUP ASSISTED HOME "GREENHOUSES"	RESIDENTIAL AREA & NON-RESIDENTIAL	30 UNITS	2.931 ACRES	10.3 UNITS/ACRE
E	INDEPENDENT LIVING APARTMENTS, SINGLE FAMILY DETACHED OR DUPLEX UNITS, GROUP ASSISTED LIVING HOME "GREEN HOUSE" OR ASSISTED LIVING FACILITY AND ADULT DAYCARE	RESIDENTIAL AREA & NON-RESIDENTIAL	30 UNITS	2.219 ACRES	13.5 UNITS/ACRE
F	INDEPENDENT LIVING APARTMENTS	RESIDENTIAL AREA	60 UNITS	1.808 ACRES	33.2 UNITS/ACRE
G	COMMUNITY BUILDING	NON-RESIDENTIAL COMMUNITY AREA	-	1.175 ACRES	-
OPEN SPACE	OPEN SPACE	-		5.29 ACRES	-
R.O.W. DEDICATION	R.O.W. DEDICATION	-		4.6 ACRES	-
		<b>TOTAL SECOND AMENDMENT</b>	224 UNITS	24.2 ACRES	

SEAL

DATE: JUNE 22, 2016  
JOB NO.:  
DRAWN BY: JB  
CHECKED BY: CR

DRAWING TITLE:

# GENERAL DEVELOPMENT PLAN

SHEET NO.:

4A