LOVELAND PLANNING COMMISSION MEETING
AGENDA
Monday, September 12, 2016
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM

NOTICE OF NON-DISCRIMINATION
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I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Staff Matters

1. **9/26/16 Agenda Preview:**
   - **Kendall Brook Townhomes – Prelim Development Plan and Prelim Plat**
   - **Loveland Classical School campus**
   - **South Catalyst & DDA Updates**
2. **Zoning Code Update status**
3. **Resignation of Commissioner Meyers**

c. Commission Comments

d. Committee Reports / Title 18 Membership

IV. APPROVAL OF MINUTES

Review and approval of the August 22, 2016 Meeting minutes

V. CONSENT AGENDA

The Consent Agenda includes items for which no discussion is anticipated. Upon request by a Commissioner, staff member or citizen, any item will be removed from the Consent Agenda for discussion. Items removed from the Consent Agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

- Staff Member or Commissioner request to remove an item from the Consent Agenda
- Community Member request to remove an item from the Consent Agenda

VI. REGULAR AGENDA:

1. Loveland Classical School – Determination of Need for Planning Commission Review (Presentation Time: 5 minutes)

Loveland Classical Schools is preparing plans for a new campus to be located on the north side of 29th Street and west of N. Wilson Ave. Staff is requesting direction as to whether the Commission wants to review the site plan and associated materials for the new campus. Staff has tentatively scheduled this item for the September 26th Commission meeting.

2. N. Taft Avenue First Subdivision Preliminary Plat – (Presentation Time: 20 minutes)

This is a public hearing to consider a preliminary plat. This is a quasi-judicial matter. The application proposes to subdivide the property into 24 lots and four tracts for the purpose of developing single family detached houses. The property owner is Insigna Homes and the applicant is Fred Cooke. The North Taft Avenue First Subdivision is located on the west side of N. Taft Avenue between W. 8th Street and W. 10th Street. It is zoned R2 Developing Two-Family Residential zoning district. The Planning Commission has final decision making authority on this application.

3. Wintergreen Townhomes Preliminary Development Plan and Preliminary Plat – (Presentation Time: 20 minutes)

This is a public hearing to consider a preliminary development plan and preliminary plat for 3 acres of land to be known as the Wintergreen Townhomes/Wintergreen Fourth Subdivision. This is a quasi-judicial matter. The property is at 353 W. 64th Street and is generally located on the north side of W. 64th Street between N. Garfield Ave and Eden Garden Dr. It is zoned P-69 Wintergreen PUD. The application proposes to subdivide the property into 28 lots for the purpose of developing single family attached houses. The property owner is 3T Investments LLC

and the applicant is Alan Strope, Savant Homes. The Planning Commission has final decision making authority on this application.

4. Create Loveland Amendment to the Future Land Use Map –
(Presentation Time: 15 minutes)

Public Hearing for the purpose of considering a recommendation to City Council on an amendment to the procedures for processing amendments to the Future Land Use Map contained in Create Loveland, the City of Loveland's comprehensive plan. The amendment will remove the requirement for Future Land Use Map amendments to be processed in conjunction with zoning, re-zoning, or other land use applications. Instead, Land Use Map changes will be considered and processed as part of an annual review. To institute this change, small changes are being made to Chapter 4 of Create Loveland.

VII. ADJOURNMENT

CITY OF LOVELAND
PLANNING COMMISSION MINUTES
August 22, 2016

A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on August 22, 2016 at 6:30 p.m. Members present: Chairman Jersvig; and Commissioners Dowding, Molloy, Forrest, Ray, McFall, Roskie, and Cloutier. Members absent: Commissioner Meyers. City Staff present: Bob Paulsen, Current Planning Manager; Moses Garcia, Assistant City Attorney; Linda Bersch, Interim Planning Commission Secretary.

These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: http://loveland.pegcentral.com

CITIZEN REPORTS

There were no citizen reports.

STAFF MATTERS

1. **Robert Paulsen,** Current Planning Manager, provided the Commissioners a copy of the Development Services Open House agenda and a brief overview of each item listed. This open house will be held August 23, 2016 beginning at 7:30 a.m. at the Development Center. It is primarily for members of the development community and will provide them an overview of the following:
   a. The Comprehensive Plan (Create Loveland)
   b. The proposal for amendments to Create Loveland future land use maps
   c. The framework for the development code update
   d. The provisions of the new flexible zoning overlay district
   e. The new simplified process for issuing sign permits
   f. An overview of the proposed Planned Unit Development (PUD) process
2. **Mr. Paulsen** alerted the commission that the agenda for the September 12, 2016 Planning Commission Meeting would include two public hearings:
   a. North Taft Avenue Subdivision - Preliminary Plat
   b. Wintergreen Townhomes – Preliminary Plat
3. **Permitting process for signs & electronic signs along I-25**
   After discussion with planning commission and council on this issue, it was decided to do a clean-up of the sign provisions for electronic signs along with staff doing more extensive work to bring changes to the entire sign permitting process. This issue will be brought to the Title 18 Committee in October and to the Planning Commission in a study session in November and public hearings beyond that.

COMMITTEE REPORTS

Commissioner Forrest had nothing to report from the Zoning Appeals Board.

Commissioner Molloy asked **Mr. Paulsen** to give and overview of the roll the Title 18 committee will play in the development code update process. **Mr. Paulsen** noted that the Title 18 committee has for years worked with staff on incremental changes to the zoning and subdivision ordinances. This work will continue with several minor amendments. The committee also be updated each month on the code update process and be given the opportunity to provide input. In addition to their monthly meetings, the committee will be joining the stakeholder group (to be determined) as part of the community involvement in this process for the code update. This will include meeting at least once on each of the six components or portions of the update. The consultant, **Todd Messenger** of Fairfield and Woods, will be preparing updated portions of the code in increments. As each increment or portion is developed and reviewed, it will brought to the Planning Commission and to the City Council in study sessions, after which there will be a Planning Commission hearing on these sections. But final approval by City Council will not occur until all of the sections have been approved by the Planning Commission. **Commissioner Jersvig** asked if the commission would receive an overall summary before each component is presented in a separate study session**. Mr. Paulsen** indicated that this will be the approach and by the September meeting he should have a full schedule of the process going forward. He also noted that some code will not change, however, there are several hundred pages of code to be updated; therefore, commissioners won't receive a strike out version of the changes as the new code will be very different in format. A clear account of substantive changes will be provided.

COMMISSIONER COMMENTS

- **Commissioner Jersvig** asked, in regard to the proposed PUD process, if there is data showing the success of the proposal in the other cities (Rapid City, SD and Commerce City, CO) that have implemented this change.
- **Commissioner Molloy** also asked for data in regard to this process. How has this improved process for those cities from a public standpoint? He is concerned because of the engineering work that is not yet done at the PUD level.
- **Commissioner Forrest** questioned if citizens are still being heard.
- **Mr. Paulsen** indicated that the proposed process will go faster and smoother. The biggest distinction between the current process and the proposed process is that there will be no public hearings on the site-specific plans. After the General Development Plan, there is no public hearing on the Preliminary Development Plan. Does this become a community concern?
- **Commissioner Jersvig** said there should be no rush on this.
- **Commissioner Ray** asked if there were model regulations on this process and on Title 18 Committees. **Mr. Paulsen** indicated that there are some best practices and generally, communities are looking for quicker processes and abandoning or modifying the PUD process because it is cumbersome. There are some standard or model codes adopted by smaller communities who don't have staff or funding to tailor codes to their communities, but there are a lot of different formats and approaches used by communities across the country
- **Commissioner Dowding** asked if empirical data could be obtained from the two cities such as: the number of days it took to process before and after this change; the number of man hours gained; what was the effect on staff load; are there cost savings in dollar

amounts? **Mr. Paulsen** said a contact would be made with the two cities to try obtain data as requested. If you have other ideas or concerns, please send him an e-mail.

- **Commissioner McFall** expressed concern that new does not always mean better.
- **Commissioner Jersvig** indicated he would like to see another study session on this issue.
- **Commissioner McFall** reported an update in regard to the award of recognition that Thompson School District wishes to present to the Planning Commission. The award will be presented on September 21, 2016 and 5:00 p.m. at the school district building. This is a celebration of the contribution the planning commission/department has made to the district. He received a request that **Mr. Paulsen** accompany him to this celebration.

APPROVAL OF THE MINUTES

Commissioner Dowding *made a motion to approve the* August 8, 2016 *minutes; upon a second from* ***Commissioner McFall,*** *the minutes were approved as amended.*

CONSENT AGENDA

There were no items on the consent agenda.

REGULAR AGENDA

1. **Mirasol III Addition and PUD**

Project Description: This is a public hearing for the purpose of considering an annexation and zoning of approximately 6.88 acres of land to be known as Mirasol Second Addition. The property is located at the southeast corner of the intersection of 4th Street SE and S. St. Louis Avenue. The application proposes to zone the property Mirasol Community Planned Unit Development and integrate the subject property into the Mirasol General Development Plan. The applicant is the Housing Authority of the City of Loveland. The Planning Commission must forward a recommendation to the City Council for final action.

Kerri Burchett, staff planner, presented the proposal to annex 6.8 acres of land owned by the Housing Authority of the City of Loveland and zone the property to be part of the Mirasol Community senior development. The property is located at the southeast corner of 4th Street SE and S. St. Louis Avenue, directly north of Mirasol. The general development plan for Mirasol would be amended to incorporate the property into the PUD. The zoning would allow the construction of a 60 unit, 3 story senior apartment building on the west side of the property and a combination of 10 single family or paired dwellings on the east. Both the apartment building and residential units would match the architecture and streetscape theme established in the Mirasol development, which consists of stucco and stone combinations and detached sidewalks with treelawns. The property is designated as medium density residential in Create Loveland, the city's comprehensive master plan which targets a density range between 4-10 units per acre. With the inclusion of the property, the Mirasol Community PUD would have a density of 9.5 units per acre.

The zoning request to situate the apartment building on the west side of the property, oriented towards St. Louis Avenue, was proposed to lessen the impacts of the use on the

existing large lot single family uses directly to the east. The proposed single family/paired homes on the eastern portion of the site would be used to provide a transition in use and scale to the existing homes. A conceptual plan has been included on page 3 that shows an illustrative concept of the development. The location of the apartment building will create a visual change in the character of the intersection of St. Louis Avenue and 4th Street SE. The city's vision for this area as identified in Create Loveland is for redevelopment with greater mixed densities then currently existing. The Plan identifies the neighborhood as a specific opportunity area to develop new mixed use and mixed density neighborhoods. A 3 story apartment building was constructed with the last phase of Mirasol on Finch Street and the proposed building will match the scale of that building. Staff is recommending approval of this annexation and GDP Amendment with the conditions listed in the staff report. The Planning Commission's action is a recommendation to the City Council for a hearing on September 19th. **Commissioner Jersvig** asked if the property had already been purchased. **Ms. Burchett** indicated that it has.

Mr. Jeff Feneis, Housing Authority of the City of Loveland, stated it is their mission to provide affordable housing. They currently have a waiting list of 3000 households and one/third of those are seniors looking for affordable housing. That is the reason for expanding the Mirasol Community. **Dave Lingle**, ALM2S Architects, provided at high level look at the design proposals as indicated in the above summary. This proposal is similar to Mirasol Phase 2. He discussed that the proposed placement of the Finch Street extension is to slow traffic and move it away from the intersection of S. St. Louis Avenue and 4th Street SW. Parking is at the same level as Mirasol 1 and 2.

COMMISSIONER QUESTIONS AND COMMENTS:

- **Commissioner Dowding** questioned if the five spaces shown for handicap parking at the 60 unit building was sufficient. **Mr. Lingle** indicated is was per code; however, **Commissioner Dowding** questioned if that was a good fit with the senior housing use. **Mr. Lingle** indicated they will look at an increase if possible. **Commissioned Molloy** asked about type of sidewalks. **Mr. Lingle** indicated perimeter sidewalks are detached but there could be some sidewalks that are adjacent to parking in the interior.

CITIZEN COMMENTS:

Commissioner Jersvig opened the public hearing at 7:17 p.m.

- **John Mielke**, resident, indicated that the project is not conducive or consistent with the neighborhood. He is concerned about what provisions have been made to get irrigation water to his nearby property and to other properties. He is currently experiencing problems with light pollution from the current building entrance lights and would like that to be addressed. Will there be more additions down the road and what is a citizens recourse if building is not according to plan? He is also concerned about citizens being asked to pay for curb/sidewalks along existing properties on 4th Street SE and is also concerned about increased traffic.

- **Shelly Porter**, resident, is concerned about the 3 level building not fitting in with rural surroundings in the area and with the density of the project. The big building at the intersection of two county roads with no shoulders is not fitting in. Views are gone and property value will go down.
- **Margaret Royale**, resident of Marisol Phase 2, supports the adjacent property owners. She presently has concerns with traffic and with the speed of traffic and this proposal will increase traffic. The wildlife population is greatly reduced. The 3 story building will destroy the character of the area.
- **Jill Scofield**, resident, owns a 5 acre property that is still in the county. She has an apple orchard that has been restored. The character of the neighbor will be changed for worse.
- **Lori Goebel,** resident Arbor Meadows, indicates Marisol has been a great neighbor. Development has been good fit for seniors. But, constructing a 3 story building on that corner will detract from neighborhood. Current apartment buildings are in the center of development. It is currently a challenge to get through the intersection and that will become more dangerous. The lack of sidewalks between Marisol and downtown is dangerous and needs to be taken into consideration. Turn lanes into and out of property and street parking needs to be addressed. Parking at the Green homes is insufficient. There is also a concern about parking on only one side of proposed apartment building. That is not conducive to seniors carrying items in from parking lot.
- **Roy Poole,** resident of Marisol, indicated that people are desperately seeking housing. He thinks Marisol buildings are beautiful. Marisol is well run. Any traffic problems are created by people cutting through the neighborhood.
- **Barbara Poole,** resident, thinks the 3 story building is beautiful and is so pleased that 60 residents will be able to afford housing there.
- **Dawn Mielke,** resident, is against a 3 story building. The size is overwhelming. Traffic does need to be addressed.
- **Patty Kennedy**, resident, agrees with neighbors, opposes the large building. The 60 unit building does not fit the area, part of which is still in the county. Traffic is also an issue.

Commissioner Jersvig closed the public hearing at 7:55 p.m.

COMMISSIONER COMMENTS:

- **Commissioner Jersvig** and **Molloy** questioned the applicant regarding the irrigation water. Mr. Feneis responded that they are aware of the requirement to maintain the water flow and do have a civil engineer working on a solution.
- **Commissioner Jersvig** asked about the light pollution. **Mr. Feneis** indicated the problem is with entry way lights that shine outward and the housing authority is currently working on solving the problem.
- **Commissioner Jersvig** asked **Mr. Paulsen** to address the concern about a neighbor's recourse if what was designed and approved was not what was built. **Mr. Paulsen** that the hearing this evening concerned annexation and zoning, and not the design of the proposed building, and the plans provided by the applicant are preliminary and illustrative. But, they provide some idea of what is being considered. He explained the different processes the applicant goes through to get to a detailed final plan approval and that once that final approval is obtained the applicant must follow that plan.

- **Commissioner Jersvig** next addressed the traffic concerns of the neighborhood. **Randy Maizland**, Loveland Traffic Engineer, said the trip generation from this development is low and would not trigger turn lanes or traffic lights. If there is a speeding problem, it needs to be referred to law enforcement now. As proposed by the applicant, the realignment of the intersection of 4th Street and St. Louis should make the intersection safer.
- **Commission McFall** said he was in this area on Saturday and observed traffic cutting through there from a downtown special event. He suggested perhaps we should look at this diversion of traffic from downtown as an impact to the area regardless of standards. He also expressed concern about the height of the 3 story building.
- **Commissioner Jersvig** asked **Mr. Maizland** to explore the possibility of placing radar signs along St. Louis to slow traffic. **Mr. Maizland** indicated that Loveland has a program for speed surveys that could be set up and believes that process has already been started based on previous requests from the neighborhood. **Commissioner Jersvig** asked to see any data that is collected from that process.
- **Commissioner Molloy** questioned sidewalk extensions and if current property owners would be required to participate in paying for those extensions. **Mr. Maizland** indicated that anything triggered by this development would not require an existing property owner to provide sidewalk on their property. Public Works does have a program for fill in of sidewalks and has been contacted about providing some in this neighborhood; however, some of the property in this area remains under county jurisdiction.
- **Commissioner Jersvig** asked **Mr. Feneis** is there were any other concept designs for the 3 story building such as leaving the 4th Street SE frontage open. **Mr. Feneis** said they were definitely open to and had looked at other designs. **Ms. Burchett** indicated this concept suggested to move the apartment building away from adjacent rural properties to the east. She indicated that this is a concept and the preliminary plan design is not done. There will be greater feedback from the community and addition neighborhood meetings on that design in the next stage of the process.
- **Commissioner Ray** commented that this shows there are other opportunities for community members to provide input into the next development phase. This phase is just for annexation and community members need to stay involved and provide input through all phases.
- **Commission Cloutier** asked about the distance from eastern edge of development to the 3 story building. **Ms. Burchett** indicated that is about 660 feet. **Commissioner Cloutier** noted that the separation from high rise building and the neighborhood property is about a football field. **Ms. Burchett** also noted that S. St. Louis, all along the entire Marisol development, is a county road and this annexation will bring that into the city.
- **Commissioner Forrest** asked how 60 units was settled on. Mr. Feneis said that is the number where the units become cost effective for construction and operation.
- **Commissioner Jersvig** asked about the demand for this type of property. Mr. Feneis indicated that the senior wait list is at about 1000. This will satisfy less than ten percent of need. Development of other properties (by the Housing Authority) are in the works.
- **Commissioner Dowding** expressed concerns about parking. Other phases of Mirasol have spaces for residents but there is insufficient parking for guest and seniors have more guests. Parking needs are greater than your guidelines require. She would also like to

see a design going forward that reflects the heritage of the area and fits into a more rural environment.

- **Commissioner Jersvig** asked **Mr. Paulsen** to explain the procedure going forward. **Mr. Paulsen** explained that tonight the Planning Commission can only make a recommendation to City Council regarding the annexation and zoning of this property. City Council will meet on September 20th to vote on this annexation and zoning. There will be an additional opportunity to speak to this issue at the Council meeting. If Council approves the annexation and zoning, there will be an additional neighborhood meeting on the preliminary development plan (PDP) which will include more detail than we saw tonight. That plan will then come back to the Planning Commission with a public hearing for approval which will offer another opportunity for neighborhood input on the details. The Planning Commission is the final authority at that point, barring appeal.
- **Commissioner McFall** thanked the applicant and staff for their presentations and for the concept plan. He commended the neighborhood citizens for speaking. He indicated that their comments didn't fall on deaf ears. He does like the idea of annexation into the city. There is more to be done along St. Louis as part of the city. He will be voting for the annexation.
- **Commissioner Forrest** commented that she lives in this area and shares the neighbors concern with the height of the building, etc. and hopes the applicant works through those things with them. Marisol is great addition to that area and serves a purpose for our seniors. She likes the annexation and supports Marisol coming to the area.
- **Commissioner Cloutier** echoes **Commissioner McFall's** comments and feels annexation will give the city more control over how it's developed and resolving the issues discussed tonight. He sees this as part of the long term vision of the city.
- **Commissioner Molloy** thinks this is a beneficial project for this property even though there are design issues. Marisol is a great community. There will be some scrutiny on the details going forward; however, there is some benefit to the concept design. He is for the annexation.
- **Commissioner Roskie** thanked the staff for the detail in the staff report. It does meet the Create Loveland Comprehensive Plan and meets a great need for senior housing. This development meets the requirement for recommendation of annexation and she will support it.
- **Commissioner Ray** agrees with other commissioner's comments. He stressed that it is difficult when new adjoins old and urges the community to ask about other concepts and impacts and to stay involved. This is annexation only and he will be voting for it.
- **Commissioner Dowding** supports this annexation. It is needed and well thought out. St. Louis needs to be brought into the city. There will be additional reviews going forward and she feels this will come down to something most people can live with.
- **Commissioner Jersvig** noted that this detailed concept plan creates expectations. He expressed concerns about that but notes that this detail brought out neighbors and urges them to stay involved while details are worked out. He again thanked the neighbors for attending and for their presentations. He will be supporting annexation.

Commissioner Jersvig asked **Mr. Feneis** if the conditions contained in the staff report were acceptable to the Housing Authority. Mr. Feneis replied affirmatively.

Commissioner Dowding *moved to make the findings listed in Section VII of the Planning Commission staff report dated August 22, 2016 and, based on those findings, recommend that City Council approve the Mirasol Second Addition, subject to the conditions listed in Section VIII, as amended on the record, and zone the addition to Mirasol Community Planned Unit Development. Upon a second by* ***Commissioner McFall****, the motion was unanimously adopted.*

Commissioner Dowding *moved to make the findings listed in Section VII of the Planning Commission staff report dated August 22, 2016 and, based on those findings, recommend that City Council approve the Mirasol Community PUD General Development Plan Third Amendment. Upon a second by* ***Commissioner Forrest****, the motion was unanimously adopted.*

ADJOURNMENT

Commissioner Dowding*, made a motion to adjourn. Upon a second by* ***Commissioner Ray****, the motion was unanimously adopted.*

Commissioner Jersvig adjourned the meeting at 8:38 p.m.

Approved by:_____
Jeremy Jersvig, Planning Commission Chair

_____
Linda Bersch, Interim Planning Commission Secretary.

DEVELOPMENT SERVICES OPEN HOUSE

August 23, 2016

AGENDA

1. **Introductions.**
2. **Comprehensive Plan (Create Loveland).** On July 19th City Council adopted Create Loveland – Loveland's new Comprehensive Plan. Create Loveland will act as an advisory guide for making growth and development related decisions and evaluating alternatives. The Plan was unanimously recommended for approval by the Planning Commission on February 22, 2016.
3. **Amendments to Create Loveland Future Land Use Map.** Proposal for processing amendments to the Future Land Use Map.
4. **Development Code Update.** The City has embarked on a significant effort to update its three development codes (zoning, subdivision, annexation) with a focus on the zoning code. This update will provide the framework for achieving many of the land use policies in Create Loveland.
5. **Flexible Zoning Overlay District.** On August 16th City Council adopted the Flexible Zoning Overlay District. This new zoning district responds to the interest of City Council to provide property owners with relief from regulatory standards that may be restraining development. The provisions are intended to promote development and redevelopment opportunities in locations experiencing disinvestment or underutilization of land.
6. **Sign Permitting.** New simplified process for issuing sign permits that will eliminate the need for structural review and inspections by the Building Division.
7. **New Planned Unit Development (PUD) Process**
   City staff has been working on a new process for approval of a PUD. This process would significantly simplify the current process by requiring only one public hearing prior to submittal for building permits.

Current Planning Division
410 E. 5th Street • Loveland, CO 80537
(970) 962-2523 • eplan-planning@cityofloveland.org

MEMORANDUM

To: City of Loveland Planning Commission

From: Troy Bliss, Senior Planner, Current Planning Division

Re: Loveland Classical School – Site Development Plan (PZ #16-001333)

Planning Commission Action: Determine whether or not to direct City staff to prepare a communication for September 26, 2016, for Planning Commission review and comment on the Loveland Classical School Site Plan.

Dear Planning Commission,

Loveland Classical School is a public charter school (authorized through the Thompson School District) seeking a new location for their main campus. The location that is being sought is generally located on the north side of W. 29th Street and west of N. Wilson Avenue between the King of Glory Church (to the east) and the Hunter's Run Subdivision (to the west). The property is zoned DR – Developing Resource, containing approximately 12 acres in size. Public schools are permitted by-right under the current zoning based on allowances governed through the State of Colorado.

Loveland Classical School is proposing a two-story facility that would combine grades K through 12 - consolidating all of their Loveland locations (i.e. 3835 14th Street SW and 2707 N. Wilson Avenue (Faith Evangelical Church)). The project would be phased over time, starting with a 53,000 square foot building and associated on-site improvements including parking, vehicle stacking/queuing lanes, and landscaping. Future buildout would include a building expansion of approximately 22,000 square feet and athletic field. Timing is of the essence with this application as Loveland Classical Schools has been struggling to find a suitable location for their campus to accommodate continuing growth. Construction needs to occur soon so that the facility will be ready for the school season start in August 2017.

Colorado Revised Statutes (CRS) Section 22-32-104(1.5), requires that prior to acquisition of land or contracting for the purchase thereof, public charter schools consult with and advise in writing to the Planning Commission that the proposed site shall conform to the adopted plan of the community insofar as is feasible. The Planning Commission can decide whether or not they want to review the site plan. Should Planning Commission determine that they would like to review the site plan, it will be presented on **September 26, 2016**, for comment on and response by Loveland Classical School.

Prior to any site plan review by the Planning Commission on September 26, 2016, Loveland Classical School will be meeting with the Hunter's Run neighborhood on September 15, 2016, for further input on their plan as well as conducting a groundbreaking ceremony on September 24, 2016. No construction would begin as a result of this ceremony. These matters our outside of the City's purview in terms of process. Nonetheless, City staff felt it important to share this information with the Planning Commission.

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July 14, 2016

Mr. Troy Bliss
Senior Planner
City of Loveland, Development Services
500 East Third Street, Suite 310
Loveland, CO 80537

RE: Loveland Classical Schools 10610.000

Dear Troy:

Attached is the full submittal for the Site Development Plan for Loveland Classical Schools to be located at Wilson Avenue and West 29th Street in Loveland. The site will be developed for a new 6th – 12th grade public charter school, with the ability for future additions to grow into a full K-12th grade facility.

We anticipate submitting for building permit through the State of Colorado Division of Fire Prevention and Control. We will still submit full building construction documents for review and approval through Loveland Fire Rescue Authority as required by DFPC. We anticipate submitting these construction documents by the end of July and the review of the building permit documents and Site Development Plan will be concurrent. We acknowledge that no building construction can begin until the final Site Development Plan has been approved. We are hopeful that based on how the review process with Loveland Planning progresses, we will be able to begin site grading and foundations prior to final SDP approval in an effort to maintain the overall project schedule.

Attached you will find all of the required documents per the Application Checklist. We are very appreciative of the help you and your colleagues have provided throughout the design process to help us come to an agreement on the site plan layout that the City of Loveland will support. Please let me know if you have any questions or require additional information to keep the review process moving forward.

Sincerely,

Hord Coplan Macht

Lisa Gardner, AIA, LEED AP BD+C
Project Manager

J:\2016\11610.000 Loveland Classical Academy\10 Deliverables\Site Development Plan\Cover Letter.docx

City of Loveland

Development Services
Current Planning
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Planning Commission Staff Report

September 12, 2016

Agenda #:	**Regular Agenda - #**
Title:	North Taft Avenue 1st Subdivision, aka Taft Gardens Subdivision
Applicant:	Fred Cooke, Insignia Homes
Request:	**Preliminary Plat**
Location:	903-935 N. Taft Ave West side of N. Taft Ave, north of 8th St.
Existing Zoning:	R2 Developing Two Family Residential
Proposed Use:	Single family residential subdivision for 24 lots
Staff Planner:	Noreen Smyth

Staff Recommendation

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

Recommended Motions:

1. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 12, 2016 and, based on those findings, approve the North Taft Avenue First Subdivision Preliminary Plat, subject to the conditions in Section IX, as amended on the record.*

Summary of Analysis

This is a public hearing to consider a Preliminary Plat proposal to subdivide a 6.53-acre portion of the North Taft Avenue First Addition to create additional lots under the existing zoning of R2 Developing Two Family Residential. The site lies on the west side of North Taft Avenue, north of 8th Street and south of abandoned Colorado and Southern Railroad right-of-way that is now owned by the City of Loveland. The lots proposed to be created by the subdivision would be situated around a loop road, with open space/detention/landscape tracts situated towards the Taft Avenue side. A single family house with a detached garage to the rear is proposed for each lot.

The proposed Preliminary Plat for a single family residential subdivision meets the requirements of the Municipal Code, including those of the R2 zoning district and the Subdivision Code (Title 16). Staff believes that all key issues applicable to Preliminary Plats and associated Preliminary Public Improvement Construction Plans have been resolved. The Commission has final decision-making authority on the Preliminary Plat application unless the Commission's decision is appealed to City Council.

If the Preliminary Plat is approved by the Planning Commission, a subsequent application for a Final Plat and associated Final Public Improvement Construction Plans will be submitted for staff review and approval.

I. SUMMARY

This is an application for a Preliminary Plat for a detached single family residential subdivision of 24 lots. The plat is titled the "North Taft Avenue First Subdivision" following required plat naming conventions, while the marketing name of the subdivision will be "Taft Gardens". The property is within a conventional zoning district, the R2 Developing Two Family Residential District, and the proposed single family residential use is allowed by right in the district.

The Preliminary and Final Development Plan stages that properties with Planned Unit Development (PUD) zoning pursue are not necessary for conventionally zoned properties. Instead, the proposal proceeds to a Preliminary Plat application, which obtains final approval by the Planning Commission at a public hearing. While the Preliminary Plat itself creates solely new lots (that is, records new lot lines), submitted in conjunction with the plat for the Planning Commission's consideration is:

- A site plan showing the proposed layout of structures within the development,
- Preliminary Public Improvement Construction Plans that include a detailed preliminary landscape plan, and
- Design Guidelines prepared by the applicant that sets architectural standards for the houses to be constructed on the property.

Thus, while the level of detail required by Code for a Preliminary Plat application for conventionally zoned property is less than that required for a Preliminary Development Plan for PUD-zoned property, a similar level of detail has been provided by the applicant for the Planning Commission's benefit in considering the merits of the proposed subdivision.

If the Preliminary Plat is approved by the Planning Commission, the applicant can proceed to submit a Final Plat application with final Public Improvement Construction Plans. The review of these occurs administratively (by staff), without a public hearing. Generally, there are no substantive changes to a subdivision between the Preliminary and Final Plat stage; rather, additional detail is included in the final plans over that provided in the preliminary plans.

The details of the development are described below:

Lot Area

The minimum lot area in the R2 District is 8,000 sq ft. The R2 District allows one- and two-family dwellings by right, and per the Zoning Code (Title 18), two-family dwellings can be either attached or detached. Thus, two dwellings can be on an 8,000 sq ft lot, meaning in effect that there is a minimum lot area of 4,000 sq ft *per dwelling*.

The Subdivision Code allows a platted lot with a two family dwelling to be divided through a Minor Plat application into two lots, *without the new lots meeting minimum lot size*, for the purpose of separate conveyance (ownership) of the land for each dwelling. Thus, an 8,000 sq ft lot in the R2 district with two dwellings can be divided through a Minor Plat into two separate 4,000 sq ft lots.

The Subdivision Code (Sec. 16.20.060) also allows such lot divisions to occur at the Preliminary Plat stage if the net density of the development is not greater than that which could be achieved while meeting the minimum lot area (which, for the R2 minimum lot area of 8,000 sq ft, is 5.5 units per acre). In addition to

this density standard, the following findings must be met for such lot divisions to be approved with the Preliminary Plat:

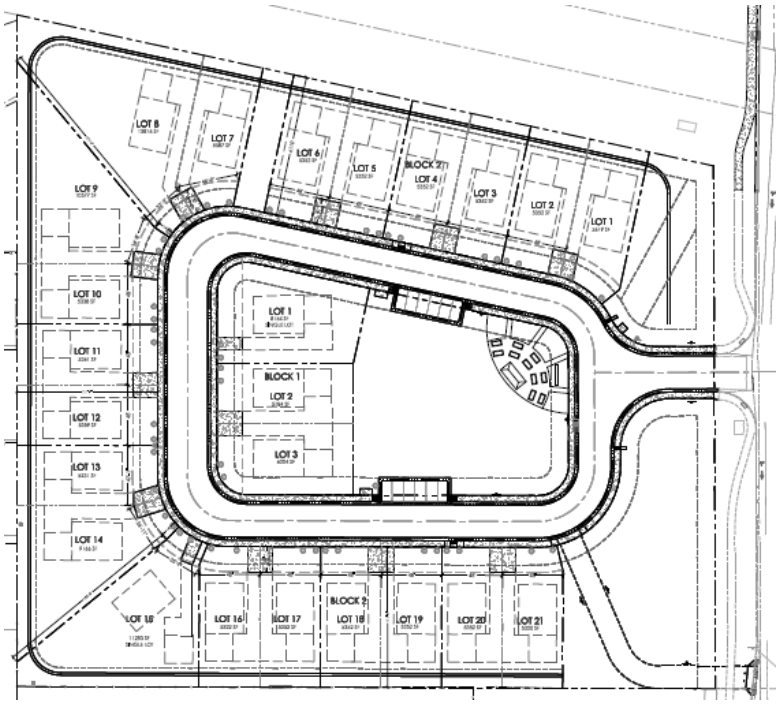
- The intent of the zoning district is met;
- Applicable zoning standards, other than lot area and lot width, are met,
- Provision of light and air will be available to residents,
- The lot sizes and development thereon will be compatible with surrounding uses, and
- Conditions of approval assure that the lots will be used solely for the proposed residential use

Staff considers the criteria for the approval of lot sizes below 8,000 sq ft at the Preliminary Plat stage to be met and supports the lot sizes as proposed. The Preliminary Plat proposes a minimum lot size of 5,319.9 sq ft, a maximum lot size of 13,801.4, and an average lot size of 6,478.7 sq ft. The net density (with the street right-of-way excluded) is 5.35 units per acre, which is below the R2 standard of 5.5 units per acre (or the equivalent of 8,138.5 sq ft per unit).

Likewise, while the standard minimum lot width in the R2 district is 65 ft (with lots on curved street segments exempted from this), where lots less than 8,000 sq ft in area are approved, lot widths less than 65 ft can also be approved. The minimum lot width proposed for lots on the straight segments of the internal street is 48 ft, while the lots on the curved segments of the streets have a minimum width of 33 ft.

Street Layout:

A public street in a loop configuration is included in the development. It extends onto the property off of Taft Avenue, aligning with the existing Gard Place public street on the east side of Taft Avenue to create a four-way intersection. Alignment of new roads with existing roads in this manner is required by code. The internal loop road is roughly rectangular in shape, following the shape of the subject property. As required by code, the "Gard" name will be continued for the segment of the new street that aligns with the existing Gard Place on the opposite side of Taft Avenue. The remainder of the new street will be names "Taft Garden Circle" to match the proposed marketing name of the subdivision. Attached sidewalk will be situated along both sides of the internal road and detached sidewalk is situated within the Taft Avenue right-of-way.



Lot Layout:

Twenty-one of the lots will be situated on the outside of the loop road, with the remaining three situated inside the loop road towards the westerly portion of the development, away from Taft Avenue to the east. Outlots are situated along the Taft Avenue frontage on each side of the entrance road, and another large outlot is situated inside the loop road towards the east. Thus, besides the new street, the immediate view of

the subject property from Taft Avenue will be common outlots rather than individual home lots, and the common outlots will all be heavily landscaped, with the landscape maintained by the Home Owners' Association.

All conventional R2 building setback standards will apply to buildings constructed in the development, including a minimum 20 ft front yard setback, 5 ft side yard setback, and 15 ft rear yard setback (or 5 ft for accessory structures).

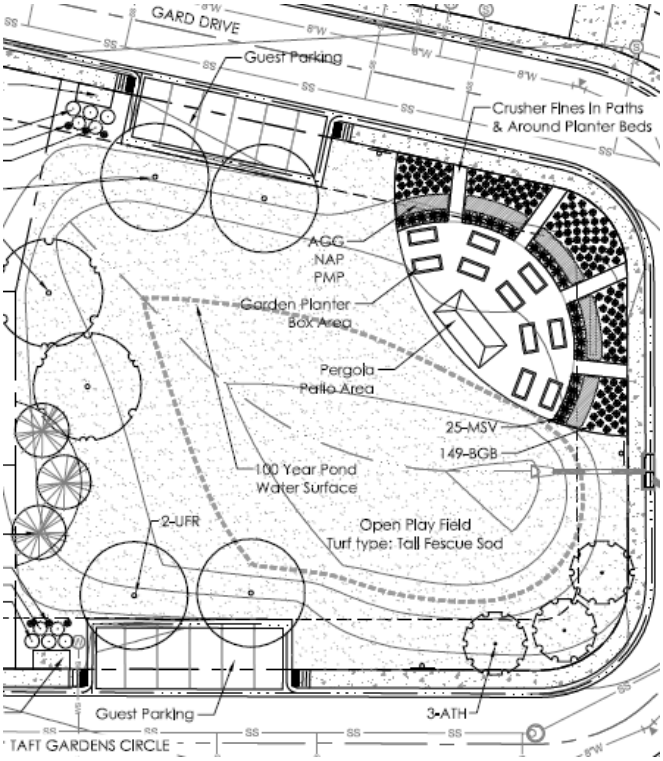
Common Tracts/Detention/Future Trail:

There are four tracts, Tracts A through D, included on the plat that will be under common Home Owners' Association ownership. Tract A is situated inside the loop road, towards the east (Taft Avenue) side. Tracts B and C are situated along the Taft Avenue frontage, on either side of the Gard Place entrance road. While all three of these tracts are designed to hold stormwater runoff, the primary storm detention facility is in Tract C, along Taft Avenue south of Gard Place. The grading along the edge of this tract has a steepness typical of detention facilities, while the grading in the other two tracts is gentle, as they are not intended to be the primary holders of stormwater.

Tract D is a 25 ft wide strip of land that connect the sidewalk along the internal street to the City of Loveland-owned open space immediately north of the subject property, where a future trail is planned along this abandoned railroad right-of-way. Because a date for the construction of a trail in this open space to the north is unknown at this time, staff is not requiring the developer to construct a trail connection to this open space, but instead to provide the 25 ft wide strip of land to allow for the future construction to such a trail. It is unknown at this time whether a trail connection in this tract would be paved or not or who would develop it; more details of the trail in the open space will need to be known before specifics of a trail connection can be determined.

Landscape:

Tract A near the center of the subject property is 0.57-ac in size and designed in a park-like manner for use by the subdivision residents. In its northeast corner is a community garden with planter beds surrounded by gravel paths, planter boxes intended for vegetable cultivation, and a pergola-covered patio area. The center of the tract is covered in sod and intended to be an open play area. The perimeter of the tract is surrounded with trees but for the community garden area. Six guest parking spaces are situated along the north end and another six along the south end of this open space area for the benefit of visitors. Post office mail kiosks will also be situated in this tract near the guest parking areas.



The required Type C bufferyard along Taft Avenue, including canopy street trees, is included on the landscape plan. Bufferyards are not required to the south and west, where the development abuts other single family residential uses. While a Type A bufferyard would normally be required to the north, where the development abuts a City of Loveland open space corridor, the submitted landscape plan proposes planting the bufferyard materials normally required along the north property line in the tracts on the property instead, providing extra landscape screening from Taft Avenue. Staff supports this proposal.

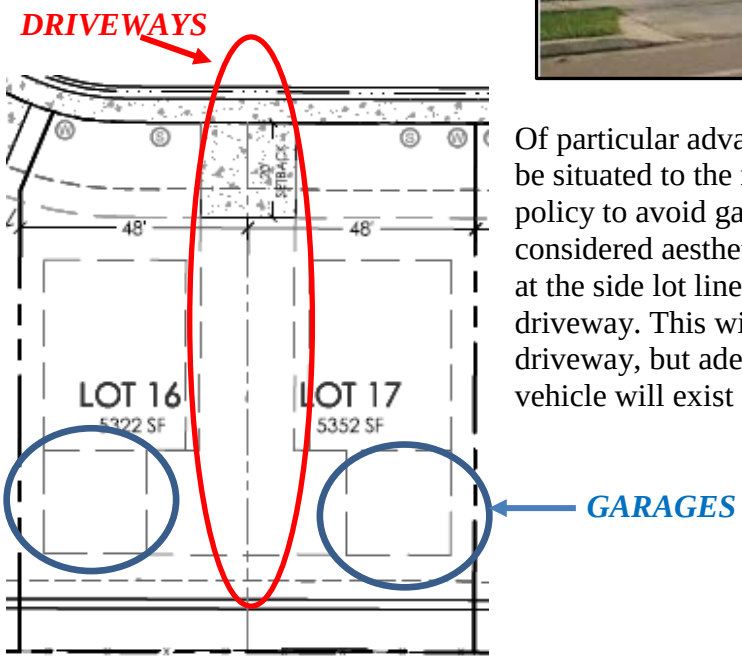
Other details of the landscape plan will be determined at the Final Plat/Final PICP stage, including internal street tree locations and perimeter fence specifications.

Architecture:

While detailed elevations are not included in the submitted "Design Guidelines", a description of standards to be utilized for the houses is included, along with illustrative depictions of the proposed structures. The houses will be one and two story Craftsman style. Five different building types/floor plans will be available to purchasers. Common elements in the houses include:

- Large front porches
- Thick Craftsman-style posts
- Roofs pitched at a minimum of 5:12
- Consistent shingle roofing
- Dormers to break up the roof massing
- Facades with a minimum 20% masonry



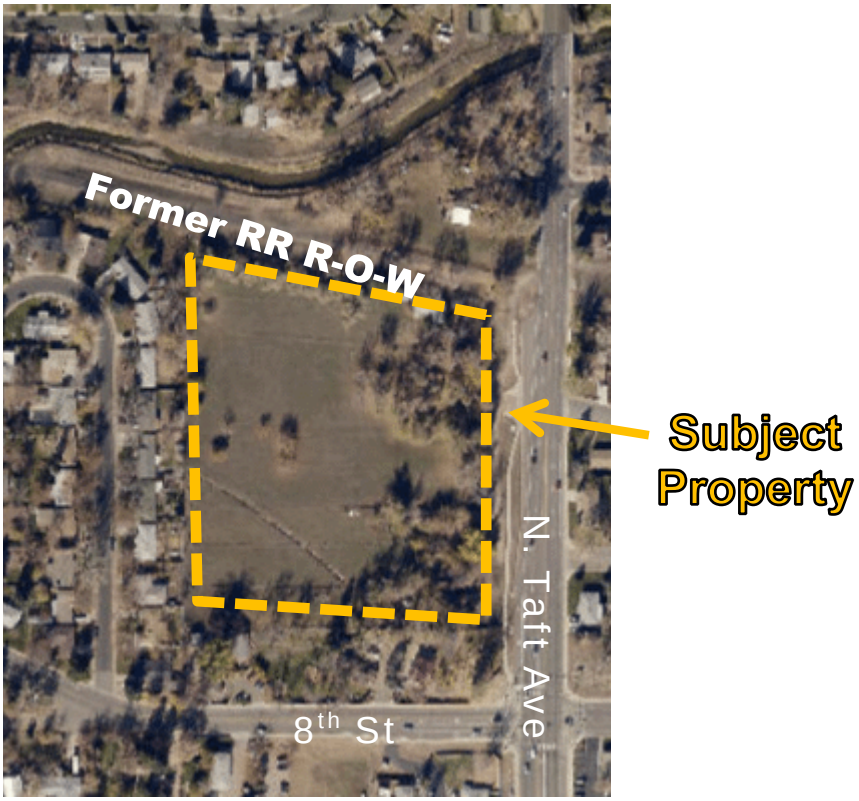


Of particular advantage in this proposal is that the garages will be situated to the rear of the houses. This is supported by a city policy to avoid garage door-dominated streetscapes, which is considered aesthetically undesirable. Driveways will be situated at the side lot line, with each driveway adjacent to a neighboring driveway. This will provide the appearance of a shared driveway, but adequate driveway width to accommodate a vehicle will exist on each lot.

II. ATTACHMENTS

A. Preliminary Plat of Subdivision
B. Site Plan
C. Preliminary Public Improvement Construction Plans
D. Application
E. Architectural Design Guidelines
F. Traffic Impact Study Conclusions and Recommendations

III. VICINITY MAP



IV. SITE DATA

ACREAGE-GROSS	6.53 AC
ACREAGE AFTER ROW DEDICATION	5.02 AC
MASTER PLAN DESIGNATION	MEDIUM DENSITY RESIDENTIAL
EXISTING ZONING	R2 DEVELOPING TWO FAMILY RESIDENTIAL
EXISTING USE	SINGLE FAMILY RESIDENTIAL & VACANT
ACREAGE OF OPEN SPACE	1.38 AC / 21 % OF GROSS SITE (INCLUDES DETENTION)
NUMBER OF BUILDINGS PROPOSED	24 DETACHED SINGLE FAMILY RESIDENTIAL

EXIST ADJ ZONING & USE - NORTH	OPEN SPACE/FORMER RAILROAD R-O-W/FUTURE TRAIL
EXIST ADJ ZONING & USE - SOUTH	R2 DEVELOPING TWO FAMILY RESIDENTIAL/ SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - WEST	R3E ESTABLISHED HIGH DENSITY RESIDENTIAL/ SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - EAST	R1E ESTABLISHED LOW DENSITY RESIDENTIAL/ SINGLE FAMILY RESIDENTIAL
UTILITY SERVICE – WATER	CITY OF LOVELAND
UTILITY SERVICE –SEWER	CITY OF LOVELAND
UTILITY SERVICE – ELECTRIC	CITY OF LOVELAND

V. KEY ISSUES

City staff believes that all key issues have been addressed in the development proposal. There were three attendees at the neighborhood meeting who requested a detailed description of the development. Concerns were expressed about existing traffic volumes on Taft Avenue, the quantity of traffic accidents on Taft Avenue in the vicinity of the subject property, and whether development of the proposed subdivision would aggravate traffic volumes and accidents. No other specific objections to the details of the proposal were voiced. Some in attendance expressed a preference for the proposed subdivision over a multifamily housing development for seniors that had previously been contemplated by the applicant but never proceeded to a formal application.

VI. BACKGROUND

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

2006 — City Council approves the annexation of the North Taft Avenue First Addition, an enclave, consisting of the half-dozen lots that constitute the subject property along with a number of other lots along the west side of N. Taft Avenue to the south and north of the subject property. The zoning for the property as R2 Developing Two Family Residential was established at the time of annexation. There were a number of single family residential structures on the subject property at the time of annexation, all but one of which have since been demolished. The City of Loveland had previously purchased many of the lots included with the annexation, and the five of the six lots of the subject property, for the benefit of planned road improvements to N. Taft Avenue.

2014 — The applicant purchased five of the six lots that constitute the subject property from the City of Loveland, followed by the purchase of the southernmost lot from its owner. (Ownership lies not directly with Insignia Homes, but a related entity.)

2014 — An application for the North Taft Avenue First Subdivision Preliminary Plat (#14-128) to subdivide the property for single family residential development is submitted.

2016 Following a period of inactivity during which other development options were researched, the applicant revived the North Taft Avenue First Subdivision Preliminary Plat (#14-128) application.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification: Affidavits were received from the applicant certifying that written notice of the neighborhood meeting was mailed to all property owners within 900 feet of the property and that a notice of the neighborhood meeting was posted in a prominent location on the perimeter of the property by July 13, 2016, and similarly that notice was mailed and a sign posted on August 27, 2016 for the Planning Commission hearing. In addition, a notice of the public hearing was published in the Reporter Herald on August 27, 2016.

B. Neighborhood Response: A neighborhood meeting was held at 5:30 p.m. on July 28, 2016 in the EOC Conference Room of the Loveland Development Center. The meeting was attended by the applicant and city staff, with three area residents in attendance. The attendees inquired of the details of the proposal. Concern was expressed for the existing heavy traffic in the area and the frequency of traffic accidents on Taft Avenue in the vicinity of the subject property. The attendees did not express specific objections to the proposal beyond the concern for increased traffic, and expressed support for ensuring that no particularly large buildings or dense developments are constructed at this location.

VIII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code pertaining to Preliminary Plats. Applicable findings contained in the Municipal Code are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application. Adequate Community Facilities (ACF) analyses are included below. ACF is a program adopted by the City of Loveland to ensure that the community facilities needed to support new development, including fire protection, transportation, water, wastewater, stormwater, and power, meet or exceed defined levels of service. Staff from each applicable department evaluate a proposed development in order to ensure that it can meet ACF criteria and that negative impacts to infrastructure will not occur with the development.

A. City Utilities and Services

1. **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.*
2. **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."

3. **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 Development 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.*
4. **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.*
5. **Section 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, and Section 16.41.140 for storm drainage facilities.*

Power: Staff believes that this finding can be met. Both 200-amp and 600-amp three-phase underground power are located along the east side of North Taft Avenue. Underground electric vaults are located just to the south of the proposed entrance to North Taft Avenue First Subdivision and to the north at the northeast corner of the subdivision from which power can be extended into the subdivision. The existing electric facilities are adequate and available for extension to the projected use. The proposed development meets the criteria for the level of service as outlined in the ACF ordinance.

Water/Waste Water: Staff believes that this finding can be met. This development is situated within the City's current service area for both water and wastewater. The previous dwellings had water and wastewater service from the City; however with the City's Taft widening project, the houses were removed and the services were capped.

The Department finds that the Development will be compliant to ACF for the following reasons:

- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed public facilities and services are adequate and consistent with the City's utility planning and provides for efficient and cost-effective delivery of City water and wastewater service.
- 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.

Fire: Staff believes that this finding can be met, due to the following:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The North Taft Avenue First Subdivision will not negatively impact fire protection for the subject development or surrounding properties. This project complies with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.100.

Stormwater: Staff believes that this finding can be met, due to the following:

- When final 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.

B. Transportation

1. **Section 16.20.030:** *The subdivision has been reviewed in accordance with the Loveland Transportation 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:**
   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
4. **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: Staff believes that this finding can be met, due to the following:

- A Traffic Impact Study (TIS) has been submitted with the North Taft Avenue First Subdivision Preliminary Plat and Preliminary Public Improvement Construction Plan which demonstrates that the transportation system, incorporating the required roadway improvements, can adequately serve the land uses proposed.
- Access to the site will be from one proposed full movement access on Taft Avenue and a secondary emergency only access also on Taft Avenue.
- 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 North Taft Avenue First Subdivision is estimated to generate approximately 314 daily trips, 29 weekday AM peak hour trips, and 32 weekday PM peak hour trips.

In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure when typical roadway improvements are constructed. A positive determination of adequacy for transportation facilities for the proposed Preliminary Plat has been made under the provisions referenced above.

C. Land Use

1. **Section 16.20.030. D:** *The subdivision has been reviewed in accordance with the pertinent portions of the adopted Comprehensive Master Plan.*
   - ***a. Land Use Plan:*** *Whether the proposed development is consistent with the Loveland Comprehensive Master Plan Land Use Plan or a "major plan amendment" request is being processed concurrently.*
   - ***b. Annexation, Growth Management and Land Uses***
     ANX4: *Environmental impacts of development should be identified and considered when considering a development or redevelopment project.*
     ANX6: *Leapfrog, scattered-site, and flagpole development is discouraged. Development of land should encourage infill development. Development of land should be contiguous to other land that is already receiving public services.*

Current Planning Division: Staff believes the findings can be met, based on the following:

- The Future Land Use Map in the Comprehensive Plan advocates medium density residential development for the area of the subject property. A detached single family residential small-lot development meets the intention of the Comprehensive Plan.
- Residential land uses existed on the site before it was within city limits, and the site was zoned at the time of annexation for residential land uses. The R2 zoning of the property allows one-family and two-family dwellings by right. The lots to be created through the Preliminary Plat will allow for development of an allowed land use.
- No environmental impacts have been identified for the site. Its most recent use was large-lot single family residential, so the use of the land is not changing but intensifying. Significant landscaped buffer areas are planned between the lots created with this plat and the adjacent arterial roadway.

D. Subdivision and Design Standards

1. **Section 16.20.030.A:** *The subdivision does not create, or mitigates to the extent possible, negative impacts on the surrounding property***.**

Current Planning Division: Single family residential subdivisions are immediately to the west of the subject property, to the east across Taft Avenue, and to the northwest beyond the former railroad right-of-way and a ditch. The proposed single family residential subdivision is infill development, and of a compatible use as adjacent existing developments. There are no unique matters of concern regarding negative impacts to surrounding property.

2. **Section 16.20.030.B:** *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 Division: While lots created with this plat will not be situated immediately adjacent to Taft Avenue, the development will be visible from this arterial corridor. The quality of development on this site, both in landscape and architecture, will contribute to the attractiveness of this stretch of the corridor. The development will not cause any unusual levels of noise or light or an unusual diminishment of existing views or privacy.

3. **Section 16.20.030.C:** *The subdivision preserves natural features and environmentally sensitive areas of the site to the extent possible.*

Current Planning Division: No environmentally sensitive areas have been identified on the subject property. Significant landscaped buffer areas are planned along the eastern perimeter of the site, and access is provided to the north to the future recreation trail planned for the abandoned adjacent railroad right-of-way that the city owns.

4. **Section 16.20.030.E:** *The lots and tracts are laid out to allow efficient use of the property to be platted.*

Current Planning Division: The site's size and shape supports the lot layout proposed in the plat. Lots are rectangular in shape, except as modified for the lots situated at the curves of the street, and are platted to create efficient use of the property. Significant landscaping and fencing will be situated at the perimeter to provide privacy and buffering. While the city generally encourages street connections, no opportunity exists to connect the street within this development to other streets except for Taft Avenue. The street layout as proposed is efficient for the subject property.

5. **The subdivision complies with the design standards set forth in Section 16.24.**
   a. Section 16.24.050: *All lots comply with the standards set forth in the applicable zoning 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. Double frontage lots should only be allowed if vehicular access to the lot is approved by the Planning Commission. All lots shall have adequate access to public right-of-way.*

Current Planning Division: Lots are more or less rectangular in shape and lot lines are either parallel or perpendicular to the abutting street. There are no double frontage lots in this subdivision. All lots will have adequate access to a public right-of-way.

b. Section 16.24.120: *Landscaping complies with the requirements set forth in the City's Site Development Performance Standards and Guidelines. Street trees are located in compliance with the City's Site Development Performance Standards and Guidelines, unless waived by the Director.*

Current Planning Division: The preliminary landscape plans demonstrate a high quality design. Normally, a more significant landscape bufferyard would be required along the north property line where the subject property abuts city-owned open space (a future recreational trail within the former railroad right-of-way). The applicant requested to install some of the landscape material normally required along this north property line within the open space area near the center of the development instead. Staff concurred, as this would provide greater view of the landscape from Taft Avenue. With this one alteration, the landscape plan meets the requirements of the City standards for tree lawns, bufferyards and interior landscape.

E. Environmental Impacts:

1. **Section 16.20.030:** *The subdivision preserves natural features and environmentally sensitive areas to the extent possible.*

Current Planning Division: No environmentally sensitive areas have been identified for the site. In keeping with the city policy, significant landscaped buffer areas are planned along the eastern perimeter of the site and access from the internal sidewalk to the future city recreation trail to the north has been provided.

G. Mineral Rights

1. **Colorado Revised Statute:** *The proposed location and the use of the land, and the conditions under which it will be developed, will not interfere with the present or future extraction of a commercial mineral deposit underlying the surface of the land, as defined by CRS 34-1-3021 (1) as amended.*

Current Planning Division: The Applicant is the owner of the site and has indicated that there are no severed mineral estates. Therefore the required 30 day notice to mineral estates owners was not required.

IX. RECOMMENDED CONDITIONS

Current Planning:

1. All lots under 8,000 sq ft in size may be used solely for single family residential uses and approved accessory uses.
2. The final landscape plan shall include one street tree per interior lot and two per corner lot.
3. The Developer shall install all street trees, common open space landscape, and other common open space improvements as shown on the landscape plan in the subsequent Final Public Improvement Construction Plans. These improvements shall be installed prior to issuance of the first building permit unless the Developer has filed adequate financial security with the city.
4. All external mechanical equipment including HVAC units, electrical meters, and breaker/junction boxes, shall be screened from public view by architectural building features or landscaping.

Transportation:

1. All public improvements shall comply with the Larimer County Urban Area Street Standards (LCUASS).
2. The developer agrees to acquire and dedicate, at no cost to the City, any rights-of-way necessary for the required street improvements associated with this development.
3. Prior to the issuance of any building permits within the North Taft Avenue First Subdivision, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct all street improvements as shown in the City approved Public Improvement Construction Plans (including pavement widening, signing and striping, curb, gutter and sidewalks) unless already designed and constructed by others.

PRELIMINARY PLAT FOR

NORTH TAFT AVENUE FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF NORTH TAFT AVENUE FIRST ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION FOR THE PROPOSED TAFT GARDENS FIRST SUBDIVISION

THAT PORTION OF NORTH TAFT AVENUE FIRST ADDITION, BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

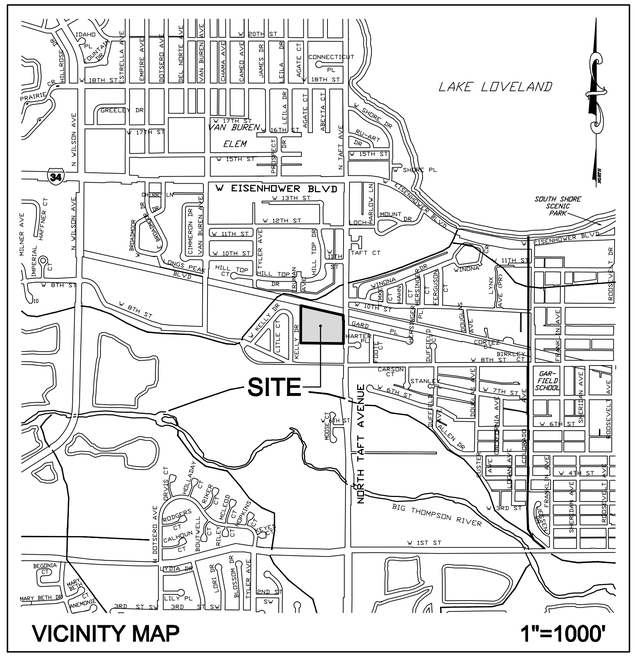
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 AS BEARING NORTH 00°00'00" EAST (NORTH–SOUTH) AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 NORTH 00°00'00" EAST (NORTH–SOUTH) 305.18 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 SOUTH 89°58'09" WEST 50.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) NORTH 00°00'00" EAST 329.82 FEET;
2) NORTH 85°50'09" WEST 5.01 FEET;
3) NORTH 00°00'00" EAST 72.65 FEET,
MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY; THENCE DEPARTING SAID EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION AND ALONG SAID SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY NORTH 77°44'59" WEST 618.90 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY AND ALONG SAID WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION SOUTH 00°01'11" WEST 532.33; THENCE DEPARTING SAID WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION SOUTH 89°49'42" EAST 610.00, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION AND THE TRUE POINT OF BEGINNING.

CONTAINING 6.53 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND/OR RIGHTS–OF–WAY NOW EXISTING OR OF RECORD.

GENERAL NOTES:

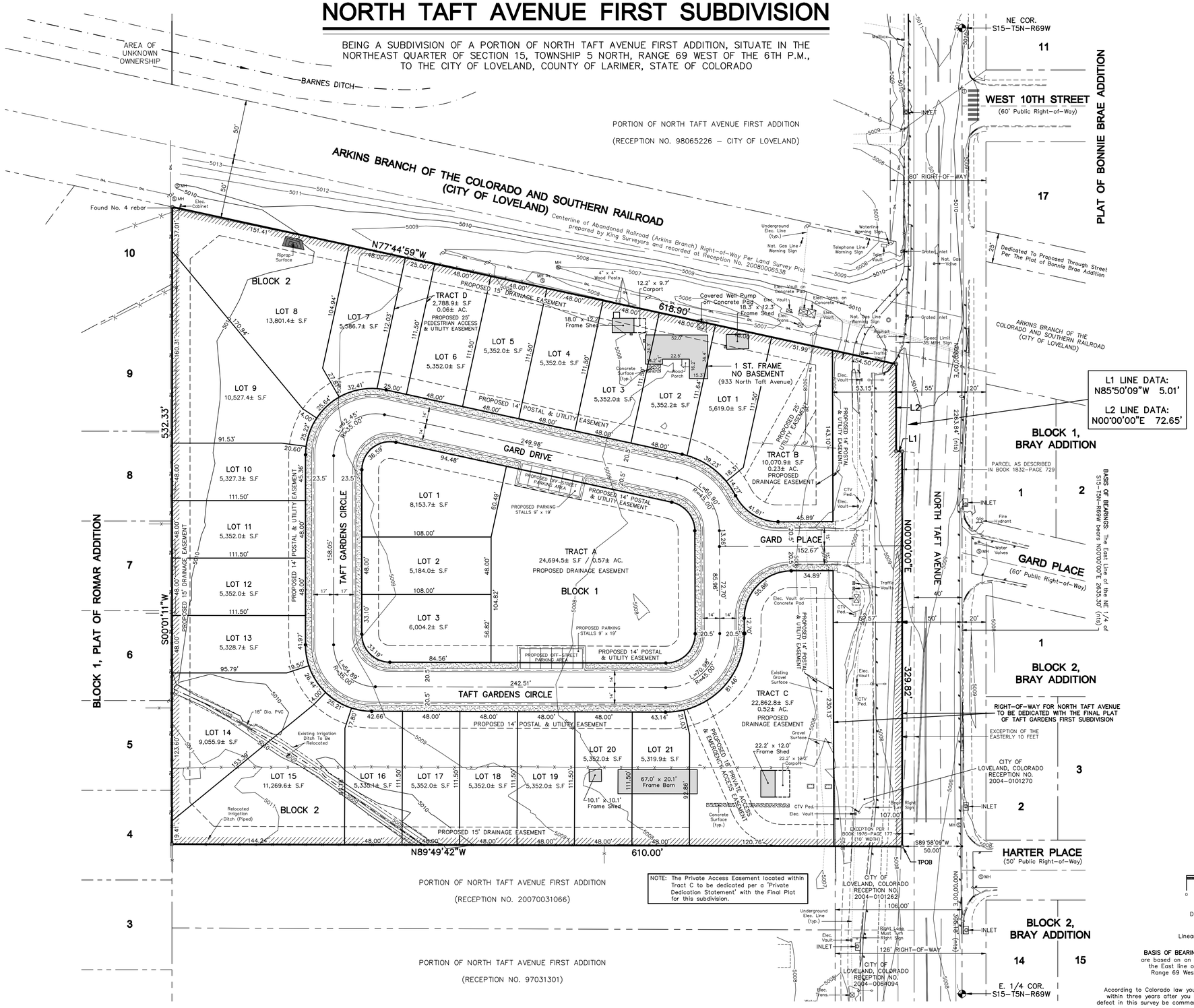
1. This project is subject to a development agreement which has been recorded in the real property records of Larimer County, Colorado.
2. All on–site drainage improvements shall be owned and maintained by the The Taft Gardens Homeowners Association (HOA).
3. Tracts A through D shall be dedicated on the Final Plat of Taft Gardens First Subdivision as Utility and Drainage Easements to be owned & maintained by The Taft Gardens Homeowners Association (HOA).
4. Property lies within a Flood Zone 'X' (No Hazards) per the Flood Insurance Rate Map (FIRM) as prepared by the Federal Emergency Management Agency (FEMA), Panel No. 1188 of 1420, effective date of December 19, 2006 (Map No. 08069C1188F).
5. Landscaping improvements shall be owned and maintained by the The Taft Gardens Homeowners Association (HOA).
6. A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into existence after January 31, 1987, within the territory herein annexed, which surcharge will expire ten years after effective date of the annexation of this property.
7. To the best of our knowledge, no known Environmentally Sensitive Areas exist on this property.
8. ////////// :Indicates Project Boundary
9. Public Works (Stormwater Notes):
   - 'Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the homeowner association (HOA). The HOA shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.'
   - 'Proposed drainage swales will cross numerous back yards. Private fences shall not be permitted to block the proposed drainage swales and the private fences shall run unobstructed over the top of the proposed drainage swales.'


LAKE LOVELAND
SITE
NORTH TAFT AVENUE
W EISENHOWER BLVD
VAN BUREN ELEM
BIG THOMPSON RIVER
SOUTH SHORE SCENIC PARK
W 1ST ST
W 3RD ST
W 4TH ST
W 8TH ST
W 10TH ST
W 11TH ST
W 12TH ST
W 13TH ST
W 15TH ST
W 16TH ST
W 17TH ST
W 18TH ST
3RD ST SW
N WILSON AVE
N TAFT AVE
N TAFT HILL RD
N GARFIELD AVE
N ROOSEVELT AVE
N LINCOLN AVE
N DOUGLAS AVE
N CLEVELAND AVE
N MONROE AVE
N GRANT AVE
N ADAMS AVE
N JAMES DR
N CHERRY AVE
N VAN BUREN AVE
N CAMPUS AVE
N MILNER AVE
N BUTLER AVE
N BUTTERFIELD AVE
N MILLER AVE
N TYLER AVE
N BLOSSOM DR
N MYRTLE AVE
N MEMORIAL AVE
N MARY BETH DR
N BEECHER PL
N CLARK AVE
N CARLSON CT
N STANLEY CT
N CARSON CT
N CLARK CT
N MYRTLE CT
N MEMORIAL CT
N BEECHER CT
N BUTTERFIELD CT
N MILLER CT
N TYLER CT
N BLOSSOM CT
N CAMPUS CT
N CHERRY CT
N JAMES CT
N VAN BUREN CT
N GRANT CT
N ARBUTUS CT
N ELM CT
N ELM PL
N CONNECTICUT PL
N SHORE DR
N SHORE PL
N HOLIDAY DR
N HOLIDAY LN
N TAFT CT
N TAFT HILL SQ
N TAFT HILL TOP SQ
N TAFT HILL TOP DR
N TAFT HILL RD
N TAFT HILL CT
N TAFT HILL PL
N TAFT HILL CIR
N TAFT HILL TOP CT
N TAFT HILL TOP PL
N TAFT HILL TOP CIR

PRELIMINARY PLAT FOR

NORTH TAFT AVENUE FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF NORTH TAFT AVENUE FIRST ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



NOTE: The Private Access Easement located within Tract C to be dedicated per a 'Private Dedication Statement' with the Final Plat for this subdivision.

PORTION OF NORTH TAFT AVENUE FIRST ADDITION
(RECEPTION NO. 20070031066)

PORTION OF NORTH TAFT AVENUE FIRST ADDITION
(RECEPTION NO. 97031301)

NORTH
WEST EAST
SOUTH

0 10 20 30 40 60 80 120

ORIGINAL SCALE : 1"=40'
Date of Initial Preparation: September 2, 2014

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey – U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Preliminary Plat are based on an assumed bearing of North 00°00'00" East (North–South) on the East line of the Northeast Quarter of Section 15, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS:	BY:	DATE:
1. Revisions Per Initial City Review (09–29–2014 Review)	RGP	10–27–2014

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)–669–0516 / FAX (970)–635–9775

CLIENT: **INSIGNIA HOMES, LTD.**
Attn: Fred Cooke
310 East Fifth Street – Loveland, Colorado 80537

TITLE: **NORTH TAFT AVENUE FIRST SUBDIVISION**
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY: RGP
CHECKED BY:
APPROVED BY:
DATE: 02–11–2014
SCALE: 1"=40'

PROJECT NO.: **P-14-7538**

SHEET	OF
2	2

\\Intel\Proj\P-7538-Insignia\Dwg\PP 02-11-14.dwg

LOT 8
13816 SF

LOT 7
5587 SF

LOT 6
5352 SF

LOT 5
5352 SF

BLOCK 2
LOT 4
5352 SF

LOT 3
5352 SF

LOT 2
5352 SF

LOT 1
5619 SF

LOT 9
10577 SF

LOT 10
5338 SF

LOT 11
5361 SF

LOT 12
5359 SF

LOT 13
5231 SF

LOT 14
9166 SF

LOT 15
11283 SF
SINGLE LOT

LOT 1
8154 SF
SINGLE LOT

BLOCK 1
LOT 2
5184 SF

LOT 3
6004 SF

LOT 16
5322 SF

LOT 17
5352 SF

BLOCK 2
LOT 18
5352 SF

LOT 19
5352 SF

LOT 20
5352 SF

LOT 21
5320 SF

±110'

±171.6'

46'-9"

33'-3"

36'-8"

48'

111'-7"

47'-11"

36'-11"

35'-9"

105'-5"

111'-3"

20' UTILITY EASEMENT

24' ACCESS EASEMENT

Begin Right Turn Sign

Right Lane Must Turn Right Sign

SYMBOLS LEGEND

EXISTING SITE ITEMS

- PROPERTY BOUNDARY
- EASEMENT LINE
- EDGE OF ASPHALT
- EDGE OF LANDSCAPING
- E — UNDERGROUND ELECTRIC LINE
- G — GAS LINE
- T — UNDERGROUND TELEPHONE LINE
- SAN — SANITARY SEWER LINE
- W — WATER LINE
- FLOWLINE
- CHAIN LINK FENCE
- DRAINAGE LINE
- 4876 — ONE FOOT CONTOUR
- 4835 — 5 FOOT CONTOUR
- SHRUB
- PINE TREE
- DECIDUOUS TREE
- LIGHT POLE
- FIRE HYDRANT
- TELEPHONE MANHOLE
- IRRIGATION VALVE BOX
- WATER VALVE
- SANITARY MANHOLE
- DRAINAGE MANHOLE
- HANDICAP RAMP
- RD ROOF DRAIN
- TELEPHONE PEDESTAL
- CC CURB CUT

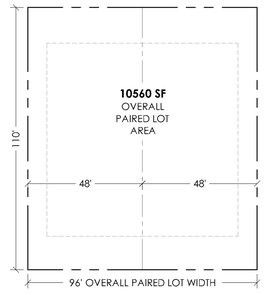
PROPOSED SITE ITEMS

- SS — SANITARY SEWER SERVICE
- 8" W — WATER LINE
- W — WATER SERVICE LINE
- DRAINAGE LINE
- G — GAS LINE
- E — UNDERGROUND ELECTRIC LINE
- T — TELEPHONE LINE
- CTV — CABLE TELEVISION LINE
- APPROX. LIMITS OF DISTURBANCE
- SWALE FLOWLINE
- CURB AND GUTTER
- LANDSCAPE WALL
- 4876 — ONE FOOT CONTOUR
- 4835 — 5 FOOT CONTOUR
- SAND/OIL SEPARATOR
- SANITARY SEWER CLEAN OUT
- WATER METER VAULT
- FIRE HYDRANT
- WATER TEE
- WATER VALVE
- WATER THRUST BLOCK
- STORM INLETS
- OVERHEAD LIGHTS
- TRAFFIC SIGN

GENERAL NOTES

1. Building footprints shown on this plan are conceptual in nature. Their purpose is for clarification of the intent of the site design with rear-loaded garages and paired driveways. Please see the design standards for more information.

TYPICAL LOT PAIRING EXHIBIT



0 15 30 60
Scale: 1" = 30'-0"
North

CONSULTANT:
greenscape DESIGNS
PLANNING | LANDSCAPE ARCHITECTURE
FORT COLLINS CO | 970.631.2822

NOT FOR CONSTRUCTION

PROJECT:
NORTH TAFT FIRST SUBDIVISION
LOVELAND, COLORADO
PRELIMINARY PLAT - SITE PLAN

PREPARED FOR:
INSIGNIA HOMES LTD

NO.	REVISION	DATE
1	SHEET ADDED FOR CLARIFICATION	6.29.16

DATE: 9.4.14
JOB NUMBER: GD1406
SHEET TITLE: LOT LAYOUT AND DIMENSIONS
SHEET NUMBER: **S-01**

DATE: 10/22/2014 TIME: 3:18:27 PM PROJ. MGR.: ==== DESIGNER: ====
DRAWING NAME: C000-COVERSHEET.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGN

PRELIMINARY PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR:

NORTH TAFT AVENUE FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF NORTH TAFT AVENUE FIRST ADDITION, SITUATED IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROJECT TEAM

OWNER / APPLICANT
INSIGNIA HOMES, LTD.
550 NORTH LINCOLN AVENUE, SUITE 309
LOVELAND, CO 80537
PHONE: 970-379-7696
CONTACT: FRED COOKE

ARCHITECT
LODESTONE DESIGN GROUP
1855 SUMMER STREET
LONGMONT, CO 80501
PHONE: 303-819-4134
CONTACT: JEFFREY VAN SAMBEEK

CIVIL ENGINEER
UNITED CIVIL DESIGN GROUP, LLC
1501 ACADEMY CT., STE 203
FORT COLLINS, CO 80524
PHONE: 970-530-4044
CONTACT: KEVIN BRAZELTON

SURVEYOR
INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE
LOVELAND, CO 80537
PHONE: 970-669-0516
CONTACT: ROB PERSICHITTE

TRAFFIC ENGINEER
DELICH ASSOCIATES
2272 GLEN HAVEN DRIVE
LOVELAND, CO 80538
PHONE: 970-669-2061
CONTACT: MATTHEW DELICH

LANDSCAPE ARCHITECT
GREENSCAPE DESIGNS
1501 ACADEMY CT., STE 202
FORT COLLINS, CO 80524
PHONE: 970-631-2822
CONTACT: JENNIFER GARDNER

UTILITY PROVIDERS

Water/Wastewater	City of Loveland	Melissa Morin	(970) 962-3709
Stormwater	City of Loveland	Kevin Gingery	(970) 962-2774
Power	City of Loveland	Bill Coufal	(970) 962-3551
Natural Gas	Xcel Energy	Steve Roth	(970) 225-7840
Telecom/Fiber Optics	Centurylink	Terry Speer	(970) 490-7500
Cable	Comcast	Bill Blair	(720) 490-3891
Barnes Irrigation Lateral	GLIC	Ron Brinkman	(970) 352-0495

Note: All utility providers listed hereon is provided as a courtesy. It is the responsibility of the recipient to verify the accuracy and completeness of the information shown.

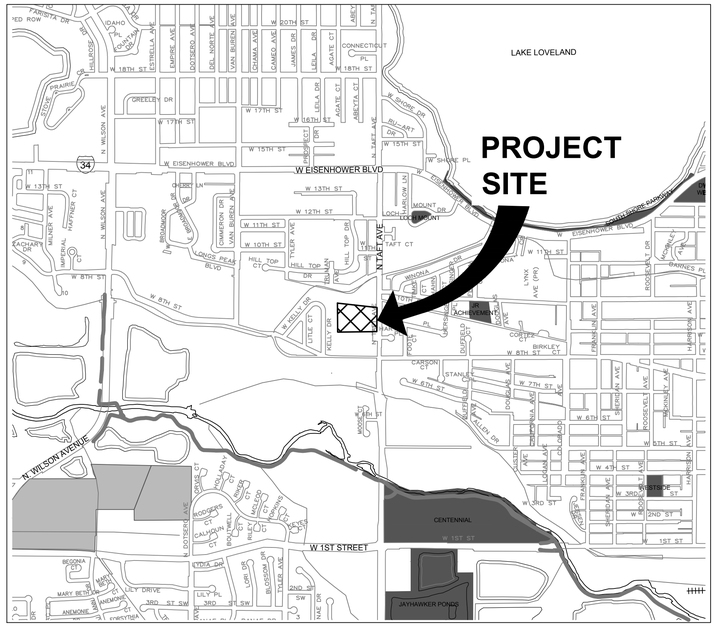
PROJECT COORDINATES

VERTICAL DATUM:
BENCHMARK:CITY OF LOVELAND VERTICAL BENCHMARK NO. G 322
DISK IN 2X2.5' CONCRETE SIGN BLOCK AT THE SE CORNER OF GAS STATION, 95.1' E. OF N. BOUND CENTERLINE OF TAFT AVE., 55.8' N. OF CENTERLINE OF W. EISENHOWER BLVD, 2.6' NW OF FENCE CORNER, 7.5' N. OF EDGE OF CURB AND 23.6' S. OF SW CORNER OF BUILDING (1327 W. EISENHOWER BLVD).
ELEVATION=5022.43 (NGVD 29 DATUM)

HORIZONTAL DATUM:
COLORADO STATE PLANE COORDINATES NAD 83(2007) DATUM. HORIZONTAL CONTROL BASED UPON TRIMBLE VRS NETWORK

BASIS OF BEARINGS:
BASIS OF BEARINGS FOR THIS PROJECT ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'00" EAST (NORTH-SOUTH) ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

NOTE:
1. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.


PROJECT SITE
LAKE LOVELAND
W EISENHOWER BLVD
N TAFT AVE
N WILSON AVENUE
W 1ST STREET
CENTENNIAL
JAYHAWKER PONDS
SWITZER
W 8TH ST
W 7TH ST
W 4TH ST
W 3RD ST
W 1ST ST
W 17TH ST
W 16TH ST
W 15TH ST
W 13TH ST
W 12TH ST
W 11TH ST
W 10TH ST
W 9TH ST
W 18TH ST
W 20TH ST
GREELEY DR
HILL TOP DR
HILL TOP CT
CRIDER'S CROSSING
CRISS PEAK BLVD
CHEROKEE DR
CHEROKEE LN
CAMERON DR
VAN BUREN AVE
TYLER AVE
TYCOR AVE
TAFT CT
TAFT AVE
ACHIEVEMENT
LYNX AVE (PR)
BOOMERANG DR
BOOMERANG PL
BARNES PL
BOOMERANG CT
BOOMERANG AVE
BOOMERANG LN
BOOMERANG DR
BOOMERANG CIR
BOOMERANG PKWY
BOOMERANG TRL
BOOMERANG WAY
BOOMERANG CV
BOOMERANG PL
BOOMERANG LOOP
BOOMERANG TER
BOOMERANG ALLEY
BOOMERANG BLVD
BOOMERANG RD
BOOMERANG ST
BOOMERANG AVE
BOOMERANG DR
BOOMERANG CT
BOOMERANG PL
BOOMERANG LN

DATE: 10/16/2014 TIME: 1:39:12 PM PROJ. MGR.: ---- DESIGNER: ----
DRAWING NAME: C001-GENERAL NOTES.DWG
PATH: D:\DROPBOX\PROJECTS\U1400\1-NORTH TAFT\CAD\DGN

CONSTRUCTION NOTES

1. ALL MATERIALS, WORKMANSHIP, AND CONSTRUCTION OF PUBLIC IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS AND SPECIFICATIONS SET FORTH IN THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND APPLICABLE STATE AND FEDERAL REGULATIONS. WHERE THERE IS CONFLICT BETWEEN THESE PLANS AND THE SPECIFICATIONS, OR ANY APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY. ALL WORK SHALL BE INSPECTED AND APPROVED BY THE CITY OF LOVELAND.

2. THE DEVELOPER IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES, AS SHOWN ON THESE PLANS, IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED UPON AS BEING EXACT OR COMPLETE. THE CONTRACTOR SHALL CONTACT THE UTILITY NOTIFICATION CENTER OF COLORADO (UNCC) AT 1-800-922-1987, AT LEAST 2 WORKING DAYS PRIOR TO BEGINNING EXCAVATION OR GRADING, TO HAVE ALL REGISTERED UTILITY LOCATIONS MARKED. OTHER UNREGISTERED UTILITY ENTITIES (I.E. DITCH / IRRIGATION COMPANY) ARE TO BE LOCATED BY CONTACTING THE RESPECTIVE REPRESENTATIVE. UTILITY SERVICE LATERALS ARE ALSO TO BE LOCATED PRIOR TO BEGINNING EXCAVATION OR GRADING. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO RELOCATE ALL EXISTING UTILITIES THAT CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

3. NO WORK MAY COMMENCE WITHIN ANY IMPROVED PUBLIC RIGHT-OF-WAY UNTIL A RIGHT-OF-WAY PERMIT OR DEVELOPMENT CONSTRUCTION PERMIT IS OBTAINED, IF APPLICABLE. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY, (CITY OF LOVELAND, LARIMER COUNTY OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FOR ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE CITY OF LOVELAND ENGINEER AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY EARTH DISTURBING ACTIVITY, OR CONSTRUCTION ON ANY AND ALL PUBLIC IMPROVEMENTS. IF THE CITY OF LOVELAND ENGINEER IS NOT AVAILABLE AFTER PROPER NOTICE OF CONSTRUCTION ACTIVITY HAS BEEN PROVIDED, THE DEVELOPER MAY COMMENCE WORK IN THE ENGINEER ABSENCE. HOWEVER, THE CITY OF LOVELAND RESERVES THE RIGHT NOT TO ACCEPT THE IMPROVEMENT IF SUBSEQUENT TESTING REVEALS AN IMPROPER INSTALLATION.

5. THE ENGINEER WHO HAS PREPARED THESE PLANS, BY EXECUTION AND/OR SEAL HEREOF, DOES HEREBY AFFIRM RESPONSIBILITY TO THE CITY OF LOVELAND, AS BENEFICIARY OF SAID ENGINEER'S WORK, FOR ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS, AND APPROVAL OF THESE PLANS BY THE CITY ENGINEER SHALL NOT RELIEVE THE ENGINEER WHO HAS PREPARED THESE PLANS OF ALL SUCH RESPONSIBILITY. FURTHER, TO THE EXTENT PERMITTED BY LAW, THE ENGINEER HEREBY AGREES TO HOLD HARMLESS AND INDEMNIFY THE CITY, AND ITS OFFICERS AND EMPLOYEES, FROM AND AGAINST ALL LIABILITIES, CLAIMS, AND DEMANDS WHICH MAY ARISE FROM ANY ERRORS AND OMISSIONS CONTAINED IN THESE PLANS.

6. ALL UTILITY INSTALLATIONS WITHIN OR ACROSS THE ROADBED OF NEW RESIDENTIAL ROADS MUST BE COMPLETED PRIOR TO THE FINAL STAGES OF ROAD CONSTRUCTION. FOR THE PURPOSES OF THESE STANDARDS, ANY WORK EXCEPT C/G ABOVE THE SUBGRADE IS CONSIDERED FINAL STAGE WORK. ALL SERVICE LINES MUST BE STUBBED TO THE PROPERTY LINES AND MARKED SO AS TO REDUCE THE EXCAVATION NECESSARY FOR BUILDING CONNECTIONS.

7. THE DEVELOPER SHALL COORDINATE AND COOPERATE WITH THE CITY OF LOVELAND, AND ALL UTILITY COMPANIES INVOLVED, WITH REGARD TO RELOCATIONS, ADJUSTMENTS, EXTENSIONS AND REARRANGEMENTS OF EXISTING UTILITIES DURING CONSTRUCTION, AND TO ASSURE THAT THE WORK IS ACCOMPLISHED IN A TIMELY FASHION AND WITH A MINIMUM DISRUPTION OF SERVICE. THE DEVELOPER SHALL BE RESPONSIBLE FOR CONTACTING, IN ADVANCE, ALL PARTIES AFFECTED BY ANY DISRUPTION OF ANY UTILITY SERVICE AS WELL AS THE UTILITY COMPANIES.

8. NO WORK MAY COMMENCE WITHIN ANY PUBLIC STORM WATER, SANITARY SEWER OR POTABLE WATER SYSTEM UNTIL THE DEVELOPER NOTIFIES THE UTILITY PROVIDER. NOTIFICATION SHALL BE A MINIMUM OF TWO (2) WORKING DAYS PRIOR TO COMMENCEMENT OF ANY WORK. AT THE DISCRETION OF THE WATER UTILITY PROVIDER, A PRE-CONSTRUCTION MEETING MAY BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.

9. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION AND FOR COORDINATING WITH THE APPROPRIATE UTILITY COMPANY FOR ANY UTILITY CROSSINGS REQUIRED.

10. THE TYPE, SIZE, LOCATION AND NUMBER OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER TO VERIFY THE EXISTENCE AND LOCATION OF ALL UNDERGROUND UTILITIES ALONG THE ROUTE OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR UNKNOWN UNDERGROUND UTILITIES.

11. WHEN APPLICABLE, THE DEVELOPER SHALL HAVE ONSITE AT ALL TIMES, EACH OF THE FOLLOWING:
- THE NOTICE OF INTENT (NOI)
- BEST MANAGEMENT PRACTICES (BMP) MAINTENANCE FOLDER
- UP TO DATE STORMWATER MANAGEMENT PLAN (SWMP) THAT ACCURATELY REPRESENTS CURRENT FIELD CONDITIONS
- ONE (1) SIGNED COPY OF THE APPROVED PLANS
- ONE (1) COPY OF THE APPROPRIATE STANDARDS AND SPECIFICATIONS
- A COPY OF ANY PERMITS AND EXTENSION AGREEMENTS NEEDED FOR THE JOB.

12. THE DEVELOPER SHALL BE RESPONSIBLE FOR ALL ASPECTS OF SAFETY INCLUDING, BUT NOT LIMITED TO, EXCAVATION, TRENCHING, SHORING, TRAFFIC CONTROL, AND SECURITY. REFER TO OSHA PUBLICATION 2226, EXCAVATING AND TRENCHING.

13. IF, DURING THE CONSTRUCTION PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE A SITUATION THAT IS NOT IDENTIFIED IN THE PLANS OR SPECIFICATIONS, THE DEVELOPER SHALL CONTACT THE DESIGNER AND THE CITY OF LOVELAND ENGINEER IMMEDIATELY.

14. ALL REFERENCES TO ANY PUBLISHED STANDARDS SHALL REFER TO THE LATEST REVISION OF SAID STANDARD, UNLESS SPECIFICALLY STATED OTHERWISE.

15. THE DEVELOPER SHALL SUBMIT A CONSTRUCTION TRAFFIC CONTROL PLAN, IN ACCORDANCE WITH MUTCD, TO THE APPROPRIATE RIGHT-OF-WAY AUTHORITY. (CITY OF LOVELAND, LARIMER COUNTY OR STATE OF COLORADO), FOR APPROVAL, PRIOR TO ANY CONSTRUCTION ACTIVITIES WITHIN, OR AFFECTING, THE RIGHT-OF-WAY. THE DEVELOPER SHALL BE RESPONSIBLE FOR PROVIDING ANY AND ALL TRAFFIC CONTROL DEVICES AS MAY BE REQUIRED BY THE CONSTRUCTION ACTIVITIES.

16. THE DEVELOPER IS RESPONSIBLE FOR PROVIDING ALL LABOR AND MATERIALS NECESSARY FOR THE COMPLETION OF THE INTENDED IMPROVEMENTS, SHOWN ON THESE DRAWINGS, OR DESIGNATED TO BE PROVIDED, INSTALLED, OR CONSTRUCTED, UNLESS SPECIFICALLY NOTED OTHERWISE.

17. THE DEVELOPER SHALL BE RESPONSIBLE FOR INSURING THAT NO MUD OR DEBRIS SHALL BE TRACKED ONTO THE EXISTING PUBLIC STREET SYSTEM. MUD AND DEBRIS MUST BE REMOVED BY THE END OF EACH WORKING DAY BY AN APPROPRIATE MECHANICAL METHOD (I.E. MACHINE BROOM SWEEP, LIGHT DUTY FRONT-END LOADER, ETC.) OR AS APPROVED BY THE CITY OF LOVELAND STREET INSPECTOR.

18. THE DEVELOPER SHALL BE RESPONSIBLE FOR RECORDING AS-BUILT INFORMATION ON A SET OF RECORD DRAWINGS KEPT ON THE CONSTRUCTION SITE, AND AVAILABLE TO THE CITY OF LOVELAND'S INSPECTOR AT ALL TIMES.

19. DIMENSIONS FOR LAYOUT AND CONSTRUCTION ARE NOT TO BE SCALED FROM ANY DRAWING. IF PERTINENT DIMENSIONS ARE NOT SHOWN, CONTACT THE DESIGNER FOR CLARIFICATION, AND ANNOTATE THE DIMENSION ON THE AS-BUILT RECORD DRAWINGS.

20. THE DEVELOPER SHALL COMPLY WITH ALL TERMS AND CONDITIONS OF THE COLORADO PERMIT FOR STORM WATER DISCHARGE, THE STORM WATER MANAGEMENT PLAN, AND THE EROSION CONTROL PLAN.

21. ALL STRUCTURAL EROSION CONTROL MEASURES SHALL BE INSTALLED, AT THE LIMITS OF CONSTRUCTION AND AT AREAS WITH DISTURBED SOIL, ON- OR OFF-SITE, PRIOR TO ANY OTHER GROUND-DISTURBING ACTIVITY. ALL EROSION CONTROL MEASURES SHALL BE MAINTAINED IN GOOD REPAIR BY THE DEVELOPER, UNTIL SUCH TIME AS THE ENTIRE DISTURBED AREAS IS STABILIZED WITH HARD SURFACE OR LANDSCAPING. TO MITIGATE EROSION, THE DEVELOPER SHALL USE STANDARD EROSION CONTROL TECHNIQUES DESCRIBED IN THE URBAN STORM DRAINAGE CRITERIA MANUAL, VOLUME 3 - BEST MANAGEMENT PRACTICES, AS PUBLISHED BY THE URBAN DRAINAGE AND FLOOD CONTROL DISTRICT (UDFCD).

22. THE DEVELOPER SHALL SEQUENCE INSTALLATION OF UTILITIES IN SUCH A MANNER AS TO MINIMIZE POTENTIAL UTILITY CONFLICTS. IN GENERAL, STORM SEWER AND SANITARY SEWER SHOULD BE CONSTRUCTED PRIOR TO INSTALLATION OF THE WATER LINES AND DRY UTILITIES.

23. THERE SHALL BE NO SITE CONSTRUCTION ACTIVITIES ON SATURDAYS, UNLESS SPECIFICALLY APPROVED BY THE CITY OF LOVELAND ENGINEER, AND NO SITE CONSTRUCTION ACTIVITIES ON SUNDAYS OR HOLIDAYS, UNLESS THERE IS PRIOR WRITTEN APPROVAL BY THE CITY OF LOVELAND.

24. - 27. THE DESIGNER SHALL PROVIDE, IN THIS LOCATION ON THE PLAN, THE LOCATION AND DESCRIPTION OF THE NEAREST SURVEY BENCHMARK FOR THE PROJECT AS WELL AS THE BASIS OF BEARINGS. THE INFORMATION SHALL BE AS FOLLOWS:

BENCHMARK: CITY OF LOVELAND BENCHMARK NO. G 322.
ELEVATION 5022.43 (NGVD 29 DATUM)

BASIS OF BEARINGS:
BASIS OF BEARINGS FOR THIS PROJECT ARE BASED ON AN ASSUMED BEARING OF NORTH 00°00'00" EAST (NORTH-SOUTH) ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

28. UPON COMPLETION OF CONSTRUCTION, THE SITE SHALL BE CLEANED AND RESTORED TO A CONDITION EQUAL TO, OR BETTER THAN, THAT WHICH EXISTED BEFORE CONSTRUCTION, OR TO THE GRADES AND CONDITION AS REQUIRED BY THESE PLANS.

29. EXISTING FENCES, TREES, STREETS, SIDEWALKS, CURBS AND GUTTERS, LANDSCAPING, STRUCTURES, AND IMPROVEMENTS DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED IN LIKE KIND AT THE DEVELOPER'S EXPENSE, UNLESS OTHERWISE INDICATED ON THESE PLANS.

30. OVERLOT GRADING CONSTRUCTION MUST COMPLY WITH THE STATE OF COLORADO PERMITTING PROCESS FOR "STORM WATER DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY." CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH & ENVIRONMENT, WATER QUALITY CONTROL DIVISION, PHONE (303) 692-3500.

31. A STATE CONSTRUCTION DEWATERING WASTEWATER DISCHARGE PERMIT IS REQUIRED IF DEWATERING IS REQUIRED IN ORDER TO INSTALL UTILITIES OR BEFORE WATER IS DISCHARGED INTO A STORM SEWER, CHANNEL, IRRIGATION DITCH OR ANY WATERS OF THE UNITED STATES.

32. THE DEVELOPER IS RESPONSIBLE FOR FIELD LOCATING AND VERIFYING ELEVATIONS OF ALL EXISTING SEWER MAINS, WATER MAINS, CURBS, GUTTERS AND OTHER UTILITIES AT THE POINTS OF CONNECTION SHOWN ON THE PLANS, AND AT ANY UTILITY CROSSINGS PRIOR TO INSTALLING ANY OF THE NEW IMPROVEMENTS. IF A CONFLICT EXISTS AND/OR A DESIGN MODIFICATION IS REQUIRED, THE DEVELOPER SHALL COORDINATE WITH THE ENGINEER TO MODIFY THE DESIGN. DESIGN MODIFICATION(S) MUST BE APPROVED BY THE CITY OF LOVELAND PRIOR TO BEGINNING CONSTRUCTION.

33. AFTER ACCEPTANCE BY THE CITY OF LOVELAND, PUBLIC IMPROVEMENTS DEPICTED IN THESE PLANS SHALL BE GUARANTEED TO BE FREE FROM MATERIAL AND WORKMANSHIP DEFECTS FOR A PERIOD OF TWO YEARS FROM THE DATE OF ACCEPTANCE.

34. THESE PUBLIC IMPROVEMENT CONSTRUCTION PLANS SHALL BE VALID FOR A PERIOD OF THREE YEARS FROM THE DATE OF APPROVAL BY THE CITY OF LOVELAND ENGINEER. USE OF THESE PLANS AFTER THE EXPIRATION DATE WILL REQUIRE A NEW REVIEW AND APPROVAL PROCESS BY THE CITY OF LOVELAND PRIOR TO COMMENCEMENT OF ANY WORK SHOWN IN THESE PLANS.

35. PAVING SHALL NOT START UNTIL A SOILS REPORT AND PAVEMENT DESIGN IS ACCEPTED BY THE CITY OF LOVELAND ENGINEER AND SUBGRADE COMPACTION TESTS ARE TAKEN AND ACCEPTED BY THE CITY OF LOVELAND ENGINEER.

36. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING SOILS TESTS WITHIN THE PUBLIC RIGHT-OF-WAY AFTER RIGHT OF WAY GRADING AND ALL UTILITY TRENCH WORK IS COMPLETE. IF THE FINAL SOILS/PAVEMENT DESIGN REPORT DOES NOT CORRESPOND WITH THE RESULTS OF THE ORIGINAL GEOTECHNICAL REPORT, THE DEVELOPER SHALL BE RESPONSIBLE FOR A RE-DESIGN OF THE SUBJECT PAVEMENT SECTION OR, THE DEVELOPER MAY USE THE CITY OF LOVELAND'S DEFAULT PAVEMENT THICKNESS SECTION(S). REGARDLESS OF THE OPTION USED, ALL FINAL SOILS/PAVEMENT DESIGN REPORTS SHALL BE PREPARED BY A LICENSED PROFESSIONAL ENGINEER. THE FINAL REPORT SHALL BE SUBMITTED TO THE INSPECTOR A MINIMUM OF TEN (10) WORKING DAYS PRIOR TO PLACEMENT OF BASE AND ASPHALT. PLACEMENT OF BASE AND ASPHALT SHALL NOT OCCUR UNTIL THE ENGINEERING DIVISION APPROVES THE FINAL REPORT.

37. ALL ROAD CONSTRUCTION IN AREAS DESIGNATED AS WILD FIRE HAZARD AREAS SHALL BE DONE IN ACCORDANCE WITH THE CONSTRUCTION CRITERIA AS ESTABLISHED IN THE WILD FIRE HAZARD AREA MITIGATION REGULATIONS IN FORCE AT THE TIME OF FINAL PLAT APPROVAL.

38. PORTIONS OF LARIMER COUNTY ARE WITHIN OVERLAY DISTRICTS. THE LARIMER COUNTY FLOODPLAIN RESOLUTION SHOULD BE REFERRED TO FOR ADDITIONAL CRITERIA FOR ROADS WITHIN THESE DISTRICTS.

39. STANDARD HANDICAP RAMPS ARE TO BE CONSTRUCTED AT ALL CURB RETURNS AND AT ALL "T" INTERSECTIONS.

40. ALL STATIONING IS BASED ON CENTERLINE OF ROADWAYS UNLESS OTHERWISE NOTED.

41. THE CITY OF LOVELAND SHALL NOT BE RESPONSIBLE FOR THE MAINTENANCE OF ROADWAY AND APPURTENANT IMPROVEMENTS, INCLUDING STORM DRAINAGE STRUCTURES AND PIPES, FOR THE FOLLOWING PRIVATE STREETS: (NONE).

42. APPROVED VARIANCES ARE LISTED AS FOLLOWS: (NO VARIANCES REQUESTED ON THIS PROJECT)

STANDARD GRADING AND EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES

1. THE EROSION CONTROL INSPECTOR MUST BE NOTIFIED AT LEAST TWENTY-FOUR (24) HOURS PRIOR TO ANY CONSTRUCTION ON THIS SITE.

2. THERE SHALL BE NO EARTH-DISTURBING ACTIVITY OUTSIDE THE LIMITS DESIGNATED ON THE ACCEPTED PLANS.

3. ALL REQUIRED PERIMETER SILT AND CONSTRUCTION FENCING SHALL BE INSTALLED PRIOR TO ANY LAND DISTURBING ACTIVITY (STOCKPILING, STRIPPING, GRADING, ETC). ALL OTHER REQUIRED EROSION CONTROL MEASURES SHALL BE INSTALLED AT THE APPROPRIATE TIME IN THE CONSTRUCTION SEQUENCE AS INDICATED IN THE APPROVED PROJECT SCHEDULE, CONSTRUCTION PLANS, AND EROSION CONTROL REPORT.

4. AT ALL TIMES DURING CONSTRUCTION, THE DEVELOPER SHALL BE RESPONSIBLE FOR PREVENTING AND CONTROLLING ON-SITE EROSION INCLUDING KEEPING THE PROPERTY SUFFICIENTLY WATERED SO AS TO MINIMIZE WIND BLOWN SEDIMENT. THE DEVELOPER SHALL ALSO BE RESPONSIBLE FOR INSTALLING AND MAINTAINING ALL EROSION CONTROL FACILITIES SHOWN HEREIN.

5. PRE-DISTURBANCE VEGETATION SHALL BE PROTECTED AND RETAINED WHEREVER POSSIBLE. REMOVAL OR DISTURBANCE OF EXISTING VEGETATION SHALL BE LIMITED TO THE AREA(S) REQUIRED FOR IMMEDIATE CONSTRUCTION OPERATIONS, AND FOR THE SHORTEST PRACTICAL PERIOD OF TIME.

6. ALL SOILS EXPOSED DURING LAND DISTURBING ACTIVITY (STRIPPING, GRADING, UTILITY INSTALLATIONS, STOCKPILING, FILLING, ETC.) SHALL BE KEPT IN A ROUGHENED CONDITION BY RIPPING OR DISKING ALONG LAND CONTOURS UNTIL MULCH, VEGETATION, OR OTHER PERMANENT EROSION CONTROL BMPS ARE INSTALLED. NO SOILS IN AREAS OUTSIDE PROJECT STREET RIGHTS-OF-WAY SHALL REMAIN EXPOSED BY LAND DISTURBING ACTIVITY FOR MORE THAN THIRTY (30) DAYS BEFORE REQUIRED TEMPORARY OR PERMANENT EROSION CONTROL (E.G. SEED/MULCH, LANDSCAPING, ETC.) IS INSTALLED, UNLESS OTHERWISE APPROVED BY THE CITY OF LOVELAND.

7. IN ORDER TO MINIMIZE EROSION POTENTIAL, ALL TEMPORARY (STRUCTURAL) EROSION CONTROL MEASURES SHALL:

A. BE INSPECTED AT A MINIMUM OF ONCE EVERY TWO (2) WEEKS AND AFTER EACH SIGNIFICANT STORM EVENT AND REPAIRED OR RECONSTRUCTED AS NECESSARY IN ORDER TO ENSURE THE CONTINUED PERFORMANCE OF THEIR INTENDED FUNCTION.

B. REMAIN IN PLACE UNTIL SUCH TIME AS ALL THE SURROUNDING DISTURBED AREAS ARE SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.

C. BE REMOVED AFTER THE SITE HAS BEEN SUFFICIENTLY STABILIZED AS DETERMINED BY THE EROSION CONTROL INSPECTOR.

8. WHEN TEMPORARY EROSION CONTROL MEASURES ARE REMOVED, THE DEVELOPER SHALL BE RESPONSIBLE FOR THE CLEAN UP AND REMOVAL OF ALL SEDIMENT AND DEBRIS FROM ALL DRAINAGE INFRASTRUCTURE AND OTHER PUBLIC FACILITIES.

9. THE CONTRACTOR SHALL CLEAN UP ANY INADVERTENT DEPOSITED MATERIAL IMMEDIATELY AND MAKE SURE STREETS ARE FREE OF ALL MATERIALS BY THE END OF EACH WORKING DAY.

10. ALL RETAINED SEDIMENTS, PARTICULARLY THOSE ON PAVED ROADWAY SURFACES, SHALL BE REMOVED AND DISPOSED OF IN A MANNER AND LOCATION SO AS NOT TO CAUSE THEIR RELEASE INTO ANY WATERS OF THE UNITED STATES.

11. NO SOIL STOCKPILE SHALL EXCEED TEN (10) FEET IN HEIGHT. ALL SOIL STOCKPILES SHALL BE PROTECTED FROM SEDIMENT TRANSPORT BY SURFACE ROUGHENING, WATERING, AND PERIMETER SILT FENCING. ANY SOIL STOCKPILE REMAINING AFTER THIRTY (30) DAYS SHALL BE SEEDED AND MULCHED.

12. THE STORMWATER VOLUME CAPACITY OF DETENTION PONDS WILL BE RESTORED AND STORM SEWER LINES WILL BE CLEANED UPON COMPLETION OF THE PROJECT AND BEFORE TURNING THE MAINTENANCE OVER TO THE CITY OF LOVELAND OR HOMEOWNERS ASSOCIATION (HOA).

13. CITY ORDINANCE AND COLORADO DISCHARGE PERMIT SYSTEM (CDPS) REQUIREMENTS MAKE IT UNLAWFUL TO DISCHARGE OR ALLOW THE DISCHARGE OF ANY POLLUTANT OR CONTAMINATED WATER FROM CONSTRUCTION SITES. POLLUTANTS INCLUDE, BUT ARE NOT LIMITED TO DISCARDED BUILDING MATERIALS, CONCRETE TRUCK WASHOUT, CHEMICALS, OIL AND GAS PRODUCTS, LITTER, AND SANITARY WASTE. THE DEVELOPER SHALL AT ALL TIMES TAKE WHATEVER MEASURES ARE NECESSARY TO ASSURE THE PROPER CONTAINMENT AND DISPOSAL OF POLLUTANTS ON THE SITE IN ACCORDANCE WITH ANY AND ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS.

14. A DESIGNATED AREA SHALL BE PROVIDED ON SITE FOR CONCRETE TRUCK CHUTE WASHOUT. THE AREA SHALL BE CONSTRUCTED SO AS TO CONTAIN WASHOUT MATERIAL AND LOCATED AT LEAST FIFTY (50) FEET AWAY FROM ANY WATERWAY DURING CONSTRUCTION. UPON COMPLETION OF CONSTRUCTION ACTIVITIES THE CONCRETE WASHOUT MATERIAL WILL BE REMOVED AND PROPERLY DISPOSED OF PRIOR TO THE AREA BEING RESTORED.

15. TO ENSURE THAT SEDIMENT DOES NOT MOVE OFF OF INDIVIDUAL LOTS ONE OR MORE OF THE FOLLOWING SEDIMENT/EROSION CONTROL BMPS SHALL BE INSTALLED AND MAINTAINED UNTIL THE LOTS ARE SUFFICIENTLY STABILIZED, AS DETERMINED BY THE EROSION CONTROL INSPECTOR, (WITHIN LOVELAND GMA AND CITY LIMITS ONLY).

A. BELOW ALL GUTTER DOWNSPOUTS.

B. OUT TO DRAINAGE SWALES.

C. ALONG LOT PERIMETER.

D. OTHER LOCATIONS, IF NEEDED.

16. CONDITIONS IN THE FIELD MAY WARRANT EROSION CONTROL MEASURES IN ADDITION TO WHAT IS SHOWN ON THESE PLANS. THE DEVELOPER SHALL IMPLEMENT WHATEVER MEASURES ARE DETERMINED NECESSARY, AS DIRECTED BY THE CITY/COUNTY.

17. A VEHICLE TRACKING CONTROL PAD SHALL BE INSTALLED WHEN NEEDED FOR CONSTRUCTION EQUIPMENT, INCLUDING BUT NOT LIMITED TO PERSONAL VEHICLES EXITING EXISTING ROADWAYS. NO EARTHEN MATERIALS, I.E. STONE, DIRT, ETC. SHALL BE PLACED IN THE CURB & GUTTER OR ROADWAY AS A RAMP TO ACCESS TEMPORARY STOCKPILES, STAGING AREAS, CONSTRUCTION MATERIALS, CONCRETE WASHOUT AREAS, AND/OR BUILDING SITES.

PUBLIC WATER/WASTEWATER STANDARD NOTES

1. IN ADDITION TO MEETING APPLICABLE LCUASS, STATE OR FEDERAL STANDARDS, ALL MATERIALS, WORKMANSHIP AND CONSTRUCTION OF PUBLIC WATER AND WASTEWATER SYSTEM IMPROVEMENTS SHALL MEET OR EXCEED THE STANDARDS SET FORTH IN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS.
2. IN CASES OF CONFLICT BETWEEN THESE SIGNED PICP'S AND APPLICABLE STANDARDS, THE MOST RESTRICTIVE STANDARD SHALL APPLY.
3. IN CASES OF CONFLICT BETWEEN THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS AND LCUASS, RELATING TO WATER AND/OR WASTEWATER SYSTEMS, THE CITY OF LOVELAND WATER AND WASTEWATER DEVELOPMENT STANDARDS SHALL TAKE PRECEDENCE.
4. THE DEVELOPER/CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM ALL APPLICABLE AGENCIES. THE DEVELOPER SHALL NOTIFY THE DEPARTMENT OF WATER AND POWER (970-962-3000) AT LEAST 2 WORKING DAYS PRIOR TO THE START OF ANY PUBLIC WATER AND/OR WASTEWATER SYSTEM IMPROVEMENTS.
5. A PRE-CONSTRUCTION MEETING SHALL BE REQUIRED PRIOR TO COMMENCEMENT OF ANY WORK.
6. THE DEVELOPER/CONTRACTOR SHALL HAVE, ONSITE AT ALL TIMES, TWO (2) SIGNED COPIES OF THE APPROVED PICP'S (ONE FOR CONSTRUCTION ACTIVITIES AND ONE FOR RECORD DRAWINGS), ONE (1) COPY OF THE THESE STANDARDS, AND COPIES OF ANY APPLICABLE PERMITS AND AGREEMENTS.
7. PRIOR TO INITIAL ACCEPTANCE, THE DEPARTMENT OF WATER AND POWER SHALL APPROVE RECORD DRAWINGS FOR ALL PUBLIC WATER AND/OR WASTEWATER SYSTEM IMPROVEMENTS.

STREET IMPROVEMENTS NOTES

1. ALL STREET CONSTRUCTION IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS AS WELL AS THE STREET IMPROVEMENTS NOTES LISTED HERE.

2. A PAVING SECTION DESIGN, SIGNED AND STAMPED BY A COLORADO LICENSED ENGINEER, MUST BE SUBMITTED TO THE LOCAL ENTITY ENGINEER FOR APPROVAL, PRIOR TO ANY STREET CONSTRUCTION ACTIVITY. (FULL DEPTH ASPHALT SECTIONS ARE NOT PERMITTED AT A DEPTH GREATER THAN 8 INCHES OF ASPHALT). THE JOB MIX SHALL BE SUBMITTED FOR APPROVAL PRIOR TO PLACEMENT OF ANY ASPHALT.

3. WHERE PROPOSED PAVING ADJOINS EXISTING ASPHALT, THE EXISTING ASPHALT SHALL BE SAW CUT, A MINIMUM DISTANCE OF 12 INCHES FROM THE EXISTING EDGE, TO CREATE A CLEAN CONSTRUCTION JOINT. THE DEVELOPER SHALL BE REQUIRED TO REMOVE EXISTING PAVEMENT TO A DISTANCE WHERE A CLEAN CONSTRUCTION JOINT CAN BE MADE. WHEEL CUTS SHALL NOT BE ALLOWED UNLESS APPROVED BY THE LOCAL ENTITY ENGINEER IN FORT COLLINS.

4. STREET SUBGRADES SHALL BE SCARIFIED THE TOP 12 INCHES AND RE-COMPACTED PRIOR TO SUBBASE INSTALLATION. NO BASE MATERIAL SHALL BE LAID UNTIL THE SUBGRADE HAS BEEN INSPECTED AND APPROVED BY THE LOCAL ENTITY ENGINEER.

5. VALVE BOXES AND MANHOLES ARE TO BE BROUGHT UP TO GRADE AT THE TIME OF PAVEMENT PLACEMENT OR OVERLAY. VALVE BOX ADJUSTING RINGS ARE NOT ALLOWED.

6. WHEN AN EXISTING ASPHALT STREET MUST BE CUT, THE STREET MUST BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN ITS ORIGINAL CONDITION. THE EXISTING STREET CONDITION SHALL BE DOCUMENTED BY THE INSPECTOR BEFORE ANY CUTS ARE MADE. CUTTING AND PATCHING SHALL BE DONE IN CONFORMANCE WITH CHAPTER 25, RECONSTRUCTION AND REPAIR. THE FINISHED PATCH SHALL BLEND SMOOTHLY INTO THE EXISTING SURFACE. THE DETERMINATION OF NEED FOR A COMPLETE OVERLAY SHALL BE MADE BY THE LOCAL ENTITY ENGINEER. ALL OVERLAY WORK SHALL BE COORDINATED WITH ADJACENT LANDOWNERS SUCH THAT FUTURE PROJECTS DO NOT CUT THE NEW ASPHALT OVERLAY WORK.

7. ALL TRAFFIC CONTROL DEVICES SHALL BE IN CONFORMANCE WITH THESE PLANS OR AS OTHERWISE SPECIFIED IN MUTCD (INCLUDING COLORADO SUPPLEMENT) AND AS PER THE RIGHT-OF-WAY WORK PERMIT TRAFFIC CONTROL PLAN.

8. THE DEVELOPER IS REQUIRED TO PERFORM A GUTTER WATER FLOW TEST IN THE PRESENCE OF THE LOCAL ENTITY INSPECTOR AND PRIOR TO INSTALLATION OF ASPHALT. GUTTERS THAT HOLD MORE THAN ¼ INCH DEEP OR 5 FEET LONGITUDINALLY, OF WATER, SHALL BE COMPLETELY REMOVED AND RECONSTRUCTED TO DRAIN PROPERLY.

9. PRIOR TO PLACEMENT OF H.B.P. OR CONCRETE WITHIN THE STREET AND AFTER MOISTURE/DENSITY TESTS HAVE BEEN TAKEN ON THE SUBGRADE MATERIAL (WHEN A FULL DEPTH SECTION IS PROPOSED) OR ON THE SUBGRADE AND BASE MATERIAL (WHEN A COMPOSITE SECTION IS PROPOSED), A MECHANICAL "PROOF ROLL" WILL BE REQUIRED. THE ENTIRE SUBGRADE AND/OR BASE MATERIAL SHALL BE ROLLED WITH A HEAVILY LOADED VEHICLE HAVING A TOTAL GVW OF NOT LESS THAN 50,000 LBS. AND A SINGLE AXLE WEIGHT OF AT LEAST 18,000 LBS. WITH PNEUMATIC TIRES INFLATED TO NOT LESS THAN 90 P.S.I.G. "PROOF ROLL" VEHICLES SHALL NOT TRAVEL AT SPEEDS GREATER THAN 3 M.P.H. ANY PORTION OF THE SUBGRADE OR BASE MATERIAL WHICH EXHIBITS EXCESSIVE PUMPING OR DEFORMATION, AS DETERMINED BY THE LOCAL ENTITY ENGINEER, SHALL BE REWORKED, REPLACED OR OTHERWISE MODIFIED TO FORM A SMOOTH, NON-YIELDING SURFACE. THE LOCAL ENTITY ENGINEER SHALL BE NOTIFIED AT LEAST 24 HOURS PRIOR TO THE "PROOF ROLL." ALL "PROOF ROLLS" SHALL BE PERFORMED IN THE PRESENCE OF AN INSPECTOR.

TRAFFIC SIGNING AND PAVEMENT MARKING CONSTRUCTION NOTES

1. ALL SIGNAGE AND MARKING IS SUBJECT TO THE GENERAL NOTES ON THE COVER SHEET OF THESE PLANS, AS WELL AS THE TRAFFIC SIGNING AND MARKING CONSTRUCTION NOTES LISTED HERE.

2. ALL SYMBOLS, INCLUDING ARROWS, ONLY'S, CROSSWALKS, STOP BARS, ETC. SHALL BE PREF

PRELIMINARY PLAT FOR

NORTH TAFT AVENUE FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF NORTH TAFT AVENUE FIRST ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION FOR THE PROPOSED TAFT GARDENS FIRST SUBDIVISION

THAT PORTION OF NORTH TAFT AVENUE FIRST ADDITION, BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

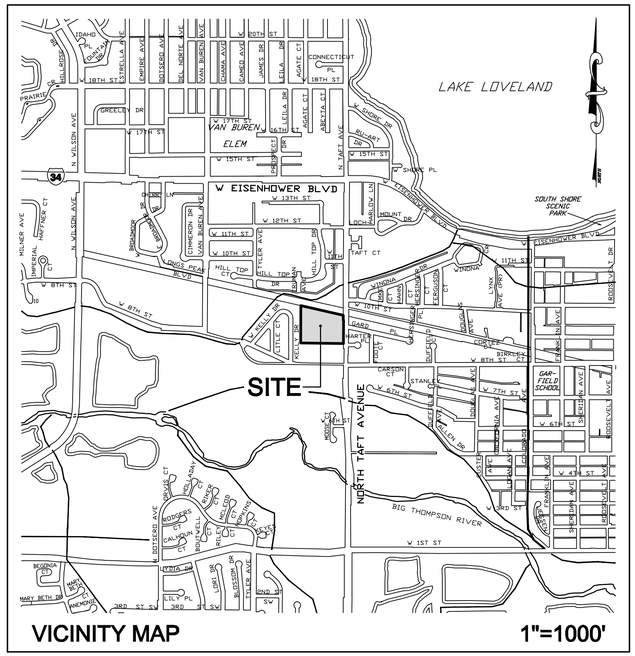
CONSIDERING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 AS BEARING NORTH 00°00'00" EAST (NORTH–SOUTH) AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 NORTH 00°00'00" EAST (NORTH–SOUTH) 305.18 FEET; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15 SOUTH 89°58'09" WEST 50.00 FEET, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION; SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION THE FOLLOWING THREE (3) COURSES AND DISTANCES:
1) NORTH 00°00'00" EAST 329.82 FEET;
2) NORTH 85°50'09" WEST 5.01 FEET;
3) NORTH 00°00'00" EAST 72.65 FEET,
MORE OR LESS, TO A POINT ON THE SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY; THENCE DEPARTING SAID EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION AND ALONG SAID SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY NORTH 77°44'59" WEST 618.90 FEET, MORE OR LESS, TO A POINT ON THE WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION; THENCE DEPARTING SAID SOUTHWESTERLY LINE OF THE ABANDONED ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD RIGHT–OF–WAY AND ALONG SAID WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION SOUTH 00°01'11" WEST 532.33; THENCE DEPARTING SAID WESTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION SOUTH 89°49'42" EAST 610.00, MORE OR LESS, TO A POINT ON THE EASTERLY LINE OF SAID NORTH TAFT AVENUE FIRST ADDITION AND THE TRUE POINT OF BEGINNING.

CONTAINING 6.53 ACRES, MORE OR LESS, AND BEING SUBJECT TO ALL EASEMENTS AND/OR RIGHTS–OF–WAY NOW EXISTING OR OF RECORD.

GENERAL NOTES:

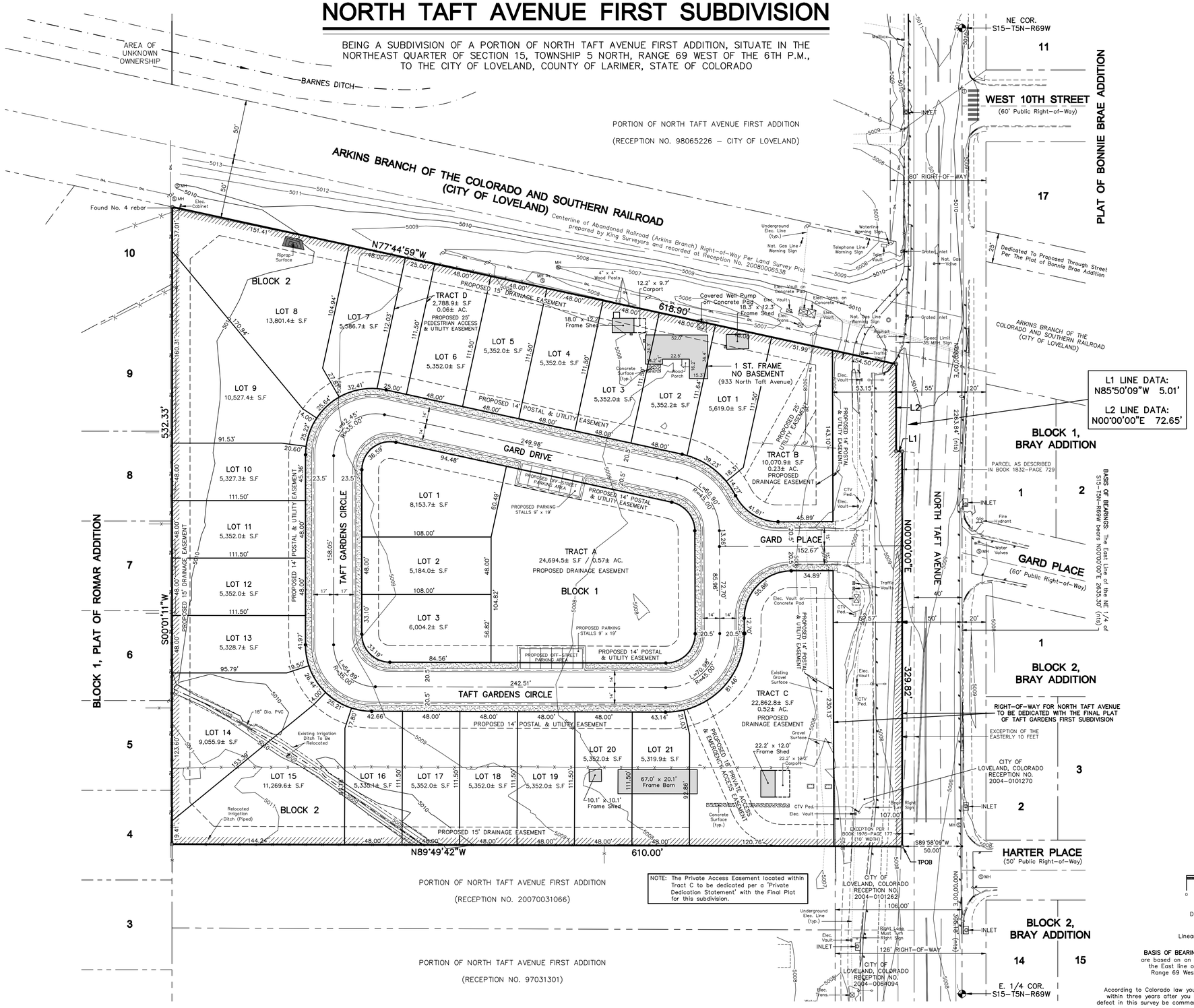
1. This project is subject to a development agreement which has been recorded in the real property records of Larimer County, Colorado.
2. All on–site drainage improvements shall be owned and maintained by the The Taft Gardens Homeowners Association (HOA).
3. Tracts A through D shall be dedicated on the Final Plat of Taft Gardens First Subdivision as Utility and Drainage Easements to be owned & maintained by The Taft Gardens Homeowners Association (HOA).
4. Property lies within a Flood Zone 'X' (No Hazards) per the Flood Insurance Rate Map (FIRM) as prepared by the Federal Emergency Management Agency (FEMA), Panel No. 1188 of 1420, effective date of December 19, 2006 (Map No. 08069C1188F).
5. Landscaping improvements shall be owned and maintained by the The Taft Gardens Homeowners Association (HOA).
6. A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into existence after January 31, 1987, within the territory herein annexed, which surcharge will expire ten years after effective date of the annexation of this property.
7. To the best of our knowledge, no known Environmentally Sensitive Areas exist on this property.
8. ////////// :Indicates Project Boundary
9. Public Works (Stormwater Notes):
   - 'Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the homeowner association (HOA). The HOA shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.'
   - 'Proposed drainage swales will cross numerous back yards. Private fences shall not be permitted to block the proposed drainage swales and the private fences shall run unobstructed over the top of the proposed drainage swales.'

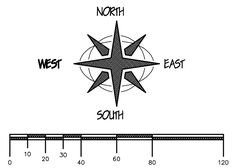

LAKE LOVELAND
SITE
NORTH TAFT AVENUE
W EISENHOWER BLVD
VAN BUREN ELEM
BIG THOMPSON RIVER
SOUTH SHORE SCENIC PARK
W 1ST ST
W 3RD ST
W 4TH ST
W 8TH ST
W 10TH ST
W 11TH ST
W 12TH ST
W 13TH ST
W 15TH ST
W 16TH ST
W 17TH ST
W 18TH ST
3RD ST SW
N WILSON AVE
N TAFT AVE
N TAFT HILL RD
N GARFIELD AVE
N ROOSEVELT AVE
N DOUGLAS AVE
N LINCOLN AVE
N CLEVELAND AVE
N MONROE AVE
N ADAMS AVE
N JAMES DR
N CHERRY AVE
N VAN BUREN AVE
N CORNELL AVE
N MILNER AVE
N BUTLER AVE
N MOUNTAIN AVE
N LAKEVIEW AVE
N LAKE SHORE DR
N CONNECTICUT AVE
N COLORADO AVE
N ARIZONA AVE
N UTAH CT
N GRANT AVE
N MADISON AVE
N WASHINGTON AVE
N JEFFERSON AVE
N ADAMS AVE
N BENNETT AVE
N TAYLOR AVE
N TYLER AVE
N BLOSSOM DR
N MYRTLE AVE
N MAPLE AVE
N ELM AVE
N OAK AVE
N PINE AVE
N CEDAR AVE
N HILLTOP DR
N HILLTOP CT
N HILLTOP PL
N HILLTOP AVE
N HILLTOP RD
N HILLTOP CIR
N HILLTOP LN
N HILLTOP TER
N HILLTOP WAY

PRELIMINARY PLAT FOR

NORTH TAFT AVENUE FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF NORTH TAFT AVENUE FIRST ADDITION, SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO





0 10 20 30 40 60 80 120

ORIGINAL SCALE : 1"=40'

Date of Initial Preparation: September 2, 2014

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey – U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this Preliminary Plat are based on an assumed bearing of North 00°00'00" East (North–South) on the East line of the Northeast Quarter of Section 15, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado.

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

REVISIONS:	BY:	DATE:
1. Revisions Per Initial City Review (09–29–2014 Review)	RGP	10–27–2014

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS. (970)–669–0516 / FAX (970)–635–9775

CLIENT: **INSIGNIA HOMES, LTD.**
Attn: Fred Cooke
310 East Fifth Street – Loveland, Colorado 80537

TITLE: **NORTH TAFT AVENUE FIRST SUBDIVISION**
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DRAWN BY:	RGP
CHECKED BY:	
APPROVED BY:	
DATE:	02–11–2014
SCALE:	1"=40'
PROJECT NO.:	P-14-7538
SHEET	OF
2	2

\\Intel\Proj\P-7538-insignia\dwg\P- 02-11-14.dwg

DATE: 10/15/2014 TIME: 12:05:17 PM PROJ. MGR. ____ DESIGNER: ____
DRAWING NAME: C100 - EXISTING CONDITIONS.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DCP

ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD
Centerline of Abandoned Railroad (Arkins Branch) Right-of-Way Per Land Survey Plat prepared by King Surveyors and recorded at Reception No. 20080006538

SSMH 10697
RIM=5009.84
INV. (N)=5002.55
INV. (E)=5002.24

SSMH 10696
RIM=5010.63
INV. (W)=5002.39
INV. (E)=5002.27

SSMH 10689
RIM=5006.97
INV. (W)=5001.67
INV. (E)=5001.61

SSMH 10125
RIM=5008.67
INV. (W)=5001.13
INV. (E)=5001.07

EX. 34" WATER
EX. 12" SANITARY
EX. 8" SANITARY
EXISTING SINGLE STORY HOUSE TO BE REMOVED
EXISTING ONSITE OVERHEAR POWER TO BE RELOCATED
EXISTING BARNES LATERAL TO BE RELOCATED
EXISTING STRUCTURE TO BE REMOVED
EXISTING GRAVEL DRIVE
EX. 54" STORM
EX. 10" SANITARY

GRATED INLET
INV. (W): 5002.26

SDMH 100003
RIM=5006.36
INV. (SE)=5002.03
MH WATER FILLED

SDMH 10553
RIM=5010.29
INV. (E)=5002.46
DEPTH=4991.46
MH WATER FILLED
GRATED INLET

SSMH 100005
RIM=5010.17
INV. (W)=5000.77
INV. (S)=5000.73

SSMH 100004
RIM=5009.35
INV. (W)=4998.53
INV. (S)=4998.11

SSMH 100002
RIM=5009.94
INV. (W)=4999.54
INV. (E)=4999.46

SDMH 100006
RIM=5009.23
INV. (N)=4998.70
INV. (S)=4998.70
INV. (E)=4998.70

INLET
INV. (W): 5005.70

EXISTING FIRE HYDRANT

SSMH 10905
RIM=5008.52
INV. (N)=4998.92
INV. (S)=4998.04
INV. (S)=4998.82-SERVICE
INV. (E)=4997.98

SSMH 100010
RIM=5008.86
INV. (N)=4999.30
INV. (S)=4999.23

INLET
INV. (W): 5002.03

SSMH 10835
RIM=5007.76
INV. (N)=4996.86
INV. (S)=4996.84

SSMH 10857
RIM=5007.55
INV. (N)=NO DATA
INV. (E)=NO DATA

SDMH 100009
RIM=5008.29
INV. (W)=5002.89
INV. (E)=5002.93

ARKINS BRANCH OF THE COLORADO AND SOUTHERN RAILROAD (CITY OF LOVELAND)

N. TAFT AVENUE

GARD PLACE
(60' Public Right-of-Way)

HARTER PLACE
(50' Public Right-of-Way)

70' EX ROW

EXCEPTION PER BOOK 1076 PAGE 177 (10' WIDTH)

BLOCK 1, BRAY ADDITION

BLOCK 2, BRAY ADDITION

BLOCK 1, PLAT OF ROMAR ADDITION

PATRICIA A. KARSPECK
1510 HILLTOP DRIVE
LOVELAND, COLORADO 80537
RECEPTION NO. 20100014666

MILAN KARSPECK
P.O. BOX 1126
BERTHOUD, COLORADO 80513
RECEPTION NO. 20070031066

CITY OF LOVELAND, COLORADO
RECEPTION NO. 2004-0101270

CITY OF LOVELAND, COLORADO
RECEPTION NO. 2004-0101262

LEGEND

- LIMITS OF DISTURBANCE
- REMOVE EXISTING SANITARY
- SAWCUT LINE
- REMOVE EXISTING ASPHALT

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

UNITED CIVIL Design Group
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION
The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

NORTH TAFT AVENUE FIRST SUBDIVISION
EXISTING CONDITIONS & REMOVALS

PREPARED FOR: INSIGNIA HOMES, LTD.
DATE SUBMITTED: 10/22/2014

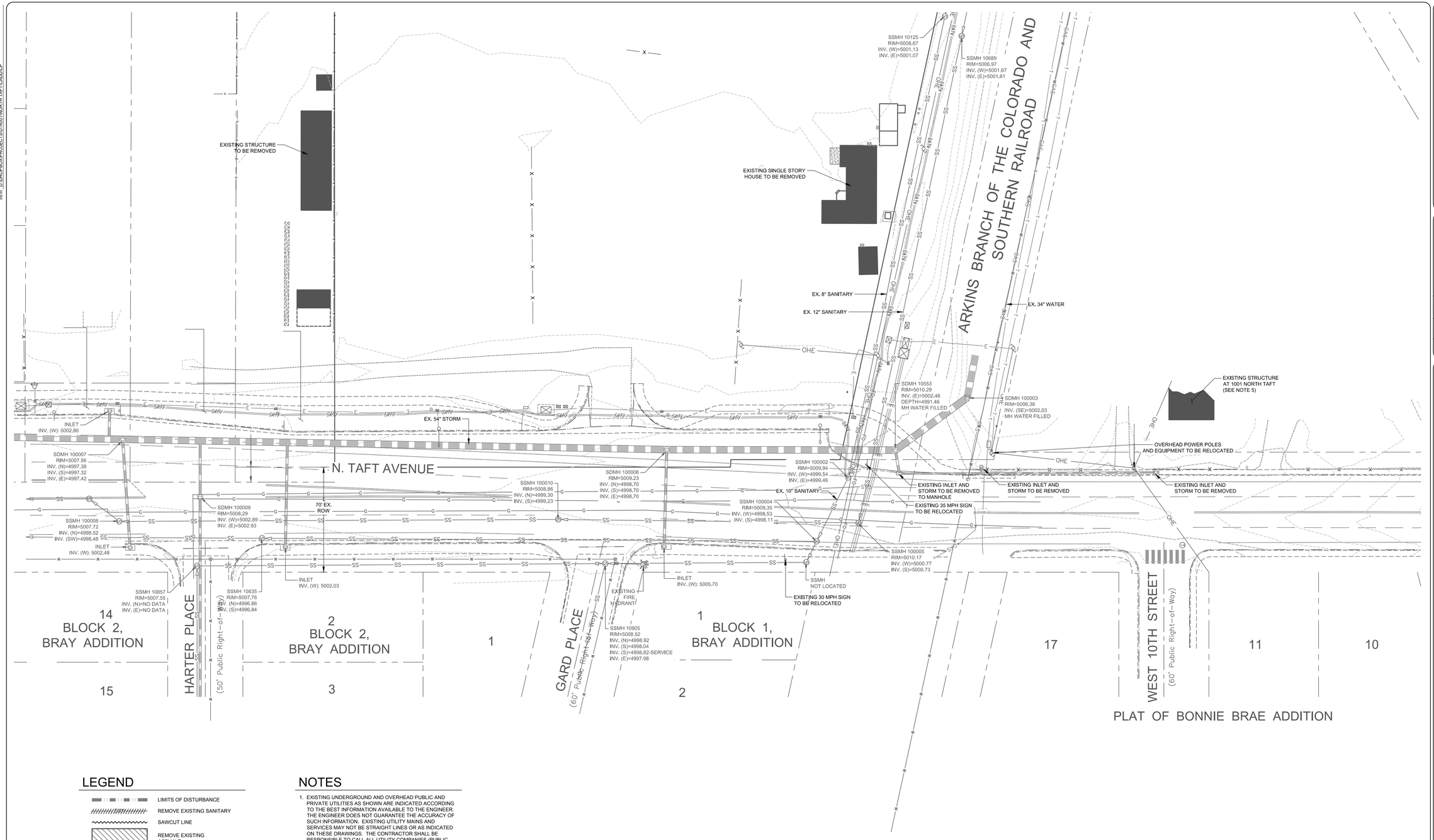
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C100
5 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/21/2014 TIME: 11:48:26 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C101 - N. TAFT EXISTING CONDITIONS.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGP



LEGEND

- LIMITS OF DISTURBANCE
- REMOVE EXISTING SANITARY
- SAWCUT LINE
- REMOVE EXISTING ASPHALT

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
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3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
5. THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE CITY OF LOVELAND FACILITIES DEPARTMENT REGARDING THE PROPERTY AT 1001 N. TAFT AVENUE 90 DAYS PRIOR TO THE START OF CONSTRUCTION.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

UNITED CIVIL Design Group
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
N. TAFT AVENUE
EXISTING CONDITIONS & REMOVALS

DATE SUBMITTED: 10/22/2014

PREPARED FOR: INSIGNIA HOMES, LTD.

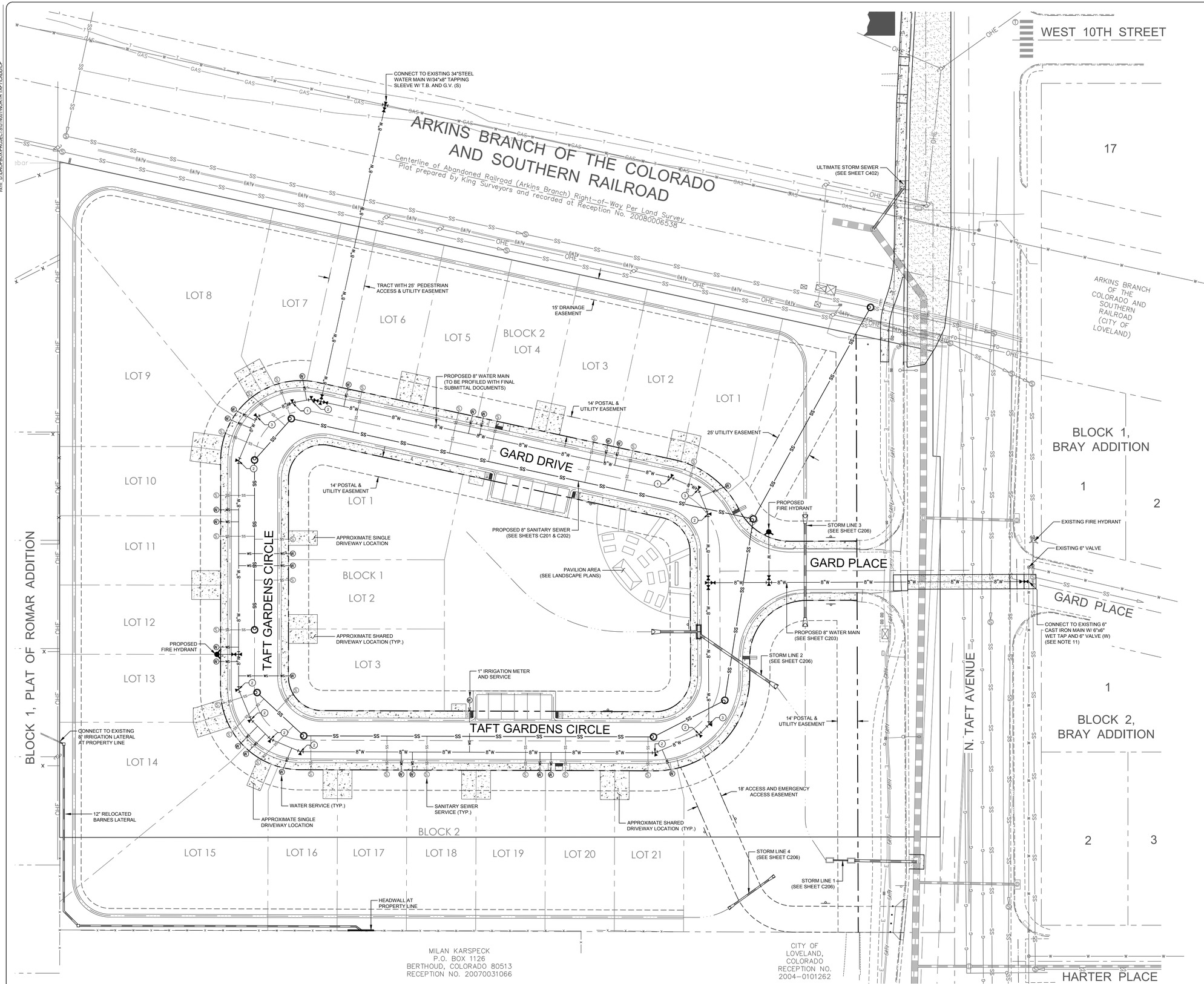
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C101
6 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:44:45 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C200 - OVERALL UTILITY PLAN.DWG
PATH: D:\DROPBOX\PROJECTS\U1400\NORTH TAFT\CAD\DCP



NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
3. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNER'S PRIOR TO CONSTRUCTION.
4. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF LOVELAND STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5'. MAXIMUM COVER SHALL BE 5.5'.
6. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
7. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
8. SANITARY SEWER MAIN AND SERVICES SHALL BE SDR-35 PVC.
9. WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES 2-INCHES IN SIZE AND SMALLER SHALL BE TYPE K COPPER.
10. LOTS 1-21 TO HAVE EJECTOR PUMPS FOR BASEMENT CONSTRUCTION.
11. DUE TO THE PROXIMITY OF THE EXISTING SANITARY SEWER AT THE WATER CONNECTION AT GARD PLACE, THE 8-INCH WATER MAIN SHALL BE MECHANICALLY RESTRAINED AND THE TEE CONSTRUCTION SHALL NOT INCLUDE A CONCRETE THRUST BLOCK.
12. DUE TO POTENTIAL GROUNDWATER DURING IRRIGATION SEASON LOTS 1-21 SHALL HAVE FOUNDATION DRAINS, SUMP PITS AND PUMPS THAT DISCHARGE AT THE BACK OF LOTS TO THE PARK (LOTS 1-3) OR TO THE CONCRETE DRAINAGE PAN (LOTS 4-21) . FOUNDATION DRAINS AND SUMP PUMPS TO BE DESIGNED WITH EACH BUILDING FOUNDATION BY OTHERS.

UTILITY KEY:

1. 11.25° BEND
2. 22.50° BEND
3. 45° BEND

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

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Civil Engineering & Consulting
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Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

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NORTH TAFT AVENUE FIRST SUBDIVISION
OVERALL UTILITY PLAN

DATE SUBMITTED: 10/22/2014
PREPARED FOR: INSIGNIA HOMES, LTD.

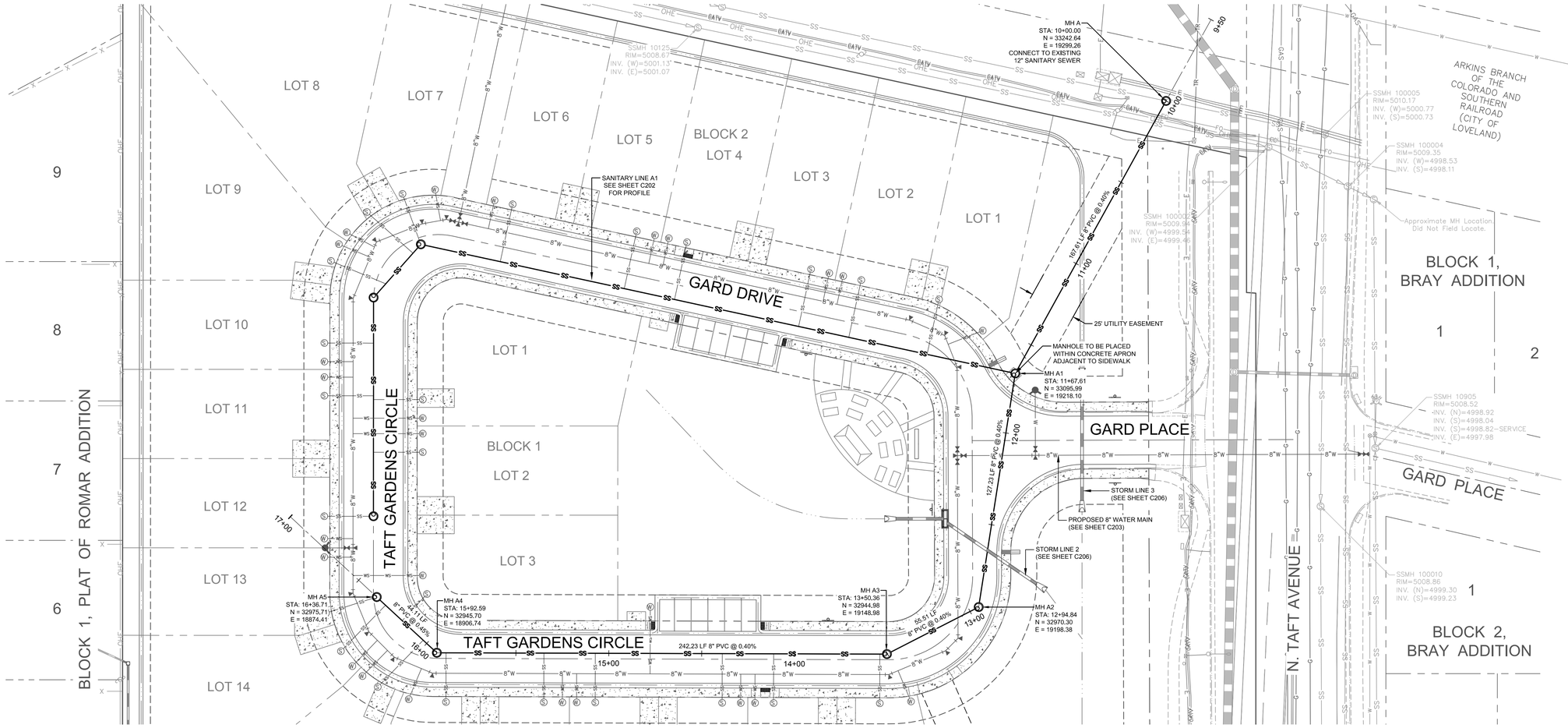
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

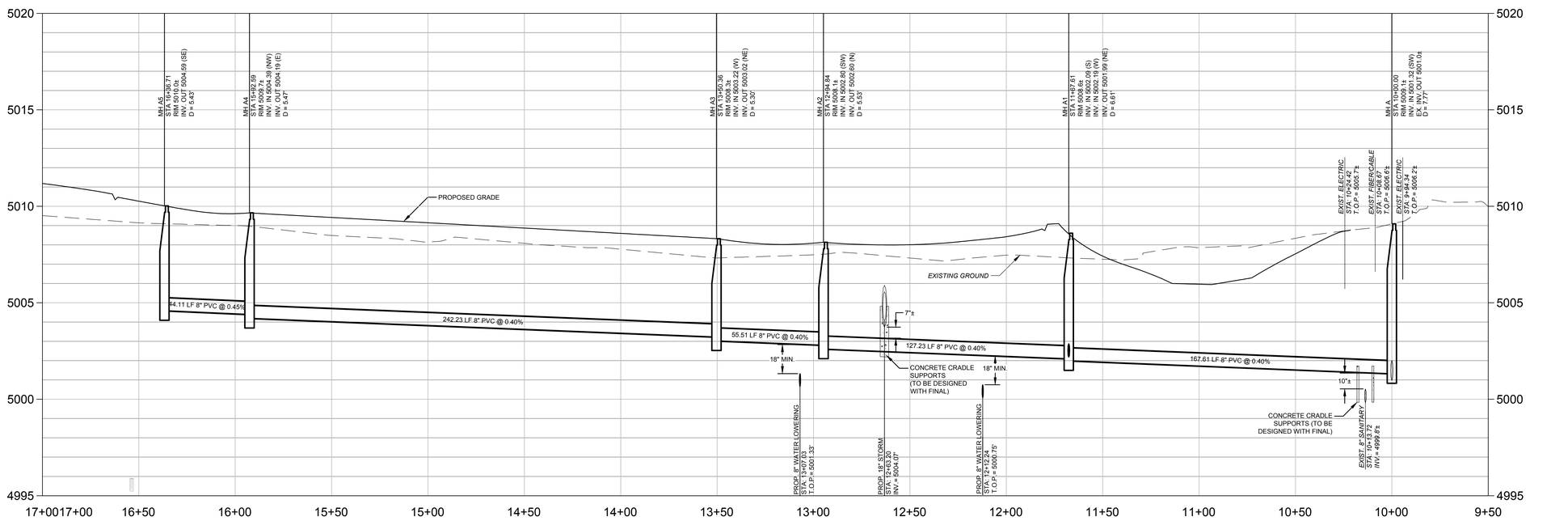
SHEET NUMBER
C200
7 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:32:09 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C201 - SANITARY SEWER PLAN & PROFILE.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGN\





LEGEND

MAPPING

- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- STREET REMOVAL LIMITS

PROPOSED UTILITIES

- SANITARY SEWER
- SANITARY SERVICE
- SANITARY SEWER MH
- 8"W — 8" WATER LINE
- WS — WS — WATER SERVICE
- FIRE HYDRANT
- WATER LINE BENDS
- THRUST BLOCK
- GATE VALVE
- STORM DRAIN PIPE
- STORM DRAIN MH
- STORM DRAIN INLET
- STORM DRAIN INLET

EXISTING UTILITIES

- W — WATER LINE
- SS — SANITARY SEWER
- STORM DRAIN PIPE
- SANITARY SEWER MH
- SANITARY SEWER MH

NOTES

1. MINIMUM HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN SANITARY & WATERLINES IS 10 FEET.
2. WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
3. ALL PROPOSED SEWER LINES ARE 8" UNLESS NOTED OTHERWISE ON THE PLANS.
4. MINIMUM COVER ON WATERLINES IS 4.5 FEET.
5. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
6. LOTS 1-24 TO HAVE EJECTOR PUMPS FOR BASEMENT CONSTRUCTION.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

UNITED CIVIL Design Group
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
SANITARY SEWER PLAN & PROFILE
LINE A

DATE SUBMITTED: 10/22/2014

PREPARED FOR: INSIGNIA HOMES, LTD.

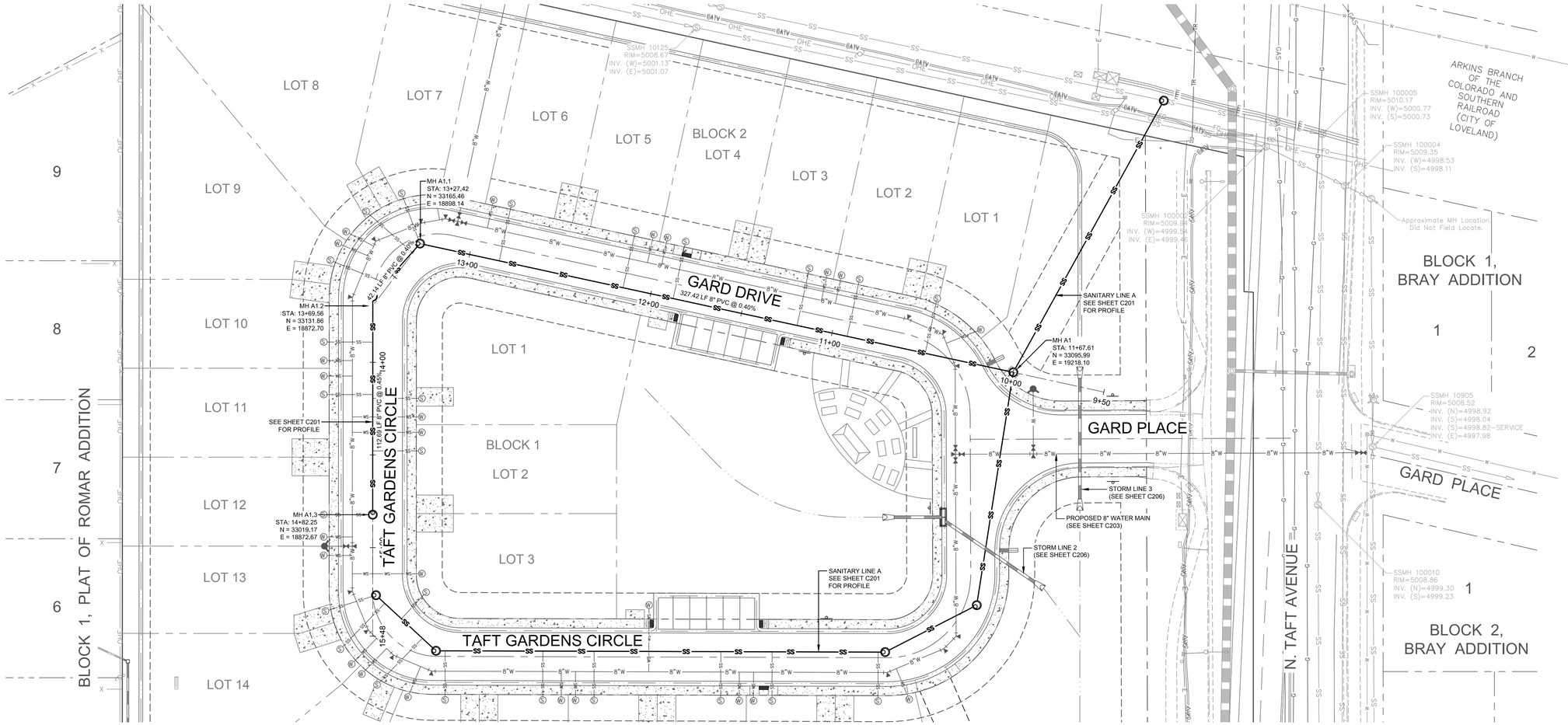
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

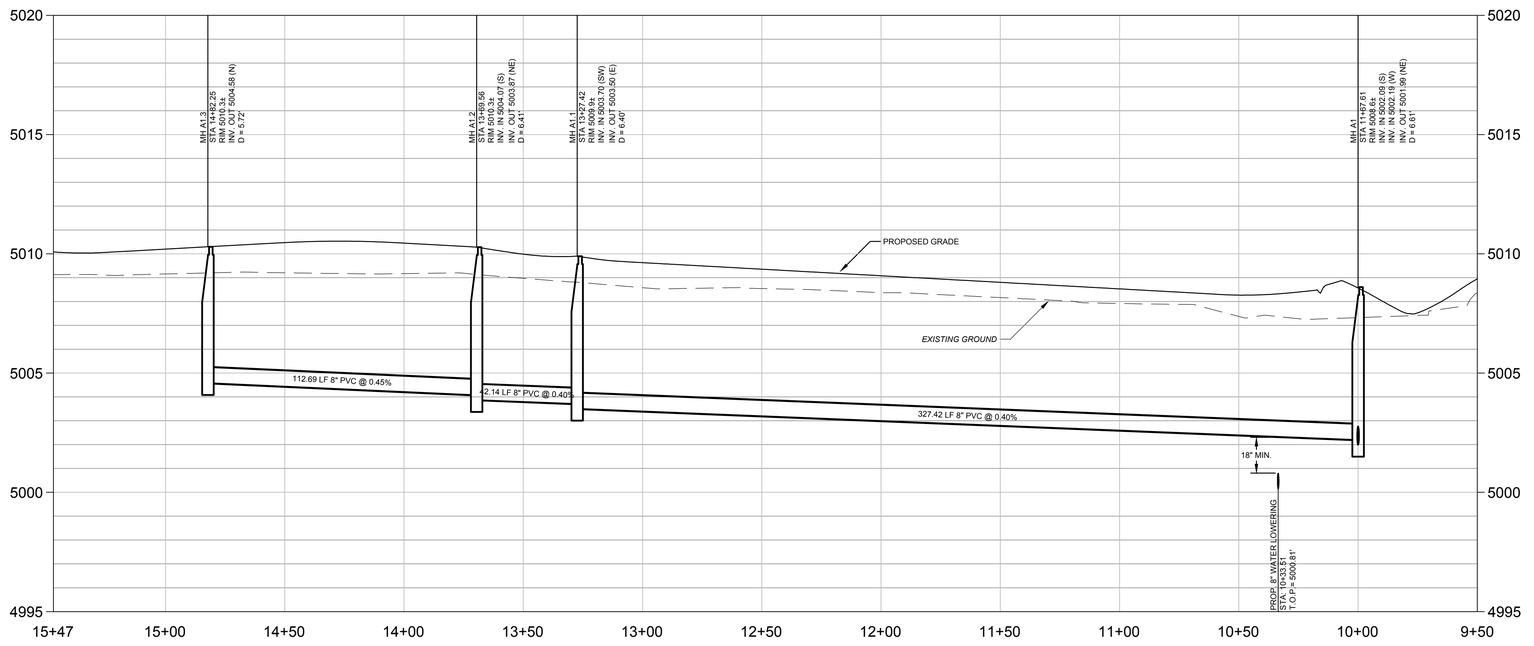
SHEET NUMBER
C201
8 OF 24 SHEETS

SCALE
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:53:09 AM PROJ. MGR: DESIGNER:
DRAWING NAME: C201 - SANITARY SEWER PLAN & PROFILE.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGP





LEGEND

MAPPING

- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- STREET REMOVAL LIMITS

PROPOSED UTILITIES

- SANITARY SEWER
- SANITARY SERVICE
- SANITARY SEWER MH
- 8"W — 8" WATER LINE
- WS — WS — WATER SERVICE
- FIRE HYDRANT
- WATER LINE BENDS
- THRUST BLOCK
- GATE VALVE
- STORM DRAIN PIPE
- STORM DRAIN MH
- STORM DRAIN INLET
- STORM DRAIN INLET

EXISTING UTILITIES

- W — WATER LINE
- SS — SANITARY SEWER
- STORM DRAIN PIPE
- SANITARY SEWER MH
- SANITARY SEWER MH

NOTES

1. MINIMUM HORIZONTAL EDGE TO EDGE SEPARATION BETWEEN SANITARY & WATERLINES IS 10 FEET.
2. WATER MAINS CROSSING OVER A SANITARY OR STORM SEWER SHALL MAINTAIN AN 18" VERTICAL EDGE TO EDGE CLEARANCE. WATER MAINS CLOSER THAN 18" OR UNDER SEWERS SHALL BE ENCASED.
3. ALL PROPOSED SEWER LINES ARE 8" UNLESS NOTED OTHERWISE ON THE PLANS.
4. MINIMUM COVER ON WATERLINES IS 4.5 FEET.
5. ALL EXISTING UTILITIES TO BE FIELD VERIFIED PRIOR TO CONSTRUCTION.
6. LOTS 1-24 TO HAVE EJECTOR PUMPS FOR BASEMENT CONSTRUCTION.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

UNITED CIVIL Design Group
Civil Engineering & Consulting
1501 Academy Ct.
Ste. 203
Fort Collins, CO 80524
(970) 530-4044
www.unitedcivil.com

NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
SANITARY SEWER PLAN & PROFILE LINE A1

PREPARED FOR: INSIGNIA HOMES, LTD.
DATE SUBMITTED: 10/22/2014

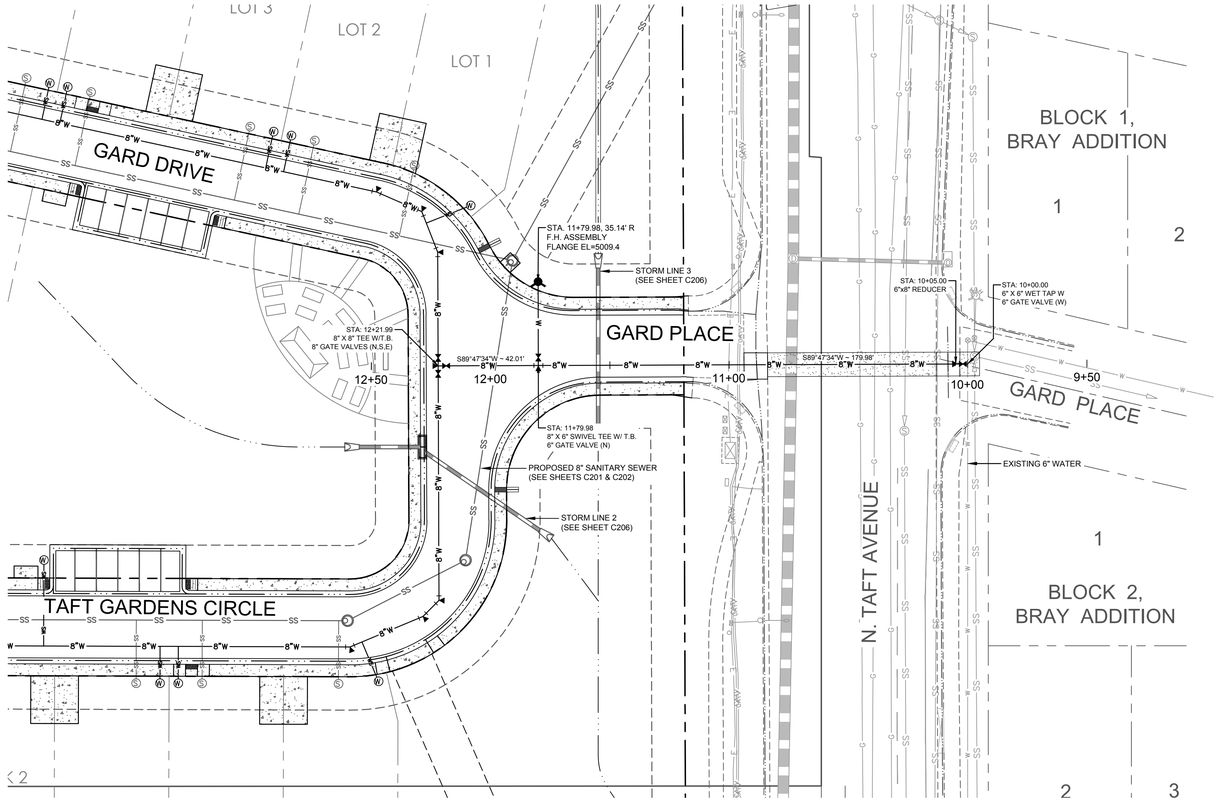
PRELIMINARY PLANS NOT FOR CONSTRUCTION

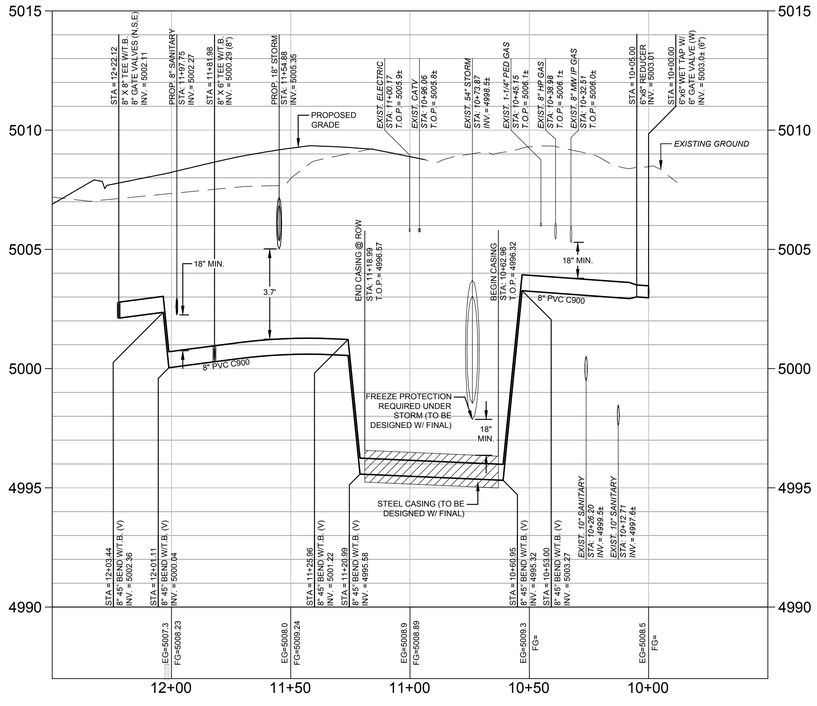
SHEET NUMBER
C202
9 OF 24 SHEETS

SCALE
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:32:33 AM PROJ. MGR.: ---- DESIGNER: SDR
DRAWING NAME: C203 - WATER PLAN & PROFILE.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGN





Attachment C

LEGEND

MAPPING

- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- STREET REMOVAL LIMITS

PROPOSED UTILITIES

- SANITARY SEWER
- SANITARY SERVICE
- SANITARY SEWER MH
- 8" WATER LINE
- WATER SERVICE
- FIRE HYDRANT
- WATER LINE BENDS
- THRUST BLOCK
- GATE VALVE
- STORM DRAIN PIPE
- STORM DRAIN MH
- STORM DRAIN INLET
- STORM DRAIN INLET

EXISTING UTILITIES

- WATER LINE
- SANITARY SEWER
- STORM DRAIN PIPE
- SANITARY SEWER MH
- SANITARY SEWER MH

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
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3. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNER'S PRIOR TO CONSTRUCTION.
4. ALL WATER AND SEWER CONSTRUCTION SHALL BE PER THE CITY OF LOVELAND STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
5. MINIMUM DEPTH OF COVER OVER WATER MAINS SHALL BE 4.5'. MAXIMUM COVER SHALL BE 5.5'.
6. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.
7. ALL WATER FITTINGS AND VALVES ARE ONLY GRAPHICALLY REPRESENTED AND ARE NOT TO SCALE.
8. WATER MAINS AND FIRE SERVICES SHALL BE AWWA C-900 PVC. WATER SERVICES 2-INCHES IN SIZE AND SMALLER SHALL BE TYPE K COPPER.

NORTH

0 0.5' 1' 2'
SCALE: 1" = 1'

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NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
WATER PLAN & PROFILE

DATE SUBMITTED: 10/22/2014

PREPARED FOR: INSIGNIA HOMES, LTD.

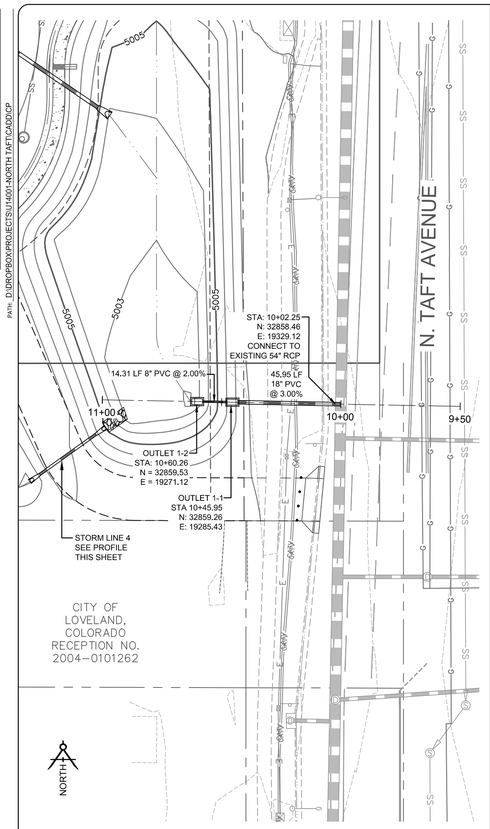
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C203
10 OF 24 SHEETS

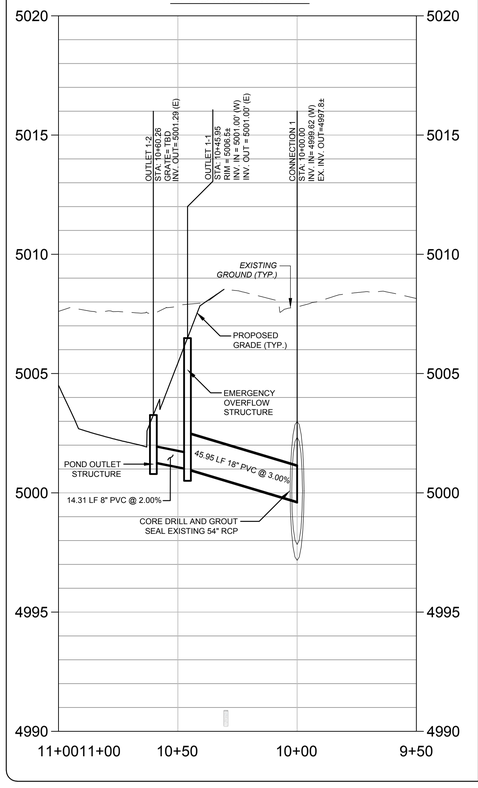
SCALE
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 30'

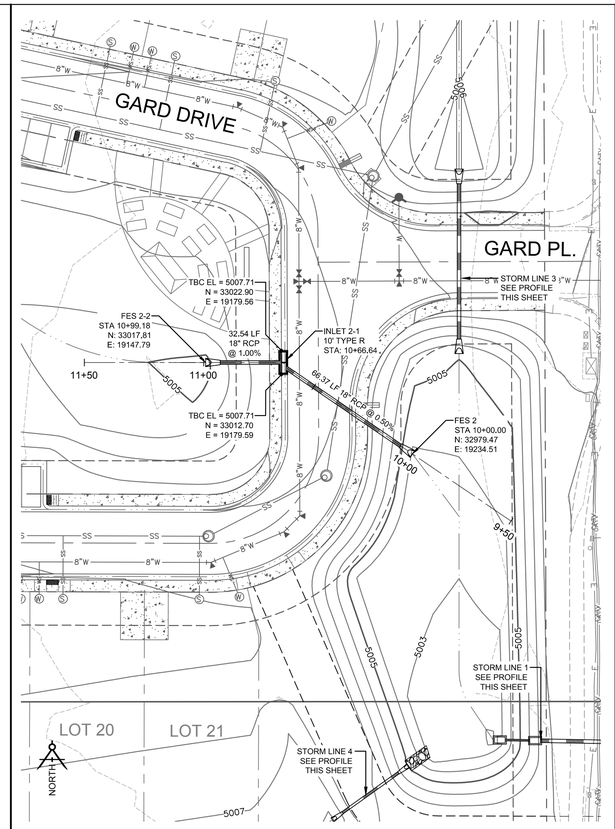
JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:33:38 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C206 - STORM SEWER PLAN & PROFILE.DWG
PATH: D:\DROPBOX\PROJECTS\U1400\-NORTH TAFT\CAD\DP

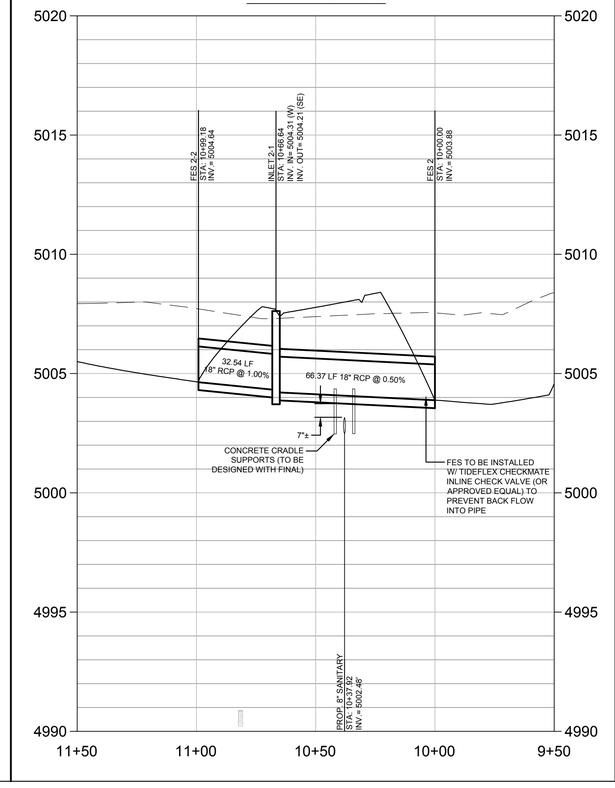


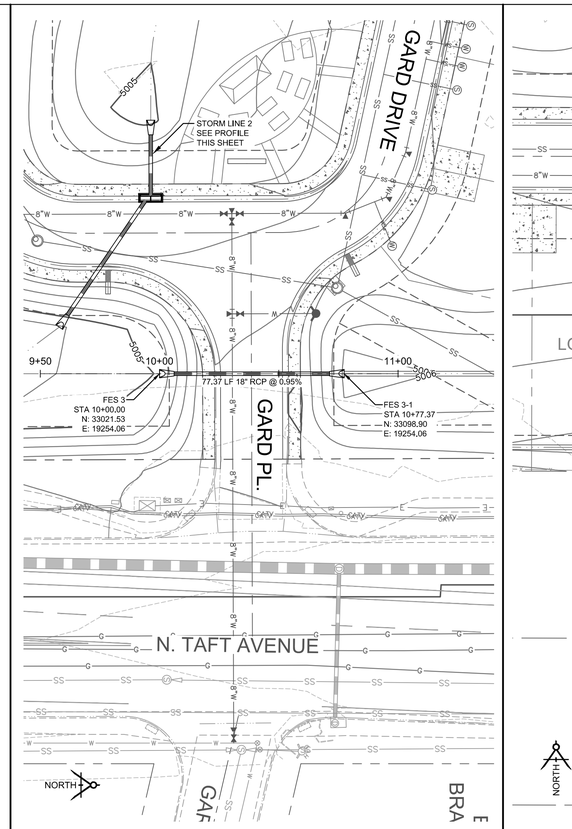
STORM LINE 1



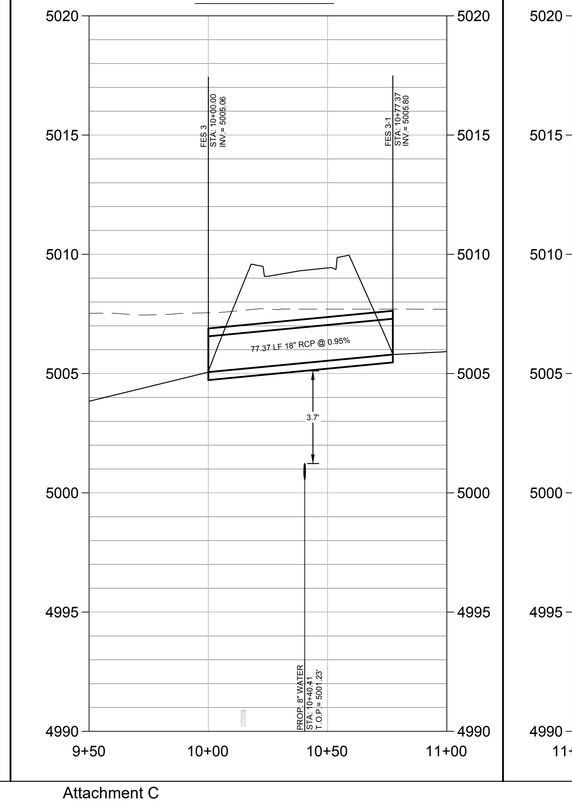


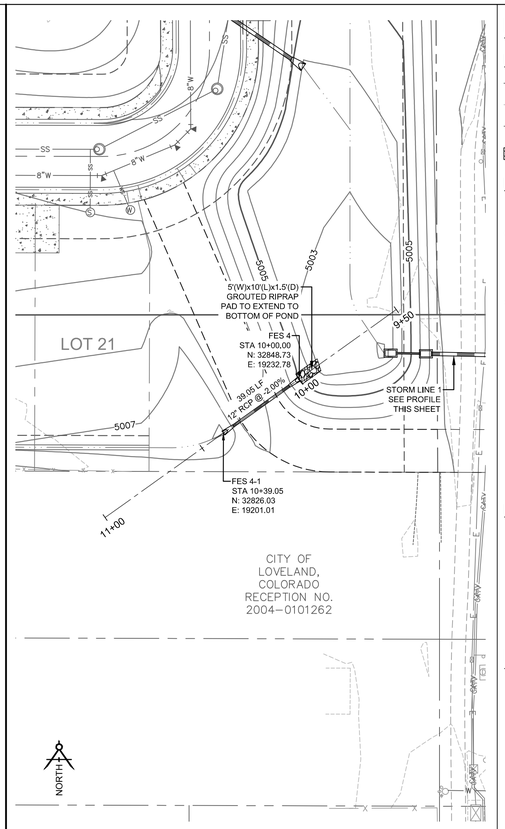
STORM LINE 2



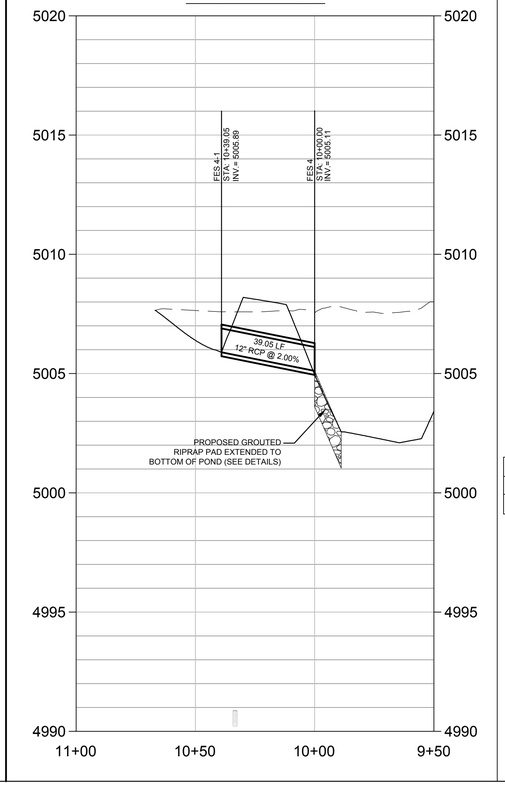


STORM LINE 3





STORM LINE 4



LEGEND

MAPPING

- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- STREET REMOVAL LIMITS

PROPOSED UTILITIES

- SANITARY SEWER
- SANITARY SERVICE
- SANITARY SEWER MH
- 8" WATER LINE
- WATER SERVICE
- FIRE HYDRANT
- WATER LINE BENDS
- THRUST BLOCK
- GATE VALVE
- STORM DRAIN PIPE
- STORM DRAIN MH
- STORM DRAIN INLET
- STORM DRAIN INLET

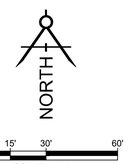
EXISTING UTILITIES

- WATER LINE
- SANITARY SEWER
- STORM DRAIN PIPE
- SANITARY SEWER MH
- SANITARY SEWER MH

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER.
2. ALL STORM SEWER CONSTRUCTION SHALL BE PER CITY OF LOVELAND STANDARD CONSTRUCTION SPECIFICATIONS, LATEST EDITION.
3. ALL PIPE LENGTHS ARE FROM CENTER TO CENTER OF ADJACENT STRUCTURES UNLESS OTHERWISE NOTED.
4. STORM SEWER MAINS SHOWN ON THESE DRAWINGS AS REINFORCED CONCRETE PIPE (RCP) SHALL BE CLASS III RCP WITH GASKETED PUSH-ON BELL AND SPIGOT TYPE JOINTS PER CURRENT CITY SPECIFICATIONS UNLESS OTHERWISE NOTED. STORM SEWER MAINS SHOWN AS PVC SHALL BE SDR-35 PVC WITH GASKETED PUSH-ON BELL AND SPIGOT TYPE JOINTS PER CURRENT CITY SPECIFICATIONS UNLESS OTHERWISE NOTED.
5. MAINTAIN 10' HORIZONTAL AND 18" VERTICAL MINIMUM SEPARATION BETWEEN ALL SANITARY SEWER & WATER MAINS & SERVICES.

INLET SCHEDULE	
INLET ID	**TYPE**
2-1	DOUBLE COMBINATION INLET



0 15' 30' 60'
SCALE: 1" = 30'

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CAUTION

NORTH TAFT AVENUE FIRST SUBDIVISION
STORM SEWER PLAN & PROFILES

DATE SUBMITTED: 10/22/2014
PREPARED FOR: INSIGNIA HOMES, LTD.

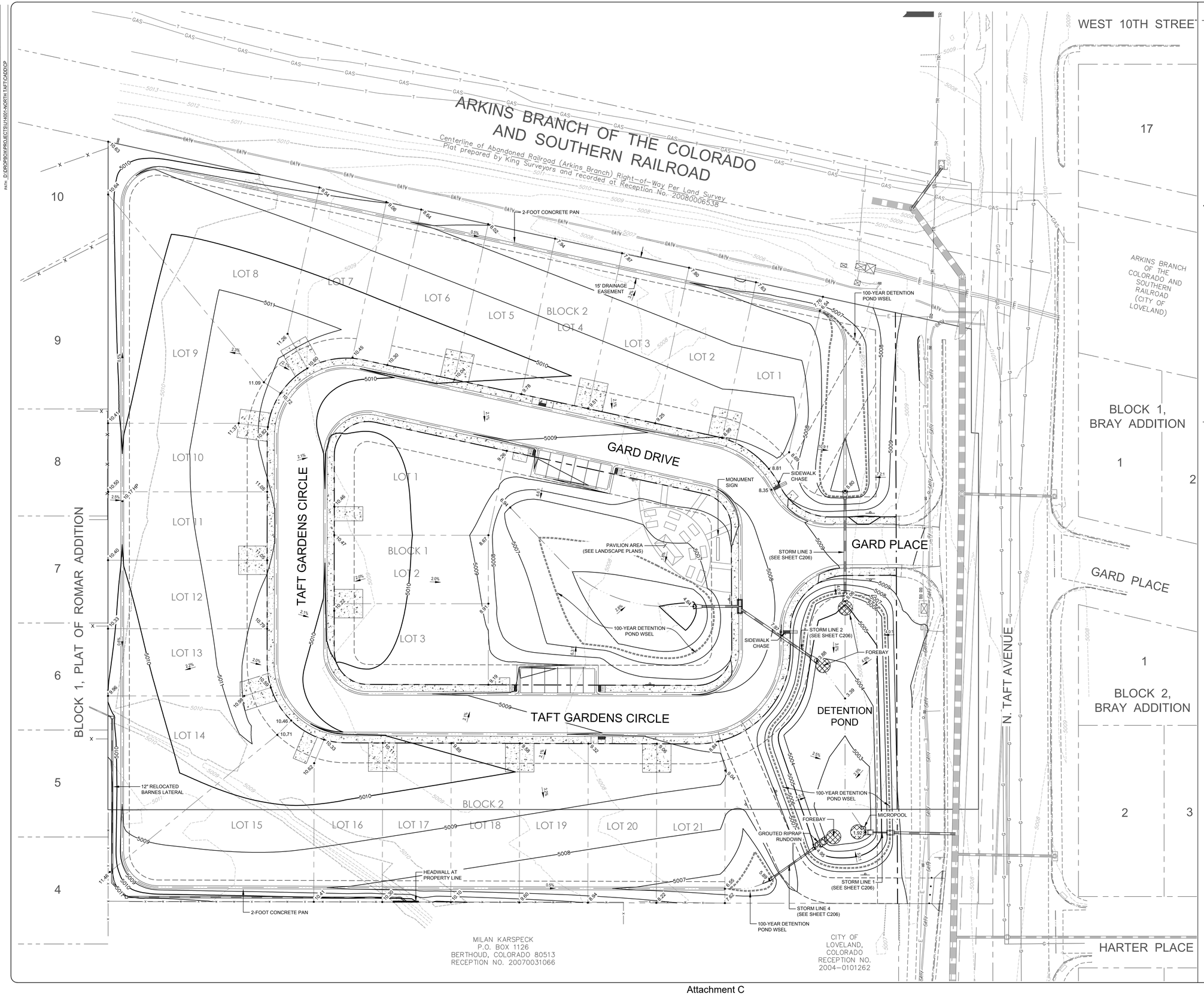
PRELIMINARY PLANS
NOT FOR CONSTRUCTION

SHEET NUMBER
C206
13 OF 24 SHEETS

SCALE
VERTICAL: 1" = 3'
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:34:22 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C300 - OVERLOT GRADING & EROSION CONTROL.DWG
PATH: D:\DROPBOX\PROJECTS\UU001-NORTH TAFT\CAD\DCP



LEGEND

- PROPOSED SPOT ELEVATION (80.30) — FF=FINISHED FLOOR, FG=FINISHED GRADE, TOW=TOP OF WALL, LP=LOW POINT, HP=HIGH POINT
- PROPOSED SLOPE (10.0% 4.0:1)
- EXISTING GRADE (5010)
- RIPRAP PAD
- PROPOSED MAJOR CONTOUR (5010)
- PROPOSED MINOR CONTOUR (5013)
- EXISTING MAJOR CONTOUR (5013)
- EXISTING MINOR CONTOUR (5013)
- SF — SILT FENCE
- VTC — VEHICLE TRACKING CONTROL PAD
- RP — RIPRAP PAD
- TEC — TEMPORARY EROSION CONTROL BLANKETS (SEE NOTE 9)
- DIP — DROP INLET PROTECTION
- WD — WATTLE DIKE
- CWA — CONCRETE WASHOUT AREA - FINAL LOCATION TO BE DETERMINED BY CONTRACTOR
- SP — SLOPE PROTECTION (SEE NOTE 7)
- SSM — SCOURSTOP MATTING (OR APPROVED EQUAL)

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. EROSION CONTROL PRACTICES, SITE PROTECTION, AND REVEGETATION METHODS SHALL FOLLOW CITY REGULATIONS.
3. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION ON SEEDING/PLANTING, REVEGETATION, EROSION FABRIC/BLANKETS, IRRIGATION, HARDSCAPE AND OTHER TEMPORARY AND PERMANENT SITE STABILIZATION METHODS.
4. IN ADDITION TO THE EROSION CONTROL MEASURES SHOWN ON THIS DRAWING, THE CONTRACTOR SHALL COORDINATE WITH, AND UPDATE AS REQUIRED, THE STORMWATER MANAGEMENT PLAN (SWMP) FOR THIS PROJECT.
5. REFER TO SHEET C001 FOR STANDARD EROSION AND SEDIMENT CONTROL CONSTRUCTION PLAN NOTES.
6. REFER TO SHEETS C301 FOR DETAILED GRADING.
7. CONTRACTOR TO TERRACE SLOPES USING A "TRACKED" VEHICLE, RUN PERPENDICULAR TO SLOPE TO INHIBIT RILL/GULLEY EROSION, CONTRACTOR MAY USE OTHER WINDROW-TYPE METHODS AS APPROVED BY ENGINEER. TYPICAL ALL SLOPES, REPEAT AS NECESSARY UNTIL LANDSCAPING IS INSTALLED.
8. ANY AREAS USED FOR STOCKPILING AND/OR STAGING SHOULD ALSO HAVE SEDIMENT AND EROSION CONTROL MEASURES AS NECESSARY. THESE AREAS SHOULD BE LOCATED AT LEAST 100' AWAY FROM DRAINAGE WAYS. THE SWMP SHOULD BE UPDATED TO SHOW THESE AREAS AND SEDIMENT AND EROSION CONTROL ITEMS. THE ITEMS MAY INCLUDE BUT ARE NOT LIMITED TO VEHICLE TRACKING CONTROL, SILT FENCE, CONSTRUCTION FENCE, CONCRETE WASHOUT, AND SEDIMENT TRAP.
9. DUE TO POTENTIAL GROUNDWATER DURING IRRIGATION SEASON LOTS 1-21 SHALL HAVE FOUNDATION DRAINS, SUMP PITS AND PUMPS THAT DISCHARGE AT THE BACK OF LOTS TO THE PARK (LOTS 1-3) OR TO THE CONCRETE DRAINAGE PAN (LOTS 4-21). FOUNDATION DRAINS AND SUMP PUMPS TO BE DESIGNED WITH EACH BUILDING FOUNDATION BY OTHERS.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

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(970) 530-4044
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NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
OVERLOT GRADING & EROSION CONTROL PLAN

DATE SUBMITTED: 10/22/2014
PREPARED FOR: INSIGNIA HOMES, LTD.

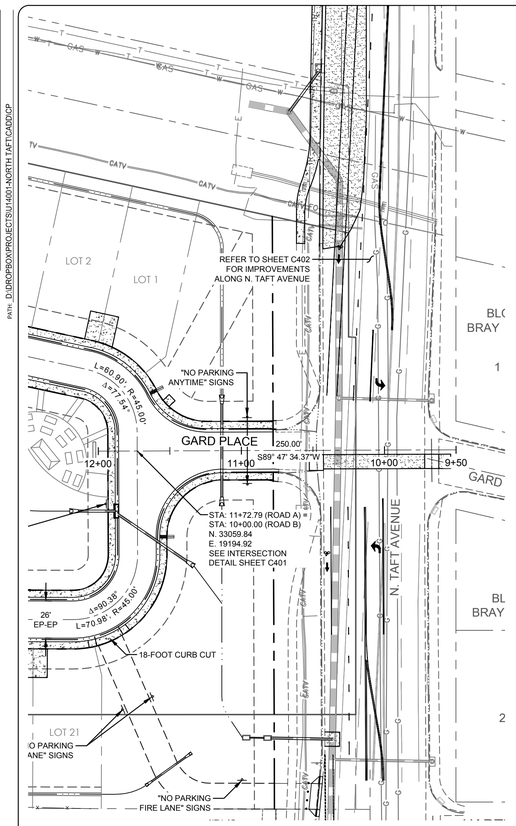
PRELIMINARY PLANS NOT FOR CONSTRUCTION

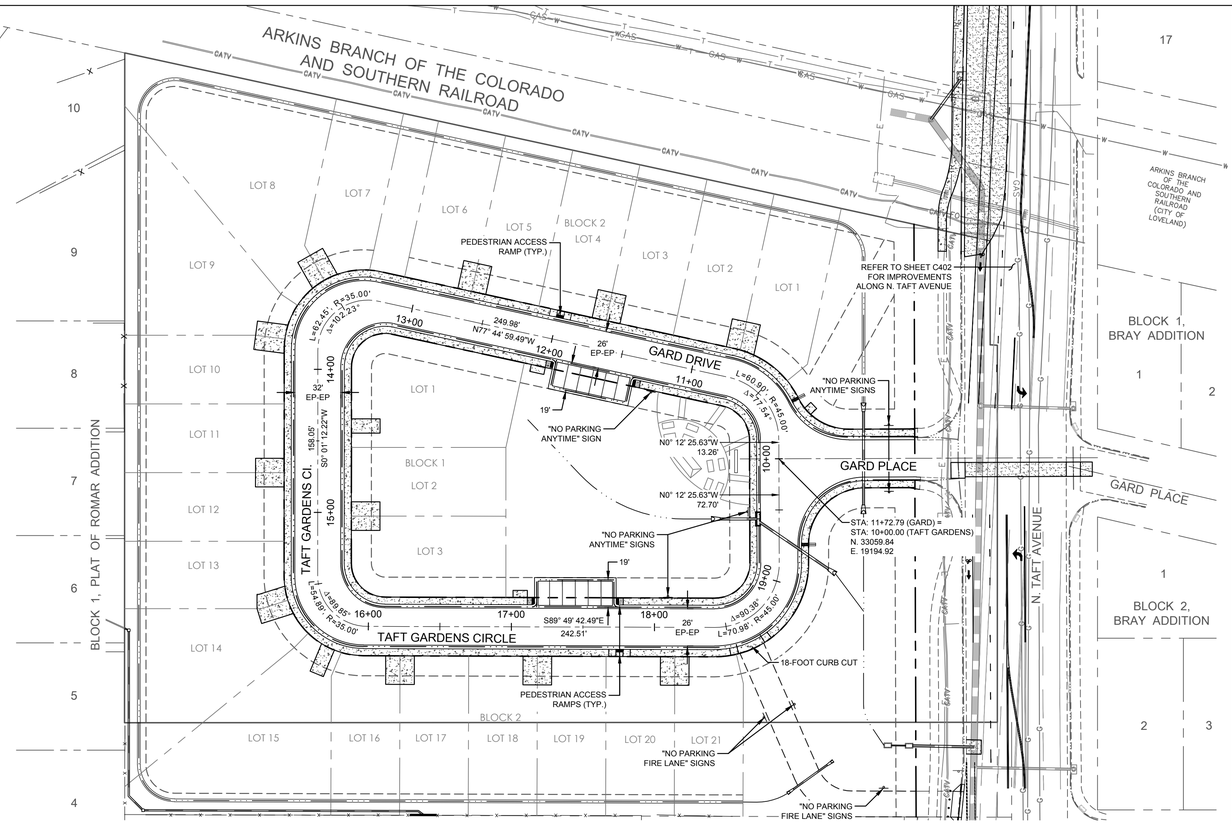
SHEET NUMBER
C300
14 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001

DATE: 10/27/2014 TIME: 8:42:07 AM PROJ. MGR. DESIGNER:
DRAWING NAME: C400 - ROAD PLAN & PROFILE.DWG
PATH: D:\DROPBOX\PROJECTS\U1400\NORTH TAFT\CAD\DCP



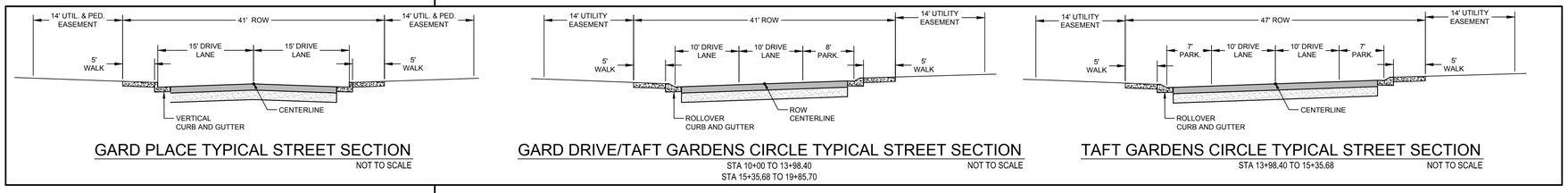


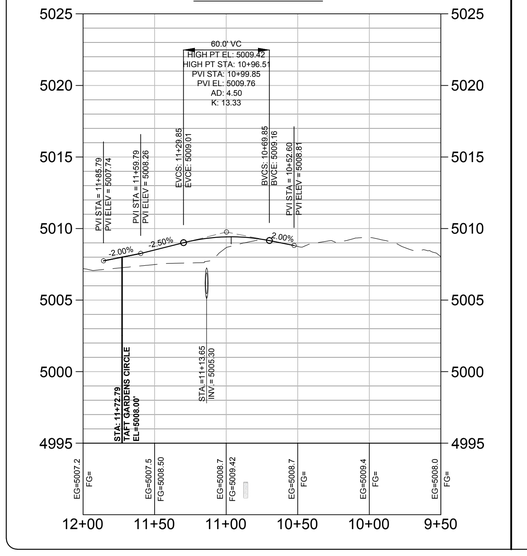
LEGEND

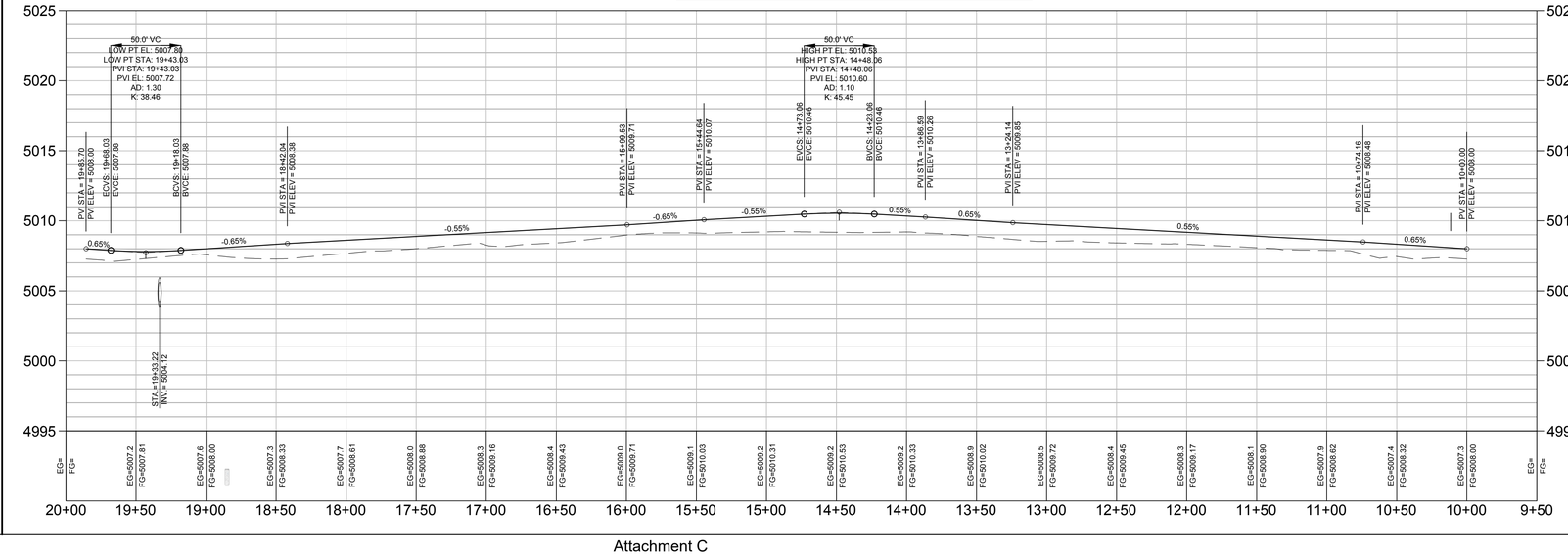
- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- PROPOSED CURB & GUTTER

NOTES

1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. THE PROPOSED CONSTRUCTION WILL BE IN CLOSE PROXIMITY TO SEVERAL UNDERGROUND UTILITIES. THE CONTRACTOR SHALL COORDINATE WITH ALL UTILITY PROVIDERS PRIOR TO AND DURING CONSTRUCTION TO MINIMIZE SERVICE INTERRUPTIONS TO SURROUNDING BUILDINGS OR PROPERTIES.
3. PAVEMENT SECTION INFORMATION FOR ALL PAVEMENT WITHIN PUBLIC RIGHT-OF-WAY SHALL BE APPROVED BY THE CITY OF LOVELAND WITH A FINAL PAVEMENT DESIGN REPORT DURING CONSTRUCTION PER LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS) SECTION 10.2.









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NO.	BY	DATE	REVISIONS

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NORTH TAFT AVENUE FIRST SUBDIVISION
GARD PLACE AND TAFT GARDENS CIRCLE STREET PLAN & PROFILE

DATE SUBMITTED: 10/22/2014

PREPARED FOR: INSIGNIA HOMES, LTD.

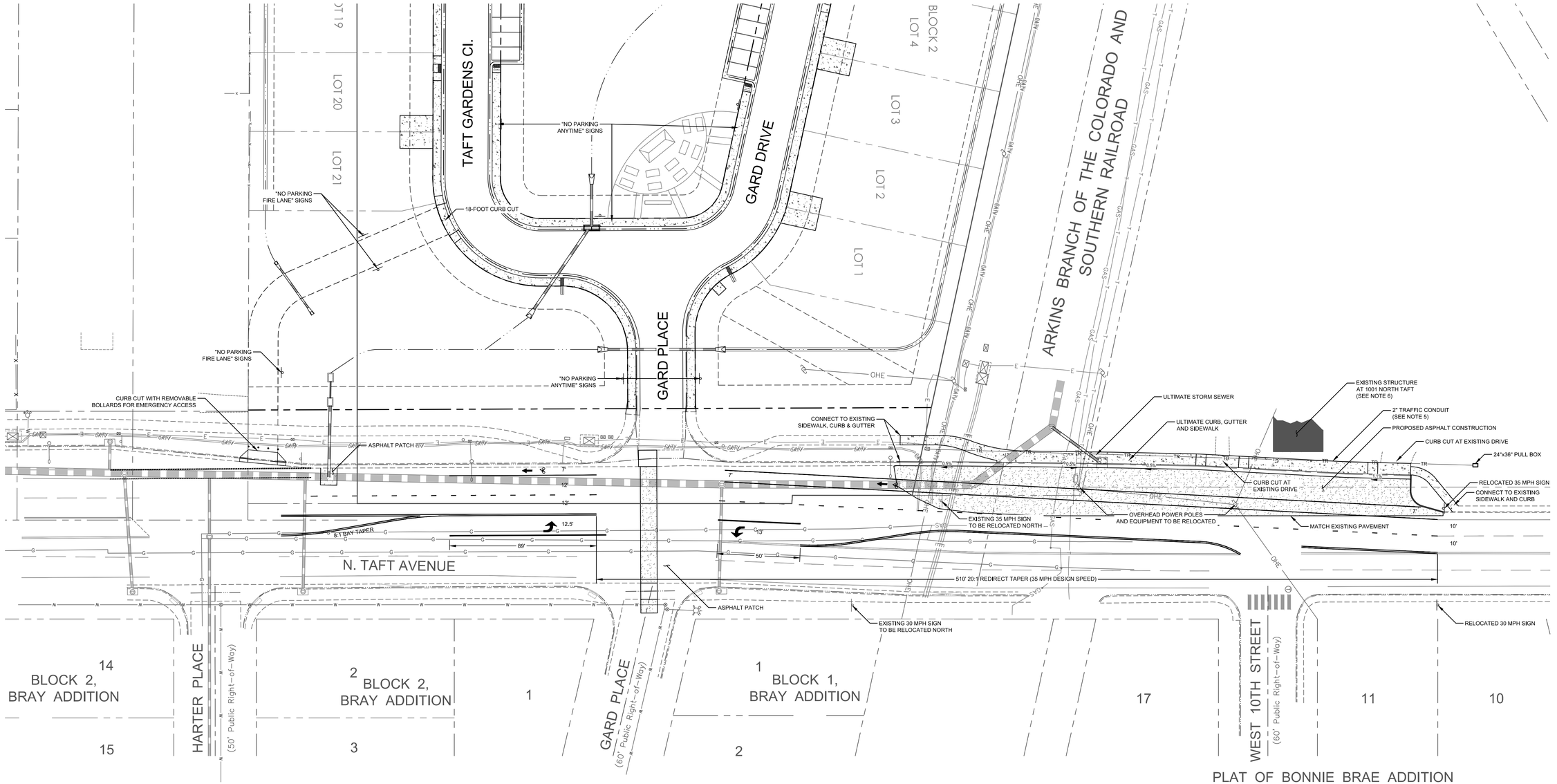
PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER C400
16 OF 24 SHEETS

SCALE
VERTICAL: 1" = 5'
HORIZONTAL: 1" = 50'

JOB NUMBER U14001

DATE: 10/27/2014 TIME: 8:43:54 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C402 - N. TAFT SIGNING & STRIPING.DWG
PATH: D:\DROPBOX\PROJECTS\U14001-NORTH TAFT\CAD\DGP



LEGEND

- LOT LINES / R.O.W.
- EASEMENT LINES
- CENTERLINE
- PROPOSED CURB & GUTTER

NOTES

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2. THE CONTRACTOR SHALL PROTECT ALL EXISTING FEATURES THAT ARE NOT TO BE REMOVED ADJACENT TO THE CONSTRUCTION AREA INCLUDING, BUT NOT LIMITED TO, PAVEMENT, PRIVATE FENCES, ABOVE GROUND OR UNDERGROUND UTILITIES, STRUCTURES, AND UNDERGROUND FOUNDATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE THAT SHOULD OCCUR TO ANY ON-SITE, OFF-SITE, PUBLIC OR PRIVATE FACILITY OR FEATURE AS A RESULT OF THE CONSTRUCTION PROCESS FOR THIS PROJECT.
3. LIMITS OF STREET CUT AS REQUIRED FOR UTILITY CONSTRUCTION ARE TO BE DETERMINED IN THE FIELD BY THE CITY ENGINEERING INSPECTOR. ALL REPAIRS TO BE IN ACCORDANCE WITH CITY STREET REPAIR STANDARDS.
4. CONTRACTOR SHALL COORDINATE ALL CONSTRUCTION ITEMS IMPACTING ADJACENT PROPERTIES WITH THE PROPERTY OWNERS PRIOR TO BEGINNING ANY CONSTRUCTION ACTIVITIES.
5. CONTRACTOR SHALL COORDINATE THE INSTALLATION OF 2-INCH TRAFFIC CONDUIT WITH CITY OF LOVELAND PRIOR TO CONSTRUCTION.
6. THE DEVELOPER OR CONTRACTOR SHALL CONTACT THE CITY OF LOVELAND FACILITIES DEPARTMENT REGARDING THE PROPERTY AT 1001 N. TAFT AVENUE 90 DAYS PRIOR TO THE START OF CONSTRUCTION.

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

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NO.	BY	DATE	REVISIONS

CAUTION
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NORTH TAFT AVENUE FIRST SUBDIVISION
N. TAFT AVENUE - PRELIMINARY ROADWAY WIDENING PLAN

DATE SUBMITTED: 10/22/2014
PREPARED FOR: INSIGNIA HOMES, LTD.

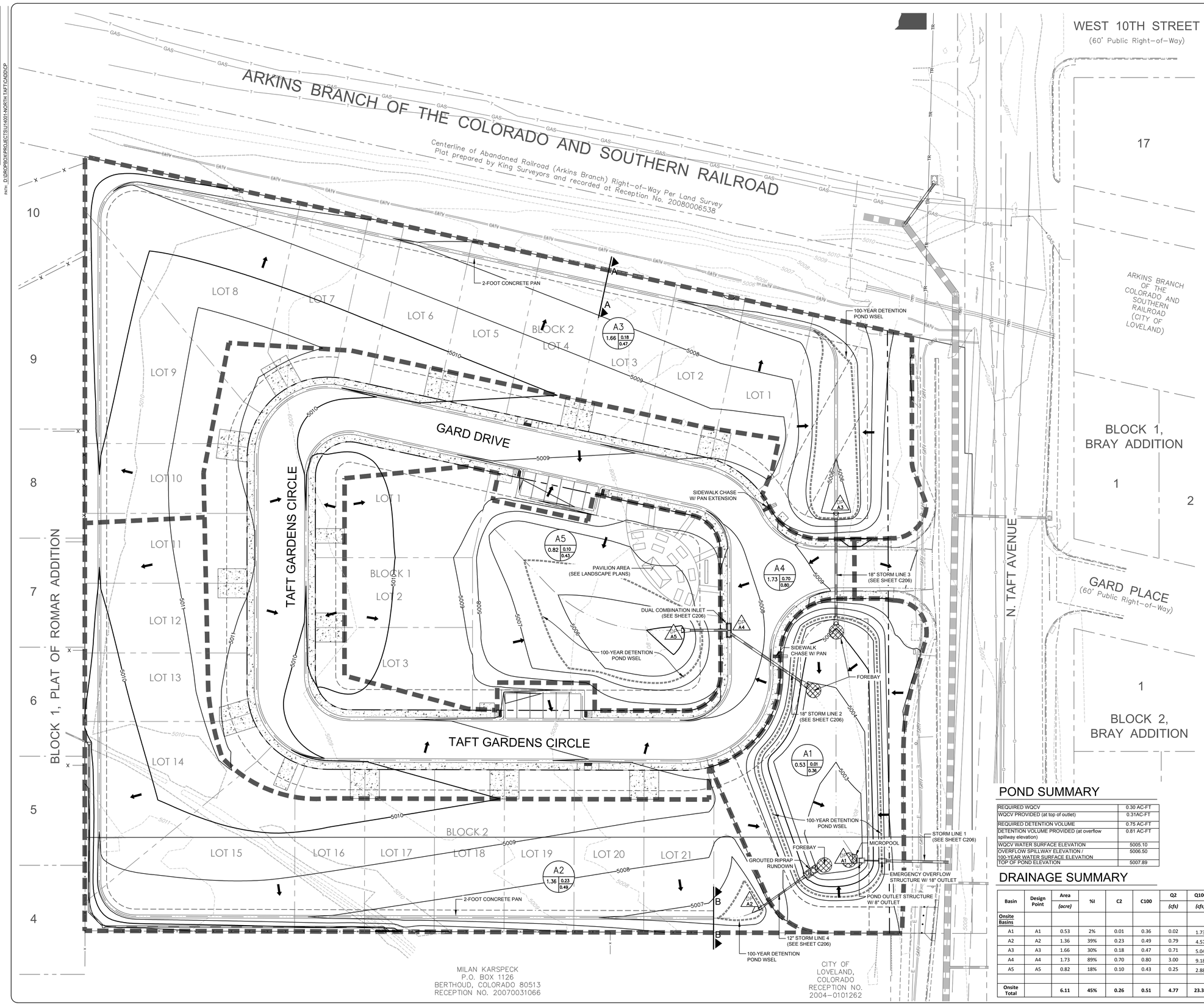
PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER C401
17 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER U14001

DATE: 10/27/2014 TIME: 8:44:31 AM PROJ. MGR.: DESIGNER:
DRAWING NAME: C500 - DRAINAGE PLAN.DWG
PATH: D:\DROPBOX\PROJECTS\U1400-NORTH TAFT\CAD\DCP



LEGEND

- BASIN DESIGNATION (X)
- 2 - YR RUNOFF COEFF. (XXXX | X.XX)
- 100 - YR RUNOFF COEFF. (X.XX)
- BASIN AREA (ACRE)
- BASIN BOUNDARY
- DESIGN POINT (DP 0–101)
- FLOW DIRECTION
- PROPOSED SPOT ELEVATION (80.30) — FF=FINISHED FLOOR; FG=FINISHED GRADE; TOW=TOP OF WALL; LP=LOW POINT; HP=HIGH POINT
- PROPOSED SLOPE (10.0% 4.0:1)
- EXISTING GRADE
- RIPRAP PAD
- PROPOSED MAJOR CONTOUR (5010)
- PROPOSED MINOR CONTOUR (5013)
- STORM DRAIN PIPE
- STORM DRAIN MH
- STORM DRAIN INLET
- STORM DRAIN INLET

NOTES

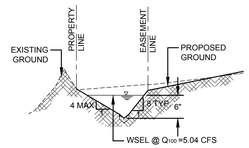
1. EXISTING UNDERGROUND AND OVERHEAD PUBLIC AND PRIVATE UTILITIES AS SHOWN ARE INDICATED ACCORDING TO THE BEST INFORMATION AVAILABLE TO THE ENGINEER. THE ENGINEER DOES NOT GUARANTEE THE ACCURACY OF SUCH INFORMATION. EXISTING UTILITY MAINS AND SERVICES MAY NOT BE STRAIGHT LINES OR AS INDICATED ON THESE DRAWINGS. THE CONTRACTOR SHALL BE RESPONSIBLE TO CALL ALL UTILITY COMPANIES (PUBLIC AND PRIVATE) PRIOR TO ANY CONSTRUCTION TO VERIFY EXACT UTILITY LOCATIONS.
2. DUE TO POTENTIAL GROUNDWATER DURING IRRIGATION SEASON LOTS 1-21 SHALL HAVE FOUNDATION DRAINS, SUMP PITS AND PUMPS THAT DISCHARGE AT THE BACK OF LOTS TO THE PARK (LOTS 1-3) OR TO THE CONCRETE DRAINAGE PAN (LOTS 4-21). FOUNDATION DRAINS AND SUMP PUMPS TO BE DESIGNED WITH EACH BUILDING FOUNDATION BY OTHERS.

POND SUMMARY

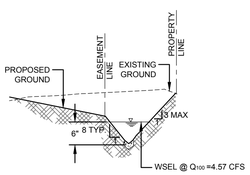
REQUIRED WQCV	0.30 AC-FT
WQCV PROVIDED (at top of outlet)	0.31AC-FT
REQUIRED DETENTION VOLUME	0.75 AC-FT
DETENTION VOLUME PROVIDED (at overflow spillway elevation)	0.81 AC-FT
WQCV WATER SURFACE ELEVATION	5005.10
OVERFLOW SPILLWAY ELEVATION / 100-YEAR WATER SURFACE ELEVATION	5006.50
TOP OF POND ELEVATION	5007.89

DRAINAGE SUMMARY

Basin	Design Point	Area (acre)	%I	C2	C100	Q2 (cfs)	Q100 (cfs)
Onsite Basins							
A1	A1	0.53	2%	0.01	0.36	0.02	1.73
A2	A2	1.36	39%	0.23	0.49	0.79	4.57
A3	A3	1.66	30%	0.18	0.47	0.71	5.04
A4	A4	1.73	89%	0.70	0.80	3.00	9.18
A5	A5	0.82	18%	0.10	0.43	0.25	2.88
Onsite Total		**6.11**	**45%**	**0.26**	**0.51**	**4.77**	**23.39**



SWALE SECTION A
NTS



SWALE SECTION B
NTS

NORTH

0 15' 30' 60'
SCALE: 1" = 30'

Attachment C

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NO.	BY	DATE	REVISIONS

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NORTH TAFT AVENUE FIRST SUBDIVISION
DRAINAGE PLAN

DATE SUBMITTED: 10/22/2014

PREPARED FOR: INSIGNIA HOMES, LTD.

PRELIMINARY PLANS NOT FOR CONSTRUCTION

SHEET NUMBER
C500
21 OF 24 SHEETS

SCALE
VERTICAL: 1" = N/A
HORIZONTAL: 1" = 30'

JOB NUMBER
U14001



SUGGESTED PLANT LIST

COUNT	SYM	BOTANICAL NAME	COMMON NAME	SIZE	WATER USAGE
DECIDUOUS SHADE TREES					
9	AGR	Acer grandidentatum	Bigtooth Maple	2" cal.	Low
8	ATH	Acer fitaricum 'Hot Wings'	Hot Wings Maple	2" cal.	Low
4	GDI	Gymnocladus dioica	Kentucky Coffeetree	2" cal.	Low
11	GTI	Gleditsia tricanthos inermis	Honeylocust	2" cal.	Low
4	UFR	Ulmus 'Frontier'	Frontier Elm	2" cal.	Low
EVERGREEN TREES					
9	PFV	Pinus flexilis 'Vanderwolf's Pyramidal'	Vanderwolf Pine	8' height	Low
DECIDUOUS SHRUBS					
28	AAR	Amelanchier alnifolia 'Regent'	Regent Serviceberry	5 gal.	Low
42	CCD	Caryopteris × clandonensis 'Dark Knight'	Dark Knight Blue Mist Spirea		
CONIFEROUS SHRUBS					
12	PMS	Pinus mugo 'Slowmound'	Slowmound Dwarf Mugo Pine	5 gal.	Low
GROUNDCOVER					
54	RAG	Rhus aromatica 'Gro-Low'	Gro-Low Sumac	5 gal.	Low
ORNAMENTAL GRASSES					
155	BGB	Bouteloua gracilis 'Blonde Ambition'	Blonde Ambition Blue Grama	5 gal.	Low-Med
16	MSM	Miscanthus sinensis 'Morning Light'	Morning Light Maiden Grass	5 gal.	Low-Med
25	MSV	Miscanthus sinensis 'Variegatus'	Variegated Japanese Silver Grass	5 gal.	Low-Med
PERENNIALS					
	AGG	Allium giganteum	Giant Allium	1 gal.	Low
	NAP	Novae-angliae 'Purple Dome'	Purple Dome Aster	1 gal.	Low
	PMP	Penstemon x mexicali 'Pikes Peak'	Pikes Peak Purple Penstemon	1 gal.	Low

SYMBOLS LEGEND:

TURF TYPE TALL FESCUE SOD

DRYLAND GRASS SEED

NOTES

1. All plant material will be irrigated via automatic underground irrigation system.
2. All shrub, ornamental grass and perennial planting areas shall be mulched with dark shredded hardwood fiber mulch unless otherwise specified.
3. Trees shall be planted no closer than 5' to any dry utility line and 10' to any water or sewer line.
4. All trees in lawn areas shall maintain a minimum of 4' clear around base for mowing purposes.
5. Final Landscape Plans shall include one street tree per interior lot and two street trees per corner lot.

TAFT AVE BUFFERYARD REQUIREMENTS (TYPE: C) 355LF		
PLANT TYPE (REQUIRED PER 100 LF)	QUANTITY REQUIRED	QUANTITY PROVIDED
Canopy Tree (3)	11	11
Flowering Tree or Large Shrub (2)	4	9
Shrubs (15)	28	45
Evergreen or Conifer (3)	6	8

NORTH PROPERTY LINE BUFFERYARD REQUIREMENTS (TYPE: A) 618LF		
PLANT TYPE (REQUIRED PER 100 LF)	QUANTITY REQUIRED	QUANTITY PROVIDED
Canopy Tree (1)	7	7
Flowering Tree or Large Shrub (1)	7	7
Shrubs (3)	21	21

City of Loveland - Dry Land Seed Mix	
40%	Western Wheat Grass
20%	Green Needle Grass
20%	Blue Grama
10%	Buffalo Grass
5%	Little Bluestem
5%	Sideoats Grama

***NOTE:** Overseed with Annual Ryegrass at a rate of 1 LB per 1,000 SF to provide erosion control while perennial grasses are getting established.*

0 15 30 60

Scale: 1" = 30'-0"

North

CONSULTANT:
greenscape DESIGNS
PLANNING | LANDSCAPE ARCHITECTURE
FORT COLLINS CO | 970.631.2822

NOT FOR CONSTRUCTION

PROJECT:
NORTH TAFT FIRST SUBDIVISION
LOVELAND, COLORADO
PRELIMINARY PLAT SUBMITAL

PREPARED FOR:
INSIGNIA HOMES LTD

NO.	REVISION	DATE
1	REVISIONS PER CITY COMMENTS	10.22.14
2	REVISIONS PER CITY COMMENTS	06.08.16

DATE: 9.4.14

JOB NUMBER: GD1406

SHEET TITLE: LANDSCAPE PLAN

SHEET NUMBER: **LS100**

SHEET 23 OF 24

SYMBOLS LEGEND:

SYMBOL	DESCRIPTION
C	CONTROLLER 'A': RAINBIRD LXME-16, EXTERIOR WALL MOUNT IN LOCKING CASE
	1" Backflow Preventer: FEBCO 825-YA
	QUICK COUPLER: RAINBIRD 44RC (Locate at distal ends of mainline at a minimum)
	REMOTE CONTROL VALVE: RAINBIRD PESB, SIZE AS NOTED ON PLANS
	LOW FLOW CONTROL ZONE: RAINBIRD XCZ-LF-100-PRF, SIZE=4" NOTED ON PLANS
	MAINLINE PIPE: CLASS 200 PVC, SIZED AS NOTED
	LATERAL PIPE: CLASS 200 PVC, ALL LATERALS SIZED TO 1"
	SLEEVING: CLASS 200 PVC (2X LINESIZE SEPARATE SLEEVE PER COMPONENT)
	½" POLYETHYLENE PIPE WITH 1/4" DRIPLINE TUBING AND EMITTERS TO EACH PLANT (2 GPH PER SHRUB & GRASS, 4 GPH PER TREE). INSTALL FLUSH PLUG AT DISTAL ENDS
A P 40 1"	CONTROLLER STATION (S=SHRUB, D=DRIP) GPM (APPROXIMATED, ROUNDED TO THE NEAREST WHOLE NUMBER) REMOTE CONTROL VALVE SIZE

SYMBOL	MANUFACTURER & MODEL	PRESSURE	RADIUS	FLOW (GPM)
▲	HUNTER MP-ROTATOR	30-40 PSI	VARIES	
	HUNTER I-20	45 PSI	VARIES	

PLANTING TYPE	AREA	IRRIGATION TYPE
Turf Type Tall Fescue	53651	Spray
Shrub Beds	11722	Drip
Dryland Grass Seed	2231	None

GENERAL DESCRIPTION:

1. A fully automated irrigation system will water shrubs and trees and provide temporary irrigation to native seed areas for establishment. Pop-up spray and rotor sprinklers will irrigate seeded areas. Source point drip emitters will irrigation shrubs.

2. The controller shall utilize a rain sensor to facilitate the interruption of irrigation at specified rainfall thresholds.

GENERAL IRRIGATION SPECIFICATIONS:

1. The system design assumes a dynamic pressure range of 50 PSI to 90 PSI at the1" point of connection. Verify pressure and flow on site prior to construction.
2. Coordinate utility locates of underground utilities prior to construction ("Call Before You Dig" 811 or 800-849-2476).
3. DO NOT proceed with installation if it is obvious in the field that obstructions or grade differences exist. Bring all such obstructions or discrepancies to the attention of the Owner's Representative.
4. Contact Owner's Representative prior to backfilling trenches for inspection of irrigation installation.
5. POINT OF CONNECTION: Connect to domestic water supply approximately where indicated in drawings. Connect pipe using necessary fittings and extend pipe to Winterization Assembly. Coordinate exact placement of Winterization Assembly with the Owner's Representative on site prior to construction.
6. CONTROLLER: Install the exterior pedestal mount irrigation controller in the approximate location indicated. Electrical power will be provided to within five (5) feet of controller location. Coordinate exact location of electrical power with the electrical drawings and necessary trades on site. Provide all necessary conduit and conductors between electrical power source and placement of controller with the Owner's Representative on site prior to construction
7. Install all electrical power to the irrigation control system in accordance with the national electric utility codes.
8. Install three control wires and one common wire from the controller to each remote control valve assembly. Provide a three (3) foot coiled length of each spare wire in all remote control valve box. Route spare wire in such a manner that wire is past all remote control valves.
9. Select nozzles for sprinklers with arcs that provide complete and adequate coverage with minimum overspray for the site conditions. To minimize overspray, pressure compensating screens will be used if uniform lateral pressure cannot be attained with pressure adjustment at the remote control valve.
10. The drawings are diagrammatic, therefore, the following should be noted:

    a) Irrigation components may be shown outside planting areas for clarity. Avoid conflicts between irrigation system, planting material and architectural features. Install irrigation pipe and wiring in landscaped areas wherever possible.

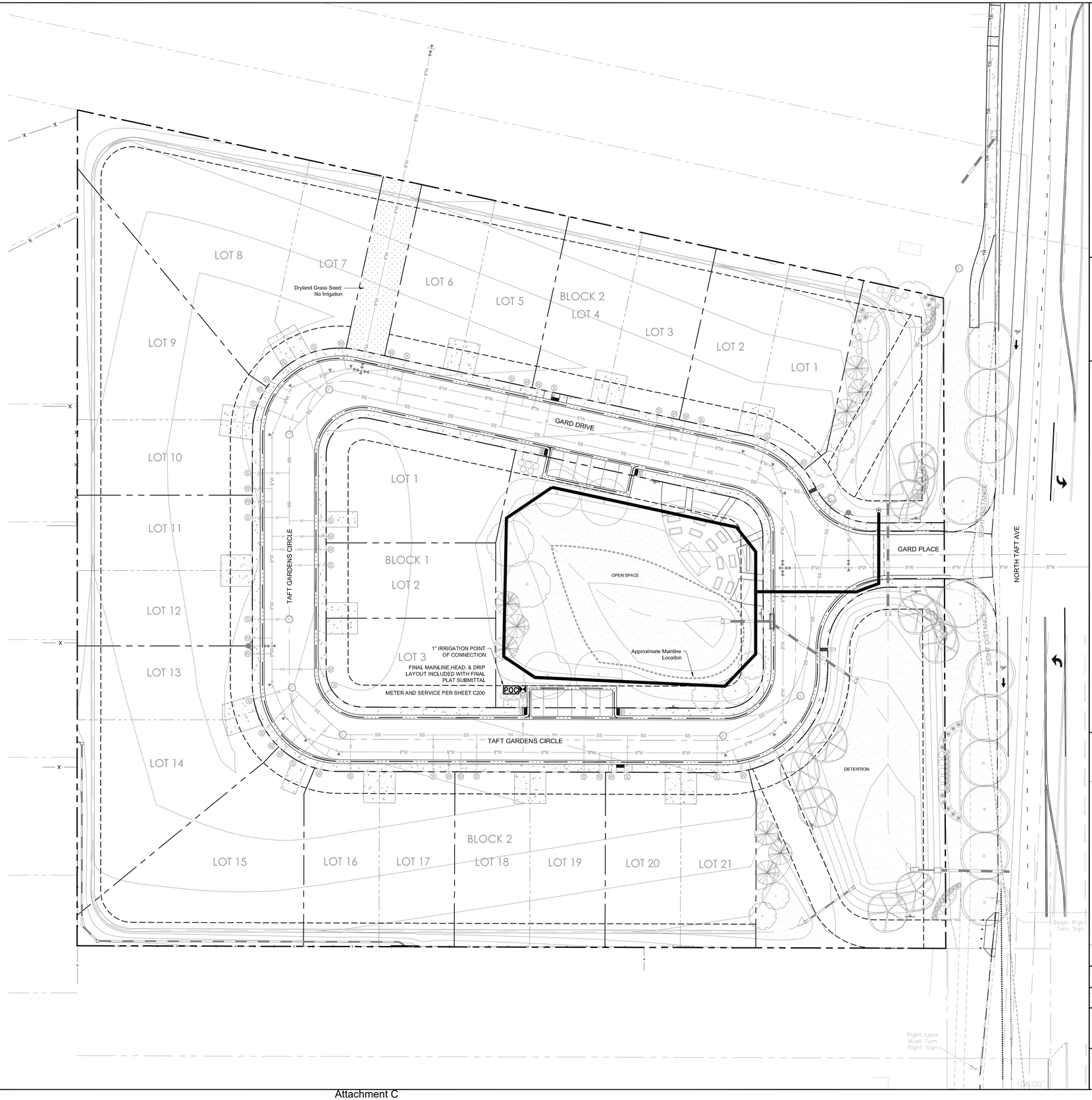
    b) Use only standard tee and elbow fittings. Use of cross type fittings is not permitted.
11. Provide the following components to the owner prior to completion of the project:

    a) Two operation keys for each type of manually operated valve.

    b) Two of each servicing wrench or tool needed for complete access, adjustment and repair of all sprinklers.

    c) Two quick coupling keys, each with attached swivel hose ell.
12. Size Lateral pipe according to the following:

    1-20 GPM = 1"
    21-45 GPM = 1.5"
    46-60 GPM = 2"



0 15 30 60
Scale: 1" = 30'-0" North

CONSULTANT:

greenscape DESIGNS
PLANNING | LANDSCAPE ARCHITECTURE
FORT COLLINS CO | 970.631.2822

NOT FOR CONSTRUCTION

PROJECT:
NORTH TAFT FIRST SUBDIVISION
LOVELAND, COLORADO
PRELIMINARY PLAT SUBMITAL

PREPARED FOR:
INSIGNIA HOMES LTD

NO.	REVISION	DATE
1	PER CITY COMMENTS	10/22/14
2	PER CITY COMMENTS	6/08/16

DATE: 9.4.14

JOB NUMBER: GD1406

SHEET TITLE: IRRIGATION PLAN

SHEET NUMBER: **LS200**
SHEET 24 OF 24

MAJOR SUBDIVISION PRELIMINARY PLAT APPLICATION

Project Name: Taft Gardens First Subdivision

PROJECT

Narrative Description of Project, including purpose of plat, number of lots, type of use, and other pertinent information:	Taft Gardens will be a quaint community of Craftsman style single family homes centered on a common open space with community gardens. Most of the lots will be treated similar to a duplex with "shared" driveways set at a zero lot line with garages at the rear of the lot. The neighborhood will consist of 24 lots amounting to +/-3.56 acres and four open space tracts equaling +/-1.45 acres with the remaining +/-1.51 acres in public right-of-way. The property is currently zoned R2 and will remain as such therefore we are submitting herein a preliminary plat to subdivide the property for development of the proposed lot layout. Preliminary Design Standards have been included with the submittal per previous discussions with the planning department as the applicant is not zoning the property PUD.
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):	THAT PORTION OF NORTH TAFT AVENUE FIRST ADDITION, BEING SITUATE IN THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
Name of PUD (if applicable):	NA
Address of Existing Buildings or Property:	903, 905, 915, 925, 933, & 935 North Taft Ave., Loveland CO

APPLICANT INFORMATION

OWNER'S REPRESENTATIVE (CONTACT PERSON)

Company: Insignia Homes	Name: Fred Cooke	Phone: (970) 667-1292 Fax:
Address: 310 East 5th Street		
City, State: Loveland, CO		Zip Code: 80537
Email Address: fcooke@rof.net		

CONSULTANT

Company: Greenscape Designs	Name : Jennifer Gardner	Phone: (970) 631-2822 Fax:
Address: 1501 Academy Ct, Suite 202		
City, State: Fort Collins, CO		Zip Code: 80524
Email Address: jen@greenscape-designs.com		

CONSULTANT

Company: United Civil Design Group	Name : Kevin Brazelton	Phone: (970) 530-4044 Fax:
Address: 1501 Academy Ct, Suite 203		
City, State: Fort Collins, CO		Zip Code: 80524
Email Address: kevin.brazelton@unitedcivil.com		

CONSULTANT

Company: Intermill Land Surveying	Name : Rob Persichitte	Phone: (970) 669-0516 Fax:
Address: 1301 N, Cleveland Ave		
City, State: Loveland, CO		Zip Code: 80537
Email Address: rob.ils@qwestoffice.net		

OWNER

Company : City of Loveland Facilities Management	Name : Ken Cooper	Phone: (970) 420-8523 Fax:

Address: 410 E. 5th Street

City, State: Loveland, CO Zip Code: 80537

Email Address: fcooke@rof.net

SITE

Site Use and Zoning

Existing Use: Residential (R2)

Proposed Use: Residential (R2)

Existing Zoning: Residential (R2)

Existing Adjacent Zoning and/or Use

North Side: Abandoned Arkins Branch Railroad

South Side: R2

West Side: R2

East Side: North Taft ROW (R2 west of that)

Other Information

Number of Units Existing: 2 buildings on 6 lots

Number of Units Proposed: 24

Number of Lots Proposed: 24

Non-Residential Bldg. Area (Sq. Ft.) Proposed: 0

Total Number of Parking Spaces: 12

Acreage of Site

Gross: 6.53 Acres

Right-of-Way: 1.51 Acres

Net: 5.02 Acres

Utility Services Provided by

Water: City of Loveland

Wastewater: City of Loveland

Electric: City of Loveland

FEMA FLOODPLAIN

Is any portion located in a FEMA floodplain?

☐ Yes ☑ No

* If Yes, please submit legal description

DESIGNATION OF OWNER'S REPRESENTATIVE

The undersigned owner(s) agree(s) that (please print name)

Fred Cooke, Insignia Homes represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application.

Owner

Signature: KC 9.4.14 Date: 09/04/2014

ACKNOWLEDGMENTS

I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist.

Owner or Owner's Representative

Signature: Date: 9/5/14

Printed Name: Fred Cooke

Attachment D

TAFT GARDENS

PRELIMINARY DESIGN GUIDELINES



PREPARED FOR

INSIGNIA HOMES LLC

4. SEPTEMBER. 2014

INTRODUCTION

The following development standards describe the site elements, landscape standards, and architecture to be incorporated into Taft Gardens. They shall assist the builder and homeowners in providing direction for a quality, sustainable development with a sense of community.

If requirements conflict between City of Loveland regulations and these guidelines, the more restrictive shall apply.

DESIGN CONCEPT

Taft Gardens will be a quaint community of Craftsman style single family homes centered on a common open space with community gardens. Most of the lots will be treated similar to a duplex with "shared" driveways set at a zero lot line with garages at the rear of the lot, similar to the neighborhood pictured in figure 1 below.



Figure 1

ARCHITECTURAL GUIDELINES

The project consists of 24 single family units for which there will be five differing building types/floor plans developed. Common elements, such as large front porches and bulky craftsman style posts will tie the individual building designs together.

ARCHIECTURAL DETAILS

Roofing Materials shall be comprised of composition shingles (or better) or a consistent type throughout the development with min. 5:12 roof pitches.

Dormers shall be used to break up roof massing.

Building facades shall be comprised of 20% masonry for an overall aesthetic.

Garages will be accessed from the front of the lot but primarily set back to the rear of the residence to allow the front porches to be perceived as the primary architectural feature.

Homeowners will have a selection of neutral, earth toned colors to choose from for house color and trim.

BUILDING HEIGHT AND SETBACKS

There will be a mix of ranch and two story building plans with the max building height of 25' for the two story units.

Setbacks per the City of Loveland will meet the following:

Front Yard Setback = 20'

Side Yard Setback = 1' for every 3' of building height (building height for a sloped roof is measured at the mid-line between ridgeline and eave)

Rear Yard Setback = 15' for principle structure, 5' for accessory structures

LANDSCAPE GUIDELINES

GENERAL LANDSCAPE PLAN REQUIREMENTS

Landscape plans for individual lots must be drawn by a professional landscape designer or landscape architect.

The homeowner or builder is required to install landscape within seven (7) months of the issuance of the Certificate of Occupancy.

Landscape plans must be submitted to the HOA's designated Architectural Review Committee for review and approval prior to the commencement of ***any*** landscape activity, including soil preparation.

The landscape plan need to show all proposed improvements including: fences, trees, shrubs, turf, planting areas, vegetable gardens, patios, mulches (bark, gravel, etc.), landscape structures (decks, retaining walls, gazebos, arbors, built-in barbecues, etc.), ornamental features (water features, statuary, etc.) and any other such feature, as well as a general description of the irrigation system.

A final grading plan must be included with all submittals.

The final landscape plan shall include a schedule, indicating botanical names, common names, quantity and size of all plant material, excluding annual flowerbeds and gardens. In addition, plans shall include property lines, easements, building envelopes (including ancillary structures), location of special areas to be screened with either fences or vegetation, and service line locations.

Consistent landscape design from the front yard to side yards and the back is strongly encouraged in order to give a uniform appearance to the lot. The use of natural landforms and native or hardy plant material is strongly encouraged.

Landscape design should keep in mind view corridors, specifically with location of tall trees, most importantly large evergreens. (Deciduous trees allow views in the winter months while evergreen trees would block views year round).

REQUIRED PLANT QUANTITIES

Each lot must contain a minimum of two (2) trees which can be evergreen or deciduous and placed in either front or rear yard or combination of the two.

Additionally, there shall be ten (10) shrubs or ornamental grasses in the front yard of each lot.

MINIMUM PLANT SIZES:

Deciduous Tree = 2" caliper

Evergreen Tree = 6' height

Shrub or Ornamental Grass = 5 gal.

Perennials = 1 gal.

Sod areas shall be comprised of a drought tolerant turf type grass.

All planting areas shall be irrigated via automatic underground irrigation system installed by a qualified professional.

All metal edging must be roll top steel or have a protective cap installed.

Edging must be used to define the boundary of all planting from adjacent properties unless grass meets grass or rock/mulch beds meet like materials.

GRADING AND DRAINAGE

Natural drainage patterns must be respected. The use of berms is encouraged only if continuous expanses of landform are created which look natural as opposed to looking man-made. Berms should not obstruct drainage channels; divert drainage onto adjacent properties or toward building foundations. Finish grading should be designed to: avoid ponding on the site; allow 10% slopes away from the residence for a distance of at least seven (7) feet; avoid excessive run-off at a point onto adjacent sites or open space areas; and maintain existing drainage patterns/channels.

The final landscape plan shall indicate contours and/or finish grade elevations showing and assuring that the proper drainage is indicated and retained through the construction of the landscape. The responsibility rests with the owner to insure that the site is in accordance with the Master Drainage and Grading Plan. Any drainage, grading, ground water, or any water problems that exist or arise are not the responsibility of the Homeowners Association (HOA), Architectural Review Committee (ARC), or the Developer. The owner of any lot expressly waives any and all action against the HOA, ARC or the Developer at any time related to water problems on any site or common area at The Enclave.

IRRIGATION SYSTEMS

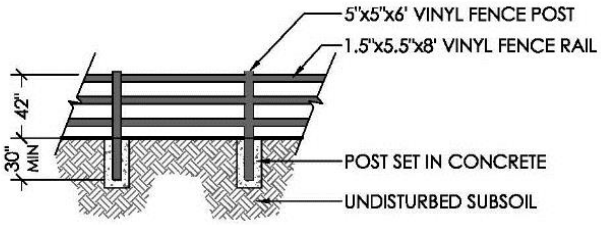
Each and every lot shall have an automatic irrigation system capable of watering all landscaped areas to ensure the continued survival of plant materials. Irrigation systems shall be equipped with a time clock to provide for automatic irrigation of areas to allow watering during periods of minimum evaporation. The irrigation system shall be designed by a qualified individual, or installer. Final landscape plan shall indicate irrigations system head placement and pattern for Committee review. Irrigation systems should be designed to minimize over-spray onto adjacent lots or public sidewalks, streets and to conserve water.

FENCING GUIDELINES

Perimeter fencing will be provided by the builder to include: rear yard and fencing between properties and open space or detention areas.

All fencing shall be 42" high, 3-rail vinyl to match open space fencing and detail below.

All fence posts shall be set in concrete.



IV. CONCLUSIONS AND RECOMMENDATIONS

This study assessed the transportation impacts associated with the North Taft Development in Loveland, Colorado. This study analyzed the transportation impacts in short range (2019) future. As a result of these analyses, the following is concluded:

- The North Taft Development is feasible from a traffic engineering standpoint. The trip generation for the North Taft Development resulted in 314 daily trip ends, 29 morning peak hour trip ends, and 32 afternoon peak hour trip ends.

- Current operation at the Taft/W. 8th and Taft/Gard intersections is acceptable, based upon City of Loveland evaluation criteria.

- It is unlikely that peak hour signal warrants will be met at the stop sign or roundabout controlled intersections.

- Using the short range (2019) background traffic, all of the key intersections operate acceptably.

- Using the short range (2019) total traffic, all of the key intersections operate acceptably.

- The forecasted link traffic volumes meet the Adequate Community Facilities ordinance with regard to traffic in the short range (2019) future.

- Table 7 shows a summary of the recommended improvements and the responsibility for that improvement. The recommended short range (2019) geometry is shown schematically in Figure 10.

- There are bicycle lanes along Taft Avenue and W. 8th Street. Therefore, this site is/will be served adequately by these bike lanes.

- There are sidewalks along the streets within developed parcels in this area of Loveland. This development will have sidewalks within the site.

- No environmental or special studies are required with this development.

City of Loveland

Development Services
Current Planning
500 East Third Street, Suite 310 • Loveland, CO 80537
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620
www.cityofloveland.org

Planning Commission Staff Report

September 12, 2016

Agenda #: Regular Agenda -

Title: Wintergreen Townhomes Preliminary Development Plan and Preliminary Subdivision Plat

Applicant: Savant Homes, Alan Strope

Request: **Preliminary Development Plan and Preliminary Subdivision Plat**

Location: 353 W. 64th Street
North side of W. 64th Street, east of N. Garfield Avenue (Hwy 287)

Existing Zoning: P-65: Wintergreen Planned Unit Development (PUD)

Staff Planner: Noreen Smyth

Staff Recommendation
APPROVAL of the Preliminary Development Plan and Preliminary Plat.
Recommended Motions:

1. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 12, 2016, and based on these findings approve the Wintergreen Preliminary Development Plan, subject to the conditions listed in Section IX, as amended on the record. (Resolution attached)*

And

2. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated September 12, 2016, and based on these findings approve the Wintergreen Fourth Subdivision Preliminary Plat, subject to the conditions listed in Section IX, as amended on the record.*

Summary of Analysis

This is a public hearing item that concerns a Preliminary Development Plan and Preliminary Plat for a proposed residential development within the Wintergreen 1st Addition Planned Unit Development (PUD). The Preliminary Development Plan is titled "Wintergreen Townhomes" and the associated plat is the "Wintergreen Fourth Subdivision". A General Development Plan for the Wintergreen PUD was approved in 2001 (later amended) and includes single family attached (townhomes) as an allowed use on the subject property.

The 3-acre subject property is currently vacant. The proposal is for 28 townhomes on separate (fee simple) lots in groupings of three attached units situated along a publicly dedicated cul-de-sac street extending off of 64th Street. The subject property is south and west of commercial developments within the Wintergreen PUD, north of the Wintergreen Village single family residential development, and east of an undeveloped property. Staff has determined that the submitted plans conform to the GDP and recommends approval.

The Planning Commission's decision on both Preliminary Development Plans and Preliminary Plat is final unless an appeal to the Commission's decision is filed. If the Preliminary Development Plan and Preliminary Plat are approved, the applicant can proceed to submit a Final Development Plan and Final Plat, which are reviewed administratively (by staff), followed by a site work permit and building permits, which are also reviewed administratively.

The following abbreviations will be used throughout this report and are being provided clarification:

PUD: Planned Unit Development is a type of zoning that allows for the creation of zoning and design standards that are tailored to a site with this designation. This zoning is unique to a particular site or area, typically described in some form of development plan. The primary purpose of this zoning is to encourage a mixture of land use opportunities that are well integrated to allow the efficient use of land and provide quality design.

GDP: General Development Plan establishes the zoning, density and design standards for a PUD-zoned property that is developed in phases. The plan itself is conceptual in nature, meant to provide guidance with respect to locations for different land uses within a PUD. This plan is usually prepared in conjunction with the annexation of a property as its official zoning document and must be approved by City Council.

PDP: Preliminary Development Plan specifies a development proposal within a subarea of a PUD. Its contents are reviewed against the zoning requirements of the applicable GDP. This plan must be approved by Planning Commission, subject to appeal to City Council. After PDP approval, the more detailed Final Development Plat is submitted for staff approval.

PP: Preliminary Plat is the first step in the subdivision of a property into more than 4 additional lots. It establishes all necessary conveyances (i.e. dedication of public rights-of-way and easements) for public and private use. This document must be approved by Planning Commission, subject to appeal to City Council. After PP approval, the more detailed Final Plat is submitted for staff approval.

TIS: Traffic Impact Study is a study prepared by a traffic engineer to evaluate traffic impacts on a specific development proposal.

ACF: Adequate Community Facilities is a program adopted by the City of Loveland to ensure that community facilities needed to support new development meet or exceed defined levels of service. This includes fire protection, transportation, water, wastewater, stormwater, and power.

I. LOCATION

The Wintergreen PUD is located on the west side of N. Garfield Avenue (Hwy 287) south of the Longview-Midway development (W. 65th Street) and north of the unincorporated Cherry Ridge Village/W. 57th Street. The PUD is a combination single family residential, multifamily residential, and commercial development. The subject property is the first townhome proposal within Wintergreen.

The 3.0-acre lot that is the subject of this application is situated in roughly the center of the Wintergreen PUD, with all adjacent developments also within Wintergreen. To the north of the subject property is a large retail department store (Wal-Mart) and to the west is a car wash. To the south and southwest, on the opposite side of 64th Street, is a single family detached residential subdivision currently under construction. To the northwest is an undeveloped lot designated by the GDP for single family, townhome, and/or multifamily residential uses. To the west of the undeveloped lot, on the opposite side of Eden Garden Drive, is the Ashley Estates multifamily residential development approved in 2014 consisting of 224 units in 14 buildings.



II. KEY ISSUES

City staff believes that all key issues have been addressed in the development proposal. Staff has worked closely with the applicant to achieve a well-designed project that will provide a needed home ownership option within the community. No significant issues arose at the required neighborhood meeting.

III. SUMMARY

Components of the proposed development and consistency with the Wintergreen GDP are summarized as follows:

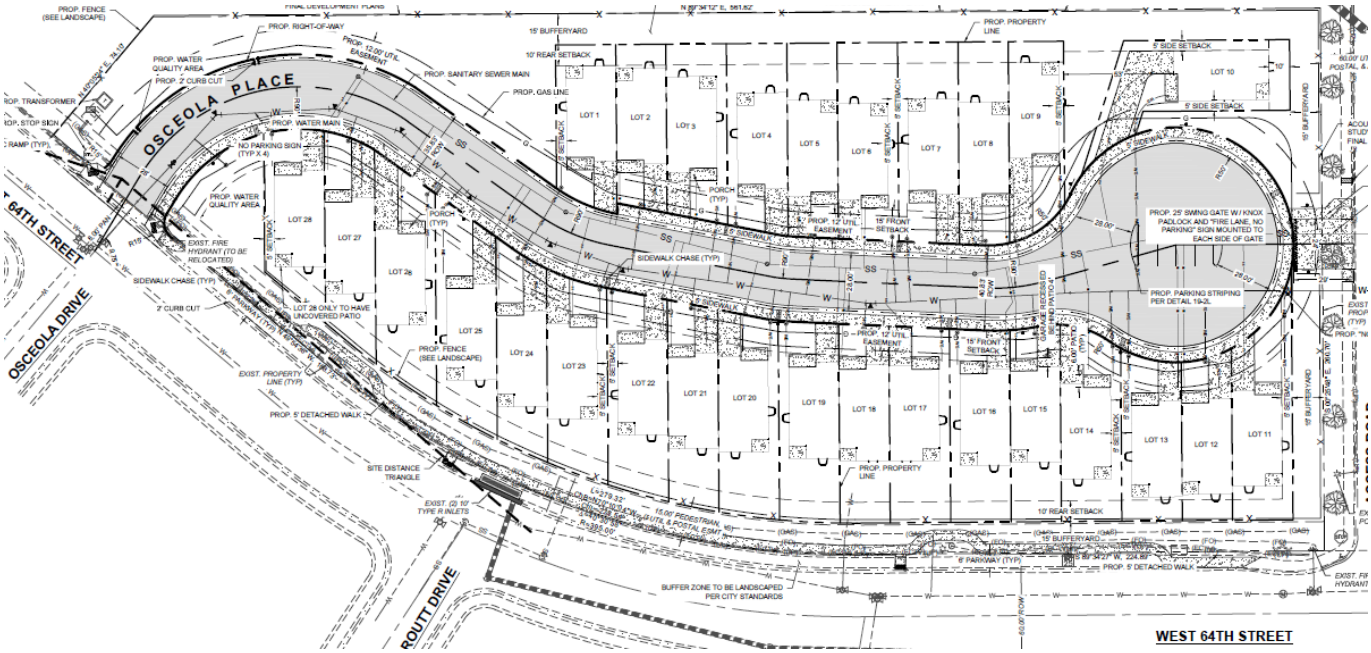
Land Use

The subject property is Parcel F in the Wintergreen GDP and is designated by the GDP for single family patio homes, single family attached (also referred to as "townhomes"), multifamily residential, and/or office uses. Parcel F is intended by the GDP to be a transition area between the commercial uses to the north and east and the single family detached use to the south/southwest. The Wintergreen Townhomes Preliminary Development Plan and Preliminary Plat propose residential townhomes on individual lots, which is consistent with the land use requirements of the GDP and meets the intention of providing a transition area.

Density

With 28 units on 3.0 total acres and 2.34 acres after right-of-way dedication, the gross density of the PDP is 9.33 units per acre and the net density is 12.1 units per acre. This is well within the GDP requirement of 12.0 gross/15.0 net maximum units per acre for this parcel. The Wintergreen PUD has an overall maximum

residential density and number of units standard, neither of which is exceeded with the addition of the townhomes. The density and maximum number of units proposed with this development are consistent with the GDP.



Street: Vehicular access into the subject property is proposed off of W. 64th Street, which abuts it to the south and is the only adjacent public street. The subject property is roughly rectangular but that E. 64th Street curves northward at one end of the property. The public street to be constructed with this development extends off of the north side of 64th Street in the area where 64th Street curves northward. As required by the Municipal Code, the new street aligns with an existing street on the opposite side of W. 64th Street and continues the same street name, Osceola, with the suffix "Place" as required for short cul-de-sac streets. The new street then extends eastward, with a curve in it necessitated by the alignment of the new road with the existing street and by the shape of the subject property. It then ends in a cul-de-sac near the east property line.

To meet Fire Authority vehicle access requirements, there is pavement with an emergency access easement, along with a swing gate with a Knox padlock, extending a short distance from the east end of the cul-de-sac to the east property line. At the east property line, this emergency access road then connects to a driveway in the adjacent commercial development. The internal public street could potentially have been designed in an "L" shape to allow two points of access from W. 64th Street. This is a preferable layout in certain ways, as it reduces vehicle drive distances by providing greater connectivity. However, the applicant opted for the cul-de-sac design due to the ability to obtain a greater number of units with that design.

The submitted Traffic Impact Study (TIS) (see **Attachment 6**) indicate that the proposed development will meet city standards for traffic and that the intersection of W. 64th Street and Osceola will operate acceptably without need for a signal or turning movement restrictions.

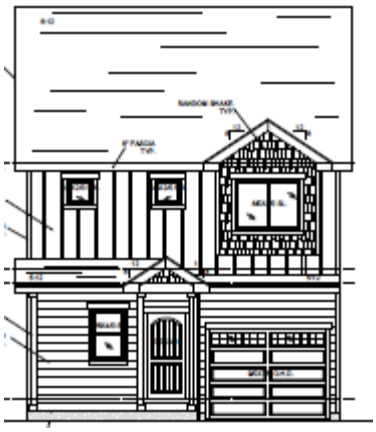
Sidewalk: Detached sidewalk is provided along W. 64th Street south of the townhomes. Attached sidewalk is provided along both sides of the internal public street that connects to the 64th Street sidewalk. A sidewalk connection is provided from the end of the cul-de-sac to sidewalk along the drive aisle in the commercial parking lot to the east.

Site Layout: The 28 units are situated in nine groups of three attached townhomes plus a detached home that is designed to match the other townhomes. Each unit is on a separate lot. The front of each townhome faces the new street, and the rear faces either the north lot line, adjacent to the side of the Wal-Mart retail store, or the south lot line, adjacent to W. 64th Street. A 15 ft bufferyard located within an outlot separates the rear lot line of each lot from the north and south property boundaries and also the side of certain units from the east and west property boundaries. A stormwater detention basin is also situated within the outlot, near the northwest portion of the development. With 23% common open space, the development exceeds the 20% open space requirement of the GDP.

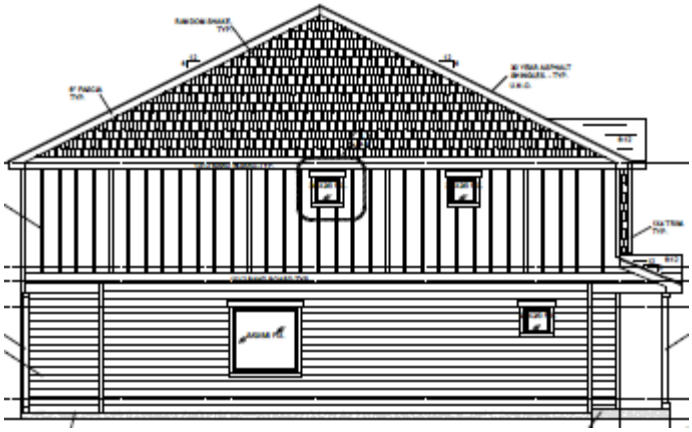
Lot Layout:
Most units have a slightly different front setback (a staggered setback) than the adjacent attached units as a result of the curvature of the street, which is beneficial in providing variety to the buildings and the streetscape. The townhomes meet at least the minimum 15 ft front yard setback. A 5 ft side yard setback is provided between each end unit and a side lot line, with interior unit dividing walls situated at the interior side lot line. The townhomes meet the minimum 10 ft rear yard setback except Lot 28, at the southwest portion of the development. Due to an irregular, curved shape of the west side of the subject property only a 5 ft setback is achievable. Given the adjacent fencing and landscaped open space this adjustment will be unnoticeable and will have no negative impacts.

Architecture: The building elevations of each unit will be identical except that side windows will only be present in one end unit of each grouping of three units. As mentioned above, the front yard setbacks in each unit within a grouping of three will vary, and this will add some variety to the appearance of each three-unit building. Each unit will include an unfinished basement, with each floor measuring 1,030 sq ft in area.

All units are two stories in height with a pitched roof measuring 30.3 ft to top of roof. A 6 ft wide by 4 ft deep covered porch is at each front door and a small covered landing area is at each back door. A single car garage is included on the first floor with an entry door situated at the front of each unit; this configuration is consistent with the city policy of having garage doors comprise no more than 40% of the first floor street-facing linear building frontage. Materials consist of hardboard siding on the first floor, board and batt siding and shake accents on the second floor, and asphalt shingle roofing. A materials board and color scheme for the buildings will be submitted and reviewed with the Final Development Plan.



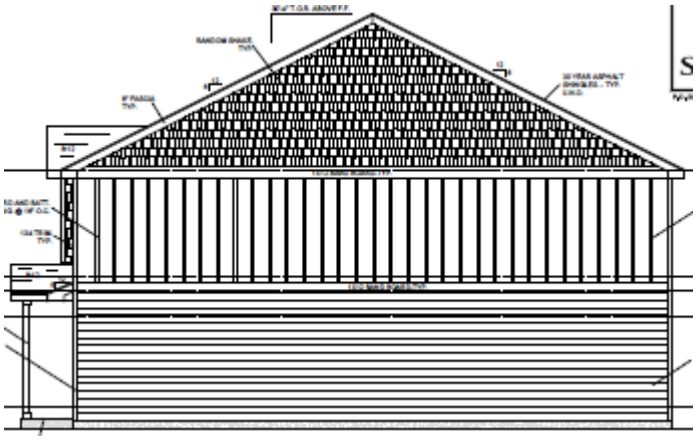
Front elevation of each unit



Side elevation-with windows



Rear elevation of each unit



Side elevation-without windows

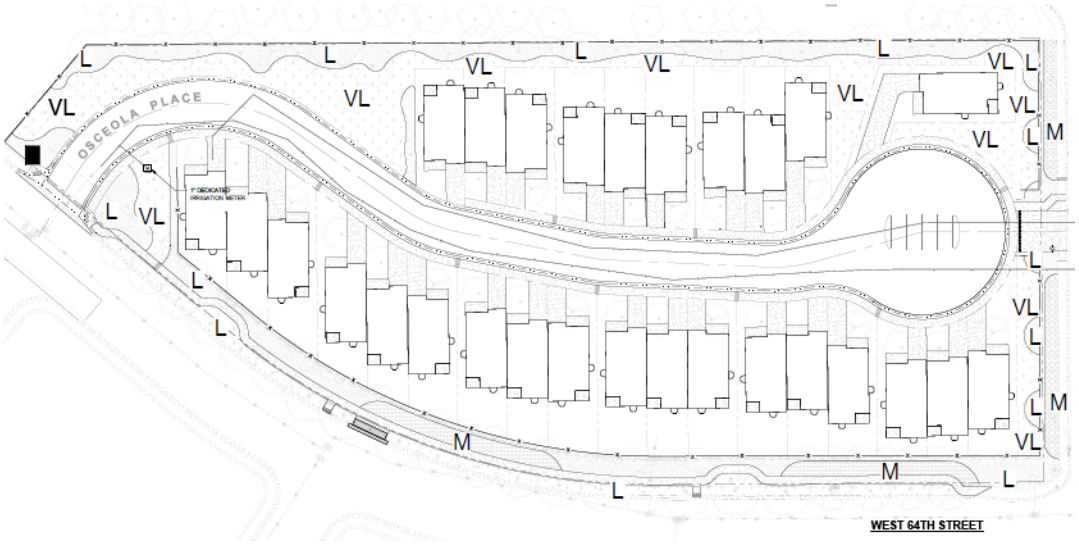
Parking: Each unit has one garage space and one additional off-street space in the associated garage driveway. Four guest parking spaces are included in the center of the cul-de-sac with additional parallel parking spaces available along the internal street.

Landscape Plan: The Type D bufferyard required between townhomes and W. 64th Street, a collector street, is included in the landscape plan, as are the required canopy street trees. A Type D is also required between townhomes and the regional commercial use (Wal-Mart) to the north. Because there are existing plantings on the Wal-Mart property along the shared property line, the full Type D plantings do not need to be on the subject property, and instead the existing plantings on the adjacent property are credited towards required plant stock. The required Type C to the east, where the property is adjacent to a commercial parking lot drive aisle, and the required Type A to the northwest, adjacent to vacant land, are included. All of the bufferyards are 15 ft wide and situated within an outlot that is owned and maintained by the Homeowners' Association. Besides landscape, there are no additional open space amenities required or proposed.

As required, one canopy street tree is in the front of each lot. Ideally, these trees would be situated within a tree lawn along the internal street to create a colonnade effect, but the presence of utilities along this street necessitates situating the trees farther back, within the front yard of the lots instead of within a tree

lawn. Details of other landscape to be provided in the front and rear yards on individual lots will be determined at the Final Development Plan and building permit stages.

A hydrozone landscape plan (below) is included indicating predominant use of low water volume plants. The inclusion of a hydrozone plan will allow a reduced metering rate for landscape that is irrigated from a designated meter.



Solid 5 ft tall white vinyl fencing is proposed to the east, west/northwest, and south sides of the development. Along 64th Street, the fence will be situated at the rear lot line of the townhome lots, with the bufferyard situated outside the fence and visible from W. 64th Street. To the east and northwest, the fence will be situated at the property boundary, with the majority of the bufferyard plantings inside the fence and visible to the townhome residents. A sound blocking fence is required along the north property line, as indicated by the submitted noise study, because of the noise volumes generated by the adjacent loading docks on the commercial property. The details of this acoustical fence will be determined at the time of Final Development Plan, but it must meet Municipal Code noise reduction standards.

IV. ATTACHMENTS

1. Wintergreen Townhomes Preliminary Development Plan
2. Application and Narrative
3. Setback Encroachment Exhibit
4. Wintergreen Fourth Subdivision Preliminary Plat
5. Wintergreen General Development Plan
6. TIS Conclusions
7. Wintergreen Townhomes Preliminary Development Plan Resolution

V. SITE DATA

GROSS ACREAGE	3.0 AC
NET ACREAGE (AFTER R-O-W DEDICATION)	2.34 AC
GROSS DENSITY	9.33 UNITS/AC
NET DENSITY (AFTER R-O-W DEDICATION)	12.1 UNITS/AC
NUMBER OF UNITS	28
COMPREHENSIVE PLAN DESIGNATION	FORT COLLINS/LOVELAND CORRIDOR AREA
EXISTING ZONING	P-65 WINTERGREEN PUD
EXISTING USE	VACANT/UNDEVELOPED
EXIST ADJ ZONING & USE - NORTH	P-65 WINTERGREEN PUD; RETAIL
EXIST ADJ ZONING & USE - SOUTH	P-65 WINTERGREEN PUD–SINGLE FAMILY RESIDENTIAL
EXIST ADJ ZONING & USE - WEST	P-65 WINTERGREEN PUD–SINGLE FAMILY RESIDENTIAL & VACANT
EXIST ADJ ZONING & USE - EAST	P-65 WINTERGREEN PUD–COMMERCIAL
WATER SERVICE	CITY OF LOVELAND
WASTEWATER SERVICE	CITY OF LOVELAND
POWER SERVICE	CITY OF LOVELAND

VI. BACKGROUND

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

2001	City Council approves the annexation of the 112 acre Wintergreen First Addition and the Wintergreen Village General Development Plan, established PUD zoning for the entire addition that allows single family detached, townhome, multifamily, office, and commercial uses in different areas.
2005	The Wintergreen First Subdivision is approved, followed by the Wintergreen Second Subdivision, which creates the outlot that constitutes the property that is the subject of this PDP and Preliminary Plat application.
2008	Amendments to the GDP are approved, changing certain details within the plan.
2016	An application for the Wintergreen Fourth Subdivision Preliminary Plat (#16-56) and Wintergreen Townhomes Preliminary Development Plan (#16-55) to subdivide the property and develop 28 townhomes is submitted.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification: An affidavit was received from Alan Strope of Savant Homes certifying that written notice was mailed to all property owners within 600 feet of the property on August 23, 2016 and notices were posted in prominent locations on the perimeter of the site at least 15 days prior to the date of the Planning Commission hearing. In addition, a notice was published in the Reporter Herald at least 15 days in advance.

B. Neighborhood Response: A neighborhood meeting was held at 5:30 p.m. on August 29, 2016, in the Development Center. The meeting was attended by five neighbors, along with city staff and the applicant. The applicant described the proposed buildings, site plan, and landscape plan. Attendees inquired about whether the development would function to reduce noise from the loading docks at the Wal-Mart immediately to the north. Otherwise, attendees inquired about various details of the development. No negative comments were voiced about the use, with some attendees expressing relief that a commercial development was not proposed for the subject property.

VIII. FINDINGS AND ANALYSIS

The chapters and sections cited below are from the Loveland Municipal Code pertaining to Preliminary Plats and Preliminary Development Plans. Applicable findings contained in the Municipal Code are specified in italic print followed by the staff analysis as to whether the findings are met by the submitted application. Adequate Community Facilities (ACF) analyses are included below. The Planning Commission decision to approve or deny the applications is to be based on a majority vote on whether or not the findings can be met.

A. City Utilities and Services

1. **Section 16.20.030:**

   a. *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*

   b. *The subdivision complies with the water rights requirements in Title 19.*

   c. *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.*

2. **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."*

3. **Section 16.24.090:**

   a. *All new and replacement sanitary sewer and water supply systems have been designed to minimize or eliminate infiltration of floodwaters in the system.*

   b. *The subdivision proposal has adequate drainage provided to reduce exposure to flood damage.*

   c. *The subdivision proposal has public utilities and facilities such as sewer, gas, electrical, and water systems located and constructed to minimize flood damage.*

   d. *The development proposal conforms to all federal, state, and local floodplain regulations*

   e. *When deemed necessary by the Director of Development 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.*

4. **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.*
5. **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.*
6. **Section 18.41.050:**
   a. *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.*
   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.*

Fire: Staff believes that this finding can be met, due to the following:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The Wintergreen Subdivision Townhomes will not negatively impact fire protection for the subject development or surrounding properties.

Water/Wastewater: This development is situated within the City's current service area for both water and wastewater. The Department finds that the Development will be compliant to ACF for the following reasons:

- 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.

PW-Stormwater: Staff believes that this finding can be met, due to the following:

- When final 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: This development is situated within the City's current service area for power. Staff believes that this finding can be met, due to the following:

- The proposed development will have no negative impact on the City power facilities.
- The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's Development Standards.

Building: Staff believes that this finding can be met, due to the following:

- The proposed construction of the Wintergreen Townhome Subdivision will not negatively impact surrounding properties in regard to the adopted building codes, and will be required to meet building codes adopted at the time of permit review.

B. Transportation

1. **Section 16.20.030:** *The subdivision has been reviewed in accordance with the Loveland Transportation 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:** *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*
4. **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.*
5. **Section 18.41.050:**

   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.*

PW-Transportation: Staff believes that this finding can be met, due to the following:

- A Traffic Impact Study (TIS) has been submitted with Wintergreen Townhomes Preliminary Development Plan (PDP) and Preliminary Plat applications which demonstrates that the transportation system, incorporating the required roadway improvements, can adequately serve the land uses proposed.
- Access to the site will be from a proposed full movement access on West 64th Street.
- The applicant's traffic engineer, Sean Kellar, 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 Wintergreen Townhomes Subdivision is estimated to generate approximately 305 daily trips, 24 weekday AM peak hour trips, and 32 weekday PM peak hour trips.

In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure when typical roadway improvements are constructed. A positive determination of adequacy for transportation facilities for the proposed PDP has been made under the provisions of paragraph ii, above.

C. Land Use

1. Section 18.41.050.E.2:

a. *The preliminary development plan conforms to the general development plan on file with the city where the property is being developed in phases.*

b. *The PDP conforms to the intent and objectives of Title 18 with regard to Planned Unit Developments and any applicable area plan.*

c. *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.*

d. *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.*

Current Planning: Staff believes that these findings can be met, due to the following:

- The Wintergreen GDP designates the subject property for patio homes, townhomes, multifamily residential, and/or office uses. The proposed townhome development meets both the use and density requirements of the GDP.
- The GDP establishes a 2,750 sq ft maximum lot size for townhomes, which appears to have been based on a site specific plan that the original applicant had in mind at the time the GDP was initiated. While some of the proposed lots slightly exceed this provision, the overall density is within the parameters of the GDP. The slightly larger lots are beneficial to the project and will provide additional lot area for future residents.
- The Wintergreen GDP intends the subject property to be a transition area between the lesser density residential use to the south/southwest and the relatively intense commercial uses to the north and east. The proposed medium-density townhouse development can function as a buffer between these nearby developments, fulfilling the GDP goal of creating a transition area between differing uses.
- The Future Land Use Map in the Comprehensive Plan designates the region of the subject property as the Fort Collins/Loveland Corridor Area, which advocates different land uses in different portions of the corridor area. A residential townhouse development meets the intention of the Comprehensive Plan.
- The proposal is infill development, as land in all directions, with the exception of one parcel immediately to the northwest, is already developed. There are no unique matters of concern regarding negative impacts to surrounding property.

D. Subdivision and Design Standards

1. Section 16.20.030:

a. *The subdivision does not create, or mitigates to the extent possible, negative impacts on the surrounding property***.**

b. *The lots and tracts are laid out to allow efficient use of the property to be platted.*

c. *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.*

d. *The subdivision has been reviewed in accordance with the pertinent portions of the adopted Comprehensive Master Plan.*

2. **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.*
3. **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.*
4. **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. *The PDP incorporates environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design.*

   c. *Incorporating site planning techniques that will foster the implementation of the Loveland Comprehensive Master Plan.*

   d. *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.*

   e. *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.*

Current Planning: Staff believes that these findings can be met, due to the following:

- There is some concern that the retail uses to the north and east, which include high volumes of traffic and busy loading dock areas immediately to the north of the subject property, could have negative impacts on the residential development on the subject property. The risk of impact is lessened by inclusion of an acoustical (sound-blocking) fence, 15 ft perimeter bufferyards, dense landscape, building setbacks, and a vehicular entrance point that is situated away from the commercial development.
- The townhome development will not cause any unusual levels of noise or light or a diminishment of existing views or privacy.
- The site's size and shape supports the lot layout proposed in the plat. Lots are roughly rectangular in shape and are platted to create efficient use of the property. Significant landscaping and fencing will be situated at the perimeter to provide privacy and buffering. While the city generally encourages street connections, no opportunity exists to connect the street within this development to other streets except for W. 64th Street.
- Lot lines are perpendicular to the abutting street with the exception of the single unit lot at the northeast portion of the development. There are no double frontage lots in this

subdivision, as an outlot with a bufferyard is situated along the perimeter of the development. All lots will have direct access to a public right-of-way.

- Sidewalks are included on both sides of the internal street and along W. 64th Street.
- Pedestrian and bicycle connections are provided at the end of the cul-de-sac to allow convenient access to the east.
- No environmental impacts have been identified for the site. Significant landscaped buffer areas are planned between the lots created with this plat and the adjacent collector roadway.
- The preliminary landscape plans demonstrates the inclusion of dense landscape with a variety of species.
- A hydrozone plan is proposed for the site in order to minimize water usage for irrigation.

IX. RECOMMENDED CONDITIONS

Current Planning:

1. The Developer shall install all street trees, common open space landscape, and other common open space improvements as shown on the landscape plan in the subsequent Final Development Plan and Public Improvement Construction Plans. These improvements shall be installed prior to issuance of the first building permit unless the Developer has filed adequate financial security with the city.

2. All external mechanical equipment including HVAC units, electrical meters, and breaker/junction boxes, shall be screened from public view by architectural building features or landscaping.

3. The Final Development Plan shall include a materials board and color schemes for all buildings proposed on this site. Specific materials and colors shall be approved by the Current Planning Manager.

Transportation:

1. All public improvements presented in the Preliminary Development Plan (PDP) or any accompanying Public Improvement Construction Plan (PICP) documents (text or graphical depictions), shall conform to the Larimer County Urban Area Street Standards (LCUASS).

2. City signed Preliminary Development Plans (including any associated PICP's) do not allow any construction within the public street or alley rights-of-way or pedestrian easements. A separate City Street right-of-way (ROW) work permit must be obtained by the developer and/or his contractor at the City Project Engineering Office (and approved by Project Engineering) prior to any repair or construction of sidewalk, curb & gutter, driveway accesses or any other construction in the City street ROW or pedestrian easements (this includes all items such as utility street cuts, sidewalk ramps, construction staging in the street, landscaping, traffic control etc...). Call 970.962.2510 to discuss details to obtain a ROW work permit.

3. Prior to the issuance of any building permits for Wintergreen Subdivision Townhomes, Outlot A, Wintergreen Second Subdivision, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the Developer shall design and construct all on-site improvements and street improvements as shown in the City approved Public Improvement Construction Plans unless already designed and constructed by others.

4. All trees, shrubs, and other plant materials located within the clear sight triangles shall be trimmed in accordance with the requirements of Section 7 of LCUASS. Under current LCUASS requirements, trees shall be limbed to a height of not less than eight (8) feet above any public street or sidewalk. Shrubs and other plant materials shall be maintained at a height of not more than thirty (30) inches, and said maintenance shall be conducted in perpetuity.

PLANNING COMMISSION

RESOLUTION NO. 16-07

A RESOLUTION APPROVING WINTERGREEN TOWNHOMES PRELIMINARY DEVELOPMENT PLAN LOCATED WITHIN THE WINTERGREEN FIRST ADDITION PLANNED UNIT DEVELOPMENT (# P-65), CITY OF LOVELAND, LARIMER COUNTY, COLORADO

WHEREAS, on September 18, 2001, the City Council adopted Ordinance No. 4660, zoning certain property within the City of Loveland as Wintergreen First Addition PUD (#P-65), referred to herein as the "Wintergreen First Addition PUD"; and

WHEREAS, Ordinance No. 4660 also approved the General Development Plan for Wintergreen First Addition PUD, which plan has been amended by Ordinance Nos 4989 and 4904; and

WHEREAS, a Preliminary Development Plan ("PDP") for that portion of the Wintergreen First Addition PUD legally described in Section 1., below, and referred to herein as the "Wintergreen Townhomes" has been submitted to the Planning Commission for consideration pursuant to Chapter 18.41 of the Loveland Municipal Code; and

WHEREAS, pursuant to Code Section 18.41.050(E)(2), the City of Loveland Planning Commission held a public hearing on September 12, 2016, regarding the PDP and the related Wintergreen Fourth Subdivision Preliminary Plat; 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 for the PDP 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(E)(2)(a-c) and expressly including those set forth in sections 18.41.050(D)(4)(b) and (c), and has determined that pursuant to said factors the PDP may be approved.

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

Section 1. That the PDP for the Wintergreen Townhomes, being a portion of the Wintergreen First Addition PUD General Development Plan, as amended, which PDP Plan is on file in the office of the City of Loveland Planning Division and is incorporated herein by reference, is hereby conditionally approved, consistent with the recommendations of the Planning Staff Report, as amended on the record by the Planning Commission at the public hearing on September 12, 2016 (the "Staff Report").

The PDP applies to the following described real property:

OUTLOT A, WINTERGREEN SECOND SUBDIVISION, OF SECTION 26, TOWNSHIP 06 NORTH, RANGE 69 WEST OF THE 6TH PM, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

Section 2. That the Planning Commission hereby makes the findings regarding the PDP set forth in Section VIII of the Staff Report for the reasons set forth therein, and hereby adopts this resolution, including the findings set forth in Section VIII of the Staff Report as its written findings and conclusions in support of its approval pursuant to Section 18.41.050.E of the Loveland Municipal Code.

Section 3. This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible after the expiration of the ten (10) day appeal period set forth in Code Section 18.41.050.E.3 and satisfaction of the condition set forth above.

Signed this _____ day of September, 2016.

LOVELAND PLANNING COMMISSION

_____
Jeremy Jersvig, Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

APPROVED AS TO FORM:

Assistant City Attorney

PRELIMINARY DEVELOPMENT PLANS

WINTERGREEN TOWNHOMES

353 W. 64TH ST. LOVELAND, CO (OUTLOT A, WINTERGREEN SECOND SUBDIVISION)

JULY 2016

ABBREVIATIONS

AC	ASPHALTIC CONCRETE
ADJ	ADJACENT, ADJUSTABLE
AVE	AVENUE
BC	BACK OF CURB
BCR	BEGINNING OF CURB RETURN
BM	BENCHMARK
BSW	BACK OF SIDEWALK
BVC	BEGINNING OF VERTICAL CURVE
℄	CENTERLINE
CMU	CONCRETE MASONRY UNIT
CO	CLEAN OUT
CONC	CONCRETE
CONST.	CONSTRUCT, CONSTRUCTION
DI	DROP INLET
DIA	DIAMETER
DMH	DROP MANHOLE
DR	DRIVE
DW	DRIVEWAY
E	ELECTRIC
ECR	END OF CURB RETURN
EG	EXISTING GROUND/GRADE
EL	ELEVATION
ER	EDGE OF PAVING
ESMT.	EASEMENT
EVC	END OF VERTICAL CURVE
EX	EXISTING
F	FIRE LINE
F.A.S.T.	FREEWAY AND ARTERIAL SYSTEM OF TRANSPORTATION
FC	FACE OF CURB
FF	FINISH FLOOR
FG	FINISH GRADE
FH	FIRE HYDRANT
FL	FLOW LINE
FT	FEET OR FOOT
G	GAS
GB	GRADE BREAK
HORIZ	HORIZONTAL
HP	HIGH POINT
IN	INCH
INT	INTERSECTION
INV	INVERT
LF	LINEAR FEET
LT	LEFT
MAX	MAXIMUM
MH	MANHOLE
MIN	MINIMUM
NO	NUMBER
NTS	NOT TO SCALE
OC	ON CENTER
P	POWERLINE
PB	PULL BOX
PC	POINT OF CURVATURE
PCC, CONC	PORTLAND CEMENT COMPANY
PAD	PAD GRADE
PE	POLYETHYLENE
PI	POINT OF INTERSECTION
PL	PROPERTY LINE
POC	POINT OF CONNECTION
PP	POWER POLE
PRC	POINT OF REVERSE CURVE
PT	POINT OF TANGENCY
PVC	POLYVINYL CHLORIDE PIPE
PVI	POINT OF VERTICAL INTERSECTION
Q	RATE OF FLOW
R	RADIUS
RCB	REINFORCED CONCRETE BOX
RCP	REINFORCED CONCRETE PIPE
RD	ROAD
RT	RIGHT
ROW	RIGHT OF WAY
SD	STORM DRAIN
SDMH	STORM DRAIN MANHOLE
SQ FT, SF	SQUARE FOOT
SL	STREET LIGHT
STA	STATION
STD	STANDARD
STL	STEEL
SQ YD, SE	SQUARE YARD
SW	SIDEWALK
SS	SANITARY SEWER
SSMH	SANITARY SEWER MANHOLE
TC	TOP OF CURB
T	TELEPHONE
TF	TOP OF FOOTING
TMH	TOP OF MANHOLE
TOC	TOP OF CONCRETE
TP	TOP OF PIPE
TRANS	TRANSITION
TSW	TOP OF SIDEWALK
TS	TRAFFIC SIGNAL
TW	TOP OF WALL
TYP	TYPICAL
VCP	VITRIFIED CLAY PIPE
VC	VERTICAL CURVE
VERT	VERTICAL
VG	VALLEY GUTTER
W	WATER
WM	WATER METER
YD	YARD

BENCHMARK

BENCHMARK: LOVELAND'S 1995 LEVEL NET SURVEY
BENCHMARK NUMBER: "H 409" – NGVD29 ELEVATION = 5055.69
BENCHMARK DESCRIPTION:STAINLESS STEEL ROD ENCASED IN PIPE W/5" LOGO CAP, 76.8' W. OF CENTERLINE OF S. BOUND LANES OF HWY 287, 50.9' NW OF UTILITY POLE, 32.8'S. OF THE CENTERLINE OF W. 50TH ST. AND 3.9' W. OF UTILITY POLE MARKED "B 354–9494."

LEGAL DESCRIPTION

OUTLOT A, WINTERGREEN 2ND SUBDIVISION, OF SECTION 26, TOWNSHIP 06 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

OWNER
SAVANT HOMES, INC.
4100 MAIN ST.
TIMNATH, CO 80547
(970) 472–5667

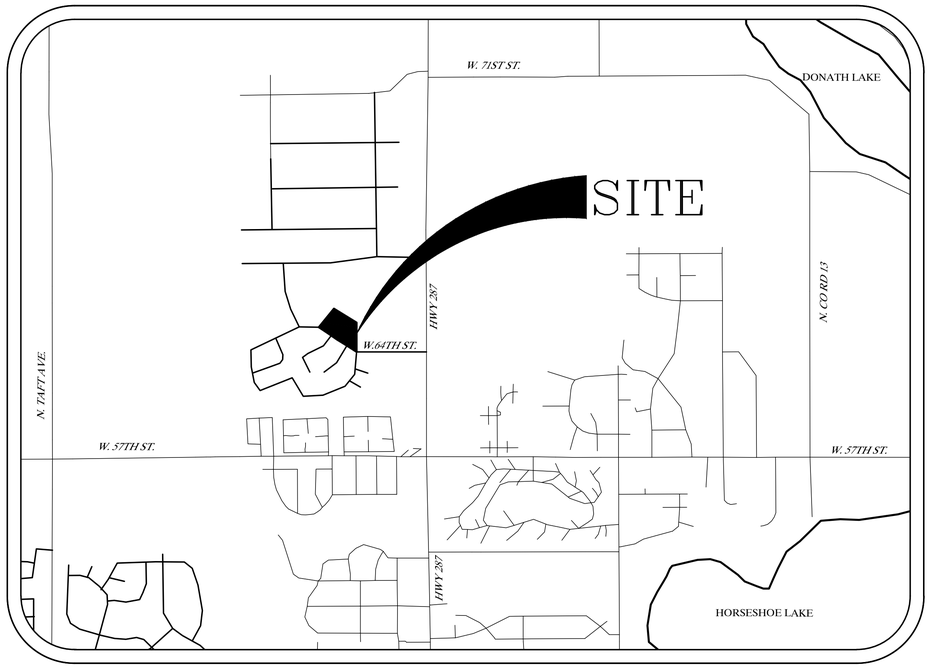
CIVIL ENGINEER
QUALITY ENGINEERING, LLC
2637 MIDPOINT DRIVE, SUITE E
FORT COLLINS, CO 80525
(970) 416–7891

SURVEYOR
KING SURVEYORS
650 E. GARDEN DRIVE
WINDSOR, CO 80550
(970) 686–5011

GEOTECHNICAL ENGINEER
SOILOGIC, INC.
3050 67TH AVENUE, SUITE 200
GREELEY, CO 80634
(970) 535–6144

SYMBOL LEGEND

EXISTING		PROPOSED	
	RIGHT-OF-WAY		RIGHT-OF-WAY
	PROPERTY LINE		PROPERTY LINE
	FLOW LINE		FLOW LINE
	EDGE OF ASPHALT		ASPHALT/CONCRETE PAVEMENT
G	GAS LINE	G	GAS LINE
UP	UNDER GROUND POWER	E	UNDER GROUND POWER
UT	UNDER GROUND TELEPHONE	UT	UNDER GROUND TELEPHONE
OHP	OVERHEAD POWER	OHP	OVERHEAD POWER
W	WATER LINE	W	WATER LINE
SS	SANITARY SEWER LINE	SS	SANITARY LINE
X	FENCE	X	FENCE
	EASEMENT		EASEMENT
	CENTER LINE		CENTER LINE
6019	MINOR CONTOUR	6019	MINOR CONTOUR
6020	MAJOR CONTOUR	6020	MAJOR CONTOUR
	CONCRETE SIDEWALK		CONCRETE SIDEWALK
	STORM PIPE		STORM PIPE
			EMERGENCY ACCESS BOUNDS
		FS	FIRE SERVICE
(10.00)	SPOT ELEVATION	10.00	SPOT ELEVATION
2.05%	DIRECTION OF FLOW	2.05%	DIRECTION OF FLOW
Ⓓ	STORM SEWER MANHOLE	Ⓓ	STORM SEWER MANHOLE
Ⓢ	SANITARY SEWER MANHOLE	Ⓢ	SANITARY SEWER MANHOLE
	FIRE HYRDRANT		FIRE HYRDRANT
Ⓜ	WATER METER/CURB STOP	Ⓜ	WATER METER/CURB STOP
	WATER VALVE		WATER VALVE
	WATER BEND		WATER BEND
	WATER REDUCER		WATER REDUCER
	SIGN		SIGN
	LIGHT POLE		LIGHT POLE
	TREE		



VICINITY MAP
1" = 1000'

OWNERS CERTIFICATION

KNOWN ALL PERSONS BY THESE PRESENTS THAT:_____

BEING ALL THE LAWFUL RECORDED OWNERS OF THE PROPERTY SHOWN ON THIS WINTERGREEN TOWNHOME 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 RECORDATION OF ANY INFORMATION PERTAINING THERETO.

_____
(OWNERS SIGNATURE(S))

_____
(LIENHOLDER'S SIGNATURE(S))

STATE OF COLORADO)
) SS.
COUNTY OF LARIMER)

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY

OF_____, 2_____, BY_____

WITNESS MY HAND AND OFFICIAL SEAL._____

MY COMMISSION EXPIRES:_____
NOTARY PUBLIC

SHEET INDEX

1. SP1.0 COVER SHEET
2. SP1.1 PURPOSE / GDP CONDITIONS OF APPROVAL
3. SP2.0 PRELIMINARY SITE PLAN
4. SP3.0 PRELIMINARY UTILITY PLAN
5. SP4.0 PRELIMINARY GRADING PLAN
6. SP5.0 PRELIMINARY DRAINAGE PLAN
7. L1.0 PRELIMINARY LANDSCAPE PLAN I
8. L1.1 PRELIMINARY LANDSCAPE PLAN II
9. L2.0 PRELIMINARY LANDSCAPE DETAILS
10. HZ1.0 PRELIMINARY HYDROZONE PLAN
11. IR1.0 PRELIMINARY OVERALL IRRIGATION PLAN
12. IR1.1 PRELIMINARY IRRIGATION PLAN I
13. IR1.2 PRELIMINARY IRRIGATION PLAN II
14. IR2.0 PRELIMINARY IRRIGATION PLAN DETAILS
15. A1.0 PRELIMINARY ARCHITECTURAL BUILDING ELEVATIONS

Site Tabulation	
Comprehensive Land Use Designation	Fort Collins / Loveland Corridor Area
Zoning	P-65 Wintergreen 1st Addition
Site Acreage	
Gross	3.0 Acres
Net	2.34 Acres
Land Use	
Single Family Attached	Residential (R)
Square Footage	
Townhomes (28 units)	86,520 s.f. Total
Basement	1,030 s.f. per unit
Main Level	1,030 s.f. per unit
Upstairs	1,030 s.f. per unit
Building Occupancy	
Townhomes	Single Family Attached (R)
Type of Construction	
Office	TYPE 2 IIB
Parking Spaces	
Garage	28 - (28 required)
Driveway	28 - (28 required)
Open Space	
Landscaping	1.379 Acres - 46%
Open Space	0.71 Acres (30,844 sf) - 23%
Parcel F Units	
Proposed Units	28
Max/Min Allowable Units	Max = 48 Min = 24
Density	
Gross Density	9.33
Net Density	12.1
FEMA Floodplain	N/A

CITY OF LOVELAND

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

QUALITY ENGINEERING
2637 MIDPOINT DR. SUITE E
FORT COLLINS, CO 80525
WWW.QUALITY-ENGINEERING.COM
(970) 416–7891

NO. | REVISIONS | BY | DATE

WINTERGREEN TOWNHOMES
353 W. 64TH ST. LOVELAND, CO (OUTLOT A, WINTERGREEN SECOND SUBDIVISION)

PDP COVER SHEET

FOR REVIEW ONLY

CHECKED BY: MM/CAG
DESIGNED BY: MM/GLF
DRAWN BY: MM/GLF
DATE: 12 JULY 2016
SCALE : ###
PROJECT NO. : 6280–001

SP1.0

SHEET 1 OF 15

PROJECT PURPOSE

PROJECT DESCRIPTION:

THIS IS A PROPOSAL FOR A PLANNED URBAN DEVELOPMENT (PUD) LOCATED WITHIN THE EXISTING WINTERGREEN VILLAGE OF THE WINTERGREEN SECOND SUBDIVISION IN LOVELAND, COLORADO. THE PROPOSED DEVELOPMENT SHALL ENCOMPASS THE ENTIRETY OF THE EXISTING OUTLOT A, WHICH IS APPROXIMATELY 3 ACRES IN SIZE. THE EXISTING OUTLOT A IS UN-DEVELOPED AND IS SITUATED SOUTH OF THE EXISTING WAL-MART RETAIL STORE, WEST OF COMMERCIAL BUSINESS, AND NORTH AND EAST OF THE EXISTING WINTERGREEN 2ND SUBDIVISION RESIDENTIAL DEVELOPMENT. PER THE AMENDED WINTERGREEN VILLAGE GENERAL DEVELOPMENT PLAN (GDP) AND FROM A PROJECT PLANNING PERSPECTIVE, THE PROJECT SHALL BE CONSIDERED A SINGLE FAMILY ATTACHED TOWNHOME DEVELOPMENT, AS THE AMENDED GDP DEFINES HOMES THAT HAVE TWO OR MORE UNITS ATTACHED TOGETHER, LOCATED ON AN INDIVIDUAL FEE SIMPLE LOT AS SINGLE FAMILY ATTACHED. FROM A RESIDENTIAL BUILDING CODE PERSPECTIVE, THE PROJECT WILL ALSO BE CLASSIFIED AS SINGLE-FAMILY ATTACHED UNITS. THE UNITS, HOWEVER, WILL HAVE THE CONSTRUCTION AND APPEARANCE OF TOWNHOMES.

THE WINTERGREEN TOWNHOME SUBDIVISION IS PROPOSING TWENTY-EIGHT TOWNHOME UNITS TO BE CONSTRUCTED ON INDIVIDUALLY PLATTED FEE SIMPLE LOTS. TWENTY-SEVEN OF THE UNITS ARE PROPOSED TO BE CONSTRUCTED AS THREE ATTACHED TOWNHOMES WITH THE REMAINING UNIT TO BE CONSTRUCTED AS A SINGLE TOWNHOME LOT. PER THE SINGLE FAMILY ATTACHED DESIGNATION WITHIN THE AMENDED GDP, THERE IS A MAXIMUM LOT SIZE OF 2,750 SF AND A MINIMUM LOT SIZE OF 1,500 SF. ALLOWANCE HAS BEEN PROVIDED FOR AN INCREASE IN THE MAXIMUM LOT SIZE UP TO 20% WHEN CONSISTENT WITH THE INTENT OF THE GDP. EACH LOT SHALL BE ACCESSED BY A PROPOSED PUBLIC ACCESS STREET AND CUL-DE-SAC TO BE CONSTRUCTED WITH THIS PROJECT. THE GROSS DENSITY FOR THE PROJECT IS 9.3 UNITS/ACRE AND THE NET DENSITY IS APPROXIMATELY 12.0 UNITS/ACRE, BOTH WITHIN THE ALLOWED RANGE OUTLINED IN THE WINTERGREEN VILLAGE GDP.

THE TOWNHOME SUBDIVISION IS BEING PROPOSED AS A MEANS TO MOST EFFICIENTLY USE THE 3 ACRE OUTLOT AREA. THE TOWNHOMES WILL BE LAID ALONG THE PROPOSED PUBLIC ACCESS STREET SUCH THAT A MAJORITY OF THE HOMES WILL FACE THE STREET BRINGING A COMMUNITY-LIKE LAYOUT TO THE DEVELOPMENT. THE USE OF THE PROPOSED 3-UNIT TOWNHOMES ALSO ENCOURAGES INNOVATION WITHIN SINGLE FAMILY ATTACHED DEVELOPMENTS BY INCORPORATING THE BEST TRADE TECHNIQUES AND MODERN DESIGNS COMPARED TO THE APPEARANCE OF TRADITIONAL SINGLE FAMILY ATTACHED DEVELOPMENTS.

TRAFFIC/ACCESS:
THE PROPOSED ACCESS SHALL ALIGN WITH OSCEOLA DRIVE ACROSS 64TH STREET TO MAINTAIN UNIFORMITY WITH THE EXISTING WINTERGREEN VILLAGE DEVELOPMENT AND LOVELAND MUNICIPAL CODE. THE PROPOSED PUBLIC ACCESS ROAD SHALL CONFORM TO LOVELAND'S 28-FT WIDE ROADWAY 'LANE' DETAIL (LCUASS 7-8L) WITH A 50-FT RADIUS CUL-DE-SAC AT THE EASTERN-MOST END OF THE DEVELOPMENT. THE PROPOSED CUL-DE-SAC SHALL PROVIDE A MEANS OF VEHICLE TURN-AROUND AND CIRCULATION WITHIN THE PROPOSED SUBDIVISION, AS SPECIFIC IN THE GENERAL DEVELOPMENT PLAN. A SECOND ACCESS SHALL BE PROVIDED AT THE EASTERN END OF THE PROPOSED CUL-DE-SAC TO SERVE AS EMERGENCY ACCESS ONLY. THE EMERGENCY ACCESS SHALL BE BLOCKED-OFF WITH A GATE EQUIPPED WITH A KNOX-PADLOCK TO ALLOW FOR EMERGENCY VEHICLE ACCESS, IF REQUIRED BY THE FIRE AUTHORITY.

ALTHOUGH THE 'LANE' DETAIL ONLY MANDATES SIDEWALK TO BE CONSTRUCTED ON ONE SIDE OF THE STREET, THE WINTERGREEN TOWNHOME SUBDIVISION IS PROPOSING SIDEWALK ALONG ALL FRONTAGE OF TOWNHOME UNITS TO PROMOTE PEDESTRIAN CIRCULATION AND SAFETY. SIDEWALK IS ONLY OMITTED FROM TWO AREAS OF THE PROPOSED STREET IN ORDER TO SATISFY BUFFER-YARD, SETBACK, AND OPEN SPACE REQUIREMENTS.

A TRAFFIC IMPACT STUDY IS INCLUDED BY KELLAR ENGINEERING AND SHALL SERVE AS A STAND-ALONE DOCUMENT OUTLINING THE PROPOSED SUBDIVISION'S TRAFFIC COUNTS, LEVEL OF SERVICE, ETC.

UTILITIES:
THE FOLLOWING PROVIDERS HAVE EXISTING UTILITIES EITHER ON-SITE OR WITHIN THE SITE'S VICINITY FOR THE CONNECTION FOR FUTURE DEVELOPMENT:

WATER - CITY OF LOVELAND
SANITARY SEWER - CITY OF LOVELAND
STORM SEWER - CITY OF LOVELAND
POWER/ELECTRICITY - CITY OF LOVELAND
GAS - EXCEL ENERGY
COMMUNICATIONS - COMCAST & CENTURY LINK

PER THE CITY OF LOVELAND 'LANE' DETAIL, 34-FT OF RIGHT-OF-WAY (MINIMUM) SHALL BE DEDICATED WITH THE PROJECT ALONG WITH A 12-FT PROPOSED UTILITY EASEMENT (MINIMUM) BETWEEN ALL TOWNHOME UNITS AND THE PROPOSED RIGHT-OF-WAY. THIS WILL ALLOW FOR THE WATER AND SANITARY SEWER UTILITIES TO LIE UNDERNEATH THE PROPOSED STREET, WHILE LEAVING ENOUGH ROOM FOR THE POWER AND GAS UTILITIES TO BE PLACED WITHIN THE UTILITY EASEMENT LOCATED IN FRONT OF EACH TOWNHOME. EACH 3-UNIT TOWNHOME WILL HAVE 3 GAUGED ELECTRIC AND GAS METERS ON ONE END OF THE BUILDINGS WITH A PROPOSED UTILITY EASEMENT WITHIN EACH UNIT CROSSING TO THE NEXT UNIT.

THE PROPOSED SANITARY SEWER MAIN SHALL BE 8-INCH PVC AND TIE INTO THE EXISTING 8-INCH SANITARY MAIN LOCATED DIRECTLY EAST OF THE SUBJECT PROPERTY WITHIN AN EXISTING 60-FT UTILITY & ACCESS EASEMENT. THE PROPOSED WATER MAIN SHALL BE 8-INCH PVC C900 AND SHALL HAVE A LOOPED CONNECTION, WITH ONE END TYING INTO THE EXISTING 12-INCH LINE IN 64TH STREET AT THE PROJECT'S SOUTHWEST CORNER AND THE OTHER END TYING INTO THE EXISTING 12-INCH LINE IN THE EXISTING 60-FT UTILITY & ACCESS EASEMENT LOCATED EAST OF THE SITE.

LANDSCAPING, FENCING, & OPEN SPACE:
THE PROPOSED TOWNHOME DEVELOPMENT IS LAID OUT SUCH THAT BUFFER-YARDS AROUND THE PROPOSED TOWNHOMES SHALL BE DESIGNED WITH A MINIMUM OF 15-FT WIDTH, WHICH IS THE MAXIMUM WIDTH FOR ALL CLASSIFICATIONS OF BUFFER-YARDS WITHIN THE CITY'S MUNICIPAL CODE. AN OUTLOT TRACT AREA WILL ALSO BE INCORPORATED INTO THE BUFFER-YARD AREA TO HELP PROVIDE OPEN SPACE TO BE USED FOR PROPOSED LANDSCAPING AND WATER QUALITY AREAS. A PROPOSED 5-FT TALL, SOLID, VINYL FENCE IS ALSO PROPOSED AROUND THE SITE'S BOUNDARIES TO HELP PROVIDE SCREENING AND VISUAL SEPARATION FOR THIS RESIDENTIAL DEVELOPMENT FROM THE ADJACENT PROPERTIES AND THEIR ASSOCIATED USES. THERE ARE THREE OPEN AREAS WITH THE SUBDIVISION LAYOUT THAT HAVE BEEN INCORPORATED INTO THE BUFFER-YARD TRACT AS ONE OUTLOT, AS DESIGNATED ON THE PLAT. THE OPEN SPACE FOR THIS DEVELOPMENT (0.71 ACRES OR 23%) MEETS AND EXCEEDS THE REQUIRED 20% SET OUT BY THE GDP. THE HOA IS TO MAINTAIN THE ENTIRE OUTLOT A.

EXISTING MATURE EVERGREEN TREES LINE THE PROPERTY'S NORTH BOUNDARY ALONG WITH A VERTICAL SEPARATION BETWEEN THE PROPOSED TOWNHOME DEVELOPMENT AND THE EXISTING WAL-MART PROPERTY. ADDITIONAL LANDSCAPING AND TREES SHALL BE PROPOSED ALONG THIS NORTHERN BOUNDARY TO HELP BUFFER AND SCREEN THIS RESIDENTIAL USE FROM THE COMMERCIAL USE OF THE WAL-MART PROPERTY.

EXISTING MATURE DECIDUOUS TREES LINE THE PROPERTY'S EAST BOUNDARY BETWEEN THE PROPOSED TOWNHOME DEVELOPMENT AND THE ACCESS, ROAD, AND COMMERCIAL PROPERTIES TO THE EAST. THIS SIDE OF THE PROPERTY IS ALSO PROPOSED TO ADD ADDITIONAL LANDSCAPING AND SHADE TREES WITHIN THE BUFFER-YARD SPACE TO HELP PROVIDE VISUAL SEPARATION BETWEEN THE PROPOSED RESIDENTIAL USE AND THE COMMERCIAL USERS ACROSS THE 60-FT ACCESS AND UTILITY EASEMENT.

THE SITE'S ENTRANCE FROM THE EXISTING WEST 64TH STREET IS PROPOSED TO GAIN A DENSE LANDSCAPED ENTRY, WHILE KEEPING THE SIGHT TRIANGLES CLEAR OF OBSTRUCTIONS THROUGH THIS DEVELOPMENT. PROPOSED UTILITY PLACEMENT AS WELL AS EXISTING UTILITIES OVER-WHELMING THE BUFFER-YARD SPACE ALONG WEST 64TH STREET RESTRICTS PLANTINGS. TO COMBAT THIS EXISTING CONDITION AND TO PROPERLY MEET CODE REQUIREMENTS, A DETACHED WALK WILL REPLACE THE EXISTING ATTACHED WALK ALONG WEST 64TH STREET. THIS WILL ALLOW FOR LANDSCAPING TO BE PLANTED ALONG THE PARKWAY WHILE PROVIDING NECESSARY SEPARATION FROM UTILITIES WHICH WILL BE LOCATED UNDER THE PROPOSED SIDEWALK.

OTHER INFORMATION

1. A FULL DRAINAGE REPORT AND PLAN IS INCLUDED WITH THE PRELIMINARY DEVELOPMENT PLAN SUBMITTAL ADDRESSING ON-SITE AND OFF-SITE DRAINAGE OF THE EXISTING AND PROPOSED SITE.
2. A FULL GEOTECHNICAL REPORT, PREPARED BY SOILOGIC, WILL BE INCLUDED WITH THE PRELIMINARY DEVELOPMENT PLAN SUBMITTAL TO ADDRESS LANE EARTHWORK, PAVING, AND FOUNDATION RECOMMENDATIONS.

CONDITIONS OF APPROVAL

POWER:

1. UNLESS WATER AND POWER REQUIREMENTS FOR LOCATION OF METERS AND OTHER ELECTRICAL EQUIPMENT CAN BE MET ON TOWN HOMES, THE FOLLOWING WILL APPLY:
   A. ALL TOWN HOME BUILDINGS OF THREE OR MORE UNITS PER BUILDING, ELECTRIC METERS WILL BE LOCATED CENTRALLY ON OR NEAR THE BUILDING.
   B. DEVELOPER OR HIS REPRESENTATIVE WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE UNDERGROUND ELECTRIC SERVICE TO THE METER PER THE NATIONAL ELECTRIC CODE.
2. FOR ALL OTHER MULTIPLEX BUILDINGS OF THREE UNITS OR MORE, ELECTRIC METERS WILL BE LOCATED CENTRALLY ON OR NEAR THE BUILDING, AND THE DEVELOPER OR HIS REPRESENTATIVE WILL BE RESPONSIBLE FOR INSTALLING AND MAINTAINING THE UNDERGROUND ELECTRIC SERVICE TO THE METER PER THE NATIONAL ELECTRIC CODE.
3. THE FOLLOWING NOTE SHALL BE PLACE ON ALL FINAL PLATS OF LAND WITHIN THIS PUD: "A SURCHARGE OF FIVE PERCENT (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 THIS ANNEXATION."

STORMWATER:

4. PRIOR TO APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN AND PRELIMINARY PLAT, THE DEVELOPER SHALL PROVIDE, ON THE PRELIMINARY PLAT, A 20 FOOT WIDE DRAINAGE EASEMENT ACROSS THE NORTHEAST CORNER OF THE SITE AND PARALLEL TO HWY 287, ACCEPTABLE TO THE LOVELAND STORMWATER UTILITY, FOR CONSTRUCTION OF A STORM SEWER FROM THE LONGVIEW MIDWAY BUSINESS PARK TO REACH THE EXISTING CULVERT BENEATH HWY 287.

PARKS AND RECREATION:

5. THE DEVELOPER SHALL PROVIDE, AT NO COST TO THE CITY, AN EASEMENT FOR THE CITY RECREATIONAL TRAIL. THE DEVELOPER SHALL COORDINATE WITH THE CITY ON THE FINAL TRAIL EASEMENT LOCATION AS A FINAL LOCATION HAS NOT BEEN DETERMINED.
6. THE DEVELOPER SHALL PROVIDE, AT NO COST TO THE CITY, AN EASEMENT FOR THE FUTURE CITY RECREATIONAL TRAIL HWY 287 UNDERPASS. THE DEVELOPER SHALL COORDINATE WITH THE CITY ON THE FINAL LOCATION AS A FINAL LOCATION HAS NOT BEEN DETERMINED.
7. ALL SIDEWALK OR PRIVATE TRAIL CONNECTIONS TO THE CITY RECREATION TRAIL SHALL BE CONSTRUCTED AT THE OWNER'S EXPENSE AND MAINTAINED BY THE OWNER/HOA.
8. THE CITY SHALL ONLY MAINTAIN THE RECREATION TRAIL SURFACE THAT IS PROPOSED IN THIS PROJECT. IF THE TRAIL IS LOCATED WITHIN AN IMPROVED LANDSCAPE AREA, I.E. GREENBELTS, BUFFERYARDS OR IRRIGATED DETENTION BASINS, THE DEVELOPER SHALL MAINTAIN ALL OF THE ASSOCIATED LANDSCAPING, IRRIGATION AND TURF WITHIN THE TRAIL EASEMENT.

TRANSPORTATION:

9. ALL PUBLIC IMPROVEMENTS PRESENTED IN THE PRELIMINARY DEVELOPMENT PLAN (PDP) OR ANY ACCOMPANYING PUBLIC IMPROVEMENT CONSTRUCTION PLAN (PICP) DOCUMENTS (TEXT OR GRAPHICAL DEPICTIONS), SHALL CONFORM TO THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS).

10. CITY SIGNED PRELIMINARY DEVELOPMENT PLANS (INCLUDING ANY ASSOCIATED PICP'S) DO NOT ALLOW ANY CONSTRUCTION WITHIN THE PUBLIC STREET OR ALLEY RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS. A SEPARATE CITY STREET RIGHT-OF-WAY (ROW) WORK PERMIT MUST BE OBTAINED BY THE DEVELOPER AND/OR HIS CONTRACTOR AT THE CITY PROJECT ENGINEERING OFFICE (AND APPROVED BY PROJECT ENGINEERING) PRIOR TO ANY REPAIR OR CONSTRUCTION OF SIDEWALK, CURB & GUTTER, DRIVEWAY ACCESSES OR ANY OTHER CONSTRUCTION IN THE CITY STREET ROW OR PEDESTRIAN EASEMENTS (THIS INCLUDES ALL ITEMS SUCH AS UTILITY STREET CUTS, SIDEWALK RAMPS, CONSTRUCTION STAGING IN THE STREET, LANDSCAPING, TRAFFIC CONTROL ETC...). CALL 970.962.2510 TO DISCUSS DETAILS TO OBTAIN A ROW WORK PERMIT.

11. PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR WINTERGREEN SUBDIVISION TOWNHOMES, OUTLOT A, WINTERGREEN SECOND SUBDIVISION, PURSUANT TO THE PROVISIONS IN SECTION 16.40.010.B OF THE LOVELAND MUNICIPAL CODE, THE DEVELOPER SHALL DESIGN AND CONSTRUCT ALL ON-SITE IMPROVEMENTS AND STREET IMPROVEMENTS AS SHOWN IN THE CITY APPROVED PUBLIC IMPROVEMENT CONSTRUCTION PLANS UNLESS ALREADY DESIGNED AND CONSTRUCTED BY OTHERS.

12. ALL TREES, SHRUBS, AND OTHER PLANT MATERIALS LOCATED WITHIN THE CLEAR SIGHT TRIANGLES SHALL BE TRIMMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 7 OF LCUASS. UNDER CURRENT LCUASS REQUIREMENTS, TREES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN EIGHT (8) FEET ABOVE ANY PUBLIC STREET OR SIDEWALK. SHRUBS AND OTHER PLANT MATERIALS SHALL BE MAINTAINED AT A HEIGHT OF NOT MORE THAN THIRTY (30) INCHES, AND SAID MAINTENANCE SHALL BE CONDUCTED IN PERPETUITY.

CURRENT PLANNING:

13. PAVED PEDESTRIAN AND BICYCLE CONNECTIONS SHALL BE PROVIDED AT THE END OF ALL CUL-DE-SAC STREETS IN A MANNER THAT PROVIDES A CONNECTION TO THE NEXT ADJACENT STREET, PED/BIKE PATH OR OPEN SPACE.
14. A MINIMUM OF 4 VEHICLE PARKING SPACES SHALL BE PROVIDED IN THE CENTER OF ALL CUL-DE-SACS. THESE PARKING AREAS SHALL BE DESIGNED TO INCLUDE A LANDSCAPED ISLAND AT EACH END, EQUAL TO OR SIMILAR TO STANDARD LANDSCAPE ISLANDS IN PARKING LOTS
15. ALL TYPES OF MILTI-UNIT RESIDENTIAL DEVELOPMENT, BUT NOT INCLUDING SINGLE FAMILY ATTACHED, SHALL COMPLY WITH THE LANDSCAPE STANDARDS FOR MULTI-FAMILY DWELLINGS, AS SET FORTH IN THE CITY OF LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES.
16. ALL BUFFERYARDS INSTALLED AS PART OF RESIDENTIAL DEVELOPMENT WITHIN THIS PUD SHALL BE LOCATED ON A SEPARATE TRACT OF LAND OWNED AND MAINTAINED BY THE APPLICABLE HOA OR DEVELOPER.
17. ALL LANDSCAPE AND UTILITY INSTALLATIONS SHALL BE DESIGNED SO AS TO AVOID CONFLICT, BASED ON CITY STANDARDS FOR SEPARATION OF LANDSCAPE FROM UTILITIES. EACH PDP AND FDP SHALL INCLUDE DEPICTIONS WHICH CLEARLY INDICATE THAT THIS CRITERION HAS BEEN MET.
18. THE DESIGN OF FUTURE PDP'S SHALL INCLUDE PEDESTRIAN CONNECTIONS LINKING THE OPEN SPACE PLAYFIELDS AND PRIVATE PARKS THROUGHOUT THE DEVELOPMENT.
19. EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DEVELOPMENT OF MULTI-FAMILY DWELLING UNITS SHALL INCLUDE A MINIMUM COMMON OPEN SPACE OF 30% OF THE GROSS ACRES FOR THAT DEVELOPMENT PLAN.
20. EACH PRELIMINARY AND FINAL DEVELOPMENT PLAN FOR DEVELOPMENT OF SINGLE-FAMILY ATTACHED DWELLING UNITS SHALL INCLUDE A MINIMUM COMMON OPEN SPACE OF 20% OF THE GROSS ACRES FOR THAT DEVELOPMENT PLAN.
21. THE DEVELOPER(S) OF ALL SINGLE FAMILY ATTACHED, MULTI-FAMILY AND TOWNHOME UNITS SHALL INSTALL ALL REQUIRED LANDSCAPE BEFORE ISSUANCE OF THE CERTIFICATE OF OCCUPANCY, UNLESS ACCEPTABLE FINANCIAL SECURITY IS FILED WITH THE CITY TO INSURE INSTALLATION AT A LATER TIME AGREEABLE TO THE CITY. LANDSCAPE MAY BE INSTALLED IN PHASES, IN ACCORDANCE WITH A LANDSCAPE PHASING PLAN APPROVED BY THE CURRENT PLANNING MANAGER.
22. THE DEVELOPER SHALL INSTALL ALL CURBSIDE BUFFERYARDS, COMMON OPEN SPACE, PRIVATE WALKS AND/OR PATHS AND OTHER OPEN SPACE AND/OR PRIVATE PARK AMENITIES, INCLUDING ALL FENCES AND/OR WALLS LOCATED IN, OR ALONG THE EDGE OF, BUFFERYARDS AND OPEN SPACE. THE LANDSCAPE IN EACH PHASE SHALL BE PLANTED BEFORE ISSUANCE OF THE FIRST BUILDING PERMIT IN ANY GIVEN PHASE, UNLESS ADEQUATE FINANCIAL SECURITY HAS BEEN FILED BY THE DEVELOPER WITH THE CITY. THIS LANDSCAPE MAY BE INSTALLED ON THE BASIS OF A PHASED LANDSCAPE PLAN APPROVED BY THE CURRENT PLANNING MANAGER AS PART OF ANY FDP.

23. IN ALL LANDSCAPED AREAS USING GRASS OR SOD, DROUGHT TOLERANT VARIETIES WILL BE INSTALLED BY THE DEVELOPER. ALL FORMAL LANDSCAPED AREAS SHALL BE MITIGATED BY A PERMINE=T, AUTOMATIC IRRIGATION SYSTEM. ALL PASSIVE OPEN SPACE AREAS TO BE LANDSCAPED WITH NATIVE GROSSES OR NATURAL AREA ENHANCEMENTS SHALL, AT A MINIMUM, BE IRRIGATED BY A TEMPORARY AUTOMATIC IRRIGATION SYSTEM UNTIL ALL REQUIRED LANDSCAPE IS SUCCESSFULLY ESTABLISHED, AS DETERMINED BY THE CURRENT PLANNING MANAGER.

24. 26. NOISE MITIGATION MEASURES IN THE FORM OF BERMS, LANDSCAPE, ARCHITECTURAL AND NOISE ABATEMENT FENCE WALL, AND/OR SEPARATION DISTANCES SHALL BE INSTALLED BY THE DEVELOPER BETWEEN PROPOSED RESIDENTIAL USES WITHIN THIS GDP AND PROPOSED COMMERCIAL, LARGE RETAIL AND PROFESSIONAL OFFICE/CLINIC AREAS WHICH ARE LOCATED EITHER WITHIN THIS GDP OR ON ADJACENT AND TO THE NORTH ZONED J-DEVELOPING INDUSTRIAL. THIS BERM, WALL AND BUFFERYARD COMBINATION SHALL BE DESIGNED BY A QUALIFIED PROFESSIONAL IN NOISE ABATEMENT DESIGN, AND SHALL ENSURE THAT ALLOWABLE NOISE LEVELS OF 75 DBA EMANATING FROM ANY INDUSTRIAL ZONED LAND, AND THE ALLOWABLE NOISE LEVELS OF 65 DBA EMANATING FROM ANY RETAIL, COMMERCIAL, OR OFFICE/CLINIC USES IS FULLY MITIGATED TO COMPLY WITH THE PROVISIONS OF CHAPTER 7.32 OF THE LOVELAND MUNICIPAL CODE. MITIGATION MUST BE PROVIDED FOR ALL FLOORS OF ANY RESIDENTIAL USES WITHIN THE PUD. ANY FENCE WALL ELE=E=T USED IN THIS DESIGN SHALL BE CONSTRUCTED WITH SUBSTANTIAL MASONRY CLEMENTS.

25. IN ORDER TO MINIMIZE THE VISUAL IMPACT OF ANY LARGE WALL ELEMENT UPON THE RESIDENTIAL AREAS WITHIN THE GDP, THE HEIGHT OF ANY WALL/FENCE ELEMENT THAT IS PART OF THIS POISE MITIGATION MEASURE SHALL NOT BE GREATER THAN 8 FEET ABOVE GRADE, AS VIEWED FROM THE RESIDENTIAL SIDE OF THE WALL, AT THE BOUNDARY BETWEEN RESIDENTIAL AND RICH-RESIDENTIAL USES. THE SPECIFIC DESIGN FOR ALL REQUIRED NOISE MITIGATION MEASURES SHALL BE SUBMITTED AS PART OF EACH APPLICABLE PDP APPLICATION.

26. IN ADDITION TO THE RESIDENTIAL ARCHITECTURAL STANDARDS INCLUDED IN THE GDP, ALL RESIDENTIAL DEVELOPMENT WILL ALSO BE GOVERNED BY ANY ADDITIONAL RESIDENTIAL ARCHITECTURAL STANDARDS ADOPTED BY THE CITY AT THE TIME OF INITIAL APPLICATION FOR EACH PRELIMINARY DEVELOPMENT PLAN RESIDENTIAL DEVELOPMENT .

27. ALL WALL SIGNS DEPICTED ON THE BUILDING ELEVATIONS SHALL BE DEEMED AS CONCEPTUAL ONLY, AND APPROVAL OF THE GDP ARCHITECTURAL ELEVATIONS AND STANDARDS SHALL NOT BE DEEMED AS GIVING OR IMPLYING ANY APPROVAL OF SAID SIGNS.

28. A PLANNED SIGN PROGRAM SHALL BE DEVELOPED FOR THE NON-RESIDENTIAL DEVELOPMENT OCCURRING ON EACH OF THE GDP PARCELS. NO FDP SHALL BE APPROVED FOR ANY OF THE DEVELOPMENT PARCELS UNTIL THE PLANNED SIGN PROGRAM FOR THAT PARCEL HAS BEEN REVIEWED AND APPROVED AS PART OF THE FDP. EACH GDP PARCEL SHALL BE DEEMED AS A SEPARATE PREMISE FOR APPLICATION OF THE SIGN CODE.

29. IF TWO OR MORE OF THE GDP PARCELS ARE COMBINED INTO A LARGER, COMBINED DEVELOPMENT SITE FOR ALLOWED USES, A SINGLE, UNIFIED PLANNED SIGN PROGRAM FOR THE COMBINED AREAS SHALL BE REQUIRED. IN THIS CASE, THE COMBINED GDP PARCELS SHALL BE DEEMED AS ONE PREMISE FOR APPLICATION OF THE SIGN CODE.

30. 31. BEFORE SUBMITTAL OF THE GDP MYLARS, SECTION 10.C. OF THE NARRATIVE SHALL BE DELETED AND REPLACED WITH THE FOLLOWING LANGUAGE:

"PRIVATE COVENANTS SHALL BE RECORDED TO PROVIDE ADDITIONAL RESTRICTIONS AND GUIDELINES FOR THE HOMEOWNERS AND BUILDERS WITHIN THE RESIDENTIAL PORTION OF THIS PUD. A REFERENCE SHALL BE INCLUDED IN THE RESIDENTIAL COVENANTS STATING THAT EACH LOT IS SUBJECT TO THE REGULATIONS ESTABLISHED IN THE AMENDED WINTERGREEN VILLAGE PUD DOCUMENTS.

IN ORDER TO ASSIST THE CITY IN ITS REVIEW OF ANY BUILDING PERMIT OR DEVELOPMENT PLAN, HOMEOWNERS, BUILDERS OR THE ARCHITECTURAL REVIEW COMMITTEE FOR THIS DEVELOPMENT MAY, ON A VOLUNTARY BASIS, SUBMIT THE RESULTS OF ANY ARC REVIEW TO THE CITY AS PART OF ANY BUILDING PERMIT OR DEVELOPMENT PERMIT APPLICATION. HOWEVER, IN ITS ACTION TO APPROVE OR DISAPPROVE SUCH APPLICATIONS, THE CITY SHALL RELY SOLELY ON ITS OWN JUDGMENT OF WHETHER THE PROPOSED CONSTRUCTION COMPLIES WITH ALL APPLICABLE CITY CODES, REGULATIONS AND INCLUDING THE PROVISIONS OF THIS GDP."

31. ALL PORTIONS OF THE SITE WHICH CONTINUE TO BE USED FOR AGRICULTURAL PURPOSE(S) SHALL BE COMPLETELY ENCLOSED WITH A 4 SOOT TALL FIRM FENCE, ALONG WITH ANY NECESSARY GATES AND/OR CATTLE GUARDS. BEFORE ISSUANCE OF THE FIRST BUILDING PERMIT FOR ANY NON-AGRICULTURAL USE WITHIN THE GDP. SUCH FENCES, GATES AND GUARDS SHALL BE MAINTAINED IN GOOD REPAIR AND CONDITION AT ALL TIMES TO ASSURE THAT AGRICULTURAL USES DO NOT CONFLICT WITH APPROVED ECO-AGRICULTURAL USES.

32. BEFORE SUBMITTAL OF THE GDP MYLARS, SECTION 7.C. "COMMERCIAL" SHALL BE REVISED BY DELETING THE PHRASE, "... OR AS ALLOWED BY THE COVENANTS AND THE BUILDING CODE." FROM THE END OF THE FIRST SENTENCE.

33. MINIMUM LOT AREA FOR DEVELOPMENT OF MULTI-FAMILY DWELLINGS SHALL BE AS STIPULATED IN CHAPTER 1820 OF THE MUNICIPAL CODE FOR THE R3 ZONE DISTRICT.

34. ALL RESIDENTIAL DEVELOPMENT IN THIS PUD, INCLUDING DETACHED, ATTACHED AND HULTI-FAMILY DWELLINGS, SHALL PROVIDE OPEN SPACE PLAYFIELD AS PART OF SUCH DEVELOPMENT, AT THE RATE SPECIFIED IN SECTION 1624.150 OF THE LOVELAND MUNICIPAL CODE, AS AMENDED

35. THE DEVELOPER SHALL INSTALL A QUALITY ARCHITECTURAL FENCE ALONG THE ENTIRE SOUTH AND SOUTHEAST PROPERTY LINE WHERE IT IS ADJACENT TO ANY PORTION OF THE MOBILE HOME PARK. THE SPECIFIC DESIGN OF THIS FENCE SHALL BE INCLUDED IN THE PDP AND FDP OF EACH DEVELOPMENT SUB-AREA ADJACENT TO THE MOBILE HOME PARK.

36. IN ADDITION TO THE ARCHITECTURAL STANDARDS IN THE GDP, DEVELOPMENT OF THE LARGE RETAIL SITE WILL INCLUDE THE FOLLOWING ARCHITECTURAL DESIGN ELEMENTS:

A. THE BUILDING SHALL HAVE A "RECOGNIZABLE BOTTOM" FOR ALL ELEVATIONS, OR PORTIONS THEREOF, THAT ARE SIGNIFICANTLY VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS.
B. THE BUILDING SHALL HAVE A 'RECOGNIZABLE TOP" FOR ALL ELEVATIONS, OR PORTIONS THEREOF. THAT ARE SIGNIFICANTLY VISIBLE FROM PUBLIC STREETS OR RESIDENTIAL AREAS.
C. THE TIMBER FEATURES ON THE FRONT GABLED ENTRIES SHALL HAVE A TEXTURE AND COLOR THAT CLEARLY READS AS TIMBER, RATHER THAN A PAINTED STEEL MEMBER.

37. THE ARCHITECTURAL DEPICTIONS IN THE GDP SHALL BE CONSIDERED AS CONCEPTUAL, SHOWING THE OVERALL INTENT AND QUALITY OF THE PROPOSED ARCHITECTURE, AND APPROVAL OF THE GDP DOES NOT GRANT OR IMPLY APPROVAL OF THE SPECIFIC ELEVATIONS SHOWN. ALL ARCHITECTURAL DESIGN SHALL BE FINALLY DETERMINED DURING THE PDP AND FDP PROCESS,

38. SUB-SECTION 7.B.7.A. OF THE NARRATIVE SHALL BE AMENDED BY DELETING ALL BUT THE FIRST SENTENCE OF SAID SUB-SECTION.

39. SUB-SECTION 7.B.8.F. SHILL BE AMENDED TO INDICATE THAT THE MOUNTING HEIGHT OF PARKING LOT LIGHT FIXTURES SHALL NOT EXCEED A HEIGHT OF 20 FEET, UNLESS OTHERWISE APPROVED BY THE PLANNING COMMISSION AT THE TIME OF PDP. THE PLANNING CO. ON MAY, IN ITS SALE DISCRETION, APPROVE LIGHT FIXTURES WITH A HEIGHT GREATER THAN 20 FEET, IF THE DEVELOPER DEMONSTRATES THAT SUCH FIXTURE HEIGHTS WILL BE FULLY CONSISTENT WITH THE PERFORMANCE STANDARD FOR ILLUMINATION, AS SET FORTH IN SECTION 3.09 OF THE CITY OF LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES, AND WILL RESULT IN ILLUMINATION LEVELS AT THE PROPERTY LINE NOT TO EXCEED 0.10 FEAT CAISILES.

40. 41. THE RESIDENTIAL GROSS DENSITY SHALL NOT EXCEED 6.39 DWELLING UNITS PER ACT UNLESS THE RESIDENTIAL DEVELOPMENT MEETS THE REQUIREMENTS OF CITY CODE CHAPTER 1643 BY PROVIDING AT LEAST 10 % OF THE DWELLING UNITS IN THE DEVELOPMENT TO HOUSEHOLDS MAKING 70% OR LESS OF THE MEDIUM FAMILY INCOME. IF THE DEVELOPMENT SATISFIES THIS AFFORDABLE HOUSING REQUIREMENT AS STATED HEREIN, THEN THE MAXIMUM ALLOWED GROSS DENSITY FOR THE DEVELOPMENT SHALL BE INCREASED TO 7.21 DWELLING UNITS PER ACRE.

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NO.	REVISIONS	BY	DATE

WINTERGREEN TOWNHOMES
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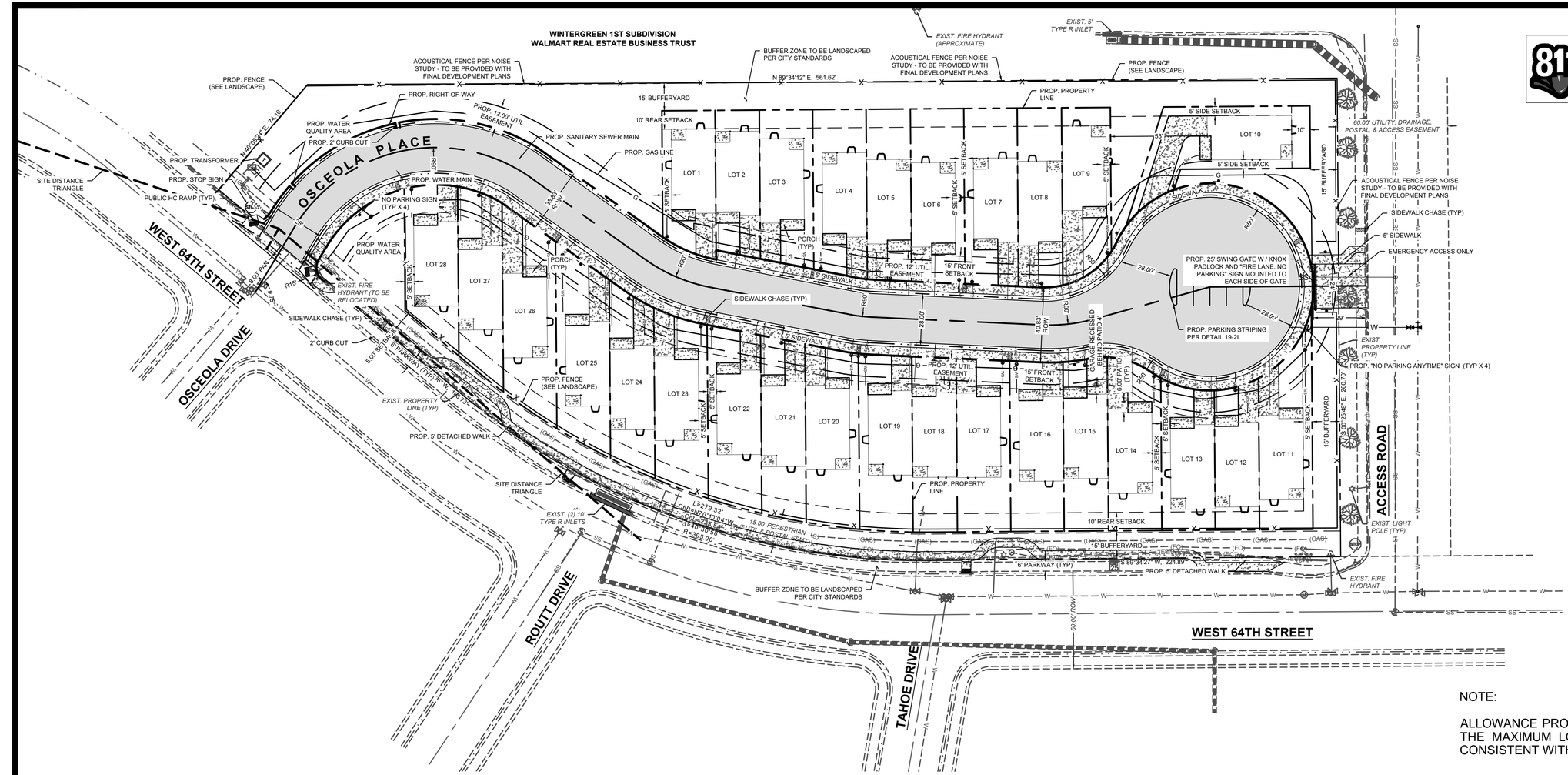
PURPOSE / GDP CONDITIONS OF APPROVAL

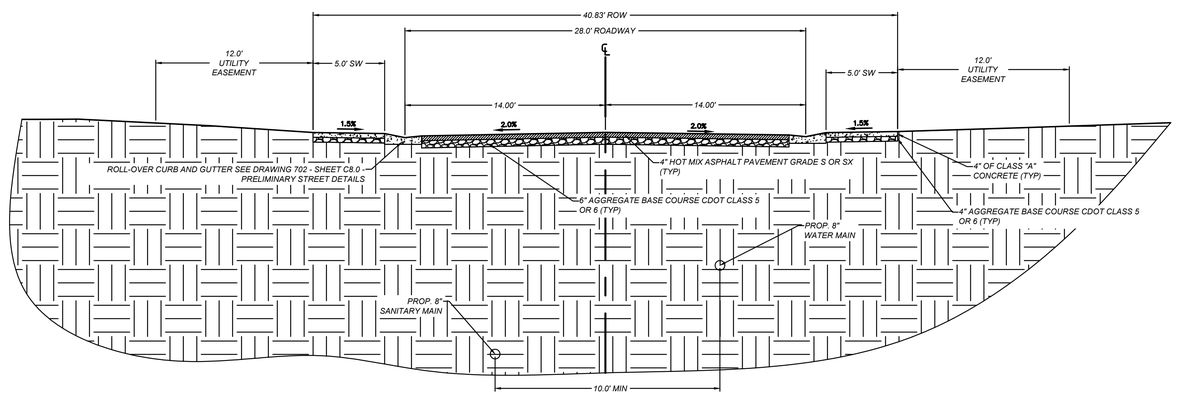
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DATE: 12 JULY 2016
SCALE : ###
PROJECT NO. : 6280-001

SP1.1

WINTERGREEN 1ST SUBDIVISION
WALMART REAL ESTATE BUSINESS TRUST





TYPICAL STREET (LANE) CROSS-SECTION

SCALE: 1"=5'

NOTE:

ALLOWANCE PROVIDED FOR AN INCREASE IN THE MAXIMUM LOT SIZE UP TO 20% WHEN CONSISTENT WITH THE INTENT OF THE GDP.

MINIMUM SETBACKS:

REAR: 10'
SIDE: 5'
FRONT: 15'

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N

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

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WINTERGREEN TOWNHOMES
353 W. 64TH ST. LOVELAND, CO (OUTLOT A, WINTERGREEN SECOND SUBDIVISION)

PRELIMINARY SITE PLAN

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DRAWN BY: MM/GLF
DATE: 02 SEPTEMBER 2016
SCALE : 1:30
PROJECT NO. : 6280-001

SP2.0

SHEET 3 OF 15

GENERAL UTILITY NOTES

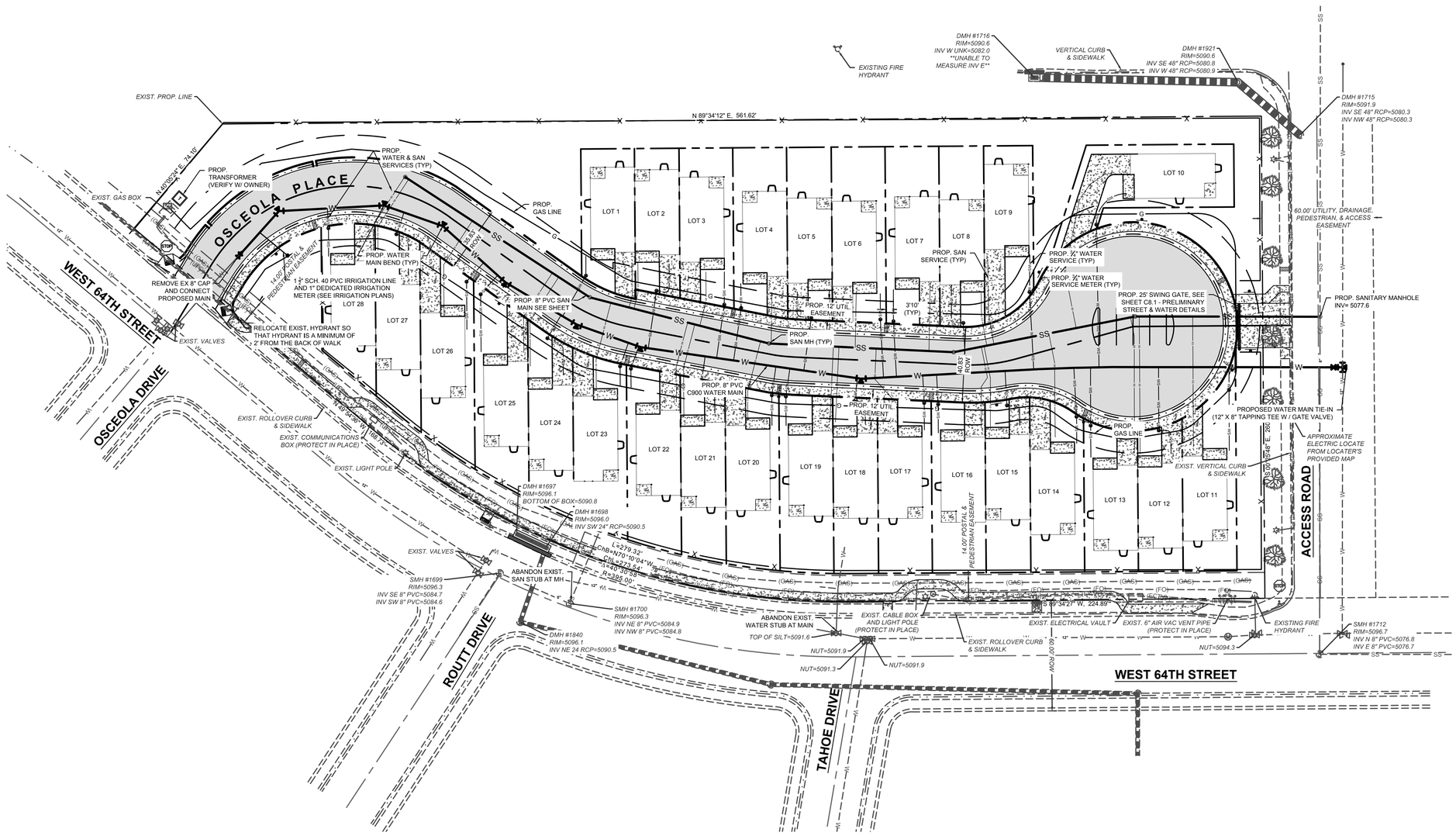
1) THE UTILITIES SHOWN HEREON ARE FROM VISIBLE SURFACE EVIDENCE AND FROM THE UTILITY LOCATIONS PROVIDED BY ACCURATE UNDERGROUND. THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

2) PRIOR TO START OF ANY WORK, THE CONTRACTOR SHALL VERIFY THE LOCATION, ELEVATION AND MATERIAL TYPE FOR ALL EXISTING UNDERGROUND UTILITIES THROUGHOUT THE SITE AND AT THE POINT OF CONNECTION. THE CONTRACTOR SHALL VERIFY THAT THE PROPOSED UTILITY SERVICE WILL MEET THE INDICATED PIPE SLOPES AND IMMEDIATELY NOTIFY THE CLIENT REPRESENTATIVE OF ANY CONDITIONS THAT WILL PREVENT CONSTRUCTION OF NEW UTILITY SERVICES AS INDICATED ON THE PLANS.

3) SITE PLUMBING SHALL CONFORM TO THE INTERNATIONAL PLUMBING CODE AND MANUFACTURER'S SPECIFICATIONS.

4) ALL SANITARY SEWER, WATER, AND STORMWATER CONSTRUCTION SHALL CONFORM TO THE CITY OF LOVELAND'S WATER, WASTEWATER, AND STORMWATER DEVELOPMENT CONSTRUCTION STANDARDS AND DETAILS.

5) ALL WATERLINE TO BE CONSTRUCTED A MINIMUM OF 4.5' AND A MAXIMUM OF 5.5' (5' TYPICAL) BELOW FINISHED GRADE UNLESS NOTED OTHERWISE.



N

0 30' 60'

SCALE: 1" = 30'

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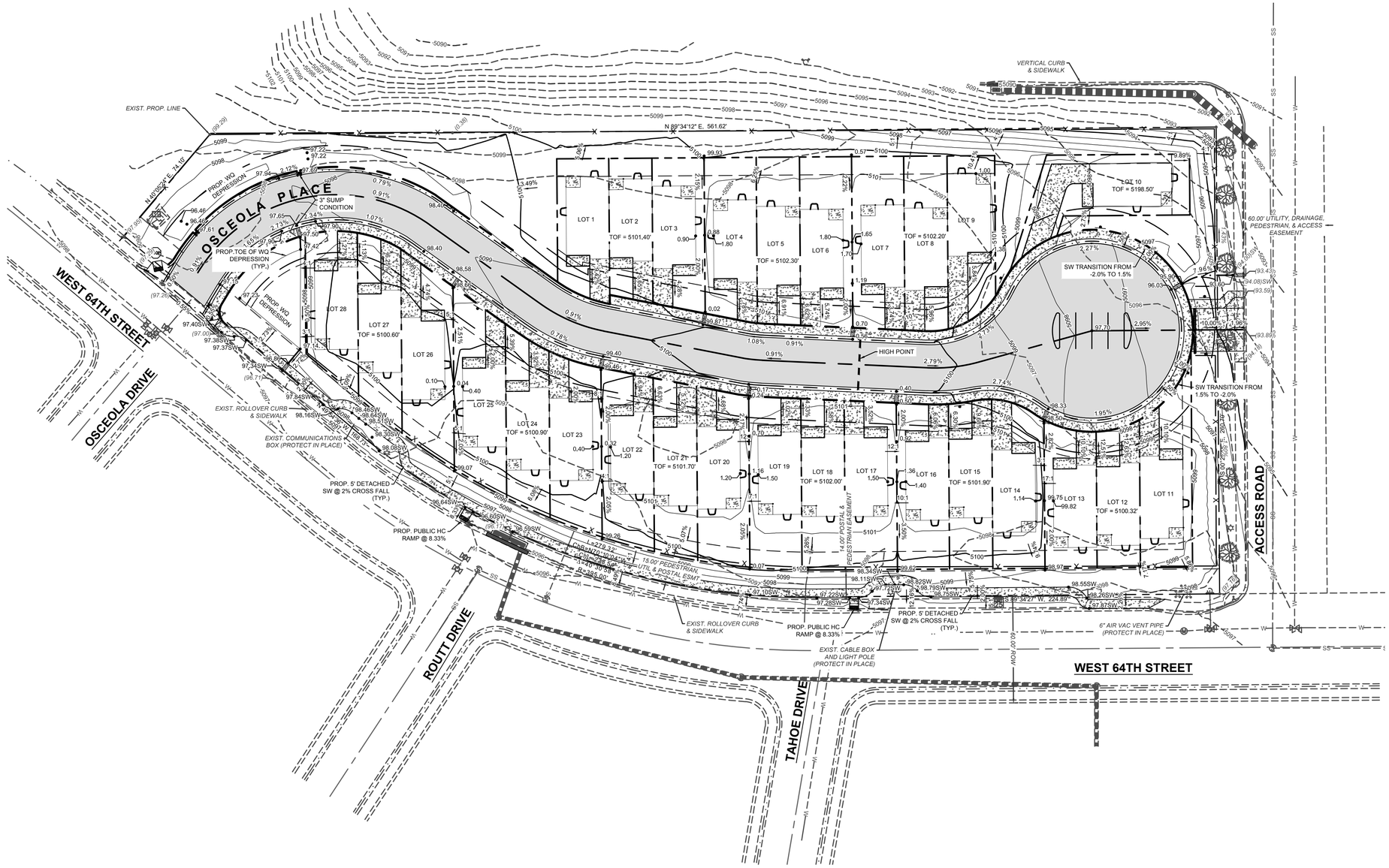
PRELIMINARY UTILITY PLAN

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SHEET 4 OF 15



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WINTERGREEN TOWNHOMES

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PRELIMINARY GRADING PLAN

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N

0 30' 60'

SCALE: 1" = 30'

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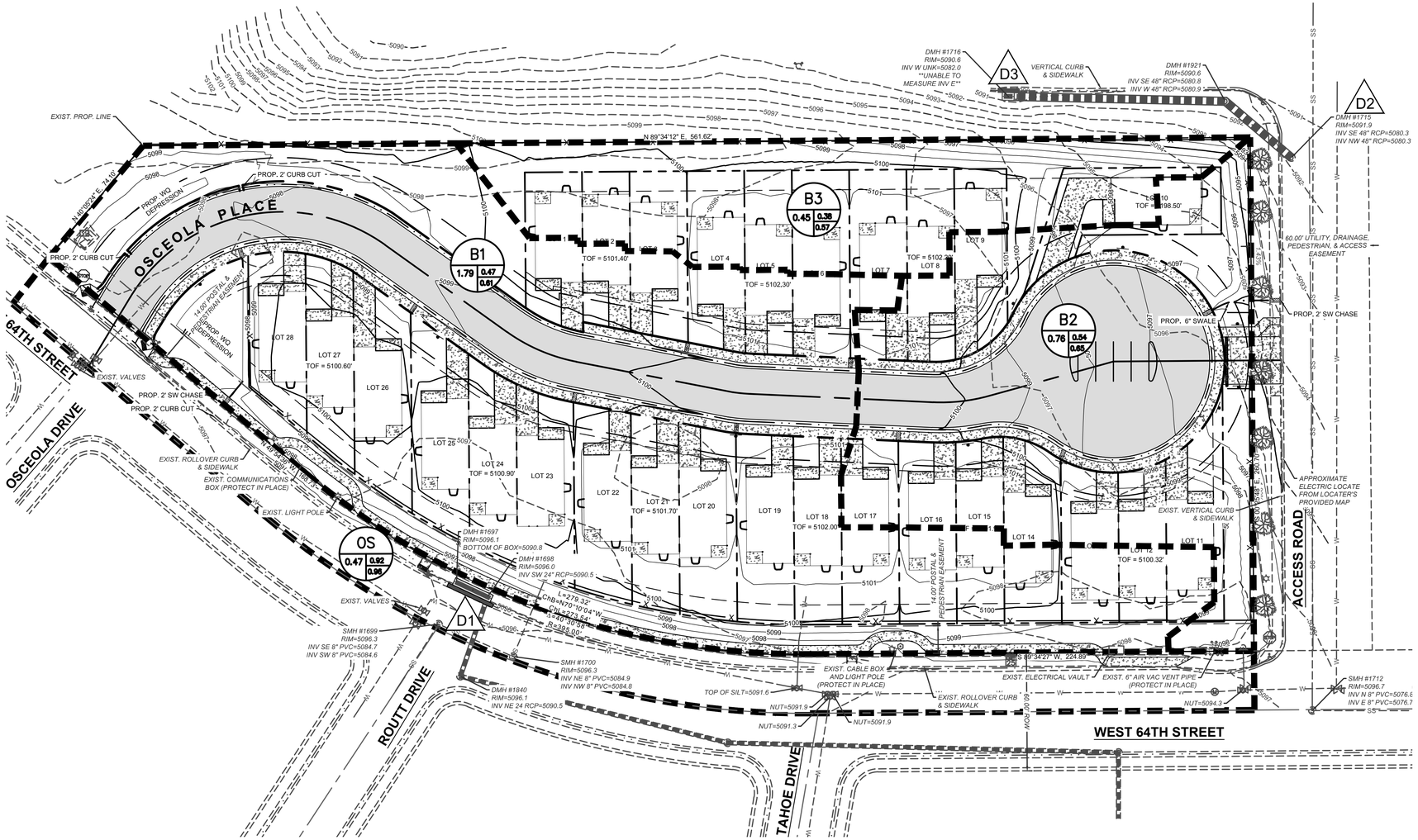
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SHEET 5 OF 15

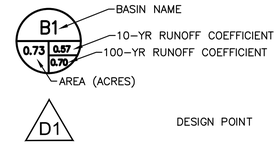
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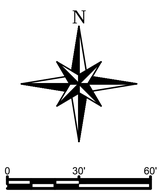
PROPOSED BASIN FLOWS

BASIN DESIGNATION		AREA (AC)	10 YEAR "C"	100 YEAR "C"	Q_{10} (CFS)	Q_{100} (CFS)
DESIGN POINT	BASIN NUMBER					
–	B1	2.23	0.47	0.61	4.19	9.06
D2	B2	0.76	0.54	0.65	2.26	4.54
D3	B3	0.45	0.38	0.57	0.85	2.16
D1	OS, B1	0.47	0.92	0.96	2.50	4.20



DRAINAGE LEGEND





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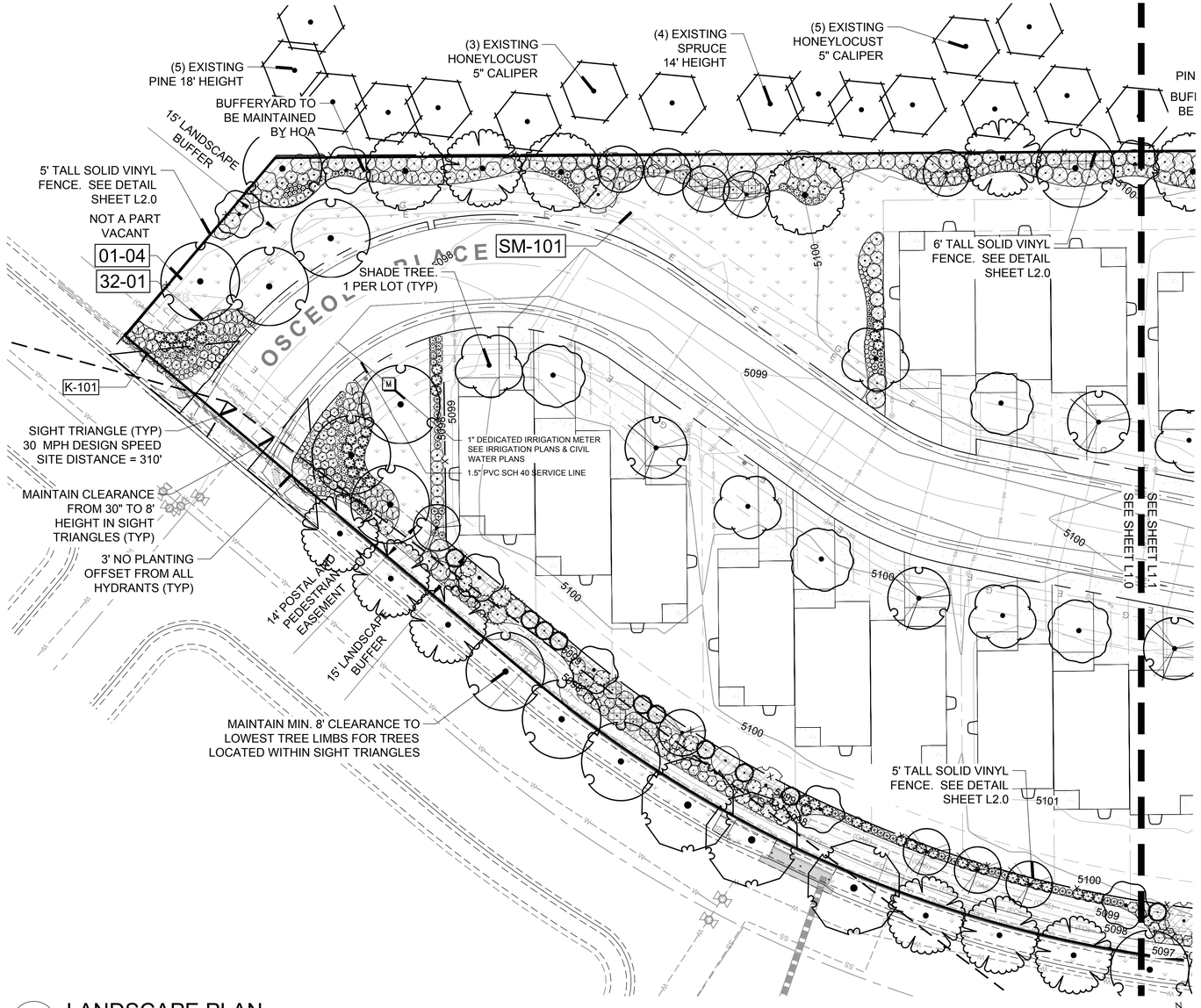
PRELIMINARY DRAINAGE PLAN

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SCALE :	1:30
PROJECT NO. :	6280-001

SP5.0

SHEET 6 OF 15



LANDSCAPE PLAN

SCALE: 1" = 20'

PLAN NOTES

1. **NO SUBSTITUTIONS WITHOUT PREVIOUS APPROVAL OF LANDSCAPE ARCHITECT. UNAPPROVED DEVIATIONS FROM THIS PLAN WILL BE RECTIFIED AT CONTRACTORS EXPENSE.**
2. **CONTRACTOR TO PROVIDE ANALYSIS OF ANY AMENDMENTS PROPOSED FOR PLANTING AREAS PRIOR TO INSTALLATION OF SUCH MATERIALS.**
3. **CONTRACTOR TO PROVIDE RECEIPTS TO LANDSCAPE ARCHITECT FOR ALL SEEDING PROPOSED ON SITE, PRIOR TO INSTALLATION OF SEEDING MATERIALS.**
4. **NO FABRIC UNDER WOOD MULCH IN ANY AREAS. ALL PLANTS IN ROCK MULCH AREAS TO RECEIVE SHREDDED CEDAR MULCH RINGS. MASSING SHALL HAVE CONTINUOUS SHREDDED MULCH BANDS. SEE DETAILS SHEET L2.0.**
5. **DRIPLINE TO BE PLACED OVER WEED BARRIER FABRIC AND STAKED ON TOP OF WEED BARRIER.**
6. **WEED BARRIER CUTOUTS FOR PLANTS IN ROCK AREAS SHALL ACCOUNT FOR MATURE SIZE OF PLANTS AND EQUAL AT LEAST THE DIAMETER OF THE ROOTBALL. SEE DETAIL SHEET L2.0**
7. **ALL EMITTERS PER IRRIGATION PLAN.**
8. **ALL EMITTERS TO BE PLACED AT THE APPROPRIATE LOCATIONS. ALL EMITTERS TO USE MICRO TUBING, STAKES, AND BUG CAPS.**
9. **SEE LANDSCAPE DETAILS SHEET FOR ADDITIONAL NOTES AND DETAILS.**
10. **RETAIN 10% OF ALL PLANT TAGS PER SPECIES FOR DURATION OF WARRANTY PERIOD.**

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	
SYMBOL	**DESCRIPTION**	**QTY**
32-01	14 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1500 lf
SYMBOL	**ROCK DESCRIPTION**	**QTY**
K-101	GRANITE/MOSS ROCK BOULDER--DECORATIVE. 1/2 TON AVG SIZE	12
SYMBOL	**DESCRIPTION**	**QTY**
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

Native Lawn Mix
(90%) Buffalograss
(10%) Blue Grama

Seed @ 2-3 lb / 1000 sf

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

INDIVIDUAL LOT TREES TO BE INSTALLED AT TIME OF HOUSING CONSTRUCTION.

PLANT SCHEDULE OVERALL

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AG	10	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal
	AH	16	Acer tataricum `Hot Wings` / Hot Wings Tatarian Maple	B & B	1.5"Cal
	AS	8	Amelanchier grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B & B	1.5"Cal
	CS	5	Catalpa speciosa / Northern Catalpa	B & B	2"Cal
	CO	17	Celtis occidentalis / Common Hackberry	B & B	2"Cal
	CA	14	Crataegus ambigua / Russian Hawthorn	B & B	1.5" Caliper Multistem
	GTS	6	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"Cal
	JSM	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	6` B&B	
	PCA	9	Pyrus calleryana `Autumn Blaze` / Autumn Blaze Pear	B & B	1.5"Cal
	QM	16	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal
	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EX	
	EX-RET	31	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	
SHRUBS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	
	AC	5	Arctostaphylos x coloradoensis `Chieftain` / Manzanita	5 gal	
	CD	86	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal	
	CCL	9	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany MULTISTEM	4` HT	
	CC	35	Chaenomeles speciosa `Cameo` / Cameo Flowering Quince	5 gal	
	CMF	10	Chamaebatiaria millefolium `Fernbush` / Fernbush	5 gal	
	ES	51	Ericameria nauseosa speciosa / Dwarf Blue Rabbitbrush	5 gal	
	FM	16	Forestiera neomexicana / New Mexican Privet MULTISTEM	4` HT	
	JS	4	Juniperus sabina `Broadmoor` / Broadmoor Juniper 568A	5 gal	
	MC	17	Mahonia aquifolium / Oregon Grape	5 gal	
	PAL	54	Perovskia atriplicifolia `Little Spire` / Dwarf Russian Sage	5 gal	
	PLC	18	Philadelphus lewisii `Cheyenne` / Lewis Mock Orange	5 gal	
	POD	16	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 gal	
	POL	80	Physocarpus opulifolius `Little Devil` / Dwarf Purple Ninebark	5 gal	
	PF	72	Potentilla fruticosa `Goldfinger` / Goldfinger Potentilla	5 gal	
	PBP	32	Prunus besseyi `Pawnee Buttes` / Sand Cherry	5 gal	
	RG	10	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal	
	RW	42	Rosa woodsii / Mountain Rose	5 gal	
GRASSES	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	
	BB	89	Bouteloua gracilis `Blonde Ambition` / Blue Grama	1 gal	
	PVD	54	Panicum virgatum `Dallas Blues` / Dallas Blues Switch Grass	1 gal	
	PVS	70	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal	
	SW	14	Sporobolus wrightii / Big Sacaton	1 gal	
PERENNIALS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**SIZE**	
	AGC	16	Agastache cana `Sonoran Sunset` / Sonoran Sunset Hyssop	1 gal	
	CI	43	Callirhoe involucrata / Wine Cups	1 gal	
	PPP	126	Penstemon pinifolius / Threadleaf Beardtongue	4"pot	
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	
	EX-RE	1,489 sf	EX TURF TO REMAIN / ON-SITE, EXISTING TURF PROTECT IN PLACE, REPAIR/REPLACE ANY DAMAGED MATERIALS. TURF ON SEPARATE, EXISTING IRRIGATION SYSTEM FOR OVERALL DEVELOPMENT. ADJUST FOR NEW LAYOUT.	EX	
	NL2	16,954 sf	NATIVE LAWN SEED MIX / PAWNEE BUTTES SEED CO NATIVE LAWN MIX 2-3 LBS PER 1000 SQUARE FEET. IRRIGATED SEED MIX.	seed	
	TURF	2,054 sf	TURF / TEXAS HYBRID BLUEGRASS KENTUCKY BLUE GRASS BLEND TO MATCH EXISTING. SETBACK AND PARKWAY AREAS TO BE ON OVERALL DEVELOPMENT SYSTEM.	sod	
MULCHES	**CODE**	**QTY**	**BOTANICAL NAME / COMMON NAME**	**CONT**	
	AGG	45 sf	AGGREGATE / RIVER ROCK MIXTURE MATCH ADJACENT SITES AND PLACE TO A UNIFORM DEPTH OF 3" OVER PERMEABLE WEED BARRIER FABRIC.	mulch	
	WM	13,743 sf	SHREDDED CEDAR MULCH / WOOD MULCH GORRILA HAIR OR SHREDDED REDWOOD MULCH. NO WEED BARRIER UNDER WOOD MULCH AREAS	mulch	

SEE SHEET L2.0 FOR SITE CATEGORY CALCULATIONS

SEE SHEET HZ1.0 FOR HYDROZONE MAP

CITY APPROVAL STAMP
City File #PZ-16-55/56

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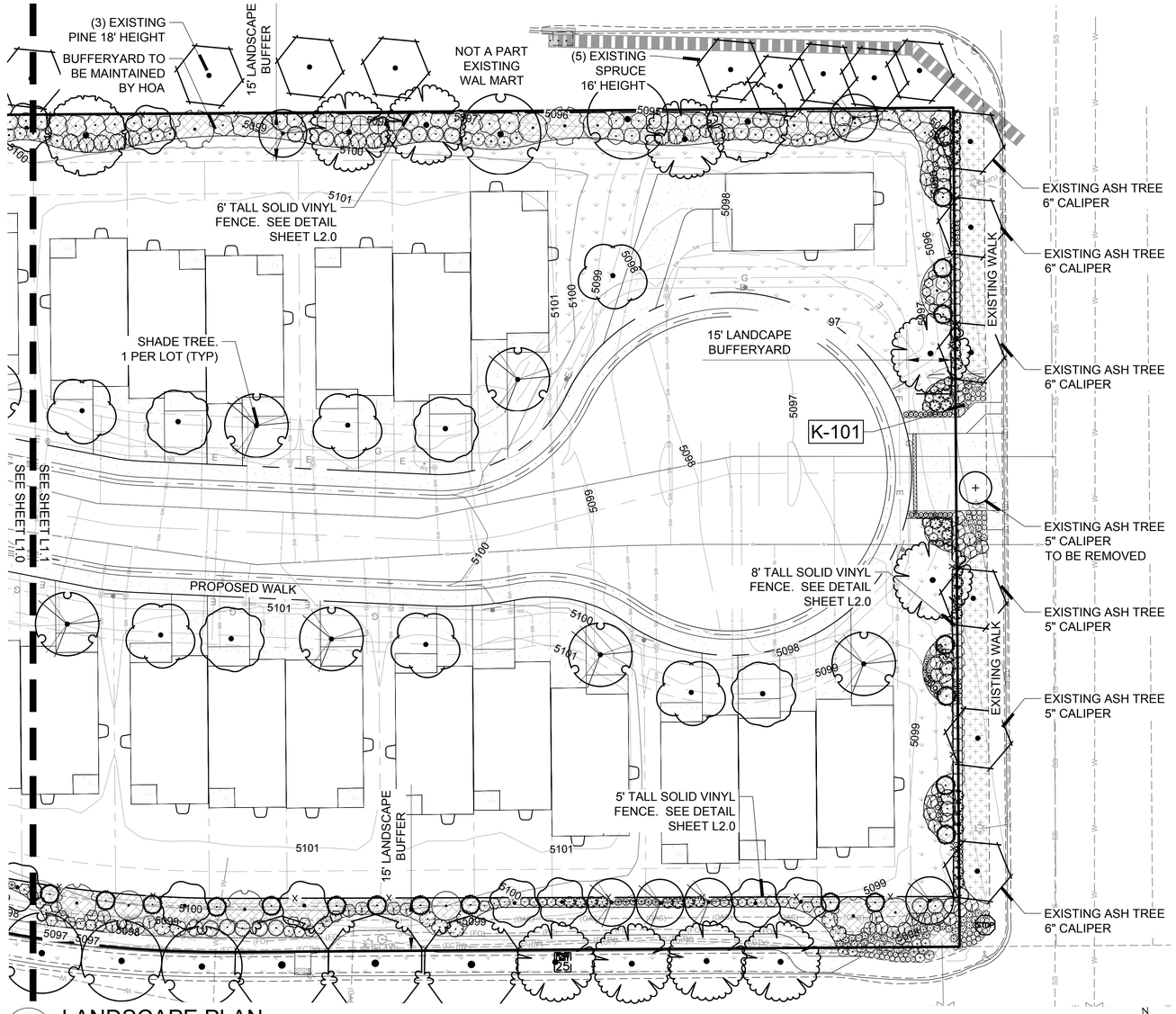
REVISIONS:
City Comments:5-28-16
City Comments:8-30-16

NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5538 Coll Drive, Longmont, CO 80503
(303) 443-0388 · neil@ndscolorado.com

WINTERGREEN TOWNHOME PDP
LOVELAND, CO

LANDSCAPE PLAN

PROJ. NO.:	
DATE:	04.01.16
SCALE:	See Sheet
DRAWN:	JRO
CHKD BY:	NAM
SHEET	L1.0



LANDSCAPE PLAN

SCALE: 1" = 20'

SOIL AMENDMENTS:			Test No.: H2249a PH = 7.8			SOIL TYPE = Clay Organic Material = 1.3%			
GROUND PLANE TREATMENT	CLASS I OM AMENDMENT - OM	NITROGEN = 6.6 ppm	PHOSPHORUS = 8.3 ppm	POTASSIUM = 177.5 ppm	OTHER K, Zn, Fe, Mn, B or Cu	FERTILIZER	E.C.,SALT OR PH TREATMENT	MYCOAPPLY ALL PURPOSE	ROTOTILL DEPTH
SODDED TURFGRASS	4 cu.yds./ 1000sf	2 lb. per 1000 sf	5 lbs / 1000 sf P2O5	0 lb. per 1000 sf*	4 oz. Zinc/1000 sf 2 oz. Iron/1000 sf	Biosol: 20 lbs. per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
SEEDED AREAS--NATIVE	2 cu.yds./ 1000sf	N/A	none needed	none needed	none needed	Biosol: 20 lbs. per 1000 sq.ft.	n/a	1.5 lbs. per 1000 sq.ft.	6" MIN
TREES	3 cu.yds./ 1000sf	2 lb. per 1000 sf	5 lbs / 1000 sf P2O5	0 lb. per 1000 sf*	4 oz. Zinc/1000 sf 2 oz. Iron/1000 sf	Biosol: 8 oz. per sq.yd.	n/a	1 oz. per 1" Caliper	6" MIN
SHRUBS	3 cu.yds./ 1000sf	2 lb. per 1000 sf	5 lbs / 1000 sf P2O5	0 lb. per 1000 sf*	4 oz. Zinc/1000 sf 2 oz. Iron/1000 sf	Biosol: 8 oz. per sq.yd.	n/a	2 tsp. per gal. container size	6" MIN

* USE CLASS I COMPOST AMENDMENTS AND ORGANIC AMENDMENTS AS SPECIFIED BELOW

ACCEPTABLE FERTILIZERS: For each 1 lb of Nitrogen needed, apply about 2 lb urea, or 5 lb ammonium sulfate, or 8 lb bloodmeal, or 11 lb corn gluten meal, or 50 lb alfalfa meal pellets per 1000 sq.ft.
For Phosphorus bone meal can be added at 35 lbs/1000 sq.ft.
Potassium can be added as potassium chloride at 3 lbs/1000 sq.ft.

* USE CLASS I COMPOST
* BIOSOL ORGANIC FERTILIZER AND MYCOAPPLY ALL PURPOSE GRANULAR ARE AVAILABLE AT AMERICAN CLAY WORKS & SUPPLY DENVER, CO (303) 534-4044, www.americanclayworks.net.

IF THE RECOMMENDATIONS NOTED ABOVE ARE NOT FOLLOWED BY THE RESPECTIVE PARTIES, THE CERTIFICATE OF OCCUPANCY MAY BE POSTPONED OR DENIED.
PROVIDE A COPY OF RECEIPT FOR ALL AMENDMENTS INSTALLED PRIOR TO FINAL INSPECTION.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
01-04	SEED ALL DISTURBED AREAS WITH NATIVE LAWN MIX UNLESS OTHERWISE NOTED.	

SYMBOL	DESCRIPTION	QTY
32-01	4 G ROLL TOP STEEL EDGING, STAKED 30" OC MAX.	1500 lf

SYMBOL	ROCK DESCRIPTION	QTY
K-101	GRANITE/MOSS ROCK BOULDER--DECORATIVE. 1/2 TON AVG SIZE	12

SYMBOL	DESCRIPTION	QTY
SM-101	ALL SEEDED AREAS TO BE AMENDED AND HYDROSEEDED. PLACE EROSION CONTROL MAT ON ALL SLOPES EXCEEDING 4:1.	

PLANT SCHEDULE OVERALL

QTY FOR REFERENCE ONLY VERIFY ALL COUNTS PER PLAN

TREES	CODE	QTY	BOTANICAL NAME / COMMON NAME	CONT	CAL
	AG	10	Acer grandidentatum / Bigtooth Maple	B & B	2"Cal
	AH	16	Acer tataricum `Hot Wings` / Hot Wings Tatarian Maple	B & B	1.5"Cal
	AS	8	Amelanchier grandiflora `Autumn Brilliance` / `Autumn Brilliance` Serviceberry	B & B	1.5"Cal
	CS	5	Catalpa speciosa / Northern Catalpa	B & B	2"Cal
	CO	17	Celtis occidentalis / Common Hackberry	B & B	2"Cal
	CA	14	Crataegus ambigua / Russian Hawthorn	B & B	1.5" Caliper Multistem
	GTS	6	Gleditsia triacanthos inermis `Shademaster` TM / Shademaster Locust	B & B	2"Cal
	JSM	28	Juniperus scopulorum `Moonglow` / Moonglow Juniper	6` B&B	
	PCA	9	Pyrus calleryana `Autumn Blaze` / Autumn Blaze Pear	B & B	1.5"Cal
	QM	16	Quercus muehlenbergii / Chinkapin Oak	B & B	2"Cal
+	EX-REM	1	REMOVE AS INDICATED / EXISTING TREE TO BE REMOVED RECOMMENDATION	EX	
	EX-RET	31	TO REMAIN- Protect during construction / EXISTING TREE TO REMAIN	EX	

SHRUBS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	AC	5	Arctostaphylos x coloradoensis `Chieftain` / Manzanita	5 gal
	CD	86	Caryopteris x clandonensis `Dark Knight` / Blue Mist Shrub	5 gal
	CCL	9	Cercocarpus ledifolius / Curl-Leaf Mountain Mahogany MULTISTEM	4` HT
	CC	35	Chaenomeles speciosa `Cameo` / Cameo Flowering Quince	5 gal
	CMF	10	Chamaebatiaria millefolium `Fernbush` / Fernbush	5 gal
	ES	51	Ericameria nauseosa speciosa / Dwarf Blue Rabbitbrush	5 gal
	FM	16	Forestiera neomexicana / New Mexican Privet MULTISTEM	4` HT
	JS	4	Juniperus sabina `Broadmoor` / Broadmoor Juniper 568A	5 gal
	MC	17	Mahonia aquifolium / Oregon Grape	5 gal
	PAL	54	Perovskia atriplicifolia `Little Spire` / Dwarf Russian Sage	5 gal
	PLC	18	Philadelphus lewisii `Cheyenne` / Lewis Mock Orange	5 gal
	POD	16	Physocarpus opulifolius `Diablo` / Diablo Ninebark	5 gal
	POL	80	Physocarpus opulifolius `Little Devil` / Dwarf Purple Ninebark	5 gal
	PF	72	Potentilla fruticosa `Goldfinger` / Goldfinger Potentilla	5 gal
	PBP	32	Prunus besseyi `Pawnee Buttes` / Sand Cherry	5 gal
	RG	10	Rhus aromatica `Gro-Low` / Gro-Low Fragrant Sumac	5 gal
	RW	42	Rosa woodsii / Mountain Rose	5 gal

GRASSES	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
	BB	89	Bouteloua gracilis `Blonde Ambition` / Blue Grama	1 gal
	PVD	54	Panicum virgatum `Dallas Blues` / Dallas Blues Switch Grass	1 gal
	PVS	70	Panicum virgatum `Shenendoah` / Burgundy Switch Grass	1 gal
	SW	14	Sporobolus wrightii / Big Sacaton	1 gal

PERENNIALS	CODE	QTY	BOTANICAL NAME / COMMON NAME	SIZE
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Native Lawn Mix
(90%) Buffalograss
(10%) Blue Grama

Seed @ 2-3 lb / 1000 sf

ALL SEED MIXES AS SPECIFIED BY PAWNEE BUTTES SEED COMPANY

SEED ESTABLISHMENT: KILL EXISTING VEGETATION BY SOLARIZATION, OR WITH A NON-RESIDUAL HERBICIDE. ALLOW SUFFICIENT TIME FOR HERBICIDE TO WORK, IRRIGATE FOR 2-3 WEEKS AND RE-APPLY HERBICIDE TO ANY EMERGING WEEDS. REMOVE DEBRIS, LARGE CLUMPS, ETC. SPREAD ORGANIC MATTER AT 2 CYD PER 1000 SF AND SPECIFIED AMENDMENTS AND TILL INTO TOP 4-6" OF SOIL. SEE NOTE #10 FOR SPECIFICS ON APPLICATION METHOD, SLOPE PROTECTION, ETC. HYDROMULCH AND ENSURE SEEDLINGS DO NOT DRY OUT FOR AT LEAST 45 DAYS BY IRRIGATING FREQUENTLY. SEEDLINGS TO BE IN DAMP SOIL BUT NOT STANDING WATER PROVIDE LESS FREQUENT, DEEP IRRIGATION AFTER SEED EMERGENCE.

SEED MAINTENANCE: MOW NATIVE LAWN MIX ABOUT ½ THE AMOUNT AS SODDED TURFGRASS OR AS NEEDED. MOW NATIVE/FOOTHILLS SEED AREAS ONCE A MONTH OR ONLY WHEN NEEDED TO CONTROL WEEDS OR AT END OF GROWING SEASON. MOWFOOTHILLS/WILDFLOWER SEED MIX FREQUENTLY DURING FIRST YEAR TO A HEIGHT OF 6-8". HAND PULL WEED OR SPOT WEED USING A BROADLEAF APPLICATION DURING FIRST 3 GROWING SEASONS.

DISTURBED AREAS TO BE RESEEDED WITH NATIVE FOOTHILLS MIX UNLESS OTHERWISE NOTED. RE: CIVIL PLANS

CITY APPROVAL STAMP
City File #PZ-16-55/56

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REVISIONS:
City Comments:5-28-16
City Comments:8-30-16

NDS NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning Irrigation Design
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WINTERGREEN TOWNHOME PDP
LOVELAND, CO

LANDSCAPE PLAN

PROJ. NO.:
DATE: 04.01.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L1.1

GENERAL NOTES

(Note: All references to "Contractor" are specific to "Landscape Contractor" unless notified as "General or other type of Contractor")

1. CONTRACTOR IS RESPONSIBLE FOR VERIFYING QUANTITIES OF MATERIALS NEEDED TO COMPLETE THIS PLAN IN THE FIELD. NOTIFY LANDSCAPE ARCHITECT OF ANY DISCREPANCIES BETWEEN THE DRAWINGS AND CONDITIONS IN THE FIELD. SUBSTITUTIONS OF PLANT MATERIAL ARE NOT ALLOWED WITHOUT APPROVAL FROM LANDSCAPE ARCHITECT GIVEN PRIOR TO INSTALLATION. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. PRIOR TO COMMENCEMENT OF WORK THE LANDSCAPE CONTRACTOR SHALL CONTACT OWNERS REPRESENTATIVE FOR SPECIFIC INSTRUCTIONS RELEVANT TO THE SEQUENCING AND SCOPE OF WORK.

2. CONTRACTOR IS RESPONSIBLE FOR INSTALLING ALL LANDSCAPE SHOWN ON THIS PLAN. ANY DEFICIENCIES OR DEVIATIONS FROM THIS PLAN ARE TO BE APPROVED BY OWNER'S REPRESENTATIVE OR LANDSCAPE ARCHITECT. ANY CHANGES FROM THE APPROVED PLANS MAY REQUIRE APPROVAL FROM THE CITY OR COUNTY PLANNING DEPARTMENTS. LANDSCAPE CONTRACTOR TO PROVIDE ALL LABOR AND MATERIALS NECESSARY TO FURNISH SCOPE OF WORK AS SHOWN PER PLAN.

3. EXISTING TOPSOIL IS TO BE STOCKPILED AND USED TO ESTABLISH FINAL GRADES WITHIN LANDSCAPE AREAS. ALL STOCKPILED SOIL MUST BE CLEAR OF WEEDS, ROCKS AND DEBRIS BEFORE REUSE. ALL BERMED PLANTING BEDS TO BE CREATED WITH IMPORTED TOPSOIL.

4. GENERAL CONTRACTOR TO RE-SPREAD STOCKPILED SOIL AND ESTABLISH ROUGH GRADE CONDITIONS TO THE FOLLOWING SPECIFICATIONS:
   A. 1" BELOW CURB FOR ALL SEEDED AREAS.
   B. 2.5" BELOW CURB FOR ALL SODDED AREAS.
   C. 4" BELOW CURB FOR ALL PLANTING, ROCK AND MULCH BEDS.

5. CONTRACTOR TO TILL PARKING LOT ISLANDS TO A DEPTH OF 30".

6. AMEND ALL PLANTING BEDS WITH CLASS 1 COMPOST. APPLY AT RATE OF 3 CYDS. PER 1000 SQUARE FEET TO ALL PLANTING BEDS AND MANICURED LAWN AREAS, AND 2 CYDS. PER 1000 SQUARE FEET FOR SEEDED AREAS. TILL, MIXING THOROUGHLY, INTO THE UPPER 8" OF SOIL.

7. FINE GRADE TO BE ESTABLISHED BY LANDSCAPE CONTRACTOR. FINE GRADE SHALL BE FREE OF ROCKS AND DEBRIS. FINE GRADE IN SEED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½" AND GREATER. FINE GRADE IN SODDED AREAS SHALL BE FREE FROM ROCKS AND DEBRIS ½"AND GREATER. CONTRACTOR TO REPORT ANY POOR DRAINAGE CONDITIONS PRIOR TO CONSTRUCTION.

8. CONTRACTOR IS TO PROVIDE VERIFICATION THAT ALL SOD AND SEED IS OF THE SPECIES SHOWN ON THIS PLAN. NO SUBSTITUTIONS WILL BE ALLOWED. SOD TO BE LAID WITH TIGHT STAGGERED EDGES AND BE ROLLED AFTER INSTALLATION. SEEDED AREAS CANNOT BE SUBSTITUTED WITH SOD.

9. MULCHS: ALL PLANTING BEDS THAT CALL FOR WOOD/ORGANIC MULCH TO RECEIVE 4" ORGANIC SHREDDED BARK MULCH. SHREDDED MULCH IS TO BE OF FIBROUS MATERIAL, NOT CHIPS OR CHUNKS. NO FABRIC IS TO BE PLACED UNDER WOOD/ORGANIC MULCH. TREES IN TURF AND NATIVE GRASS AREAS TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEPTH. SHRUBS AND GROUNDCOVERS IN NATIVE GRASS AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE 3" DEEP. ALL MULCHED BEDS ARE TO BE SPRAYED WITH WATER AFTER INSTALLATION TO HELP MULCH TO MAT DOWN.

   TREES IN COBBLE/ROCK MULCH TO RECEIVE 4' DIAMETER OF WOOD MULCH, 3" DEEP. SHRUBS AND GROUNDCOVERS IN COBBLE/ROCK MULCH AREAS TO RECEIVE WOOD MULCH RING MINIMUM 6" LARGER RADIUS THAN ROOT BALL OR CONTAINER SIZE, 3" DEEP. NO FABRIC UNDERLAYMENT IN WOOD MULCH AREAS.

   USE PERMEABLE FABRIC UNDERLAYMENT FOR ALL COBBLE/AGGREGATE AREAS WITH SLOPES 3:1 AND LESS. USE QUICK RELEASE ORGANIC PRE-EMERGENT HERBICIDE FOR ALL MULCHED AND PERENNIAL/PLANTING BEDS (AND FOR COBBLE/AGGREGATE AREAS WITH SLOPES EXCEEDING 3:1 GRADE.

10. SEED MIX INSTALLATION: CONTRACTOR TO DRILL SEED WITH BRILLION TYPE APPLICATOR AND APPLY 'SOIL GUARD' BONDED FIBER MATRIX (BFM), WHERE INDICATED PER PLAN AND SCHEDULES. APPLY SEED IN TWO DIRECTIONS (PERPENDICULAR OF THE OTHER) ADD SOIL GUARD BFM FOR DRILL SEEDING WHERE NOTED PER PLAN AND ON ALL SLOPES 5:1 TO 3:1. FOR AREAS WITH 3:1 SLOPES OR GREATER CONTRACTOR TO USE SOIL GUARD APPLICATION ONLY (IN LIEU OF HYDROMULCH) CONTRACTOR TO SPOT SEED NON-GERMINATING AREAS (3) MONTHS AFTER INITIAL SEED APPLICATION. CONTRACTOR TO RE-SEED ALL BARE AREAS (6"x6") AND GREATER AFTER (6) MONTHS FROM SEED GERMINATION OR AT THE BEGINNING OF THE FOLLOWING GROWING SEASON. PRIOR TO THE 11-MONTH WARRANTY INSPECTION RE-APPLY SOIL GUARD AND SEED MIX TO ALL BARE AREAS (6"x6" OR GREATER) AND TO ALL BARE AREAS (4"x4" OR GREATER) ON ALL SLOPES 3:1 AND GREATER.

    NOTES:
    1. DO NOT REMOVE OR CUT LEADER.
    2. PRUNE ONLY DEAD OR BROKEN BRANCHES IMMEDIATELY PRIOR TO PLANTING.
    3. DO NOT REMOVE ANY DOUBLE LEADER, UNLESS OTHERWISE DIRECTED BY OWNERS REPRESENTATIVE.
    4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
    5. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
    6. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE
    7. PINE AND SPRUCE TREES TO BE SPRAYED FOR IPS BARK BEETLE PRIOR TO PLANTING. COORDINATE WITH CITY FORESTRY
       FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
    8. ALL TREES TO BE DEEP WATERED AT TIME OF PLANTING.

11. REMOVED DEAD TWIGS AND BRANCHES FROM ALL NEW AND EXISTING PLANT MATERIAL IN A MANNER THAT DOES NOT CHANGE THE NATURAL HABIT OF THE PLANT MATERIAL. CENTRAL LEADERS SHALL NOT BE REMOVED AT ANY TIME. NEWLY PLANTED TREES WITHOUT CENTRAL LEADERS WILL BE REJECTED.

12. CONTRACTOR TO APPLY FERTILIZER IN SPRING & LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

    ALL SEEDED AND SODDED AREAS TO HAVE RECOMMEND FERTILIZER APPLICATIONS ADDED ONCE IN MID TO LATE JUNE AND ONCE IN LATE SEPTEMBER. WATER THOROUGHLY AFTER APPLICATION OF FERTILIZERS.

13. ALL PLANT MATERIALS AND UTILITIES ARE SHOWN AT AN APPROXIMATE LOCATIONS. THE CONTRACTOR MAY NEED TO ADJUST LOCATIONS OF PLANT MATERIAL TO ADHERE TO SPECIFIC ON-SITE CONDITIONS AND CODE REQUIREMENTS. ALL TREES AND SHRUBS TO BE PLACES AT 2' MINIMUM BACK OF CURB. CONTRACTOR TO CALL FOR UTILITY LOCATES BEFORE PLANTING (TYP.) 1-800-922-1987, OR CALL 811 BEFORE YOU DIG!

14. STEEL EDGING TO BE USED TO SEPARATE ALL TURF AND/OR SEEDED AREAS FROM PLANTING BEDS. USE PERFORATED EDGING SEGMENTS TO OBTAIN POSITIVE DRAINAGE FOR ALL DRAINAGE SWALES OR AREAS OF STANDING WATER.

15. CONTRACTOR TO PROVIDE COBBLE & UNDERLAYMENT FOR BUILDING DRAINS AND SWALES THROUGH LANDSCAPED AREAS.

16. ALL REQUIRED LANDSCAPING TO BE INSTALLED PRIOR TO ISSUANCE OF THE CERTIFICATE OF OCCUPANCY.

17. ALL NURSERY STOCK TO CONFORM TO THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI z60.1) AND THE COLORADO NURSERY ACT.

18. CONTRACTOR IS RESPONSIBLE FOR CONTACTING LANDSCAPE ARCHITECT FOR ALL REQUIRED INSPECTIONS. PROVIDE AT LEAST 48 HOURS NOTICE TO SCHEDULE AN INSPECTION. REQUIRED INSPECTIONS INCLUDE A LANDSCAPE LAYOUT AND PLANT MATERIAL VERIFICATION AND PLACEMENT INSPECTION, IRRIGATION MAIN LINE INSPECTION, LANDSCAPE AND IRRIGATION PUNCH LIST INSPECTION, AND A LANDSCAPE AND IRRIGATION FINAL INSPECTION.

19. CONTRACTOR IS TO PROVIDE A ONE YEAR WARRANTY ON ALL PLANT MATERIAL, TURF, IRRIGATION COMPONENTS, AND WORKMANSHIP. REPLACEMENT PLANT MATERIALS SHALL BE OF THE SAME SPECIES AND SIZE AS THE DECAYED OR DEAD PLANT MATERIAL. WARRANTY IS VOID IF PLANT MATERIAL ARE UNDER OR OVER-WATERED/FERTILIZED, DAMAGED BY VANDALISM OR NEGLECTED BY OWNER AFTER FINAL MAINTENANCE PERIOD AND FINAL ACCEPTANCE IS PROVIDED.

    REMOVE ALL TREE STAKING MATERIALS AT END OF WARRANTY, PRIOR TO FINAL ACCEPTANCE

20. MAINTENANCE: THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER LANDSCAPE AND IRRIGATION MAINTENANCE OF THIS SITE AND ANY RIGHT OF WAY AREAS BETWEEN THE CURB AND PROPERTY LINES OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, LANDSCAPE WEEDING, MOWING, SEEDING, FERTILIZATION, WOOD MULCH AND ROCK COVER REPLACEMENT, PRUNING, AND PLANT MATERIAL REPLACEMENT (INCLUDING ANNUAL BEDS). ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT LANDSCAPE CONTRACTOR OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.

EXISTING TREES
EXISTING TREES DESIGNATED ON PLANS AS "TO REMAIN", OR MARKED FOR PROTECTION AND PRESERVATION IN THE FIELD, SHALL NOT BE REMOVED OR DAMAGED.

NO GRADING TO OCCUR WITHIN THE CRITICAL ROOT ZONE / DRIP LINE OF EXISTING TREES. ALL GRADING AROUND EXISTING TREES TO REMAIN SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT.

PRIOR TO CONSTRUCTION, ALL PROTECTED TREES SHALL HAVE ORANGE PROTECTION BARRIER FENCING ERECTED AT A HEIGHT OF 3' OR GREATER. FENCING TO BE SUPPORTED BY STURDY STOCK, CAPABLE OF SUPPORTING FENCING UNTIL ALL CONSTRUCTION OPERATIONS ARE COMPLETED. PLACE NO CLOSER THAN 6' FROM TRUNK, OR ONE HALF (½) OF THE DRIP LINE, WHICHEVER IS GREATER. WITHIN THE PROTECTED ZONE THERE SHALL BE NO MOVEMENT OF EQUIPMENT OR STORAGE OF EQUIPMENT, MATERIALS, WAIST, DEBRIS, OR FILL, UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

AVOID CUTTING SURFACE ROOTS WHEREVER POSSIBLE. SIDEWALKS AND PAVING LEVELS SHOULD BE CONTOURED SUFFICIENTLY TO AVOID SUCH. ROOT CUTS FROM EXCAVATION SHOULD BE DONE RAPIDLY. SMOOTHE FLUSH CUTS SHOULD BE MADE. BACKFILL BEFORE ROOTS HAVE A CHANCE TO DRY OUT, AND THOROUGHLY WATER THE TREE IMMEDIATELY.

IRRIGATION NOTES
ALL TURF AREAS TO BE IRRIGATED WITH AN AUTOMATIC POP-UP SPRINKLER SYSTEM. ALL SHRUBS BEDS TO BE IRRIGATED WITH AUTOMATIC DRIP IRRIGATION SYSTEM. THE IRRIGATION SYSTEM IS TO BE ADJUSTED TO MEET THE NEEDS OF INDIVIDUAL PLANT MATERIAL.

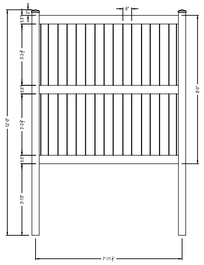
IRRIGATION SYSTEM TO BE ADJUSTED AS NEEDED FOR PLANT ESTABLISHMENT FOR A PERIOD OF AT LEAST ONE (1) YEAR.

ADJUSTMENTS TO BE MADE AFTER ESTABLISHMENT BASED ON SPECIFIC PLANT REQUIREMENTS. SEE SUGGESTED RUN TIMES PROVIDED WITHIN THESE PLANS.

DESIGN OF IRRIGATION SYSTEMS TO MEET OR EXCEED LOCAL REQUIREMENTS AND INDUSTRY STANDARDS. CONSTRUCTION DOCUMENTS SUITABLE FOR DEVELOPMENT COORDINATION TO BE PROVIDED.

IRRIGATION SYSTEM TO BE DESIGNED USING APPROPRIATE COMPONENTS FOR PLANT MATERIAL, AND WILL INCLUDE A SMART ET CONTROLLER AND RAIN SENSOR.

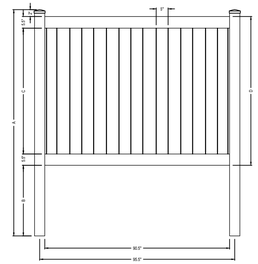
ALL NATIVE SEED AREAS TO BE PERMANENTLY IRRIGATED.



FRONT ELEVATION

NOTES:
1. FINAL DETAILS AND SPECIFICATIONS FOR ACOUSTICAL FENCE TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS
2. VINYL FENCE TO BE ASTM F964-09 COMPLIANT
3. INCLUDES METAL REINFORCEMENT BOTTOM AND MIDDLE RAIL

VINYL ACOUSTICAL FENCE DETAIL
6'H X 8' W SOLID TONGUE AND GROOVE



FRONT ELEVATION

A		B		C		D	
H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES	H(FT)	INCHES
3	60	3	22	3	25	3	36
4	84	4	34	4	37	4	48
5	96	5	34	5	49	5	60
6	108	6	34	6	61	6	72

NOTES:
1. FINAL DETAILS AND SPECIFICATIONS FOR ACOUSTICAL FENCE TO BE PROVIDED WITH FINAL DEVELOPMENT PLANS
2. VINYL FENCE TO BE ASTM F964-09 COMPLIANT
3. INCLUDES METAL REINFORCEMENT BOTTOM RAIL

VINYL ACOUSTICAL FENCE DETAIL
3',4',5',6' H X 8' W SOLID TONGUE AND GROOVE

SITE CATEGORY REQUIREMENTS

OVERALL LANDSCAPE — **Site Area = 130, 673 SF (Not Including ROW)**

Total Site area per platted documents	Net Site area	Total Landscape Area Required (20%)	Total Landscape Area Provided - Common
130, 673 / 3.0 acres	101, 930 / 2.34 acres	26,135	60,069/ 1.379 acres (46%)

LANDSCAPE BUFFERYARDS (Existing Zoning = P-65 (PUD))

Street Name or Zone Boundary (elev.)	Zoning or Use*	Bufferyard Type	Linear Footage of Lot Line (lf)	Width (in ft.) Option Provided	Plant Multiplier
North	Ex Commercial	'D' Bufferyard	562	15'	1.00
West / Northwest	Vacant	'A' Bufferyard	74	15'	1.00
South	W 64th St	'D' Bufferyard	673	15'	1.00
East	Ex Commercial	'C' Bufferyard	261	15'	1.00

Canopy Trees Required / Provided	Evergreen Trees Required / Provided	Flowering Tree / Large Shrub Required / Provided	Bufferyard Shrubs Required / Provided
22 / 22* (8 exist. Honey Locust - Adj. Property)	17 / 17* (8 exist. Pines & 9 Spruce - Adj. Property)	22 / 22	197 / 197
1 / 1	0 / 0	1 / 1	3 / 3
27 / 27	20 / 20	27 / 27	236 / 236
8/ 8* (6 existing Ash)	8 / 8	5 / 5	39 / 39

* Per pre-app, existing wal mart trees counted toward bufferyard requirements. Existing trees noted on plans.

UNIT TREE REQUIREMENTS

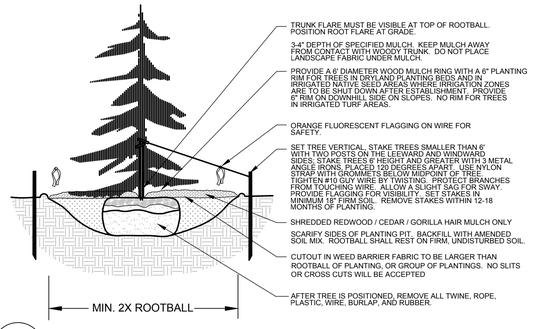
Total Number of Lots Provided	Trees Req Per lot	Total Trees Required	Total Trees provided
28	1	28	28

BUILDING AREA IMPROVEMENTS

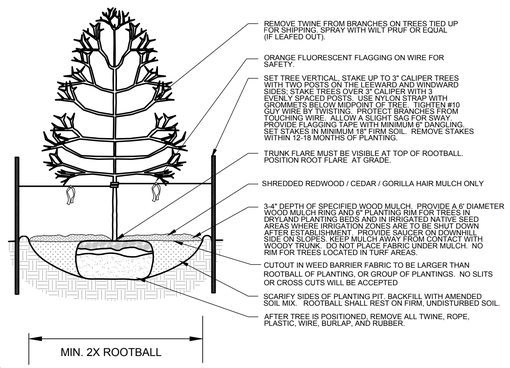
Building Area Landscape	Trees or Equivalent Required (1 / 500 sf)	Trees Provided	Shrubs Provided	Landscape Coverage % Required /Provided

PARKING LOT INTERIOR LANDSCAPE

Parking Spaces Provided / Area	Percent Min. Internal Area (%)	Internal Area (SF) Required / Provided	Internal Trees (1 / 15) Required / Provided	Internal Shrubs (5 / 15) Required / Provided

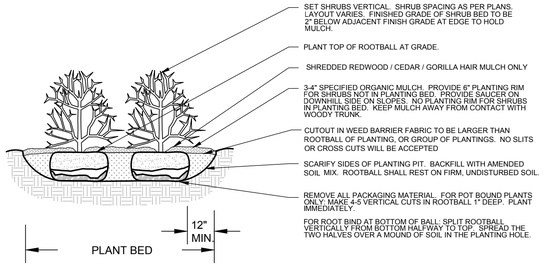


1 L2.0 EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE — SECTION



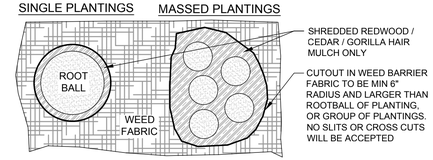
NOTES:
1. MARK THE NORTH SIDE OF TREE IN THE NURSERY, AND ROTATE TREE TO FACE NORTH AT THE SITE WHENEVER POSSIBLE.
2. AT TIME OF PLANTING, DO NOT REMOVE OR CUT LEADER AND PRUNE ONLY DEAD OR BROKEN BRANCHES, CROSS OVER BRANCHES, AND WEAK OR NARROW CROTCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.
3. STRUCTURAL PRUNING SHOULD NOT BEGIN UNTIL AFTER ESTABLISHMENT PERIOD, USUALLY TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. DO NOT FERTILIZE FOR AT LEAST ONE GROWING SEASON.
6. AMENDED BACKFILL SHALL BE AS STATED ON THIS SHEET.
7. WRAP TRUNK ON EXPOSED SITES AND SPECIES WITH THIN BARK. USE ELECTRICAL OR DUCT TAPE, NOT TWINE.
8. COORDINATE WITH CITY FORESTRY FOR CURRENT INSECT AND DISEASE RECOMMENDATIONS PRIOR TO PLANTING.
9. DEEP WATER ALL PLANTS AT TIME OF PLANTING.

2 L2.0 DECIDUOUS TREE PLANTING DETAIL
SECTION



3 L2.0 SHRUB PLANTING DETAIL
NOT TO SCALE — SECTION

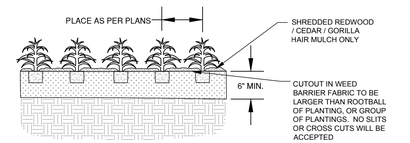
SINGLE PLANTINGS — MASSED PLANTINGS





4 L2.0 FABRIC CUTOUT / WOOD MULCH RING DETAIL
NOT TO SCALE

NOTES:
1. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
2. PLANT GROUNDCOVERS AND PERENNIALS EVEN AND AT GRADE.
3. PLANT GROUNDCOVERS IN STAGGERED ROWS AS SHOWN.
4. AMENDED BACKFILL SHALL BE 1/3 COMPOST (PREFERABLY CLASSIFIED) AND 2/3 NATIVE AND/OR IMPORTED TOPSOIL.
5. ALL PERENNIALS PLANTED IN ROCK MULCH AREAS TO HAVE ORGANIC MULCH RINGS AROUND THE BASE OF THE PLANT.



5 L2.0 PERENNIAL/GROUNDCOVER PLANTING DETAIL
NOT TO SCALE

CITY APPROVAL STAMP
City File #PZ-16-55/56

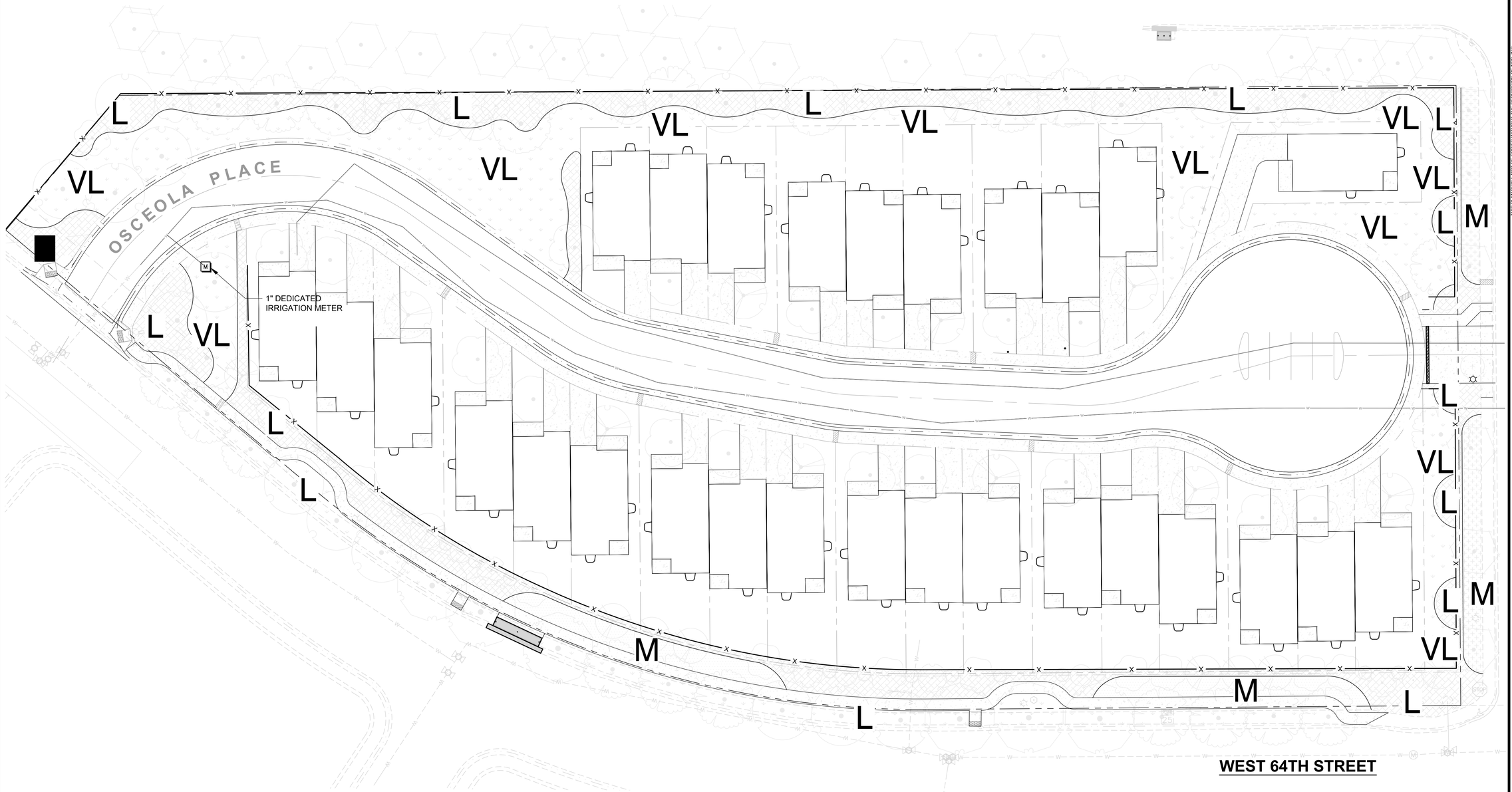
REVISIONS:
City Comments:5-28-16
City Comments:6-30-16

THIS PLAN SHALL NOT BE COPIED WITHOUT THE PERMISSION OF NDS, INC.

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning · Irrigation Design
5500 Olde Stage Road, Longmont, CO 80503
(303) 443-0388 neil@ndscolorado.com

WINTERGREEN TOWNHOME PDP
LOVELAND, CO
FINAL LANDSCAPE PLAN DETAILS

PROJ. NO.:
DATE: 04.01.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET L2.0



HYDROZONE PLAN

SCALE: 1" = 20'

0 20 40 60

N

ANNUAL FLOW RATES

HYDROZONE	Percentage of Reference ET (ET = Cool Season Turf Grass)	Approximate Irrigation Requirement for Metro Denver Front Range Locations	Total Square Feet on Site	Total Gallons Per Year	Average Gallons Per Square Foot
HIGH (H)	100%	15-20 Gallons/Square Foot	0	0	
MEDIUM (M)	75%	10-14 Gallons/Square Foot	2054	28, 756	
LOW (L)	50%	5-9 Gallons/Square Foot	17,205	154,845	
VERY LOW (VL)	25%	0-4 Gallons/Square Foot	13,627	54,508	
SITE TOTAL			32,886	238,109	7.24 Gal/SF

SCHEMATIC LANDSCAPE DIAGRAM OF PLANT WATER USE HYDROZONES:

VL - VERY LOW (0-7.5 IN PER YEAR) - NATIVE SEED AREAS - TEMP IRRIGATION
NATIVE SEED AREAS = 13,627 SF

L - LOW (7.5-15 IN PER YEAR) - SEED/SHRUBS//GRASSES/PERENNIALS
MIXED BED AREAS = 17,205 SF

M - MODERATE (15 TO 22.5 IN PER YEAR) - IRRIGATED TURF AREAS*
ALL TURF AREAS = 2,054 SF On-Site; 1,526 SF Off-Site

*Existing access road turf areas to be irrigated on separate overall development system.

APPROVAL STAMP
File #PZ-16-55/56

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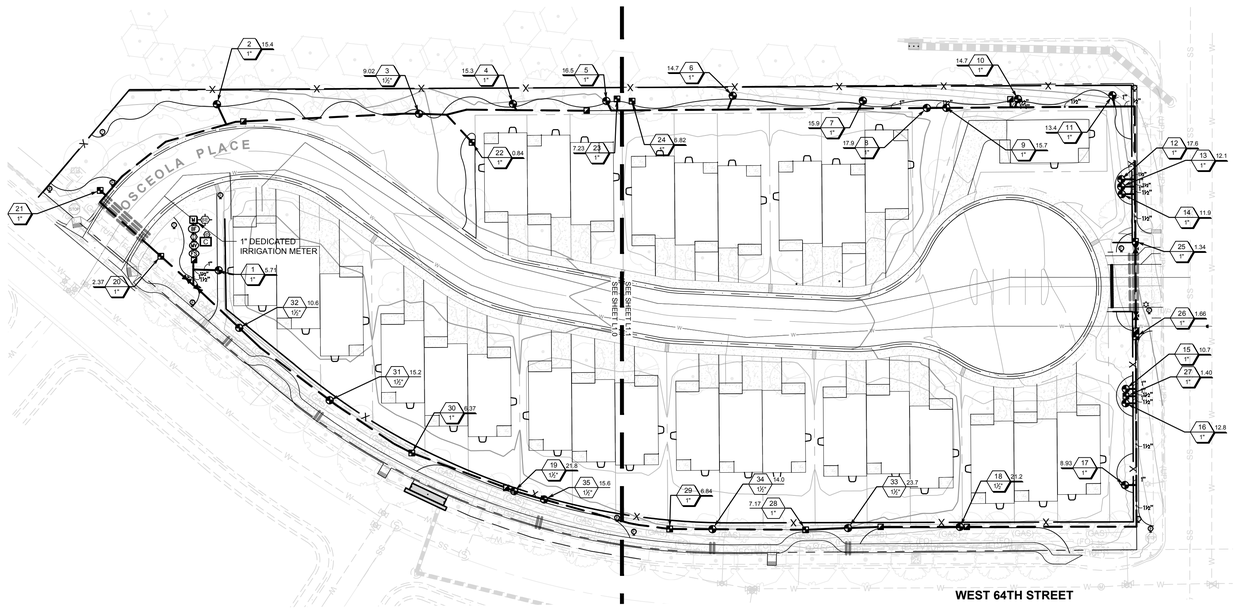
REVISIONS:
3rd Submittal: 07.05.16

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning : Irrigation Design
6500 Dove Prairie, Longmont, CO 80503
(303) 443-1369 neil@ndsdesign.com

WINTERGREEN TOWNHOME PDP
LOVELAND, CO

HYDROZONE PLAN

PROJ. NO.:
DATE: 05.24.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET HZ 1.0



OVERALL IRRIGATION PLAN

SCALE: 1" = 40'

0 40 80 120

N

CRITICAL ANALYSIS

Generated:	2016-06-30 07:13	
P.O.C. NUMBER: 01		
Water Source Information:	PROVIDE SEPARATE 1" WATER METER IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	
FLOW AVAILABLE		
Water Meter Size:	1"	
Flow Available:	31.77 gpm	CONFIRM MINIMUM PRESSURE OF 75 PSI PRIOR TO COMMENCING WORK
PRESSURE AVAILABLE		
Static Pressure at POC:	75.00 psi	
Elevation Change:	5.00 ft	
Service Line Size:	1 1/2"	
Length of Service Line:	20.00 ft	
Pressure Available:	72.00 psi	
DESIGN ANALYSIS		
Maximum Station Flow:	23.67 gpm	
Flow Available at POC:	31.77 gpm	
Residual Flow Available:	8.10 gpm	
Critical Station:	2	
Design Pressure:	40.00 psi	
Elevation Loss:	0.43 psi	
Friction Loss:	0.35 psi	
Fittings Loss:	0.04 psi	
Loss through Valve:	2.39 psi	
Pressure Req. at Critical Station:	43.22 psi	
Loss for Fittings:	0.47 psi	
Loss for Main Line:	4.74 psi	
Loss for POC to Valve Elevation:	0.43 psi	
Loss for Backflow:	10.82 psi	
Loss for Master Valve:	2.39 psi	
Loss for Water Meter:	1.28 psi	
Critical Station Pressure at POC:	63.35 psi	
Pressure Available:	72.00 psi	
Residual Pressure Available:	8.65 psi	

SEE LEGAL FOR DESCRIPTION OF PROPERTY TO BE IRRIGATED.

Brand all appropriate box lids with 1" minimum letters with the following abbreviations:
- QC Quick Coupler
- GV Gate Valve
- SV# Section Valve & Corresponding Controller Station #
- MCV Master Control Valve
- FS Flow Sensor
- FP Drip Flush Point

IRRIGATION SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	RAIN BIRD 1806-SAM-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	13	30
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	148	30
Q T H F	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	54	30
Q T H TQ F	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30
Q T H TQ F	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	1	30
4V 6V 8V	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	154	30
08H-VAN 10H-VAN 12H-VAN 15H-VAN	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL, 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	109	30
M M M	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	54	40
M M M	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	10	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	11
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	13
	TREE RING EMITTERS PROVIDE DRIP TREE RING EMITTER PER DETAILS SHEET IR2.0.	92
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: Each Perennial to receive one of 0.5 GPH emitters Each shrub to receive two of 1.0 GPH emitters Each Tree to receive tree drip ring emitters per details sheet	13,873 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	24
	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	8
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4
MV	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
D	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES	1
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP12LXMEF WITH (02) ESPLXMSM12 36 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
GE	GUARDSHACK EC-2 GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1. INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1
M	WATER METER 1" PROVIDE SEPARATE 1" WATER METER IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	4,246 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,688 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	154.3 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size
SLEEVE SIZE
SLEEVE DEPTH
Provide seperate 1" wire sleeve along all mainline crossings, of equal length to pipe sleeve

APPROVAL STAMP
File #PZ-16-55/56

ANNUAL FLOW RATES

HYDROZONE	Percentage of Reference ET (ET = Cool Season Turf Grass)	Approximate Irrigation Requirement for Metro Denver Front Range Locations	Total Square Feet on Site	Total Gallons Per Year	Average Gallons Per Square Foot
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SITE TOTAL			32,886	238,109	7.24 Gal/SF

NARRATIVE DESCRIPTION OF IRRIGATION SYSTEM

The landscape plan and irrigation plan are designed using xeriscape and BMP principles. The system has been designed at a design pressure of 75 psi at the POC, with a 1" dedicated irrigation meter. Texas Hybrid Bluegrass is specified only in high visibility areas along 64th Avenue. All other turf areas are a native lawn mix that can survive with minimal/very low or no supplemental irrigation after establishment. Tree and shrub beds have been designed with low water species and are hydrozoned with drip irrigation and to meet low watering requirements.

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	41.75	54.82	5.71	0.46 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	43.21	63.35	15.38	0.40 in/h
3	RAIN BIRD PEB	1-1/2"	TURF ROTARY	44.51	61.43	9.02	0.31 in/h
4	RAIN BIRD PEB	1"	TURF SPRAY	33.01	57.67	15.35	2.25 in/h
5	RAIN BIRD PEB	1"	TURF SPRAY	33.13	60.86	16.52	4.54 in/h
6	RAIN BIRD PEB	1"	TURF SPRAY	32.96	55.77	14.66	2.79 in/h
7	RAIN BIRD PEB	1"	TURF SPRAY	33.06	54.94	15.87	5.54 in/h
8	RAIN BIRD PEB	1"	TURF SPRAY	33.04	55.09	17.86	2.54 in/h
9	RAIN BIRD PEB	1"	TURF SPRAY	32.66	52.45	15.71	1.66 in/h
10	RAIN BIRD PEB	1"	TURF SPRAY	32.47	51.28	14.67	5.56 in/h
11	RAIN BIRD PEB	1"	TURF SPRAY	32.30	50.00	13.42	3.50 in/h
12	RAIN BIRD PEB	1"	TURF SPRAY	32.98	53.75	17.60	3.26 in/h
13	RAIN BIRD PEB	1"	TURF SPRAY	32.43	49.07	12.10	1.06 in/h
14	RAIN BIRD PEB	1"	TURF SPRAY	32.19	48.70	11.91	1.53 in/h
15	RAIN BIRD PEB	1"	TURF SPRAY	32.00	47.46	10.70	2.07 in/h
16	RAIN BIRD PEB	1"	TURF SPRAY	32.33	48.90	12.76	2.69 in/h
17	RAIN BIRD PEB	1"	TURF SPRAY	31.84	46.42	8.93	2.63 in/h
18	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	56.78	21.19	1.62 in/h
19	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.96	55.68	21.78	1.63 in/h
20	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	33.34	46.44	2.37	0.32 in/h
21	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	23.33	36.35	1.49	0.32 in/h
22	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.35	0.84	0.26 in/h
23	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	36.22	51.99	7.23	0.16 in/h
24	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	25.95	41.35	6.82	0.16 in/h
25	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.48	1.34	0.35 in/h
26	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.53	1.66	0.36 in/h
27	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	22.90	35.49	1.40	0.14 in/h
28	RAIN BIRD XCZ-100-PRF	1"		36.66	50.31	7.17	0.19 in/h
29	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	36.08	49.56	6.84	0.10 in/h
30	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	35.35	48.59	6.37	0.18 in/h
31	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.30	50.41	15.16	1.43 in/h
32	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.06	49.20	10.63	1.40 in/h
33	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.41	58.11	23.67	1.57 in/h
34	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.39	50.19	14.04	1.44 in/h
35	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	50.62	15.60	1.40 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	TURF ROTARY	0.46 in/h	0.38	51	291.2	145.6
2	RAIN BIRD PEB	TURF ROTARY	0.40 in/h	0.38	57	876.4	
3	RAIN BIRD PEB	TURF ROTARY	0.31 in/h	0.38	74	667.8	
4	RAIN BIRD PEB	TURF SPRAY	2.25 in/h	0.38	11	168.8	
5	RAIN BIRD PEB	TURF SPRAY	4.54 in/h	0.38	6	99.1	
6	RAIN BIRD PEB	TURF SPRAY	2.79 in/h	0.38	9	131.9	
7	RAIN BIRD PEB	TURF SPRAY	5.54 in/h	0.38	5	79.3	
8	RAIN BIRD PEB	TURF SPRAY	2.54 in/h	0.38	9	160.7	
9	RAIN BIRD PEB	TURF SPRAY	1.66 in/h	0.38	14	219.9	
10	RAIN BIRD PEB	TURF SPRAY	5.56 in/h	0.38	5	73.4	
11	RAIN BIRD PEB	TURF SPRAY	3.50 in/h	0.38	7	94.0	
12	RAIN BIRD PEB	TURF SPRAY	3.26 in/h	0.38	7	123.2	
13	RAIN BIRD PEB	TURF SPRAY	1.06 in/h	0.38	22	266.2	
14	RAIN BIRD PEB	TURF SPRAY	1.53 in/h	0.38	15	178.7	
15	RAIN BIRD PEB	TURF SPRAY	2.07 in/h	0.38	12	128.4	
16	RAIN BIRD PEB	TURF SPRAY	2.69 in/h	0.38	9	114.9	
17	RAIN BIRD PEB	TURF SPRAY	2.63 in/h	0.38	9	80.4	
18	RAIN BIRD PEB	TURF SPRAY	1.62 in/h	1.13	42	890.0	
19	RAIN BIRD PEB	TURF SPRAY	1.63 in/h	1.13	42	914.6	
20	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	141	334.1	167.0
21	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	144	215.1	
22	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.26 in/h	0.76	177	149.0	
23	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.16 in/h	0.76	283	2,045	
24	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.16 in/h	0.76	290	1,979	
25	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.35 in/h	0.76	130	173.6	
26	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.36 in/h	0.76	128	212.6	
27	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.14 in/h	0.76	317	444.2	
28	RAIN BIRD XCZ-100-PRF		0.19 in/h	0.76	237	1,700	
29	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.10 in/h	0.76	442	3,022	
30	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.18 in/h	0.76	260	1,657	828.3
31	RAIN BIRD PEB	TURF SPRAY	1.43 in/h	0.25	11	166.7	83.4
32	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	116.9	
33	RAIN BIRD PEB	TURF SPRAY	1.57 in/h	0.25	10	236.7	
34	RAIN BIRD PEB	TURF SPRAY	1.44 in/h	0.25	11	154.4	
35	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	171.6	
		TOTALS:			3,009	18,337	1,224

Month	Seasonal Adjustment Factor
April	60%
May	75%
June	90%
July	100%
August	90%
September	60%
October	50%

A SEASONAL MAINTENANCE SCHEDULE SHALL BE PERFORMED ON THE IRRIGATION SYSTEMS AND SHALL CONSIST OF THE FOLLOWING ITEMS:

- CHECK HEADS FOR COVERAGE AND LEAKAGE
- REPLACE ALL BROKEN HEADS
- RE-PROGRAM CONTROLLERS MONTHLY OR MORE OFTEN IF NECESSARY ACCORDING TO THE SEASONAL NEEDS
- VERIFY THAT THE WATER SUPPLY AND PRESSURE ARE AS STATED IN THE DESIGN
- INSPECT THE BACKFLOW PREVENTION DEVICE TO DETERMINE IF IT IS WORKING CORRECTLY
- PERIODICALLY VERIFY THAT SENSORS IN THE IRRIGATION SYSTEM ARE WORKING PROPERLY
- CHECK VALVES TO MAKE SURE THEY ARE FUNCTIONING PROPERLY
- CHECK HEADS AND EMITTERS FOR DEBRIS
- ENSURE DRIP EMITTERS ARE NOT BROKEN OR CLOGGED
- ADJUST COMPONENTS AS NECESSARY OR AS PLANT GROWTH DICTATES

CONFIRM ALL QTY'S. , SF AND LF WITH ACTUAL PLAN GRAPHIC. PLAN GRAPHIC INFORMATION SUPERSEDES SCHEDULE INFORMATION.

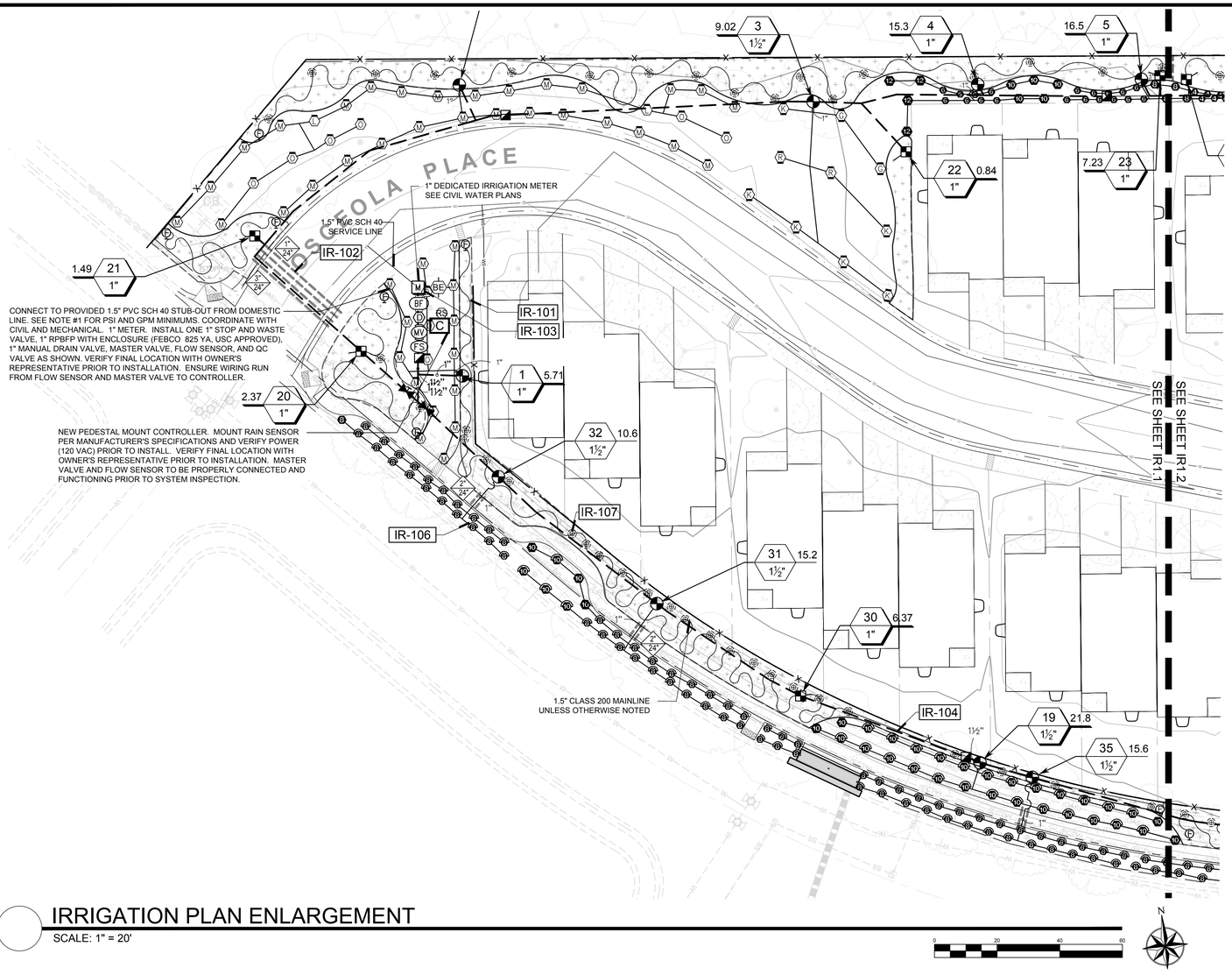
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REVISIONS:
3rd Submittal: 07.05.16

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NATURAL DESIGN SOLUTIONS
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(303) 443-1369 nds@designnds.com

WINTERGREEN TOWNHOME PDP
LOVELAND, CO
OVERALL IRRIGATION PLAN

PROJ. NO.:
DATE: 05.24.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.0



IRRIGATION PLAN ENLARGEMENT

SCALE: 1" = 20'

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. MULTIPLE EMITTERS, WHERE REQUIRED, SHALL BE EQUALLY SPACED AROUND RADIUS OF ROOTBALL. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS, ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-105	EXISTING TURF ALONG EXISTING ACCESS DRIVE TO BE IRRIGATED ON OVERALL DEVELOPMENT SYSTEM.ADJUST AND REPAIR EXISTING IRRIGATION COMPONENTS AS NEEDED TO MAINTAIN UNIFORM COVERAGE FOR EXISTING TREES AND TURF.	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	TREE RING EMITTER. RE: DETAILS SHEET IR2.0.	

SYMBOL	ROCK DESCRIPTION	QTY
K-101	GRANITE/MOSS ROCK BOULDER--DECORATIVE. 1/2 TON AVG SIZE	12

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	41.75	54.82	5.71	0.46 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	43.21	63.35	15.38	0.40 in/h
3	RAIN BIRD PEB	1-1/2"	TURF ROTARY	44.51	61.43	9.02	0.31 in/h
4	RAIN BIRD PEB	1"	TURF SPRAY	33.01	57.67	15.35	2.25 in/h
5	RAIN BIRD PEB	1"	TURF SPRAY	33.13	60.86	16.52	4.54 in/h
6	RAIN BIRD PEB	1"	TURF SPRAY	32.96	55.77	14.66	2.79 in/h
7	RAIN BIRD PEB	1"	TURF SPRAY	33.06	54.94	15.87	5.54 in/h
8	RAIN BIRD PEB	1"	TURF SPRAY	33.04	55.09	17.86	2.54 in/h
9	RAIN BIRD PEB	1"	TURF SPRAY	32.66	52.45	15.71	1.66 in/h
10	RAIN BIRD PEB	1"	TURF SPRAY	32.47	51.28	14.67	5.56 in/h
11	RAIN BIRD PEB	1"	TURF SPRAY	32.30	50.00	13.42	3.50 in/h
12	RAIN BIRD PEB	1"	TURF SPRAY	32.98	53.75	17.60	3.26 in/h
13	RAIN BIRD PEB	1"	TURF SPRAY	32.43	49.07	12.10	1.06 in/h
14	RAIN BIRD PEB	1"	TURF SPRAY	32.19	48.70	11.91	1.53 in/h
15	RAIN BIRD PEB	1"	TURF SPRAY	32.00	47.46	10.70	2.07 in/h
16	RAIN BIRD PEB	1"	TURF SPRAY	32.33	48.90	12.76	2.69 in/h
17	RAIN BIRD PEB	1"	TURF SPRAY	31.84	46.42	8.93	2.63 in/h
18	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	56.78	21.19	1.62 in/h
19	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.96	55.68	21.78	1.63 in/h
20	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	33.34	46.44	2.37	0.32 in/h
21	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	23.33	36.35	1.49	0.32 in/h
22	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.35	0.84	0.26 in/h
23	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	36.22	51.99	7.23	0.16 in/h
24	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	25.95	41.35	6.82	0.16 in/h
25	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.48	1.34	0.35 in/h
26	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.53	1.66	0.36 in/h
27	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	22.90	35.49	1.40	0.14 in/h
28	RAIN BIRD XCZ-100-PRF	1"		36.66	50.31	7.17	0.19 in/h
29	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	36.08	49.56	6.84	0.10 in/h
30	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	35.35	48.59	6.37	0.18 in/h
31	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.30	50.41	15.16	1.43 in/h
32	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.06	49.20	10.63	1.40 in/h
33	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.41	58.11	23.67	1.57 in/h
34	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.39	50.19	14.04	1.44 in/h
35	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	50.62	15.60	1.40 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	TURF ROTARY	0.46 in/h	0.38	51	291.2	145.6
2	RAIN BIRD PEB	TURF ROTARY	0.40 in/h	0.38	57	876.4	
3	RAIN BIRD PEB	TURF ROTARY	0.31 in/h	0.38	74	667.8	
4	RAIN BIRD PEB	TURF SPRAY	2.25 in/h	0.38	11	168.8	
5	RAIN BIRD PEB	TURF SPRAY	4.54 in/h	0.38	6	99.1	
6	RAIN BIRD PEB	TURF SPRAY	2.79 in/h	0.38	9	131.9	
7	RAIN BIRD PEB	TURF SPRAY	5.54 in/h	0.38	5	79.3	
8	RAIN BIRD PEB	TURF SPRAY	2.54 in/h	0.38	9	160.7	
9	RAIN BIRD PEB	TURF SPRAY	1.66 in/h	0.38	14	219.9	
10	RAIN BIRD PEB	TURF SPRAY	5.56 in/h	0.38	5	73.4	
11	RAIN BIRD PEB	TURF SPRAY	3.50 in/h	0.38	7	94.0	
12	RAIN BIRD PEB	TURF SPRAY	3.26 in/h	0.38	7	123.2	
13	RAIN BIRD PEB	TURF SPRAY	1.06 in/h	0.38	22	266.2	
14	RAIN BIRD PEB	TURF SPRAY	1.53 in/h	0.38	15	178.7	
15	RAIN BIRD PEB	TURF SPRAY	2.07 in/h	0.38	12	128.4	
16	RAIN BIRD PEB	TURF SPRAY	2.69 in/h	0.38	9	114.9	
17	RAIN BIRD PEB	TURF SPRAY	2.63 in/h	0.38	9	80.4	
18	RAIN BIRD PEB	TURF SPRAY	1.62 in/h	1.13	42	890.0	
19	RAIN BIRD PEB	TURF SPRAY	1.63 in/h	1.13	42	914.6	
20	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	141	334.1	167.0
21	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	144	215.1	
22	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.26 in/h	0.76	177	149.0	
23	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.16 in/h	0.76	283	2,045	
24	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.16 in/h	0.76	290	1,979	
25	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.35 in/h	0.76	130	173.6	
26	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.36 in/h	0.76	128	212.6	
27	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.14 in/h	0.76	317	444.2	
28	RAIN BIRD XCZ-100-PRF		0.19 in/h	0.76	237	1,700	
29	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.10 in/h	0.76	442	3,022	
30	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.18 in/h	0.76	260	1,657	828.3
31	RAIN BIRD PEB	TURF SPRAY	1.43 in/h	0.25	11	166.7	83.4
32	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	116.9	
33	RAIN BIRD PEB	TURF SPRAY	1.57 in/h	0.25	10	236.7	
34	RAIN BIRD PEB	TURF SPRAY	1.44 in/h	0.25	11	154.4	
35	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	171.6	
		TOTALS:			3,009	18,337	1,224

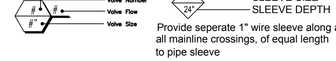
IRRIGATION SCHEDULE

QTY FOR REFERENCE ONLY.
VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	RAIN BIRD 1806-SAM-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	13	30
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	148	30
Q T H F	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	54	30
Q T H F	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30
Q T H F	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	1	30
4V 6V 15V	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	154	30
08VE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	109	30
	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	54	40
	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	10	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	11
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	13
	TREE RING EMITTERS PROVIDE DRIP TREE RING EMITTER PER DETAILS SHEET IR2.0.	92
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: Each Perennial to receive one of 0.5 GPH emitters Each shrub to receive two of 1.0 GPH emitters Each Tree to receive tree drip ring emitters per details sheet	13,873 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	24
	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	8
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4
MV	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER. PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ALL NIPPLES	1
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP12LXMEF WITH (02) ESPLXMSM12 36 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
GE	GUARDSHACK EC-2 GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1. INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1
M	WATER METER 1" PROVIDE SEPARATE 1" WATER METER IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	4,246 L.F.
	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,688 L.F.
	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	154.3 L.F.



Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to pipe sleeve

APPROVAL STAMP
File #PZ-16-55/56

REVISIONS:
3rd Submittal: 07.05.16

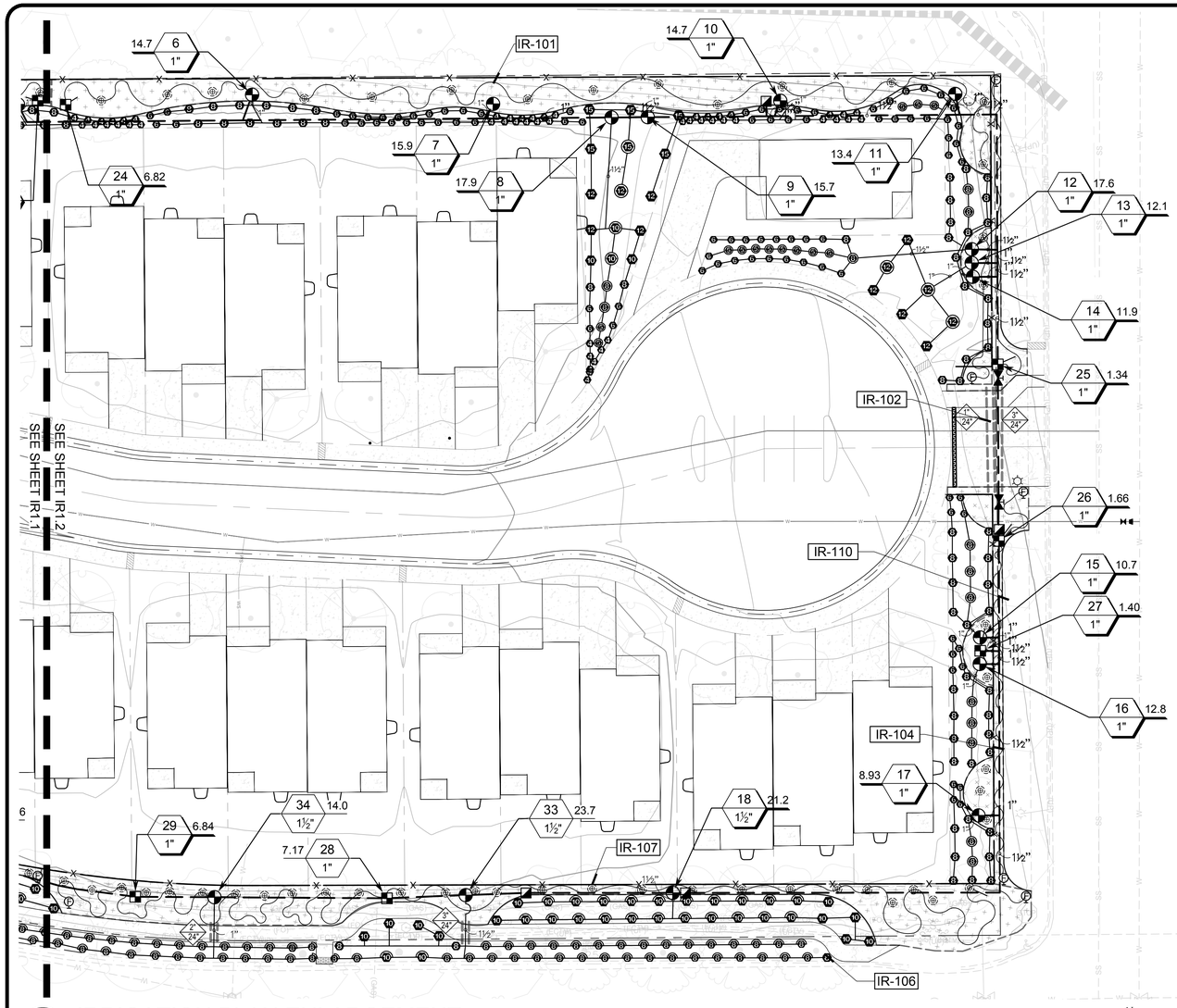
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WINTERGREEN TOWNHOME PDP
LOVELAND, CO

IRRIGATION PLAN

PROJ. NO.:
DATE: 05.24.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.1



IRRIGATION PLAN ENLARGEMENT

SCALE: 1" = 20'

0 20 40 60

N

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	PSI	PSI @ POC	GPM	PRECIP
1	RAIN BIRD PEB	1"	TURF ROTARY	41.75	54.82	5.71	0.46 in/h
2	RAIN BIRD PEB	1"	TURF ROTARY	43.21	63.35	15.38	0.40 in/h
3	RAIN BIRD PEB	1-1/2"	TURF ROTARY	44.51	61.43	9.02	0.31 in/h
4	RAIN BIRD PEB	1"	TURF SPRAY	33.01	57.67	15.35	2.25 in/h
5	RAIN BIRD PEB	1"	TURF SPRAY	33.13	60.86	16.52	4.54 in/h
6	RAIN BIRD PEB	1"	TURF SPRAY	32.96	55.77	14.66	2.79 in/h
7	RAIN BIRD PEB	1"	TURF SPRAY	33.06	54.94	15.87	5.54 in/h
8	RAIN BIRD PEB	1"	TURF SPRAY	33.04	55.09	17.86	2.54 in/h
9	RAIN BIRD PEB	1"	TURF SPRAY	32.66	52.45	15.71	1.66 in/h
10	RAIN BIRD PEB	1"	TURF SPRAY	32.47	51.28	14.67	5.56 in/h
11	RAIN BIRD PEB	1"	TURF SPRAY	32.30	50.00	13.42	3.50 in/h
12	RAIN BIRD PEB	1"	TURF SPRAY	32.98	53.75	17.60	3.26 in/h
13	RAIN BIRD PEB	1"	TURF SPRAY	32.43	49.07	12.10	1.06 in/h
14	RAIN BIRD PEB	1"	TURF SPRAY	32.19	48.70	11.91	1.53 in/h
15	RAIN BIRD PEB	1"	TURF SPRAY	32.00	47.46	10.70	2.07 in/h
16	RAIN BIRD PEB	1"	TURF SPRAY	32.33	48.90	12.76	2.69 in/h
17	RAIN BIRD PEB	1"	TURF SPRAY	31.84	46.42	8.93	2.63 in/h
18	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	56.78	21.19	1.62 in/h
19	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.96	55.68	21.78	1.63 in/h
20	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	33.34	46.44	2.37	0.32 in/h
21	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	23.33	36.35	1.49	0.32 in/h
22	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.35	0.84	0.26 in/h
23	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	36.22	51.99	7.23	0.16 in/h
24	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	25.95	41.35	6.82	0.16 in/h
25	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.48	1.34	0.35 in/h
26	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	22.90	35.53	1.66	0.36 in/h
27	RAIN BIRD XCZ-100-PRF	1"	DRIP EMITTER	22.90	35.49	1.40	0.14 in/h
28	RAIN BIRD XCZ-100-PRF	1"		36.66	50.31	7.17	0.19 in/h
29	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	36.08	49.56	6.84	0.10 in/h
30	RAIN BIRD XCZ-100-PRF	1"	AREA FOR DRIP EMITTERS	35.35	48.59	6.37	0.18 in/h
31	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.30	50.41	15.16	1.43 in/h
32	RAIN BIRD PEB	1-1/2"	TURF SPRAY	35.06	49.20	10.63	1.40 in/h
33	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.41	58.11	23.67	1.57 in/h
34	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.39	50.19	14.04	1.44 in/h
35	RAIN BIRD PEB	1-1/2"	TURF SPRAY	34.58	50.62	15.60	1.40 in/h

WATERING SCHEDULE

NUMBER	MODEL	TYPE	PRECIP	IN./WEEK	MIN./WEEK	GAL./WEEK	GAL./DAY
1	RAIN BIRD PEB	TURF ROTARY	0.46 in/h	0.38	51	291.2	145.6
2	RAIN BIRD PEB	TURF ROTARY	0.40 in/h	0.38	57	876.4	
3	RAIN BIRD PEB	TURF ROTARY	0.31 in/h	0.38	74	667.8	
4	RAIN BIRD PEB	TURF SPRAY	2.25 in/h	0.38	11	168.8	
5	RAIN BIRD PEB	TURF SPRAY	4.54 in/h	0.38	6	99.1	
6	RAIN BIRD PEB	TURF SPRAY	2.79 in/h	0.38	9	131.9	
7	RAIN BIRD PEB	TURF SPRAY	5.54 in/h	0.38	5	79.3	
8	RAIN BIRD PEB	TURF SPRAY	2.54 in/h	0.38	9	160.7	
9	RAIN BIRD PEB	TURF SPRAY	1.66 in/h	0.38	14	219.9	
10	RAIN BIRD PEB	TURF SPRAY	5.56 in/h	0.38	5	73.4	
11	RAIN BIRD PEB	TURF SPRAY	3.50 in/h	0.38	7	94.0	
12	RAIN BIRD PEB	TURF SPRAY	3.26 in/h	0.38	7	123.2	
13	RAIN BIRD PEB	TURF SPRAY	1.06 in/h	0.38	22	266.2	
14	RAIN BIRD PEB	TURF SPRAY	1.53 in/h	0.38	15	178.7	
15	RAIN BIRD PEB	TURF SPRAY	2.07 in/h	0.38	12	128.4	
16	RAIN BIRD PEB	TURF SPRAY	2.69 in/h	0.38	9	114.9	
17	RAIN BIRD PEB	TURF SPRAY	2.63 in/h	0.38	9	80.4	
18	RAIN BIRD PEB	TURF SPRAY	1.62 in/h	1.13	42	890.0	
19	RAIN BIRD PEB	TURF SPRAY	1.63 in/h	1.13	42	914.6	
20	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	141	334.1	167.0
21	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.32 in/h	0.76	144	215.1	
22	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.26 in/h	0.76	177	149.0	
23	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.16 in/h	0.76	283	2,045	
24	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.16 in/h	0.76	290	1,979	
25	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.35 in/h	0.76	130	173.6	
26	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.36 in/h	0.76	128	212.6	
27	RAIN BIRD XCZ-100-PRF	DRIP EMITTER	0.14 in/h	0.76	317	444.2	
28	RAIN BIRD XCZ-100-PRF		0.19 in/h	0.76	237	1,700	
29	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.10 in/h	0.76	442	3,022	
30	RAIN BIRD XCZ-100-PRF	AREA FOR DRIP EMITTERS	0.18 in/h	0.76	260	1,657	828.3
31	RAIN BIRD PEB	TURF SPRAY	1.43 in/h	0.25	11	166.7	83.4
32	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	116.9	
33	RAIN BIRD PEB	TURF SPRAY	1.57 in/h	0.25	10	236.7	
34	RAIN BIRD PEB	TURF SPRAY	1.44 in/h	0.25	11	154.4	
35	RAIN BIRD PEB	TURF SPRAY	1.40 in/h	0.25	11	171.6	
		TOTALS:			3,009	18,337	1,224

IRRIGATION NOTES

Note: QUANTITIES ARE LISTED FOR REFERENCE ONLY. CONTRACTOR TO USE GRAPHIC QUANTITIES TO DETERMINE TOTAL EQUIPMENT TYPES AND QUANTITIES. (SEE PLAN GRAPHIC AND EQUIPMENT SCHEDULE). PROVIDE ADDITIONAL IRRIGATION LABOR & COMPONENTS TO PROVIDE HEAD TO HEAD COVERAGE IN THE FIELD FOR ALL SODDED IRRIGATION ZONES AND (90%) OF HEAD TO HEAD COVERAGE FOR SEEDED TURFGRASS AND DRIP TO ALL PLANTINGS.

1. THE IRRIGATION SYSTEM P.O.C. TO BE LOCATED IN THE LANDSCAPE OFF OF THE EXISTING NON-POTABLE WATER SUPPLY OR IN SEPARATE METER PIT AS SHOWN PER PLAN. CONNECT TO **1" POINT OF CONNECTION** (w/WATTS 223-HP PRV VALVE for Meter Pits Only) AND MININMUM STATIC WATER PRESSURE OF **75 PSI**. CONNECTION IS ASSUMED TO PROVIDE **37.50 GPM**. COORDINATE WITH OWNER'S REPRESENTATIVE AND OTHER TRADES TO ESTABLISH WATER CONNECTION AT LOCATION SHOWN AND ALL SLEEVING INSTALLED. NOTIFY DESIGN OF ANY DEVIATIONS IN PRESSURE OR GPM. **FAILURE TO NOTIFY LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTOR ASSUMING LIABILITY FOR ANY UNAUTHORIZED CHANGES MADE.**
2. THE SYSTEM CONTROLLER IS TO BE A STAINLESS STEEL LOCKING PEDESTAL MOUNT IN GENERAL LOCATION SHOWN. COORDINATE LOCATION OF CONTROLLER AND WEATHER STATION WITH OWNER. CONNECT CONTROLLER TO POWER SUPPLY (COORDINATE WITH OWNER), ZONE VALVE WIRES, RAIN SENSOR, AND GROUNDING. INSTALL AS PER MANUFACTURER'S INSTRUCTIONS. PROVIDE LIGHTNING PROTECTION FOR ALL CONTROLLERS (TYPICAL).
3. COORDINATE ALL UNDERGROUND UTILITY LOCATIONS PRIOR TO ANY DIGGING ON SITE. ALL MATERIALS AND INSTALLATION PRACTICES ARE TO BE IN COMPLIANCE WITH LOCAL CODES.
4. CONTRACTOR IS RESPONSIBLE FOR INSTALLATION OF ALL IRRIGATION SLEEVING REQUIRED TO PERFORM WORK AS SHOWN PER PLAN. SLEEVING FOR LATERAL LINES IS TO BE 24" UNDERGROUND. MAINLINE SLEEVING TO BE 36" UNDERGROUND. ALL SLEEVING IS TO EXTEND 18" BEYOND EDGE OF CONCRETE OR ASPHALT. ENDS OF SLEEVING ARE TO BE SECURELY COVERED AFTER INSTALLATION. SLEEVE LOCATIONS ARE TO BE CLEARLY MARKED/STAMPED. CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL SLEEVING LOCATIONS PRIOR TO CONSTRUCTION AND INSTALL ANY MISSING SLEEVES, IF NECESSARY.
5. ALL SPRINKLER HEADS SHALL BE INSTALLED WITH THE TOP OF HEADS FLUSH WITH SURROUNDING FINAL GRADE. CONTRACTOR IS TO ADJUST EACH SPRINKLER HEAD TO PROVIDE OPTIMAL COVERAGE. OVERSPRAY ONTO PAVEMENT OR WALLS IS TO BE MINIMIZED. CONTRACTOR IS TO ADJUST AND SELECT NOZZLES TO PROVIDE UNIFORM COVERAGE. PROVIDE PRESSURE COMPENSATING NOZZLES OR SCREENS IF UNIFORM PRESSURE CANNOT BE ACHIEVED BY ADJUSTING PRESSURE AT VALVES. CONTRACTOR TO REPAIR ALL IRRIGATION EROSION/GULLIES IN SEEDED AREAS FORMED BY SPRAY AND GEAR HEADS FOR THE FIRST 45 DAYS AFTER FINAL APPROVAL IS PROVIDED BY THE OWNER OR LANDSCAPE ARCHITECT.
6. IRRIGATION PLAN IS DIAGRAMMATIC. ANY COMPONENTS SHOWN ON PLAN OUTSIDE OF LANDSCAPE ARE SHOWN FOR CLARITY ONLY. USE ONLY STANDARD FITTINGS. MAINLINE PIPING DEPTH IS TO BE 24". LATERAL LINE DEPTH IS TO BE 12". POLY DRIP LINE IS TO BE SECURED AT FINAL SOIL GRADE. POLY LINE SHALL BE COMPLETELY COVERED WITH MULCH WITH NO LINE EXPOSED. GRAPHIC QTY'S. PREVAIL OVER WRITTEN QTY'S. INSTALL MAINLINE AND LATERALS AS CLOSE TO CURBS AND SIDEWALKS AS POSSIBLE TO ALLOW FOR MORE PLANTING ROOM.
7. CONTRACTOR IS TO INSTALL #14 UF IRRIGATION WIRE BETWEEN CONTROLLER AND ELECTRIC VALVES.
8. INSTALL THREE EXTRA WIRES FROM THE CONTROLLER ALONG THE MAINLINE IN EACH DIRECTION FROM THE CONTROLLER FOR TROUBLE SHOOTING AND FUTURE ADDITIONS. ADDITIONAL WIRES TO BE PLACED IN A 6" VALVE BOX FOR EASY FUTURE ACCESS.
9. NOTIFY LANDSCAPE ARCHTIECT OF ANY DISCREPANCIES BETWEEN PLAN DRAWINGS AND CONDITIONS IN THE FIELD PRIOR TO INSTALLATION OF ANY IRRIGATION COMPONENTS.
10. CONTRACTOR TO KEEP POP-UP SPRAY OR GEAR DRIVE HEADS A MIN. OF 5' AWAY FROM THE BUILDING OR AS NOTED BY THE SOILS ENGINEERS REPORT. THE MOST STRINGENT REQUIREMENT SHALL PREVAIL. ENSURE THAT POSITIVE DRAINAGE IS PROVIDED AND THAT NO IRRIGATION COMPONENTS NEGATIVELY IMPACT HARD SURFACES AND/OR BUILDING FOUNDATIONS.
11. CONTRACTOR TO PROVIDE A ONE YEAR WARRANTY ON ALL IRRIGATION PARTS AND WORKMANSHIP. CONTRACTOR IS TO PROVIDE AS-BUILT DRAWINGS TO OWNER ALONG WITH QUICK-COUPLER KEYS WITHIN 30 DAY OF FINAL ACCEPTANCE FROM OWNER OR LANDSCAPE ARCHITECT.
12. THE OWNER OF THIS PROPERTY AND ANY FUTURE OWNERS SHALL BE RESPONSIBLE FOR THE PROPER IRRIGATION MAINTENANCE OF THIS SITE. MAINTENANCE OF THIS SITE INCLUDES, BUT IS NOT LIMITED TO, IRRIGATION INSPECTIONS AND ADJUSTMENTS, IRRIGATION SYSTEM SHUT DOWN AND START UP, IRRIGATION LEAK REPAIR, IRRIGATION HEAD REPLACEMENT, RAIN SENSOR ADJUSTMENT, IRRIGATION CONTROLLER ADJUSTMENTS, DRIP IRRIGATION MAINTENANCE AND VERIFICATION THAT ALL LANDSCAPE AREAS ARE NOT OVER-WATERED OR UNDER-WATERED. ALL MAINTENANCE SHOULD BE IN ACCORDANCE WITH STANDARDS SPECIFIED WITHIN THE "ALCC SPECIFICATIONS HANDBOOK" REVISED EDITION- 1996. OWNER SHOULD CONTACT THE LANDSCAPE MAINTENANCE CONTRACTOR, LANDSCAPE CONSTRUCTION CONTRACTOR, OR LANDSCAPE ARCHITECT REGARDING ANY QUESTIONS RELATING TO THE LANDSCAPE OR IRRIGATION MAINTENANCE OF THIS SITE.
13. SHOULD LOCAL UTILITIES, WATER OR SPECIAL DISTRICTS DESIGNATE SPECIFIC WATER CONTROLS, IRRIGATION SCHEDULES SHALL BE ADJUSTED PURSUANT TO JURISDICTION REQUIREMENTS.
14. ADJUST IRRIGATION ZONE RUN TIMES WITH SEASONAL CONDITIONS. REDUCE RUN TIMES ACCORDING TO SEASONAL ADJUSTMENT SCHEDULE AND BASED ON SMART CONTROLLER ADJUSTMENTS (EXCEPT FOR NEW INSTALLATIONS DURING THE FIRST GROWING SEASON).
15. PROVIDE DRIP IRRIGATION TO ALL EXISTING TREES AND SHRUBS IMPACTED BY CONSTRUCTION. PROVIDE ONE-HALF THE AMOUNT OF EMITTER DEVICES THAT ARE DESIGNATED FOR NEW PLANT MATERIAL.
16. DRIP ZONES REQUIRE PRESSURE REGULATORS AND FILTERS WITH A MIN. 150 MESH SCREEN OR APPROVED EQUAL.
17. PRESSURE COMPENSATING EMITTER OR APPROVED EQUAL MAY BE USED WITH MICRO-TUBING AND INSECT CAPS TO DIRECT WATER TO AREAS THAT REQUIRE SPOT IRRIGATION.
18. LINE FLUSHING VALVES ARE TO BE LOCATED AT THE END OF EACH DRIP ZONE. INSTALL IN A 6" VALVE BOX W/ FILTER FABRIC & 4" OF CLEAN GRAVE BELOW EACH VALVE.
19. USE MICRO-SPRAY EMISSION DEVICES OR DRIPLINE FOR IRRIGATION OF ALL ANNUAL, AND GROUND COVER BEDS. LOCATED ON FLEXIBLE RISERS/STAKES. ADJUST SPRAY OUTPUT FOR PLANT COMMUNITY WATER INTAKE REQUIREMENTS.
20. NEW SOD WATER REQUIREMENTS: 1" OF WATER/DAY FOR 7 DAYS. TOTAL AMOUNT SPLIT UP OVER 4 TO 5 WATERING PERIODS. DURING WARMER PERIODS APPLY 1.25-1.50"/DAY. AFTER WEEK 2 APPLY 1/4" TO 1/2" PER DAY FOR 9 DAYS. SPLIT UP OVER 1 TO 3 WATERING PERIODS/DAY. IF WATERING RESTRICTIONS ALLOW WATER 1/4"/DAY EVERY OTHER DAY FOR 7 DAYS. AFTER TURF ESTABLISHMENT TIME REFER TO SCHEDULE AND LOCAL RESTRICTIONS FOR RUN TIMES.
21. MOST SPRINKLER HEADS OR TREE LOCATIONS IF SPRAY OR GEAR DRIVE HEADS ARE IN CONFLICT WITH ONE ANOTHER (I.e., within 5' of sprinkler head).
22. US HARCO SCH 40 RATED FITTINGS FOR ALL SYSTEMS. USE EPOXY DUCTILE IRON FITTINGS AND ADJUSTABLE PIPE CLAMPS FOR SYSTEMS USING OVER 80 PSI AT POINT.

REFERENCE NOTES SCHEDULE

SYMBOL	IRRIGATION DESCRIPTION	QTY
IR-101	DIAGRAMMATIC DRIPLINE. ROUTE AS NECESSARY IN FIELD. QUANTITIES WILL VARY FROM THOSE SHOWN ON PLAN.	
IR-102	PROVIDE TWO (2) SLEEVES AT ALL MAINLINE CROSSINGS--ONE FOR PIPE AND ONE FOR WIRING.	
IR-103	ALL LOCATIONS DIAGRAMMATIC FOR CLARITY. LOCATE IN LANDSCAPE BEDS. FIELD ADJUST AS NECESSARY AND PROVIDE RECORD VIA AS-BUILTS. SEE NOTES.	
IR-104	ALL DRIP SUPPLY TUBING TO BE 3/4". ALL MICRO TUBING TO BE 1/4" AND STAKED AT EDGE OF ROOTBALL. PROVIDE EMITTERS PER SCHEDULE. MULTIPLE EMITTERS, WHERE REQUIRED, SHALL BE EQUALLY SPACED AROUND RADIUS OF ROOTBALL. PROVIDE BUG CAP AT TERMINUS OF ALL MICRO TUBING RUNS, ALL DRIP LINE TO BE PLACED OVER WEED BARRIER FABRIC (WHERE APPLICABLE).	
IR-105	EXISTING TURF ALONG EXISTING ACCESS DRIVE TO BE IRRIGATED ON OVERALL DEVELOPMENT SYSTEM.ADJUST AND REPAIR EXISTING IRRIGATION COMPONENTS AS NEEDED TO MAINTAIN UNIFORM COVERAGE FOR EXISTING TREES AND TURF.	
IR-106	ADJUST HEADS AS NECESSARY TO AVOID OVERSPRAY WHILE MAINTAINING PROPER COVERAGE. RADII MUST BE ADJUSTED PRIOR TO INSPECTION. RADII MAY BE ADJUSTED UP TO 25%. PROVIDE ADDITIONAL HEADS IF REQUIRED. ADJUST LOCATIONS TO AVOID TREE CONFLICTS, ETC.	
IR-107	TREE RING EMITTER. RE: DETAILS SHEET IR2.0.	

SYMBOL	ROCK DESCRIPTION	QTY
K-101	GRANITE/MOSS ROCK BOULDER--DECORATIVE. 1/2 TON AVG SIZE	12

IRRIGATION SCHEDULE

QTY FOR REFERENCE ONLY. VERIFY ALL COUNTS PER PLAN

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY	PSI
Q H F	RAIN BIRD 1806-SAM-PRS 5 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	13	30
Q T H F	RAIN BIRD 1806-SAM-PRS 8 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	148	30
Q T H F	RAIN BIRD 1806-SAM-PRS 10 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	54	30
Q T H TQ	RAIN BIRD 1806-SAM-PRS 12 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	4	30
Q T H TQ	RAIN BIRD 1806-SAM-PRS 15 SERIES MPR TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	1	30
4V 6V 18V	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MOLDED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	154	30
08HE-VAN 12HE-VAN 10HE-VAN 15HE-VAN	RAIN BIRD 1806-SAM-PRS ADJ TURF SPRAY 6.0" POP-UP SPRINKLER WITH CO-MODED WIPER SEAL. 1/2" NPT FEMALE THREADED INLET. WITH SEAL-A-MATIC CHECK VALVE, AND PRESSURE REGULATING.	109	30
M M M	HUNTER MP1000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. M=MAROON ADJ ARC 90 TO 210, L=LIGHT BLUE 210 TO 270 ARC, O=OLIVE 360 ARC.	54	40
M M M	HUNTER MP2000 PROS-06-CV TURF ROTATOR, 6" (15.24 CM) POP-UP WITH FACTORY INSTALLED CHECK VALVE, PRESSURE REGULATED TO 40 PSI (2.76 BAR), MP ROTATOR NOZZLE ON PRS40 BODY. K=BLACK ADJ ARC 90-210, G=GREEN ADJ ARC 210-270, R=RED 360 ARC.	10	40

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD XCZ-100-PRF MEDIUM FLOW DRIP CONTROL KIT, 1" DV VALVE, 1" PRESSURE REGULATING FILTER, 40PSI PRESSURE REGULATOR. 3GPM - 15GPM. USE LOW FLOW MODEL FOR FLOWS UNDER 3 GPM	11
	FLUSH VALVE 3/4" PVC BALL VALVE IN 10" VALVE BOX.	13
	TREE RING EMITTERS PROVIDE DRIP TREE RING EMITTER PER DETAILS SHEET IR2.0.	92
	AREA TO RECEIVE DRIP EMITTERS RAIN BIRD XB-PC SINGLE OUTLET, PRESSURE COMPENSATING DRIP EMITTERS. FLOW RATES OF 0.5GPH=BLUE, 1.0GPH=BLACK, AND 2.0GPH=RED. COMES WITH A SELF-PIERCING BARB INLET X BARB OUTLET. Emitter Notes: Each Perennial to receive one of 0.5 GPH emitters Each shrub to receive two of 1.0 GPH emitters Each Tree to receive tree drip ring emitters per details sheet	13,873 S.F.

SYMBOL	MANUFACTURER/MODEL/DESCRIPTION	QTY
	RAIN BIRD PEB 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION.	24
	RAIN BIRD 5-LRC 1" BRASS QUICK-COUPLING VALVE, WITH CORROSION-RESISTANT STAINLESS STEEL SPRING, LOCKING THERMOPLASTIC RUBBER COVER, AND 1-PIECE BODY.	8
	NIBCO T-113-K CLASS 125 BRONZE GATE SHUT OFF VALVE WITH CROSS HANDLE, SAME SIZE AS MAINLINE PIPE DIAMETER AT VALVE LOCATION. SIZE RANGE - 1/4" - 3"	4
MV	RAIN BIRD PEB-PRS-D 1" 1", 1-1/2", 2" PLASTIC INDUSTRIAL VALVES. LOW FLOW OPERATING CAPABILITY, GLOBE CONFIGURATION. WITH PRESSURE REGULATOR MODULE.	1
	MANUAL DRAIN VALVE PROVIDE 10" ROUND BOX WITH 2" VALVE MARKER, PVC ACCESS SLEEVE, AND MINIMUM 6" DEPTH 3/4" WASHED RIVER ROCK SUMP FOR DRAINAGE. PROVIDE 3/4" MXF SCH 40 PVC 90 ELL AND 3/4" X 4" SCH 80 PVC NIPPLE TO SUMP FOR DRAINAGE. USE TEFLON TAPE ON ALL MALE THREADED PVC AND ANY ALL NIPPLES	1
BF	FEBCO 825YA 1" REDUCED PRESSURE BACKFLOW PREVENTER	1
C	RAIN BIRD ESP12LXMEF WITH (02) ESPLXMSM12 36 STATION COMMERCIAL CONTROLLER. PLASTIC WALL MOUNT. FLOW SENSING.	1
RS	RAIN BIRD WR2-RC WIRELESS RAIN SENSOR COMBO, INCLUDES 1 RECEIVER AND 1 RAIN SENSOR TRANSMITTER.	1
FS	RAIN BIRD FS-100-P 1" FLOW SENSOR FOR USE WITH RAIN BIRD MAXICOM, SITECONTROL, AND ESP-LXD CENTRAL CONTROL SYSTEMS. PLASTIC (PVC) MODEL. SUGGESTED OPERATING RANGE OF 5.4 GPM TO 53.9 GPM. SENSORS SHOULD BE SIZED FOR FLOW RATHER THAN PIPE SIZE.	1
GS	GUARDSHACK EC-2 GUARDSHACK ECONOCAGE, WITH EP-1 AND FG-1. INSTALL PER MANUFACTURER REQUIREMENTS AND VERIFY LOCKING HARDWARE PRIOR TO TURNOVER.	1
M	WATER METER 1" PROVIDE SEPARATE 1" WATER METER IN GENERAL LOCATION SHOWN. COORDINATE WITH CIVIL/MECHANICAL	1
	IRRIGATION LATERAL LINE: PVC CLASS 160 SDR 26 PVC CLASS 315 FOR 1/2" PIPE, PVC CLASS 200 FOR 3/4" PIPE, PVC CLASS 160 SDR 26 FOR 1" AND ABOVE. ONLY LATERAL TRANSITION PIPE SIZES 1 1/4" AND ABOVE ARE INDICATED ON THE PLAN, WITH ALL OTHERS BEING 1" IN SIZE.	4,246 L.F.
— — — —	IRRIGATION MAINLINE: PVC CLASS 200 SDR 21 PVC CLASS 200 IRRIGATION PIPE.	1,688 L.F.
= = = = = = = =	PIPE SLEEVE: PVC SCHEDULE 40 PIPE SLEEVE SIZE SHALL ALLOW FOR IRRIGATION PIPING AND THEIR RELATED COUPLINGS TO EASILY SLIDE THROUGH SLEEVING MATERIAL. SLEEVES TO BE MINIMUM 2X PIPE DIAMETER UNLESS OTHERWISE NOTED.EXTEND SLEEVES 18 INCHES BEYOND EDGES OF PAVING OR CONSTRUCTION.	154.3 L.F.

Valve Callout
Valve Number
Valve Flow
Valve Size

4" 24" — SLEEVE SIZE / SLEEVE DEPTH

Provide seperate 1" wire sleeve along all all mainline crossings, of equal length to pipe sleeve

APPROVAL STAMP

File #PZ-16-55/56

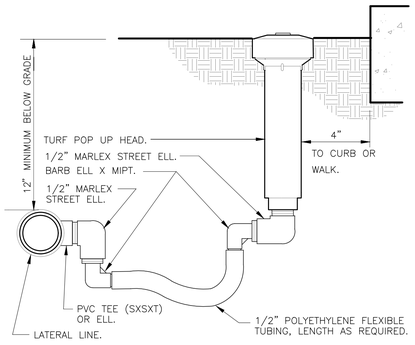
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REVISIONS:
3rd Submittal: 07.05.16

NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning : Irrigation Design
5252 Stone Drive : Longmont, CO 80503
(303) 443-1369 : rm@ndsdesign.com

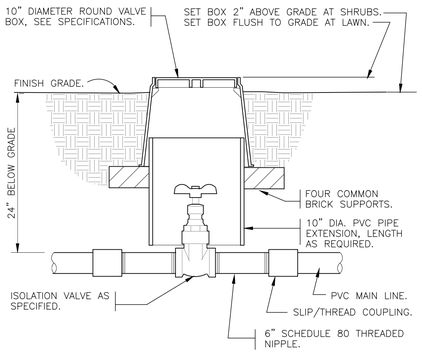
WINTERGREEN TOWNHOME PDP
LOVELAND, CO
IRRIGATION PLAN

PROJ. NO.:
DATE: 05.24.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR1.2



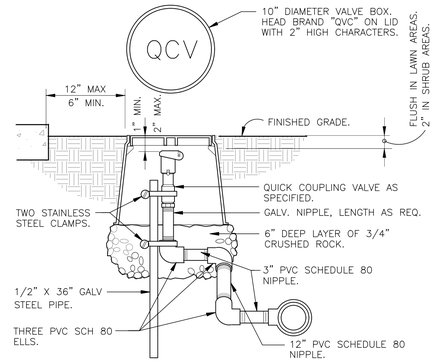
1 TURF SPRAY FLEX ASSEMBLY

3" = 1'-0" 328403.13-02



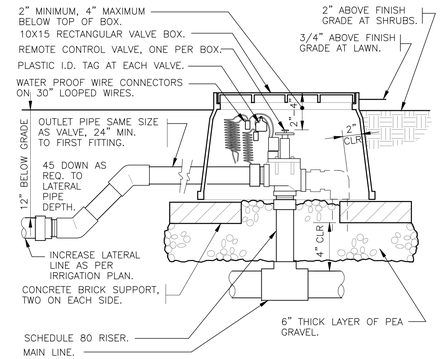
2 BRASS ISOLATION VALVE

1 1/2" = 1'-0" 328406.33-01



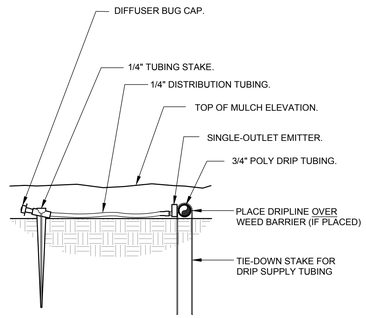
3 QUICK COUPLING VALVE IN BOX

1 1/2" = 1'-0" 328406.43-02



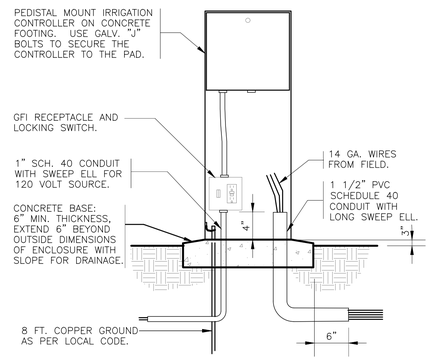
4 ELECTRIC REMOTE CONTROL VALVE

1 1/2" = 1'-0" 32 8406.13-01



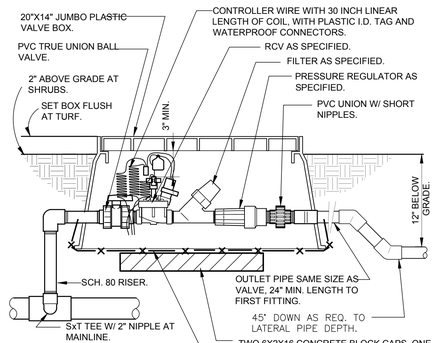
5 DRIP EMITTER DETAIL

3" = 1'-0" 32 8413.13-03



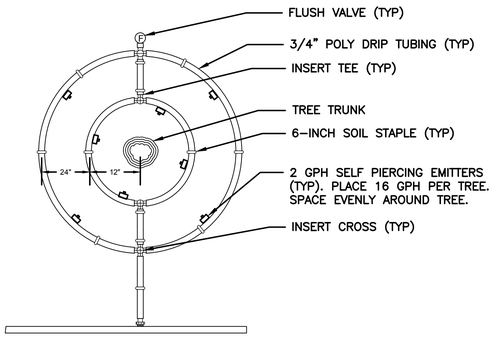
6 PEDESTAL MOUNT CONTROLLER

1" = 1'-0" 32 8409.16-03



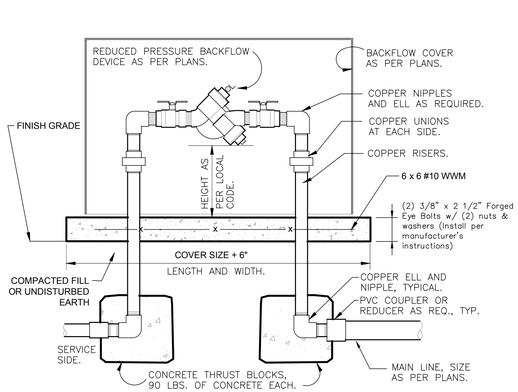
7 1" DRIP VALVE/FILTER/REGULATOR

1 1/2" = 1'-0" 32 8413.76-23



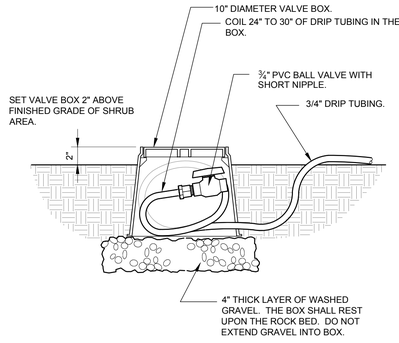
8 TREE RING DRIP DETAIL

1" = 1" 32 84-03



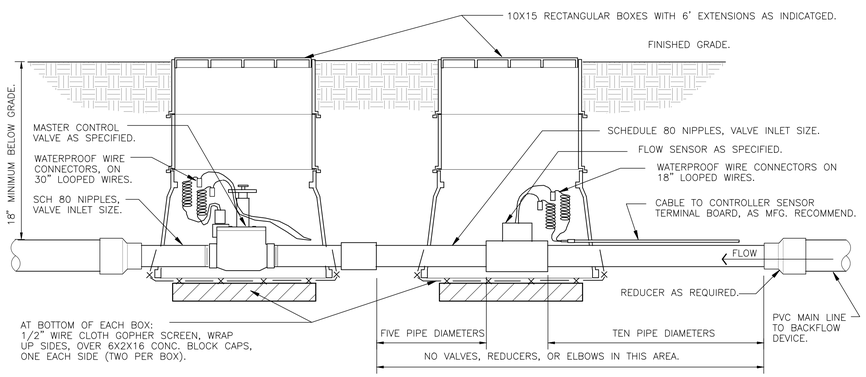
9 RP BACKFLOW W/ ENCLOSURE

1" = 1'-0" 328409.46-03



10 DRIP FLUSH VALVE

1 1/2" = 1'-0" 32 8413.49-03



11 MASTER VALVE/FLOW SENSOR ASSEMBLY

1 1/2" = 1'-0" 32 8406.23-10

APPROVAL STAMP
File #PZ-16-55/56

Attachment 1

REVISIONS:
3rd Submittal: 07.05.16

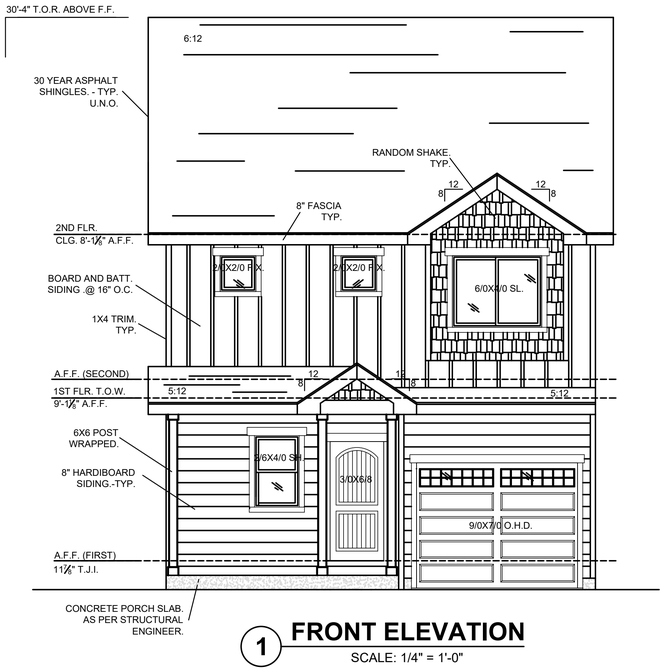
NDS
NATURAL DESIGN SOLUTIONS
Landscape Architecture
Land Planning : Irrigation Design
4582 S. Ulster Street Parkway, Suite 1650
Denver, Colorado 80237
(303) 443-1089 nds@ndsdenver.com

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WINTERGREEN TOWNHOME PDP
LOVELAND, CO

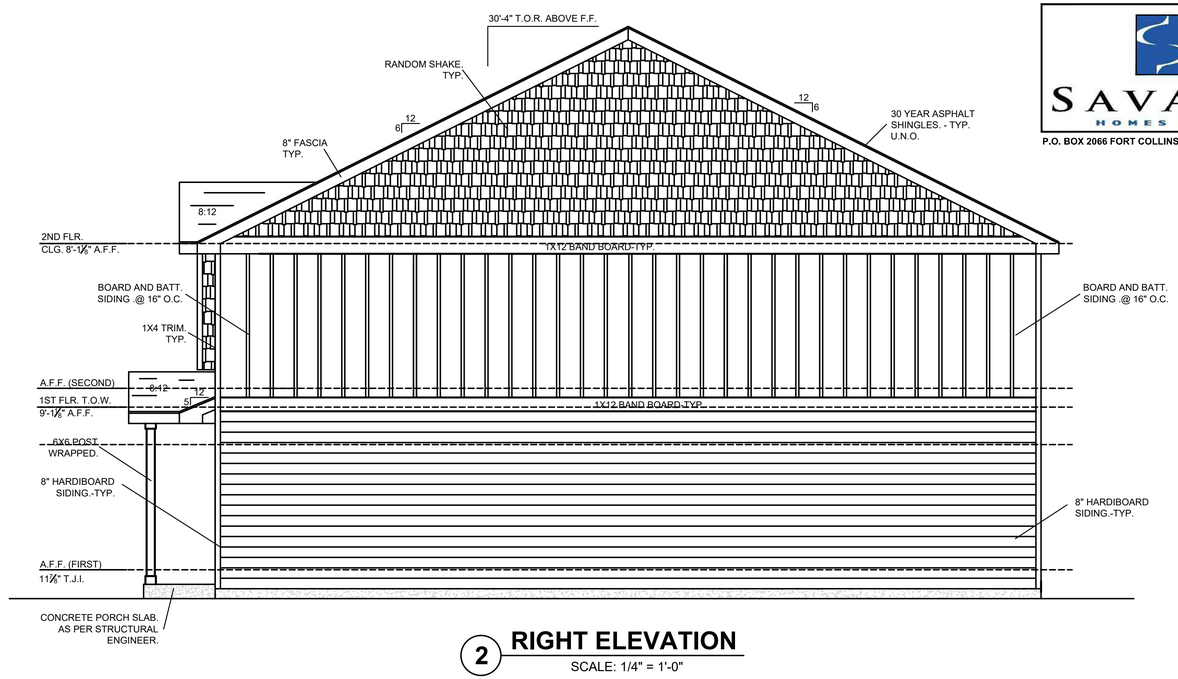
IRRIGATION PLAN DETAILS

PROJ. NO.:
DATE: 05.24.16
SCALE: See Sheet
DRAWN: JRO
CHKD BY: NAM
SHEET IR2.0



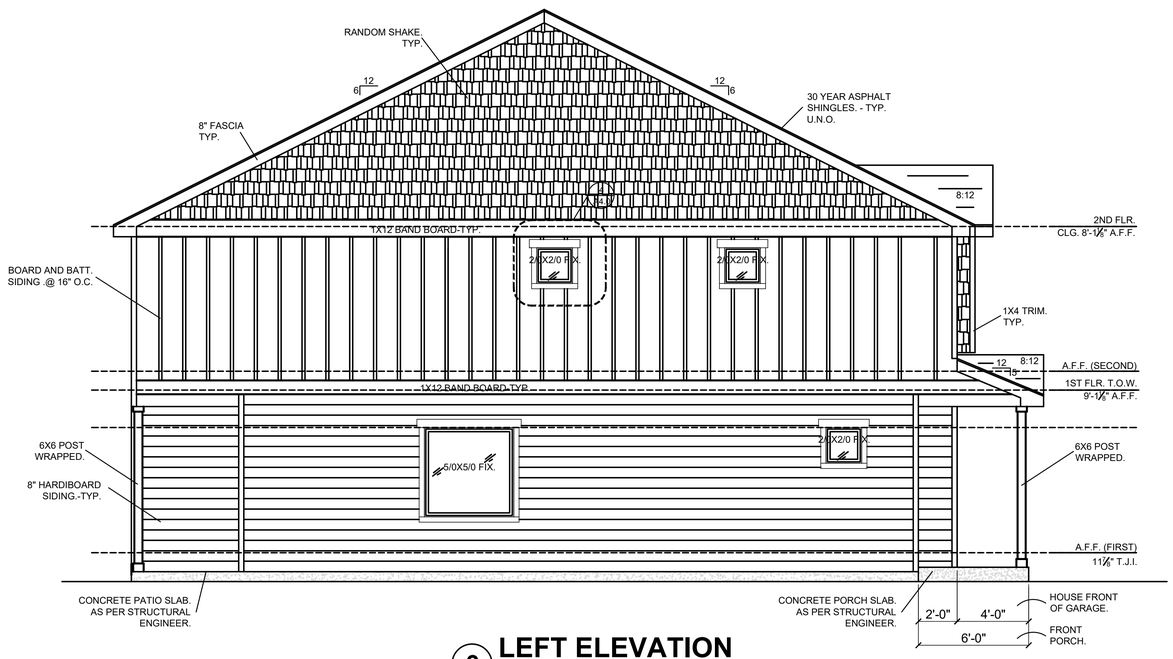
1 FRONT ELEVATION

SCALE: 1/4" = 1'-0"



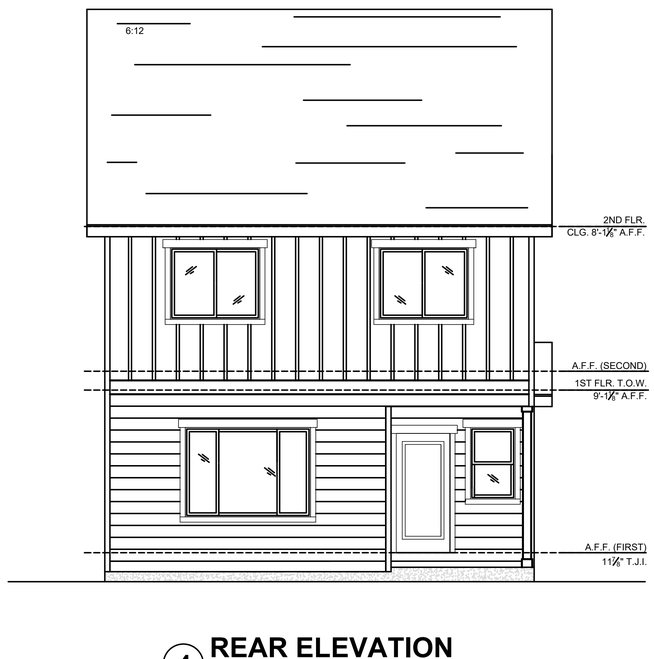
2 RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



3 LEFT ELEVATION

SCALE: 1/4" = 1'-0"



4 REAR ELEVATION

SCALE: 1/4" = 1'-0"

SAVANT HOMES INC.
P.O. BOX 2066 FORT COLLINS, CO. 80522 970-472-5667

QUALITY ENGINEERING
2837 MIDPOINT DRIVE, SUITE E
FORT COLLINS, CO 80525
WWW.QUALITY-ENGINEERING.COM
(970) 416-7891

NO.	REVISIONS	BY	DATE

WINTERGREEN TOWNHOMES
353 W. 64TH STREET, LOVELAND, CO
(OUTLOT A, WINTERGREEN SECOND SUBDIVISION)

ARCHITECTURAL BUILDING ELEVATIONS

FOR REVIEW ONLY

NOT FOR CONSTRUCTION

CHECKED BY:	CAG
DESIGNED BY:	SAVANT
DRAWN BY:	SAVANT
DATE:	25 May 2016
SCALE :	Custom
PROJECT NO. :	6280-01

A1.0
15 OF 15

PRELIMINARY DEVELOPMENT PLAN APPLICATION

Project Name: Wintergreen Townhome Subdivision

PROJECT

Narrative Description of Project, including purpose, number of lots, type of use, and other pertinent information:	This is a proposal for a Planned Urban Development (PUD) located within the existing Wintergreen Village of the Wintergreen Second Subdivision in Loveland, Colorado. The proposed development shall encompass the entirety of the existing Outlot A, which is approximately 3 acres in size. The existing Outlot A is not developed and is situated south of the existing Wal-Mart retail store, west of commercial business, and north and east of the existing Wintergreen 2nd Subdivision residential development. The Wintergreen Townhome Subdivision is proposing twenty-eight townhome units to be constructed on individually platted lots. Each lot shall range in size and shall be accessed by a proposed public access street. The townhome subdivision is being proposed as a means to most efficiently use the 3 acre outlot area. The townhomes will be laid along the proposed public access street such that a majority of the homes will face the street bringing a community-like layout to the development. Townhomes are being proposed in lieu of single-family detached lots as a means of providing alternative form of affordable housing to an economic group not being primarily targeted or focused upon within the region in other residential developments.
Existing Legal Description of Property Boundary (Lots, Blocks, Tracts and Subdivision Name, or Metes & Bounds):	Outlot A, Wintergreen Second Subdivision, Loveland Colorado.
Address of Existing Buildings or Property:	353 West 64th Street, Loveland, CO

APPLICANT INFORMATION

OWNER'S REPRESENTATIVE (CONTACT PERSON)

Company: Savant Homes	Name: Alan Strope	Phone: 970- 566-3469 Fax:
Address: 4100 Main St		
City, State: Timnath, CO		Zip Code: 80547
Email Address: alan@savanthomesinc.com		

CONSULTANT

Company: Quality Engineering	Name : Cody Geisendorfer	Phone: 970-416-7891 Fax:
Address: 2637 Midpoint Drive, Suite E		
City, State: Fort Collins, CO		Zip Code: 80524
Email Address: cody@quality-engineering.com		

CONSULTANT

Company:	Name :	Phone: Fax:
Address:		
City, State:		Zip Code:
Email Address:		

CONSULTANT

Company:	Name :	Phone: Fax:
Address:		
City, State:		Zip Code:
Email Address:		

Attachment 2

OWNER

Company :	Name :	Phone: 970-566-3469
3T Investments LLC	Alan Stroope	Fax:

Address: PO Box 2066

City, State: Fort Collins, CO Zip Code: 80522

Email Address:

SITE

Site Use and Zoning

Existing Use: Vacant Lot

Proposed Use: Townhome Subdivision

Existing Zoning: Planned Unit Development

Existing Adjacent Zoning and/or Use

North Side: PUD-Commercial

South Side: PUD-Residential

West Side: PUD-Mixed Use

East Side: PUD-Commercial

Other Information

Number of Units Existing: 0

Number of Units Proposed: 28

Number of Lots Proposed: 28

Non-Residential Bldg. Area (Sq. Ft.) Proposed: 0

Total Number of Parking Spaces: 8

Acreage of Site

Gross: 3

Right-of-Way: 0

Net: 3

Utility Services Provided by

Water: City of Loveland

Wastewater: City of Loveland

Electric: City of Loveland

FEMA FLOODPLAIN

Is any portion located in a FEMA floodplain?

☐ Yes ☑ No

* If Yes, please submit legal description

DESIGNATION OF OWNER'S REPRESENTATIVE

The undersigned owner(s) agree(s) that (please print name)

Alan Stroope represents the undersigned in all matters pertaining to this project, including subsequent modifications to the application.

Owner

Signature: _____ Date: 4/7/16

ACKNOWLEDGMENTS

I, as the Owner or Owner's Representative, hereby acknowledge that the application is correct and complete as per the specifications in the submittal checklist.

Owner or Owner's Representative

Signature: _____ Date: 4/7/16

Printed Name: Alan Stroope

Attachment 2

QUALITY ENGINEERING

September 2, 2016

Wintergreen Townhome Subdivision
353 West 64th Street, Loveland, CO
Project Description

Project Summary*:*
This is a proposal for a Planned Urban Development (PUD) located within the existing Wintergreen Village of the Wintergreen Second Subdivision in Loveland, Colorado. The proposed development shall encompass the entirety of the existing Outlot A, which is approximately 3 acres in size. The existing Outlot A is un-developed and is situated south of the existing Wal-Mart retail store, west of commercial business, and north and east of the existing Wintergreen 2nd Subdivision residential development. Per the amended Wintergreen Village General Development Plan (GDP) and from a project planning perspective, the project shall be considered a single family attached townhome development, as the amended GDP defines homes that have two or more units attached together, located on an individual fee simple lot as single family attached. From a residential building code perspective, the project will also be classified as single-family attached units. The units, however, will have the construction and appearance of townhomes.

The Wintergreen Townhome Subdivision is proposing twenty-eight townhome units to be constructed on individually platted fee simple lots. Twenty-seven of the units are proposed to be constructed as three attached townhomes with the remaining unit to be constructed as a single townhome lot. Per the single family attached designation within the amended GDP, there is a maximum lot size of 2,750 sf and a minimum lot size of 1,500 sf. Allowance has been provided for an increase in the maximum lot size up to 20% when consistent with the intent of the GDP. Each lot shall be accessed by a proposed public access street and cul-de-sac to be constructed with this project. The gross density for the project is 9.3 units/acre and the net density is approximately 12.1 units/acre, both within the allowed range outlined in the Wintergreen Village GDP.

The townhome subdivision is being proposed as a means to most efficiently use the 3 acre outlot area. The townhomes will be laid along the proposed public access street such that a majority of the homes will face the street bringing a community-like layout to the development. The use of the proposed 3-unit townhomes also encourages innovation within single family attached developments by incorporating the best trade techniques and modern designs compared to the appearance of traditional single family attached developments.

Traffic/Access:
The proposed access shall align with Osceola Drive across 64th Street to maintain uniformity with the existing Wintergreen Village development and Loveland Municipal Code. The proposed public access road shall conform to Loveland's 28-ft wide roadway 'Lane' detail (LCUASS 7-8L) with a 50-ft radius cul-de-sac at the eastern-most end of the development. The proposed cul-de-sac shall provide a means of vehicle turn-around and circulation within the proposed subdivision, as specific in the General Development Plan. A second access shall be provided at the eastern end of the proposed cul-de-sac to serve as Emergency Access only. The Emergency Access shall be blocked-off with a gate equipped with a knox-padlock to allow for emergency vehicle access, if required by the Fire Authority.

Although the 'Lane' detail only mandates sidewalk to be constructed on one side of the street, the Wintergreen Townhome Subdivision is proposing sidewalk along all frontage of Townhome units to promote pedestrian circulation and safety. Sidewalk is only omitted from two areas of the proposed street in order to satisfy buffer-yard, setback, and open space requirements.

A traffic impact study is included by Kellar Engineering and shall serve as a stand-alone document outlining the proposed subdivision's traffic counts, level of service, etc.

Utilities:
The following providers have existing utilities either on-site or within the site's vicinity for the connection for future development:

Water – City of Loveland
Sanitary Sewer – City of Loveland
Storm Sewer – City of Loveland
Power/Electricity – City of Loveland
Gas – Excel Energy
Communications – Comcast & Century Link

Per the City of Loveland 'Lane' detail, 34-ft of right-of-way (minimum) shall be dedicated with the project along with a 12-ft proposed utility easement (minimum) between all townhome units and the proposed right-of-way. This will allow for the water and sanitary sewer utilities to lie underneath the proposed street, while leaving enough room for the power and gas utilities to be placed within the utility easement located in front of each townhome. Each 3-unit townhome will have 3 gauged electric and gas meters on one end of the buildings with a proposed utility easement within each unit crossing to the next unit.

The proposed sanitary sewer main shall be 8-inch PVC and tie into the existing 8-inch sanitary main located directly east of the subject property within an existing 60-ft utility & access easement. The proposed water main shall be 8-inch PVC C900 and shall have a looped connection, with one end tying into the existing 12-inch line in 64th Street at the project's southwest corner and the other end tying into the existing 12-inch line in the existing 60-ft utility & access easement located east of the site.

Landscaping, Fencing, & Open Space:
The proposed townhome development is laid out such that buffer-yards around the proposed townhomes shall be designed with a 15-ft width, which is the minimum width for all classifications of buffer-yards within the City's municipal code. An Outlot tract area will also be incorporated into the buffer-yard area to help provide open space to be used for proposed landscaping and water quality areas. A proposed 5-ft tall, solid, vinyl fence is also proposed around the site's western and southern boundaries to help provide screening and visual separation for this residential development from the adjacent properties and their associated uses. A 6' acoustical vinyl fence will be installed along the north and east boundaries to comply with the noise study and the City's requirements. There are three open areas with the subdivision layout that have been incorporated into the buffer-yard tract as one outlot, as designated on the Plat. The open space for this development (0.71 acres or 23%) meets and exceeds the required 20% set out by the GDP. The HOA is to maintain the entire Outlot A.

Existing mature evergreen trees line the property's north boundary along with a vertical separation between the proposed townhome development and the existing Wal-Mart property. Additional landscaping and trees shall be proposed along this northern boundary to help buffer and screen this residential use from the commercial use of the Wal-Mart property.

Existing mature deciduous trees line the property's east boundary between the proposed townhome development and the access, road, and commercial properties to the east. This side of the property is also proposed to add additional landscaping and shade trees within the buffer-yard space to help provide visual separation between the proposed residential use and the commercial users across the 60-ft access and utility easement.

The site's entrance from the existing West 64th Street is proposed to gain a dense landscaped entry, while keeping the sight triangles clear of obstructions through this development. Proposed utility placement as well as existing utilities over-whelming the buffer-yard space along West 64th Street restricts plantings. To combat this existing condition and to properly meet code requirements, a detached walk will replace the existing attached walk along West 64th Street. This will allow for landscaping to be planted along the parkway while providing necessary separation from utilities which will be located under the proposed sidewalk.

Other Information

1. A full drainage report and plan is included with the Preliminary Development Plan submittal addressing on-site and off-site drainage of the existing and proposed site.
2. A full geotechnical report, prepared by Soilogic, will be included with the Preliminary Development Plan submittal to address lane earthwork, paving, and foundation recommendations.

QUALITY ENGINEERING

September 2, 2016

Wintergreen Townhome Subdivision
353 West 64th Street, Loveland, CO
Findings Statement

A) The PDP conforms to the General Development Plan (GDP) on file with the City where the property is being developed.
   a. Per the amended Wintergreen Village GDP and from a project planning perspective, the project shall be considered a single-family attached townhome development, as the amended GDP defines homes that have two or more units attached together, located on an individual fee simple lot as single family attached. From a residential building code perspective, the project will also be classified as single-family attached units. The units, however, will have the construction and appearance of townhomes, and shall be referred to as townhomes through the development process.
      i. The proposed Wintergreen Townhome Subdivision conforms to the General Development Plan of Wintergreen Village by proposing a single family attached townhome development, which is consistent with the GDP.
      ii. The GDP has a maximum and minimum number of lots to be created within the designated "Swing" Parcel F, with the maximum being 48 units and the minimum being 24 units. The proposed development has 28 proposed units, aligning with the Wintergreen Village GDP.
   b. Proposed project gross density is 9.3 units/acre and the proposed net density is 12.0 units/acre, both meeting the density requirements of the GDP. Per the single family attached designation within the amended GDP, there is a maximum lot size of 2,750 sf and a minimum lot size of 1,500 sf. Allowance has been provided for an increase in the maximum lot size up to 20% when consistent with the intent of the GDP.
   c. Proposed building setbacks shall mostly conform to the GDP of 5-ft side setbacks, 10-ft rear setback, and 15-ft front setback. Due to the odd shape and the curved nature of the outlot, meeting City land use code and the GDP requirements, and the curved nature of 64th Street, a variance is requested. The variance is being requested in reference to a very small portion of Lot 28 in which a 5' rear setback is being requested in lieu of the 10'. This variance will only affect the southwestern most corner of a covered patio making up total 25 square feet. The length of the varied setback will be 7.69' and will converge with the 5' side setback. The overall intent of the GDP will not be

affected by this isolated request. Approval of the PDP would be considered approval of the variance.

d. Site vehicular access and circulation is provided by the proposed 28-ft wide Lane public access way. The proposed street will be constructed with maximum 90' centerline radii and a 50-ft radii cul-de-sac at the eastern end, meeting the Loveland Municipal Code, Larimer County Urban Area Street Standards, Loveland Fire Authority, and the GDP requirements.
e. Utilities
    i. The proposed sanitary sewer main will be an 8-inch PVC and tie into the existing 8-inch sanitary main located directly east of the subject property within an existing 60-ft utility & access easement. The proposed water main will be 8-inch PVC C900 and will have a looped connection, with one end tying into the existing 12-inch line in 64th Street at the project's southwest corner and the other end tying into the existing 12-inch line in the existing 60-ft utility & access easement located east of the site.
    ii. Per the City of Loveland 'Lane' detail a 28' lane is proposed and 34-ft of right-of-way (minimum) will be dedicated with the project along with a 12-ft proposed utility easement (minimum) between all townhome units and the proposed right-of-way. This will allow for the water and sanitary sewer mains to lie underneath the proposed street, while leaving enough room for the power and gas utilities to be placed within the utility easement located in front of each townhome. Each 3-unit townhome will have 3 electric and gas meters on one end of the building with a proposed utility easement within each unit crossing to the next unit.
    iii. Utility Providers:
        1. Water – City of Loveland
        2. Sanitary Sewer – City of Loveland
        3. Storm Sewer – City of Loveland
        4. Power/Electricity – City of Loveland
        5. Gas – Excel Energy
        6. Communications – Comcast & Century Link
f. Open Space, Landscaping & Edge Treatment
    i. The proposed townhome development is laid out such that buffer-yards around the proposed townhomes will be designed with a 15-ft width, which is the minimum width for all classifications of buffer-yards within the City's municipal code. Said buffer-yard shall be located on a separate tract of land owned and maintained by the subdivision's HOA. Open tract

areas will also be incorporated into the buffer-yard area to help provide open space on the lot and be used for proposed landscaping and water quality areas. The proposed Open Space for the project is approximately 23% of the total lot area, exceeding the GDP standard of 20%. The HOA is to maintain the entire Outlot A.

ii. All proposed landscaping shall comply with the landscape standards set forth in the City of Loveland Site Development Performance Standards and Guidelines.

iii. A proposed 5-ft tall, solid, vinyl fence is also proposed around the site's western and southern boundaries to help provide screening and visual separation for this residential development from the adjacent properties and their associated uses. Additionally, a 6-ft tall, solid, acoustical vinyl fence is proposed around the site's northern and eastern boundaries, per the noise study.

iv. Existing mature evergreen trees line the property's north boundary along with a vertical separation between the proposed townhome development and the existing Wal-Mart property pad level. Additional landscaping and trees shall be proposed along this northern boundary to help buffer and screen this residential use from the commercial use of the Wal-Mart property.

v. Existing mature deciduous trees line the property's east boundary between the proposed townhome development and the commercial properties to the east. This side of the property is also proposed to add additional landscaping and shade trees within the buffer-yard space to help provide visual separation between the proposed residential use and the commercial users across the 60-ft access and utility easement.

vi. The site's entrance from the existing West 64th Street is proposed to gain a dense landscaped entry, while keeping the sight triangles clear of obstructions through this development. Proposed utility placement as well as existing utilities over-whelming the buffer-yard space along West 64th Street restricts plantings. To combat this existing condition and to properly meet code requirements, a detached walk will replace the existing attached walk along West 64th Street. This will allow for landscaping to be planted along the parkway while providing necessary separation from utilities which will be located under the proposed sidewalk.

vii. The City's optional Water Efficient Landscape Plan is being proposed for the project as an effort to conserve water resources as well as proposing acceptable xeriscape areas within the

community's proposed open areas to help reduce maintenance as well.

g. Architectural & Site Requirements
    i. The proposed Wintergreen Townhome Subdivision is being designed accounting for the project's appearance from adjacent properties. In addition to providing the required buffer-yard around the development, the project is also proposing maximize landscape plantings at the project's entrance on the west end, as well as the other highly visible portion of the project along the north & east ends.
    ii. All townhome unit building materials shall be from the list of allowed materials for residential construction, following the GDP. Proposed unit roof-tops shall be gabled, hipped, gambrel, or other sloping form with a minimum pitch of 5:12. All proposed townhome units shall also include architectural features into the building's façade such as windows, dormers, or wall offsets.
    iii. Proposed garages shall not comprise more than 40% of the ground floor street frontage. Garages shall also be recessed back, behind the protruding front patio of the proposed units by 4-ft, minimum.
    iv. No accessory buildings are being proposed with this development.
    v. Proposed parking for each unit shall be accomplished by providing one space within the garage and one space within the driveway area located just off the proposed street. Additional parking spaces shall be striped within the proposed street's cul-de-sac, as well as intermittent parking spaces allowed on the north-side of the proposed street only, with no parking signs added to the opposite side.

h. Other
    i. Outdoor storage shall not be permitted within the development.
    ii. A proposed Subdivision sign shall be provided at the project's entrance and shall conform to the Wintergreen Village GDP in terms of placement, size, appearance, and application.
    iii. A proposed 'Covenants and Restrictions' document shall be submitted along with the development plans outlining the Home Owner's Association's duties, covenants, restrictions, etc.
    iv. Sufficient raw water is proposed to be dedicated with this development, consistent with the Loveland Municipal Code based on the proposed lot sizes and number of units within the development.

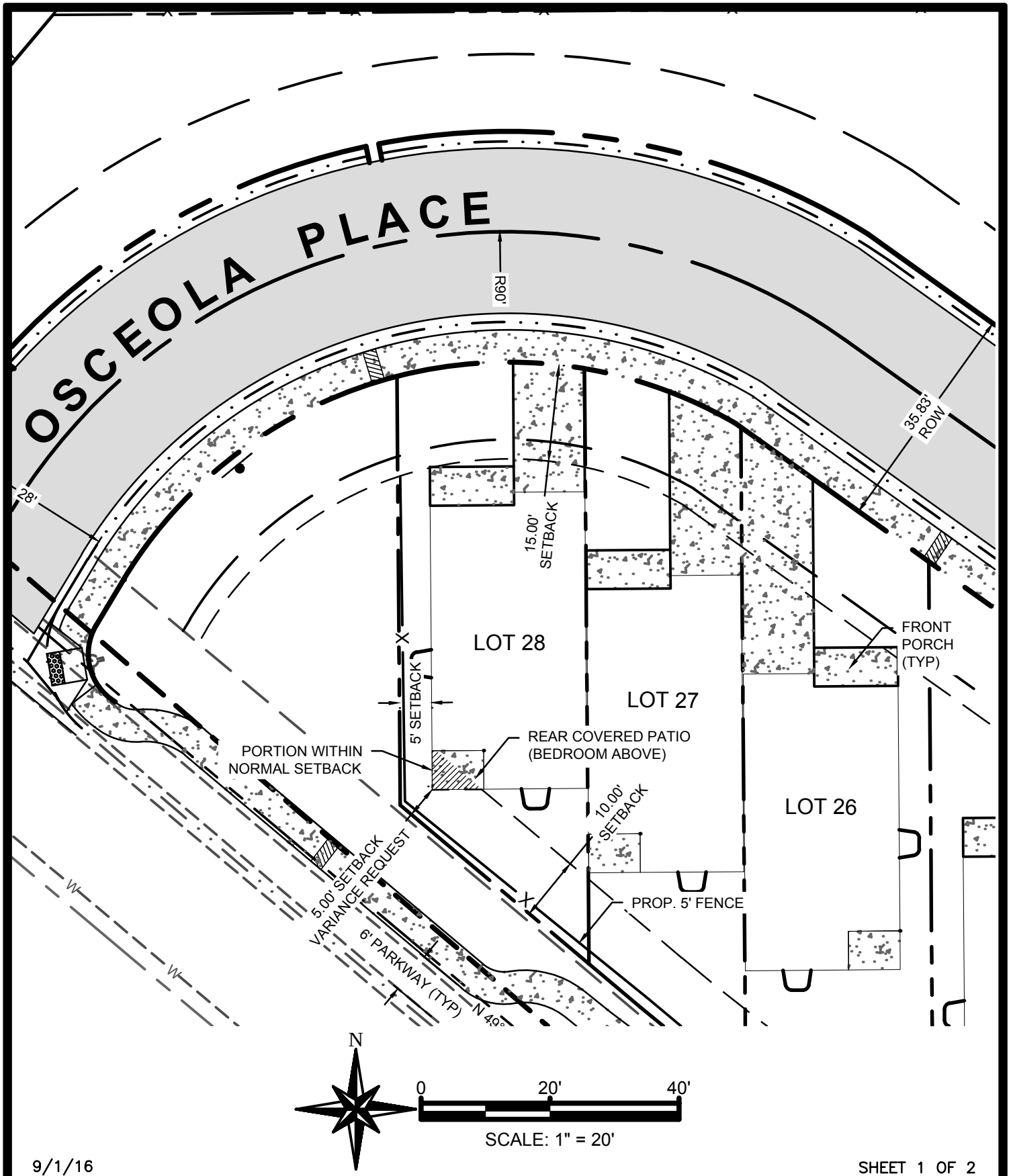
QUALITY ENGINEERING

B) The PDP meets the intent and objectives of Chapter 18.41 of the LMC (PUD Chapter), to the City's master plans and to any applicable area plan.
    a. Site vehicular access and circulation shall be provided by the proposed 28-ft wide lane public access way. The proposed street shall be constructed with a 90' minimum centerline radii and 50-ft radii cul-de-sac at the eastern end, meeting the Loveland Municipal Code, Loveland's Fire Authority, and the GDP requirements.
    b. The project is proposed to align with the current use and zoning of the property by proposing a residential single-family attached townhome development.
    c. The townhome subdivision is being proposed as a means to most efficiently use the 3 acre outlot area. The townhomes will be laid along the proposed public access street such that a majority of the homes will face the street bringing a community-like layout to the development. The use of the proposed 3-unit townhomes also encourages innovation within single-family attached developments by incorporating the best trade techniques and modern designs compared to the appearance of traditional single-family attached developments.

C) The proposed development will not negatively impact traffic in the area, city utilities, or otherwise have a detrimental impact on property that is in sufficient proximity to the proposed development to be affected by it.
    a. A traffic impact study has been performed by Kellar Engineering to ensure the proposed development will not have a negative impact on the existing traffic in the area.
    b. The City Utility Department is being worked with directly to help align the design of the subdivision with the Department's needs and future plans. Existing water, sanitary sewer, and storm sewer infrastructure is already in place within the immediate vicinity of the existing lot.
    c. The proposed development falls within the allowed use for the existing site per the General Development Plan of Wintergreen Village of the Wintergreen First Addition, Loveland, Colorado.

D) The PDP complies with applicable land use and development regulations in effect as of the date that the GDP was approved except that the PDP can be required to comply with regulations adopted after approval of the GDP if the Planning Division and the Planning Commission expressly find that such compliance is necessary to protect the public versus health, safety, and welfare. If no GDP was required, then the PDP must comply with applicable land use and development regulations in effect at the time the plan is approved or conditionally approved by the Planning Commission.
    a. The GDP has a maximum and minimum number of lots to be created within the designated "Swing" Parcel F, with the maximum being 48

units and the minimum being 24 units. The proposed development has 28 proposed units, therefore aligning with the Wintergreen Village GDP.



9/1/16

SHEET 1 OF 2

QUALITY ENGINEERING
2637 MIDPOINT DR. SUITE, E
Fort Collins, CO 80525
(970) 416-7891

WINTERGREEN TOWNHOMES

SETBACK VARIANCE REQUEST (LOT 28, SW CORNER ONLY): SITE PLAN

NO.	REVISIONS	BY	DATE

WINTERGREEN FOURTH SUBDIVISION

Being a Replat of Outlot A, Wintergreen Second Subdivision, located in the Southeast Quarter of Section 26, Township 6 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, 3T Investments, LLC, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in the Southeast Quarter of Section 26, Township 6 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Outlot A, Wintergreen Second Subdivision, as recorded December 27, 2005 as Reception No. 20050109984.

Containing (3.002 acres) (130,750 square feet) more or less (±), and is subject to all easements and right-of-ways on record or existing, do hereby subdivide the same into lots, blocks, tracts, outlots, right-of-ways, and easements, as shown on this plat; and do hereby designate and dedicate: (i) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (ii) all such utility easements to and for public use for the installation and maintenance of utility, irrigation and drainage facilities: and do hereby designate the same as WINTERGREEN FOURTH SUBDIVISION to the City of Loveland Colorado.

All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curb and gutters, sidewalks, street improvements, street signs, traffic control signs, alley grading and surfacing, gas service, electric system, grading and landscaping shall be paid by

OWNER(S)

By: _____ As: Member
Alan Strope

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

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

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

LIENHOLDER(S)

By: _____ As:_____

NOTARIAL CERTIFICATE

STATE OF _____)
ss
COUNTY OF _____)

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

by _____ as _____

Witness my hand and official seal. (SEAL)

My commission expires _____

_____
Notary Public

DIRECTOR OF DEVELOPMENT SERVICES

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this_____ day of_____ 20____ , for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown hereon, which are accepted; subject to the provisions that approval in no way obligates the City of Loveland, for the financing or constucting of improvements on land, streets or easements dedicated to the public except as specifically agreed to by the Director of Development Services.

_____
Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

_____
City Clerk

ATTORNEY'S CERTIFICATE

I,_____ , an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, and that the parties executing the dedication are the owners thereof in fee simple and the dedicated land is free and clear of all liens and encumbrances, except as set forth herein.

So sworn this_____day of_____ 20____.

_____
Attorney at Law

OUTLOT OWNERSHIP AND MAINTENANCE NOTES

1. Outlot A, will be owned and maintained by the Wintergreen Fourth Subdivision Homeowner's Association.

NOTES

1. It should be noted that, with the exception of 911-dispatched emergency situations, snow and ice removal services are not provided for alleys within the City of Loveland. Additionally, Local Streets are listed as "Priority Three" routes in the City's Snow and Ice Control Plan, meaning that snow removal services are unlikely except in extreme circumstances. Privately contracted snow removal services are strongly recommended and are permissible when in accordance with the provisions of Section 12.16.240 of the Loveland City Code.

2. IRRIGATION WITH RAW WATER: A portion of the land area depicted on this plat or legally described in this instrument is approved by the City of Loveland for irrigation using raw water from private sources. The Loveland Municipal Code contains requirements regulating the irrigation of such area(s) and prohibits the use of treated, potable city water being used for such irrigation. The City's permission to irrigate with raw water does not constitute any assurance by the City that there is either adequate raw water or adequate water rights available to the land to properly irrigate such area(s) or that the raw water irrigation system has been adequately designed to properly irrigate such area(s). The City has no obligation to provide any water to irrigate such area(s).

3. The City will not provide trash service directly to private drives that are not designed to accommodate City trash trucks.

4. Per the City of Loveland's requirements the centerlines monuments indicated herein are to be set by the Survey firm performing construction staking upon completion of road construction.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of Outlot A, Wintergreen Second Subdivision, monumented as shown, as bearing North 89°34'12" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 561.62 feet with all other bearings contained herein relative thereto.

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

NOTICE

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

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 Title Commitment Number FCC25136865-2, dated 12-17-2015 as prepared by Land Title Guarantee Company to delineate the aforesaid information.

FLOOD PLAIN NOTE

Entire property is in flood zone "x", "areas of minimal flood hazard" per FEMA flood map 08069C1200F effective 12-19-2006.

LAND USE TABLE

LOTS (28)	0.950 ACRES	32%
OUTLOT (1)	0.708 ACRES	23%
RIGHT OF WAY	1.344 ACRES	45%
TOTAL	3.002 ACRES	100%

OWNER: 3T INVESTMENTS, LLC
ATTN: JOHN DOE
PO BOX 2066
FORT COLLINS, CO 80522

ENGINEER: QUALITY ENGINEERING, LLC
ATTN: MARK MORRISON
2637 MIDPOINT DRIVE
FORT COLLINS, CO 80524

SUBDIVIDER: SAVANT HOMES
ATTN: ALAN STROPE
PO BOX 2066
FORT COLLINS, CO 80522

SURVEYOR: King Surveyors
ATTN STEVEN PARKS
650 GARDEN DRIVE
WINDSOR, CO 80550
PHONE: (970) 686-5011

PREVIOUS CONDITIONS REFERENCE:

Unless otherwise approved by the City, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

STORMWATER NOTE:

Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales, and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), or private property owner. The Owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat. Total area in square feet 39,927. (Excluding easements dedicated exclusively to outside entities or agencies.)

Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat. Total area in square feet 0.00.

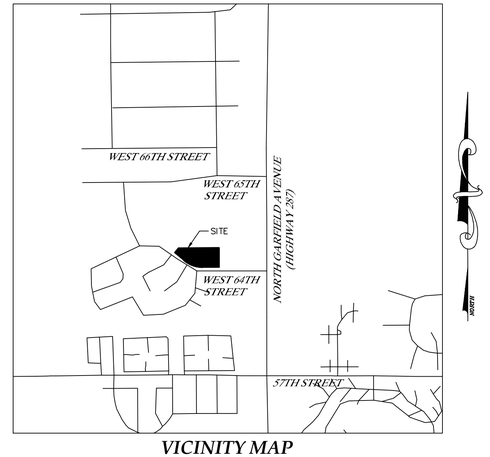
SURVEYOR'S STATEMENT

I Steven Parks, being a licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of WINTERGREEN FOURTH SUBDIVISION was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and same are true to the best of my knowledge.

Dated this _____ day of _____ , 20___.

PRELIMINARY

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



VICINITY MAP
(NOT TO SCALE)

DATE: 5-9-2016
FILE NAME: 20160014-ASUB
SCALE: 1"=50'
DRAWN BY: SIP
CHECKED BY: SIP

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

REVISIONS:
CHANGED LOT 10 COL 5/20/16

WINTERGREEN FOURTH SUBDIVISION
FOR
QUALITY ENGINEERING
2637 MIDPOINT DRIVE
FORT COLLINS, CO 80525

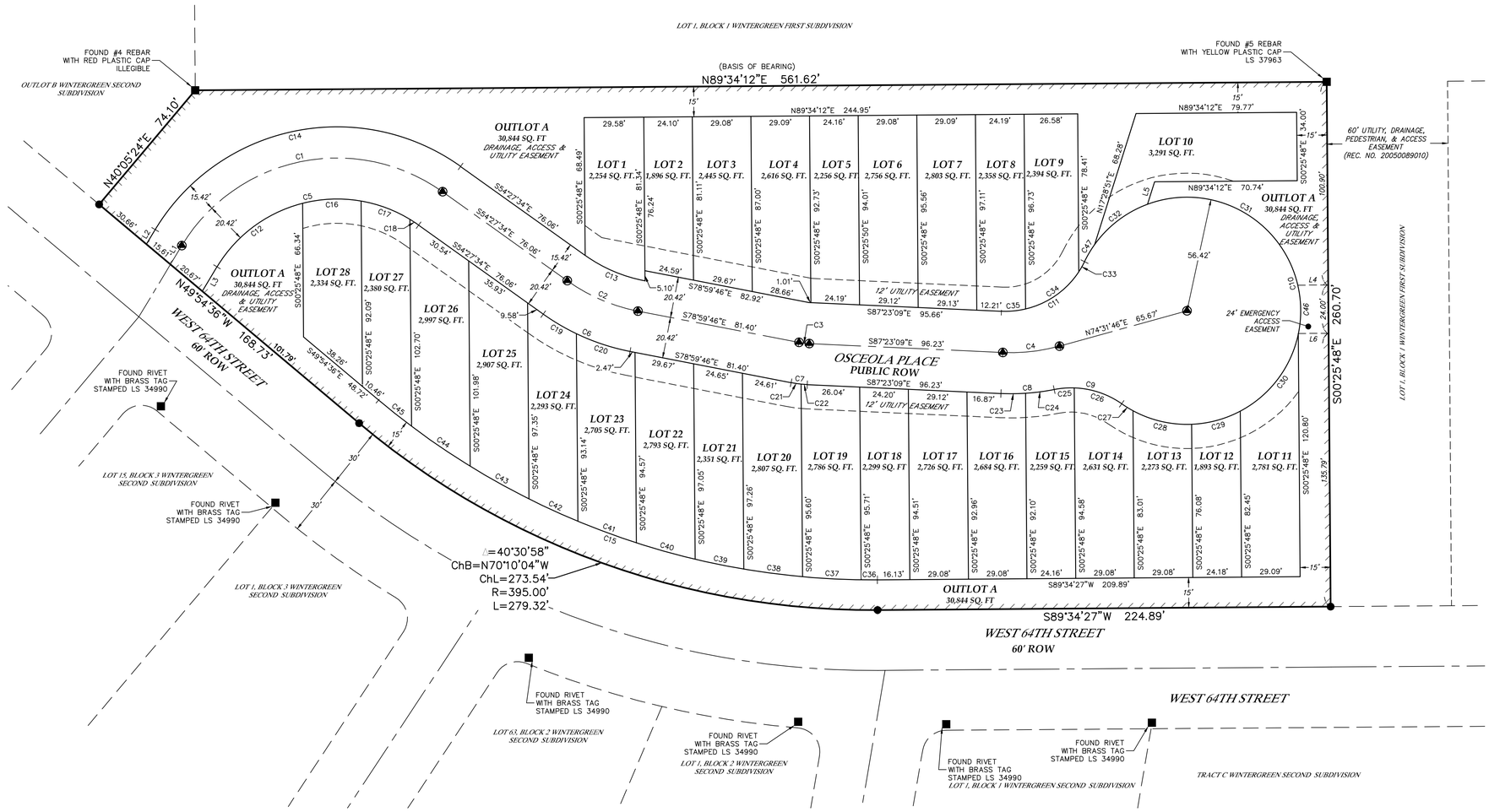
PROJECT #: 20160014-A

1

SHT 1 OF 2

WINTERGREEN FOURTH SUBDIVISION

Being a Replat of Outlot A, Wintergreen Second Subdivision, located in the Southeast Quarter of Section 26, Township 6 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado



LEGEND

- EASEMENT LINE
- SECTION LINE
- ADJACENT PROPERTY LINE
- BOUNDARY LINE
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 38348
- CALCULATED POSITION
- CENTERLINE MONUMENTS (SEE NOTE 4 ON SHEET 1)

30 15 0 30 60 90
SCALE IN FEET
SCALE: 1" = 30'

PRELIMINARY

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

LINE TABLE		
LINE	BEARING	LENGTH
L1	N31°05'24"E	10.93'
L2	N31°05'24"E	8.48'
L3	S31°05'24"W	14.16'
L4	N89°34'12"E	15.14'
L5	N17°28'51"E	11.74'
L6	N89°34'12"E	15.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	148.36'	90.00'	94°27'02"	132.13'	S78°18'55"W
C2	38.54'	90.00'	24°32'12"	38.25'	S66°43'40"E
C3	5.12'	35.00'	8°23'22"	5.12'	S83°11'28"E
C4	28.41'	90.00'	18°05'05"	28.29'	N83°34'19"E
C5	114.71'	69.58'	94°27'02"	102.15'	S78°18'55"W
C6	47.29'	110.42'	24°32'12"	46.93'	S66°43'40"E
C7	8.11'	55.42'	8°23'22"	8.11'	S83°11'28"E
C8	26.58'	110.42'	13°47'36"	26.52'	N85°43'03"E
C9	35.17'	43.58'	46°14'16"	34.22'	N78°03'36"W
C10	275.10'	56.42'	279°23'08"	72.99'	N14°38'02"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C11	50.92'	43.58'	66°56'27"	48.07'	N59°08'38"E
C12	54.23'	69.58'	44°39'14"	52.87'	S53°25'00"W
C13	32.50'	74.58'	24°58'12"	32.25'	S66°56'40"E
C14	173.78'	105.42'	94°27'02"	154.76'	S78°18'55"W
C15	268.71'	380.00'	40°30'58"	263.15'	S70°10'04"E
C16	29.31'	69.58'	24°08'13"	29.10'	S87°48'44"W
C17	26.04'	69.58'	21°26'41"	25.89'	N69°23'49"W
C18	5.12'	69.58'	4°12'55"	5.12'	N56°34'01"W
C19	19.17'	110.42'	9°56'50"	19.15'	S59°25'59"E
C20	28.12'	110.42'	14°35'23"	28.04'	S71°42'05"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C21	5.03'	55.42'	5°11'47"	5.02'	S81°35'40"E
C22	3.09'	55.42'	3°11'35"	3.09'	S85°47'21"E
C23	12.25'	110.42'	6°21'19"	12.24'	N89°26'12"E
C24	14.33'	110.42'	7°26'17"	14.32'	N82°32'24"E
C25	10.00'	43.58'	13°08'33"	9.98'	S85°23'32"W
C26	25.17'	43.58'	33°05'44"	24.83'	N71°29'20"W
C27	6.62'	56.42'	6°43'16"	6.61'	S58°18'06"E
C28	30.26'	56.42'	30°43'37"	29.89'	S77°01'32"E
C29	25.22'	56.42'	25°36'30"	25.01'	N74°48'25"E
C30	49.72'	56.42'	50°29'46"	48.13'	N36°45'17"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C31	93.16'	56.42'	94°36'44"	82.93'	N60°21'41"W
C32	33.50'	56.42'	34°01'23"	33.01'	S52°42'36"W
C33	5.76'	43.58'	7°34'43"	5.76'	N29°27'45"E
C34	33.07'	43.58'	43°28'23"	32.28'	N54°59'18"E
C35	12.09'	43.58'	15°53'21"	12.05'	N84°40'11"E
C36	8.04'	380.00'	1°12'44"	8.04'	S89°49'11"E
C37	29.14'	380.00'	4°23'39"	29.14'	S87°00'59"E
C38	29.36'	380.00'	4°25'38"	29.36'	S82°36'21"E
C39	24.70'	380.00'	3°43'27"	24.70'	S78°31'48"E
C40	30.27'	380.00'	4°33'51"	30.26'	S74°23'09"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C41	30.98'	380.00'	4°40'14"	30.97'	S69°46'07"E
C42	26.67'	380.00'	4°01'18"	26.67'	S65°25'21"E
C43	33.44'	380.00'	5°02'30"	33.43'	S60°53'27"E
C44	35.26'	380.00'	5°18'58"	35.24'	S55°42'43"E
C45	20.85'	380.00'	3°08'39"	20.85'	S51°28'55"E
C46	24.19'	56.42'	24°33'43"	24.00'	N00°46'27"W
C47	9.87'	56.42'	10°01'27"	9.86'	S30°41'07"W

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821

DATE: 5-9-2016
FILE NAME: 20160014-ASUB
SCALE: 1"=30'
DRAWN BY: SIP
CHECKED BY: SIP

REVISIONS:
CHANGED LOT 10 — CDL — DATE: 5/20/16

WINTERGREEN FOURTH SUBDIVISION
FOR
QUALITY ENGINEERING
2637 MIDPOINT DRIVE
FORT COLLINS, CO 80525

PROJECT #: 20160014-A

2
SHT 2 OF 2

1. Purpose of the Project

The following goals, concepts, and development standards apply to the 111.818 acres that comprise the Wintergreen Village P.U.D. The purpose of the project is to provide an appropriate mix of uses and variety of housing types in a well-planned neighborhood. This development will provide variety in the type, design and layout of building, circulation systems, and open spaces within the neighborhood.

2. Land Use

A. Overall Concept

The development plan provides for a mix of commercial/retail and housing types comprised of conventional single family detached homes, patio homes, single family attached, and multi-family residences. Gross density varies from 3.5 d.u./ac. to 12.0 d.u./ac. The concept for the development is to provide a housing mix within a cohesive neighborhood, unified by a traditional street system and variety of open areas, anchored by neighborhood activity centers within convenient walking distance of all residents. More intense uses are located to minimize traffic impacts on lower density areas, and to facilitate access to jobs and services from the residential areas. A network of open spaces and greenbelts will also facilitate pedestrian circulation and drainage. Substantial perimeter landscape buffers are provided adjacent to existing/platted development and North Garfield Ave.

B. Land Use Categories and Definitions

The land use categories permitted include, but are not limited to the following: (Refer to Sec 3.B for *specific permitted and prohibited uses.*)

- **COMMERCIAL** - Commercial area providing general retail, shopping, services, and dining opportunities to the neighborhood and surrounding community, and which is not considered as "Large Retail".
- **LARGE RETAIL ESTABLISHMENT** - A retail establishment, or any combination of retail establishments in a single building, or a movie theater or an indoor recreational use, occupying more than twenty-five thousand (25,000) square feet of gross floor area, except that no supermarket shall be deemed to be a large retail establishment.
- **PROFESSIONAL OFFICE/CLINIC** - An office for professionals such as physicians, dentists, lawyers, architects, engineers, artists, musicians, designers, teachers, accountants or others who through training are qualified to perform services of a professional nature and where no sale of merchandise or repair of articles or vehicles occurs, including establishments where patients are admitted for examination and/or treatment on an outpatient basis by one or more physicians, dentist, other medical personnel, psychologists, or social workers, and where patients are not on the premises overnight.
- **NEIGHBORHOOD ACTIVITY CENTER** - Park area(s) located within the residential neighborhoods offering a variety of recreational activities that may include open space, playground, community center and other uses that meet community needs.
- **SINGLE FAMILY** - Free-standing, one-family dwelling unit, located on an individual fee-simple lot, or as condominium ownership.
- **SINGLE FAMILY ATTACHED HOME** - Homes that have two units attached together, located on an individual fee simple lot, or as condominium ownership.
- **PATIO HOME** - (Also referred to as a Small-lot Single Family Homes). One-family dwelling unit that is typically located on small, individual, fee-simple lot, or as condominium ownership. These homes may share a common wall on one side of the home. If these homes are proposed at the P.D.P. level, specific building elevations will be provided at that time.
- **MULTI-FAMILY** - A structure, or group of structures, containing three or more, separate dwelling units - attached in any configuration. Units are typically for sale housing.
- **ACCESSORY DWELLING UNIT** - A secondary dwelling unit located on a lot with a single family detached home.
- **Front Yards** - are those yards adjacent to the front door of the structure. If the front door does not face the street, the yard that the front door is facing shall be considered the front yard.
- **Corner Side Yard** - is a side yard of a structure that faces a street or alley.

C. Land Uses

Permitted Uses

Additional uses may be considered, but may require an amendment to the G.D.P.

Note: Until such time as complete development of the land occurs, the site, or portions thereof, may be used for agricultural pursuits.

Residential:

a. Single family detached and attached homes
b. Patio homes (a.k.a. small-lot single family)
c. Multi-family structures
d. Parks, playgrounds, play fields, sport courts, and open space
e. Community Center
f. Accessory uses, such as maintenance facilities within the single family attached/ multi-family parcels
g. Home businesses as permitted by city code

Commercial:

a. Banks and financial institutions and companies (drive-through facilities permitted)
b. Medical/dental labs and clinics
c. Small animal vet clinics - with indoor overnight facilities, not for long-term boarding
e. Offices
f. Personal service shops (i.e., beauty salon)
g. Small retail shops (5,000 s.f. or less)
h. Indoor/outdoor restaurants, including fast food
i. Daycare centers - adult or child
j. Convenience stores, per Section 18.52.060 of the city code
k. Gas stations, per Section 18.52.060 of the city code
l. Car washes
m. Utility facilities
n. Similar facilities and uses to those listed above
o. Large Retail Establishment and all associated uses (drive-through facilities permitted)

D. Neighborhood Structure

As indicated above, the site is planned as a cohesive neighborhood with an appropriate mix of housing types and commercial uses. Unifying elements include a traditional street pattern, street trees along collectors, and neighborhood activity centers. Within each parcel, a maximum number of dwelling units (±10%) will be allowed as designated on the G.D.P. plan, and will be designed in accordance with the development standards outlined on this plan.

Wintergreen Village will be constructed in multiple phases as generally indicated by these plans. As development progresses, minor density transfers between parcels, and other adjustments may be made per Section 18.41 of the City Code.

3. Circulation

A. Overall Concept

Primary vehicular access to the site will be from North Garfield Avenue, via, a public street on the south side of the site and West 65th Street. The site is linked to the Longview Industrial Park by Harrison Avenue, and is planned to allow access to future development to the south and west. On-site circulation will emphasize pedestrian and vehicular access to destinations along the streets including the Commercial, and the Neighborhood Activity Center.

B. Components

1. Vehicular: A series of residential and minor collector streets will distribute and collect traffic to and from the parcels within the neighborhood. Local streets and private drives will be designed to provide access within the neighborhood. Local and collector streets may vary in width, according to the amount of traffic to be accommodated and the specific design requirements of each parcels, as approved with the specific Preliminary & Final Development Plans.

Off-site improvements shall be determined with city review of the G.D.P. and subsequent P.D.P.'s.

Private lots may be accessed by local streets, minor collector streets, private drives and private streets.

2. Pedestrian: An overall system of pedestrian ways will be provided along roadways and through selected open space areas. Detached sidewalks will be provided along collector streets, and North Garfield Avenue. Attached sidewalks will be provided on all local streets. All required street-side sidewalks shall be located wholly within the right-of-way.

An easement for a regional recreational trail to be installed by the city shall be dedicated to the City of Loveland for a future underpass on North Garfield Ave. and may be located off-site. The easement shall be designed to accommodate trail grades that meet current ADA requirements. The easement may parallel North Garfield Ave. and can be co-located with detention/open space areas if designed to meet minimum trail requirement, or may be located off-site. This easement will be further defined in coordination with the City of Loveland Parks & Recreation Department on subsequent P.D.P. and F.D.P. documents.

A 10-foot city trail easement shall be located within this project, or located off-site, and may be integrated into the overall project design or may be located along the north or south property lines. The trail alignment shall be coordinated with the City of Loveland but shall generally run east/west. This trail alignment will be defined on subsequent P.D.P. and F.D.P. documents. No fencing or landscaping shall be allowed within the recreational trail easement, unless approved and maintained by the HOA..

All sidewalk or trail connections to this city recreation trail will be constructed by the developer and maintained by the Homeowners Association(s). Also, the HOA will maintain any sidewalk/trail connections that would otherwise have been required for the development (i.e., within rights-of-way).

C. Performance Standards

North Garfield Avenue, which abuts the site, is expected to be developed to major arterial standards. Accordingly, future subdivision plats shall provide for dedication of necessary right-of-way to accommodate ultimate improvements (75' half-width). Street improvements and new streets will be constructed in accordance with the street-cross sections shown on Sheet 6 per the Larimer County urban street standards, or as modified by individual PDP's and FCP's. On-street parking is permitted on the minor collector and local streets.

4. Public & Private Utilities

A. Overall Concept

All public facilities and services are readily available to the site. Utilities will be installed underground, and will be provided for as described below.

B. Water and Sewer

Water and sanitary sewer service will be provided by the City of Loveland. The following improvements will be constructed by the developer of this project, unless completed or financially secured by others prior to the time the improvements are needed by this project.

Water service will be provided by installing a 16 inch line in the North Garfield Ave. right-of-way from the southern entrance to this PUD to 57th Street. Then install a 16 inch line through the Wintergreen project from the eastern boundary to the western boundary. Then a 16 inch line from the western boundary of the development to a point west of the existing Railroad, then along 57th Street to Duffield Avenue running south from that point with a 16 inch line to an existing 16 inch diameter water line at the north boundary of Alford Lakes.

The sanitary sewer service for this site is provided by extending an 10 inch line from the west boundary of the development to a point west of the existing railroad. A 15 inch line from the aforementioned point southerly to West 57th Street, and a 21 inch line from that point south to connect with the existing 24 inch line in Duffield Avenue.

Details of these service connections and specific alignments will be finalized at the time of preliminary and final plan development.

C. Storm Drainage

Drainage design will conform to the City of Loveland Master Drainage Basin Study (1986), as completed for the City of Loveland by WRC Engineering, Inc. On-site detention will be provided with discharge to the Dry Creek and the existing creek east of the Louden Ditch at the two-year historic rate. The site straddles a ridge lying between Dry Creek Basin (Sub-basin 9), and the Horseshoe Basin (Sub-basins 5 and 6). Detention is anticipated to occur in two locations. The eastern portion of the site which is in the Horseshoe Basin will drain to a detention facility in the northeast corner of the site outfalling into an existing pipe under North Garfield Ave., and into the existing creek east of Louden Ditch. The southern and western portion of the site which is in the Dry Creek Basin will flow into a detention area along the southern portion of the site. This area will outfall in a piped system to the southwest and into Dry Creek through a culvert underneath the railroad.

A preliminary drainage report has been prepared for this G.D.P. Generalized locations and sizing of detention and conveyance facilities are included in this report. This site is located within the Horseshoe Basin as defined by the City of Loveland Master Drainage Plan.

D. Electric

Service will be provided by the City of Loveland Light and Power Department.

E. Gas

Excel Energy will provide Service.

F. Telephone

Qwest will provide local service.

G. Irrigation Ditches

None on site.

H. Cable Television

Comcast Cable TV will provide Service

5. Public Facilities

A. Parks and Open Space

The development will incorporate a network of open space areas, greenbelts, and landscaped buffer areas; but will focus on the center green and small open play areas. These areas will be designed to link the various parcels that comprise the neighborhood and provide access to the commercial areas as well as the adjacent employment area, and future development to the west.

B. Schools

No site is identified in this parcel per the Thompson School District.

C. Fire and Police

The development will be serviced by the City of Loveland Police and Fire departments with service areas as determined to be appropriate.

6. Landscaping & Fencing

A. Overall Concept

Landscaping will be designed with a comprehensive concept for the entire development. Open spaces and bufferyards will be landscaped to meet or exceed the Loveland standards. These spaces will also be designed to foster passive and/or active recreational pursuits.

The project entry/identity features will be designed to complement the site, not overpower it. By thoughtfully locating the open spaces, a sense of openness will be achieved. Collector streets will be designed with detached sidewalks, street trees, and tree lawns between the walk and the curb. The overall concept will be to treat the main roadways as tree-lined lanes reflective of early, established communities typical of Northern Colorado. Individual lots will be landscaped by the homeowners. However, a minimum of one tree shall be installed in the front or corner yards per street frontage (2 required for corner lots) of all single family homes, and patio homes. For homes with rear yards along public alleyways, one tree shall be required in the rear yard, where practical.

The multi-family areas will have landscaping maintained by the homeowners associations. Courtyards of the multi-family homes may be landscaped by the individual homeowners.

B. Edge Treatment

1. Architecture

One of the most important aspects of the development's overall appearance as viewed from its edge is the appearance of the structures. Elevations of structures visible from public rights of way will be detailed or screened to provide visual interest and avoid unattractive views as set forth in the following guidelines. To the extent possible, long stretches of double frontage lots will be avoided.

2. Landscaping

Perimeter landscaping and grading has a number of edge functions, including separation of uses, noise mitigation, recreational opportunities, aesthetic (visual) qualities, and storm drainage management.

3. Entries

Two major entry points are proposed from North Garfield Avenue including the proposed minor collector and the southeastern property corner and West 65th Street (in Longview). The entries will be designed with the development's overall theme in terms of landscape and architectural/hardscape treatment.

4. Perimeter Fencing

The use of fencing as a part of the development's residential and N. Garfield Ave. edges will be minimized to the extent practical. The dominant form of edge treatment will be landscaping. Perimeter fencing (except adjacent to the Longview Industrial Park, where heights may extend to 8 feet) will be limited to a maximum of 6 feet in height. Chain link and unembellished stockade wood fencing is prohibited.

5. North Garfield Ave. Frontage

The treatment of the frontage along North Garfield Ave. is vital to the appearance of this neighborhood and its identity. To provide a transition along the highway from the largely undeveloped areas to the north, a 100 foot average setback of landscaped open space is provided between the North Garfield Ave. and the commercial uses. The minimum setback width shall be 75 feet. This open space will be appropriately landscaped to provide a visual buffer for both the highway and the residents and users. Specific details will be provided with the PDP and FDP plans.Large clusters of coniferous trees, mixed with large shade trees, a variety of shrubs, and grasses will be designed to create a sense of nature within the more urban context of the city and neighborhood. The use of native plant species is encouraged and will be employed where practical.

While this landscape area will likely be utilized as a part of the site drainage system, it will provide a sufficient buffer and maintain a sense of openness as one enters the City of Loveland.

C. Maintenance

1. The landscaped areas of the development, including perimeter areas, common open space, and entry features, will be maintained by the appropriate Homeowners' Association(s).
2. Right-of-way landscaping, where installed, will be maintained by the adjacent homeowner, or by the Homeowners' Association(s) as determined in the final covenants.
3. Maintenance of the city trail and adjoining easement shall be shared by the city and Homeowners Associations. The city (Parks & Recreation) shall maintain the recreation trail surface, while the homeowners associations will be responsible for maintenance of the associated landscaping, irrigation and ground cover.

D. Water Conservation Measures

Landscape design of common open space areas will incorporate, where practical, Xeriscape principles that will decrease the need for irrigation water from a standard landscape treatment. City of Loveland Raw Water requirements will be proportionally decreased for those areas that are planted with non-irrigated or low-irrigation, native and apt landscaping materials and will not require city water for irrigation. This proportional decrease will be calculated objectively and included on subsequent P.D.P. and F.D.P. documents.

E. Private Fencing

Fences will be allowed on private lots according to the following criteria:

- *Backyard fencing between lots:* 6 foot privacy fences will be allowed on lot lines;
- *Backyard fencing on corner lots:* 6 foot privacy fences will be allowed, setback a minimum of 10' from adjacent sidewalk, or curb where no walk is present;
- *Front yard fencing:* open rail, picket or other fencing will be allowed at a maximum height of 36 inches;
- Sideyard fencing will not be allowed to protrude beyond the front façade of the house;
- Fencing adjacent to Open Spaces: May be solid or open, limited to a maximum height of 48 inches;
- Lots backing up to the buffer, parcel C may have rear fencing extended to a maximum of 8 feet as part of the required noise mitigation, with the height stepping down along the sides to no more than 6 foot at the front building plane.

Heights exceeding the above limits may be allowed in instances where such heights are required for mitigation of noise impacts.

A fencing program will be detailed in subsequent development plans to ensure compatible and consistent fences within the neighborhood. The P.D.P. and F.D.P. and recorded covenants will further define appropriate edesigns aned materials for fencing.

F. Sound Walls and Fencing

Sound walls Fences will be allowed in commercial areas and in the noise buffer as needed and required in sound impact studies. Sounds walls may be built of masonry or wood materials, with the height determined by sound studies.

A sound wall program will be detailed in subsequent development plans to ensure compatible and consistent walls within the neighborhood. The P.D.P. and F.D.P. and recorded covenants will further define appropriate designs and materials for sound walls.

7. Architectural & Site Requirements

A. Overall Concept

The overall design concept will emphasize the following elements:

a. An attractive streetscape helps to create an identity for the neighborhood, bolstering a sense of place, and belonging in the residents.
b. Building form and character shall be of an appropriate scale. Design considerations shall include the scale and form of the building's major elements, including roofs, walls, and openings.
c. Roofing materials, windows, building materials, and finish will be of a high quality, and coordinated to achieve a cohesive appearance.

B. Performance Standards

1. Residential

a. All residential roofs shall be gabled, hipped, gambrel, or other sloping form with a minimum roof pitch of 5:12.

b. Architectural features (i.e., windows, dormers, wall offsets) shall be incorporated into all facades of residential structures that face a public right-of-way to provide visual interest along the streetscape.

c. Detached garage structures shall be designed to be consistent with the materials, colors and architecture of the principal structure, such as in the multi-family areas.

d. On residential lots less than 65 feet wide, measured at the front building setback, garage doors that are visible as part of the front building elevation (facing any public street) shall be recessed behind either the front facade of the living portion of the dwelling or a covered porch by at least 4 feet. Covered porches referred to in this standard shall measure at least 8 feet, measured across the front of the building, by 6 feet in depth.

e. Garage doors visible as a part of the front elevation shall not comprise more than 40 % of the ground floor street-facing linear building frontage. Alley-loaded and corner lots are exempt from this requirement.

f. Lots less than 65 feet wide, measured at the front building setback, shall not be permitted a garage where garage doors for more than two cars are visible as part of the building elevation facing any adjacent public street. Multiple car garages utilizing tandem spaces would be permitted.

2. Accessory Dwelling Units

a. If these units are proposed at the P.D.P. level, specific building elevations will be provided at that time.
b. Total number not to exceed 10 % of total single family units.
c. Accessory dwelling units shall be included in the calculation of the total number of units allowed within a GDP and each subsequent PDP and FDP.
d. Must be on the same lot, either attached or detached with another single-family dwelling unit.
e. Must have a minimum of five hundred square feet and cannot exceed seven hundred fifty square feet of floor area.
f. Must have its own cooking and bathing facilities.
g. Electric, water and sewer service must be from the single-family dwelling unit on the property. There shall not be separate utilities to the accessory unit.
h. Must be of the same architectural style, materials and colors as the principal single-family dwelling so as to be architecturally compatible.
i. No portion of an accessory unit shall be located nearer the front lot line than the principal single-family dwelling unit.
j. Must meet all of the setback requirements.
k. There can only be one accessory dwelling unit permitted per lot.
l. There shall be no off-street parking required where the street width is twenty-eight feet or greater;
m. To qualify as an accessory unit under this section, one of the units on the property must continue to be occupied by the owner of the property;
n. Pay all applicable plant investment fees customarily associated with new single-family dwellings.

3. Commercial Areas, Professional Office/Clinic

a. All exterior building materials shall be of a high quality, and shall not include tilt-up concrete panels, or prefabricated steel panels. Smooth face concrete block may be used but shall not be the predominant material and shall be used in combination with other textural materials.

b. All building designs shall provide architectural features on all facades visible from public rights of way or residential developments to increase visual interest and provide for an attractive development. Screening and buffering may be used where appropriate ine lieu of earchitectural features.

c. A single, large, dominant building mass shall be avoided. Horizontal massing, where visible from public rights of way, shall not exceed 100 feet without variation in massing which may include a change in height and projecting/recessed elements.

d. The architectural design shall be sensitive to the neighborhood context of the site, and provide a compatible and complementary design.

e. Materials for facades shall be varied and provide interest through changes in texture, materials, or an obvious change in plane (i.e., offset, projecting rib, or reveal).

f. Building colors for primary and accessory structures shall be low-reflective, subtle, neutral or earth tone colors with the intent of promoting a harmonious appearance of the structures within the context of the surrounding neighborhood and open spaces. Bright accent colors, intended to express corporate or business logos, shall be used only on a limited basis and shall not be internally illuminated, except for any portions thereof that area permitted as signs, per this G.D.P.

g. The commercial, professional office/clinic floor area ratio shall not exceed 0.35:1.

h. Parapets, not to exceed 5' or height of equipment being screened, shall be required to screen all rooftop mechanical equipment.

i. Facades
i) Facades that face public rights of way or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, or trellis with vines, along no less than fifty (50) percent of the facade.
ii) Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible due to the nature of the use of the building.
iii) All facades shall have four (4) or more of the following:

- thicker wall, ledges, or sills;
- integrally textured materials such as stone, CMU or other architectural masonry;
- integrally colored and patterned materials such as smooth-finished tile or faux stone;
- lighter or darker colored materials, mullions or panel;
- planters;
- cornice treatments, other than just colored stripes or bands, which may include integrally textured materials such as stone, masonry, or other textured materials;
- sloping roofs with overhangs;
- stepped parapets;
- Flash capping shall be permitted in addition to cornice treatments.

j. Primary building entrances shall be clearly defined and recessed or framed by sheltering elements such as an awning, arcade, or portico in order to provide shelter in inclement weather.

k. Awnings used primarily for the purpose of advertising and signage are limited to the width of a single storefront. All awnings should relate to the articulation of the building facade

l. Landscaping/berms must be placed between the public rights-of-way and the parking areas, to decrease the visual impact of the parking areas. Typical "highway strip" type development is not appropriate in this area.

m. Parking areas shall be screened from view of adjacent streets and residences. Screening can be achieved by building placement, or through the use of berming (minimum 3' high) and landscaping.

n. Where internal pedestrian walkways cross a driving lane, they shall be distinguished from the driving surface through the use of durable, low-maintenance surface such as colored, scored concrete, pavers, brick, or similar surface treatment.

o. All heating, air conditioning, refrigeration, ventilation or other mechanical equipment located on the exterior of any building or structure shall be screened from view of abutting public streets and residential properties.

p. Site lighting shall be in accordance with the city's performance standards.

q. Outdoor storage, as permitted by this G.D.P., must be screened completely from the view of residential areas on the site, and from any public rights-of-way, and heavily screened (>75 %) from view of adjacent industrial properties. A combination of fencing and landscaping should be used to accomplish this screening effect.

(Continued on Sheet Two)

Attachment 5

PLANNER/LANDSCAPE ARCHITECT:
VIGNETTE studios
Landscape Architecture
Site Planning
Graphics
144 N. Mason Street Suite 2 Fort Collins, CO 80524
Tel: (970) 472-9125 Fax: (970) 494-0728
www.vignettestudios.com

ENGINEER:
SEAR-BROWN
209 South Meldrum
Ft. Collins, CO. 80521-2693
(970) 482-5022
www.searbrown.com

OWNER/DEVELOPER:
SNAVELY
7139 Pine Street
Suite 110
Chagrin Falls, OH 44022
(440) 585-9091

Wintergreen Village
2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH
0 200' 400'
SCALE 1"=200'

JOB NO: January 13, 2005
ACAD FILE: 35013gdp2
DRAWN: RR
CHECKED: TCH
DATE: 2-13-04
REVISIONS: 4-14-04, 6-8-04, Mylar 6-9-05

SHEET TITLE:
GDP NARRATIVE
SHEET NO:
1 OF 10

SHEET KEY
Sheet 1 - Narrative
Sheet 2 - Narrative
Sheet 3 - Conditions and Signatures
Sheet 4 - General Development Plan
Sheet 5 - Overall Utility Plan
Sheet 6 - Sections
Sheet 7 - Architecture Sheet - Large Retail Establishment
Sheet 8 - Architecture Sheet - Residential
Sheet 9 - Architecture Sheet - Commercial
Sheet 10 - Street Sections

4. Large Retail Establishments
a. All exterior building materials shall not include tilt-up concrete panels, or prefabricated steel panels. Smooth face concrete block may be used but shall not be the predominant material.

b. All building designs shall provide architectural features on all sides visible from public rights of way to increase visual interest and provide for an attractive development. Screening and buffering may be used where appropriate in lieu of architectural features.

c. Horizontal masses shall not exceed 100 feet in length without substantial variation in massing, which may include a change in height and projecting/recessed elements.

d. The architectural design shall be sensitive to the neighborhood context of the site, and provide a compatible and complementary design.

e. Materials for facades shall be varied and provide interest through such techniques as changes in texture, materials, or an obvious change in plane (i.e., offset, projecting rib, or reveal).

f. Building colors for primary and accessory structures shall be low-reflective, subtle, neutral or earth tone colors with the intent of promoting a harmonious appearance of the structures within the context of the surrounding neighborhood and open spaces. Bright accent colors, intended to express corporate or business logos, shall be used only on a limited basis and shall not be internally illuminated, except for any portions thereof that are permitted as signs, per this G.D.P.

g. The large retail floor area ratio shall not exceed 0.35:1.

h. Parapets shall be required to screen all rooftop mechanical equipment.

i. Facades
i) Facades that face public rights of way shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, or trellis with vines.
ii) Side or rear walls that face public rights of way may include, but are not limited to, false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall.
iii) All facades shall have four (4) or more of the following:
- integrally textured materials such as stone, CMU or other architectural masonry;
- integrally colored and patterned materials such as smooth-finished tile or faux stone;
- lighter or darker colored materials, mullions or panels;
- planters;
- cornice treatments, other than just colored stripes or bands, with integrally textured materials;
- sloping roofs with overhangs and brackets;
- stepped parapets;
- Flash capping shall be permitted in addition to cornice treatments

j. Primary building entrances shall be clearly defined and recessed or framed by sheltering elements in order to provide shelter in inclement weather.

k. Architectural awnings shall be primarily used to provide shelter to connecting walkways. Awnings used primarily for the purpose of advertising and signage are limited to the width of a single storefront.

l. Primary buildings and landscaping/berms must be placed between the public rights-of-way and the parking areas, to decrease the visual impact of the parking areas. Typical "highway strip" type development is not appropriate in this area.

m. Parking areas shall be screened from view of adjacent streets and residences. Screening can be achieved by building placement, or through the use of berming (minimum 3' high) and landscaping.

n. Where internal pedestrian walkways cross a driving lane, they shall be distinguished from the driving surface through the use of durable, low-maintenance surface such as colored, scored concrete, pavers, brick, or similar surface treatment.

o. All heating, air conditioning, refrigeration, ventilation or other mechanical equipment located on the exterior of any building or structure shall be screened from view of abutting public streets and residential properties.

p. Site lighting shall be in accordance with the city's performance standards.

q. Outdoor storage, as permitted by this G.D.P., must be screened completely from the view of residential areas on the site, and from any public rights-of-way, and heavily screened (>75 %) from view of adjacent industrial properties. A combination of fencing and landscaping should be used to accomplish this screening effect.

5. Gas Stations and Convenience Stores must, in addition to the performance standards for all commercial areas as listed above, meet the following performance standards:
a. No sign advertising, identifying, or directing the attention of the public to any specific food(s) items or products, not including beverages, that are offered for sale and/or consumption on the premise as part of the accessory sales shall be visible beyond the boundaries of the premise. Signage for an accessory use (maintaining a separate business license) that sells food, is limited to two (2) wall-mounted signs on the primary structure, not to exceed 10 % of the area of the wall on which they are mounted. These signs can indicate the name of the food establishment offering the food only - not specific food items or products (i.e., "Taco Bell Express" vs. "Burritos - Tacos - Nachos"). Signs advertising gasoline prices are exempt.

b. Canopies may not exceed 16.5' in total height. Canopies shall be architecturally integrated with the primary building through the use of the same or complementary materials, design theme and colors.

c. Landscaping materials and screening berms or walls shall be installed as necessary and practical along the street frontage of a gas station to mitigate the visual impact of the gasoline service islands and pumps and other product dispensing areas from abutting public streets and residential properties. These requirements are in addition to the other site planning and landscape requirements per this G.D.P. document.

d. The minimum distance between parallel fuel pump islands shall be 25 feet.

e. The minimum distance from the outside edge of the fuel pump island to a required drive lane shall be 12 feet. The minimum distance from the end of a fuel pump island and a required drive lane shall be 15 feet.

f. Outdoor lighting:
i) Except as noted below, all lighting shall meet the standards of section 7.B.7, parking lot lighting below
ii) Lighting levels on aprons and under canopies shall be adequate to facilitate the activities taking place in such areas. Except for signs, lighting of such areas shall not be used to attract attention to the business.
iii) Areas around the pump islands and under canopies shall be illuminated so that the minimum horizontal illumination at grade level is at least 1.0 foot-candle and no more than 5.5 foot-candles. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one (4:1).vert
iv) Light fixtures mounted on canopies shall be recessed so that the lens cover is recessed or flush with the bottom surface (ceiling) of the canopy and/or shielded by the fixture or the edge of the canopy so that light is restrained to no more than 85 degrees from vertical. The material and color used on the underside of the canopy shall not be highly reflective, with the intent of minimizing the amount and intensity of light which reaches beyond the site boundaries.
v) Lights shall not be mounted on the top or sides (fascias) of the canopy, and the sides (fascias) of the canopy shall not be illuminated. Lighted signs are exempt.

6. Veterinary clinics and domestic animal day care must, in addition to the performance standards for all commercial areas as listed above, meet the following performance standards:
a. All facilities, including all treatment rooms, cages, pens, kennels and exercise runs, shall be maintained within a completely enclosed, soundproof building.
b. All facilities shall be designed and constructed in a manner that eliminates any emission of odor offensive to persons owning, occupying or patronizing properties adjacent to such clinics or hospitals.
c. All facilities shall be designed and constructed in a manner that complies with the noise limitations set forth in Chapter 7.32 of the Loveland Municipal Code.

7. Drive-Through Facilities in addition to the performance standards for all commercial areas as listed above, meet the following performance standards:
a. Drive-through facilities may be approved only as an accessory use to a commercial/retail or industrial use.
b. Entries and/or exits to drive-through facilities shall be a minimum of one hundred (100) feet from any intersection, or from another drive-through facility on the same side of the street, except that shorter distances from any intersection may be approved by the Director if the City Engineer determines that public safety and/or the efficiency of traffic circulation are not being compromised.
c. Drive-through stacking lanes shall be a minimum of one hundred (100) feet from any lot containing a residential use, except that the minimum distance may be reduced to fifty (50) feet provided a minimum six (6) foot high masonry wall is constructed between the drive-through stacking lane and the lot containing the residential use and the Director finds that the potential adverse impacts would be mitigated.
d. Speakers at drive-through facilities shall not be audible from adjacent residential uses. Sound attenuation walls, landscaping, or other mitigation measures shall be required as necessary to meet this standard.
e. Pedestrian walkways shall intersect drive-through lanes only at locations where both the pedestrians and drivers have clear visibility of the intersection.
f. Drive-through lanes shall have a minimum width of twelve (12) feet on curves and a minimum of eleven (11) feet on straight sections.
g. Minimum off-street stacking spaces shall be provided as follows:

i) Bank teller lane, 4 spaces measured from teller or window
ii) Automated teller machine, 3 spaces measured from teller machine
iii) Restaurant drive-through, 6 spaces measured from the order box
iv) Restaurant drive-through, 4 spaces measured from the order box to pick up window
v) Car wash stall, automated, 4 spaces measured from entrance
vi) Car wast stall, self-service, 3 spaces measured from entrance
vii) Other, 4 spaces measured from pick-up window

h. No drive-through lane shall exit directly into a public right-of-way. Drive-through lanes shall be integrated with the on-site circulation and shall merge with the access drive prior to reaching the street right-of-way.
i. Drive-through lanes shall be separated from landscaped areas by a six (6) inch high, poured in place, concrete curb or other suitable protective device approved by the Director.
j. Drive-through lanes shall be screened from view from public rights-of-way and landscaping shall be used to minimize the visual impacts of reader boards and directional signs. To the maximum extent feasible, drive-through lanes shall not be located between the principle building and adjacent public roadways or sidewalks. If the Director determines that there is no feasible alternative, drive-through lanes may be located between the principle building and adjacent public roadways or sidewalks, provided such lanes are set back a minimum of twenty (20) feet from any adjacent public roadway or sidewalk and the entire twenty (20) foot setback is landscaped and bermed with a minimum four (4) foot high berm to screen the drive-through lane and facility from adjacent roadways.
k. Menu boards shall be a maximum area of thirty (30) square feet, with a maximum height of six (6) feet and, to the maximum extent feasible, shall face away from public rights-of-way.
l. Any drive-through facilities shall be secondary in emphasis and priority to any other access and circulation function. Such facilities shall be located in side or rear locations that do not interrupt direct pedestrian access along connecting pedestrian frontage.
m. The design and layout of drive-through facilities for restaurants, banks, or other uses shall: avoid potential pedestrian/vehicle conflicts; provide adequate directional signage to ensure a free-flow through the facility; and provide a walk-up service option as well as drive-through.
n. Drive-through facilities and reader boards shall be located on the rear or side of principal structures to minimize their visibility from public roadways.
o. Drive-through lanes adjacent to public streets or sidewalks shall be separated from such streets or sidewalks by walls, railings, or evergreen hedges at least 3 feet high.
Car wash facilities and gas station auto service bays shall be located on the side or rear of principal structures to minimize their visibility from public streets.

8. Parking lot lighting, shall meet the following performance standards:
a. Light sources shall be concealed and fully shielded and shall feature sharp cut-off capability so as to minimize up-light, spill-light, glare and unnecessary diffusion on adjacent property.
b. Parking lot lighting shall be designed to provide the minimum lighting necessary to ensure adequate vision and comfort in parking areas and to not cause glare or direct illumination onto adjacent properties or streets.
c. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site. Poles shall be anodized (or otherwise coated) to minimize glare from the light source.
d. Light sources shall minimize contrast with the light produced by surrounding uses, and must produce an unobtrusive degree of brightness in both illumination levels and color rendition. Incandescent, high pressure sodium, and metal halide light sources all can provide adequate illumination with low contrast and brightness and are permitted light sources.
e. Light levels measured twenty (20) feet beyond the property line of the development site (adjacent to residential uses or public rights-of-way) shall not exceed one-tenth (0.1) foot-candle as a direct result of the on-site lighting.
f. Cut-off fixtures, meeting the specification established by the Illuminating Engineering Society of North America (IESNA) should be used in parking lots or, for fixtures that are not cut-off fixtures, the maximum initial lumens generated by each fixture should not exceed two thousand (2,000) and the mounting height of such fixtures should not exceed twenty (20) feet, unless otherwise approved by the Planning Commission at the time of PDP. The Planning Commission may, in its sole discretion, approve light fixtures with a height greater than 20 feet, if the Developer demonstrates that such fixture heights will be fully consistent with the Performance Standard for Illumination, as set forth in Section 3.09 of the City of Loveland Site Development Performance Standards and Guidelines, and will result in illumination levels at the property line not to exceed 0.10 foot candles.
g. Minimum illumination levels shall be no less than 0.3 foot candles.
h. The uniformity ratio (ratio of average to minimum illuminance) shall be no greater than four to one (4:1).
i. The minimum Color Rendering Index (CRI) shall be 20.

C. Materials n
Potential building materials and forms are outlined below:

Commercial:
Siding - Brick, stone, hardboard lap siding, wood siding, vinyl, stucco or synthetic stucco, split face CMU, smooth face CMU, Quik-Brik, or Glass. No vertical T111 siding shall be permitted.
Roofing - Asphalt shingles, tile, or standing-seam metal.

Residential:
Siding - Brick, stone, hardboard lap siding, wood siding, vinyl, stucco or synthetic stucco, or as allowed by the covenants and the building code. No vertical T111 siding shall be permitted.
Roofing - Asphalt shingles, tile, or standing-seam metal.

The appropriate materials for architectural elements may include, but are not limited to, the use of brick, stone, lap or other wood siding, synthetic stucco, split face CMU, smooth face CMU, Quick-Brik, Glass, asphalt shingles, tiles, wood shingles (as allowed by city code,) dormers, and covered porches.

Appropriate materials will be further defined with the respective P.D.P.

D. Minimum Setbacks
The following minimum setbacks shall apply to all development within this P.U.D. These setbacks are measured from the nearest property or right-of-way line, unless otherwise stated. The setback restrictions set by the View Corridors take precedence over the setbacks listed in this section.

Staggered setbacks, or other methods, shall be utilized where appropriate throughout the residential areas to provide variety and interest along residential streetscapes. A setback matrix or other objective mechanism shall be included with all residential P.D.P.'s.

Residential:
Single Family & Patio Homes
- Front - 15 feet / 20 feet to face of garage door, if facing a public street - measured from right-of-way or back of public sidewalk (alley-loaded garages exempt)
- Side - 1 foot over for each 3 feet in building height, with a minimum of 5 feet; optional for patio home units, 10 feet between structures
- Corner Side - 15 feet
- Rear - 15 feet to principal structure, 5 feet for detached accessory structures
- Rear Garage to Alley - 3 feet from garage door face to the property line of the alley

Single Family Attached
- Front - 15 feet
- Side - 5 feet; no setback is required between attached units
- Corner Side - 15 feet
- Rear - 10 feet / 6 feet for accessory structures / 3 feet from garage door face to the flowline of the alley, 32 feet min. between back to back buildings.

Multi-family & Related Parking
- From all perimeter boundary/property lines - 20 feet
- Between Buildings - 15 feet
- Detached Garages - 15 feet from residential structures / 0 feet from other garage structures

Commercial Areas, Professional Office/Clinic:
Primary Structures
- From public right-of-way - 15 feet
- From other property lines - 15 feet
- Between buildings - 15 feet

Related Parking
- From public right-of-way - 25 feet, 15 feet if buffered with visual screening such as low walls or hedges.

E. Building Height
Building height is defined as the vertical distance from existing grade to the highest point of the coping of a flat roof, or to the average height of the highest gable or hip roof, or to the highest point of a curved roof. This measurement shall be exclusive of church spires, chimneys, ventilators, pipes or similar mechanical or decorative apparatuses.

Any additional height restrictions established by the View Corridors will take precedence over the height limitations listed in this section.

Refer to the Loveland Municipal Code section 18.54 for information on calculating building heights.

Building heights are limited to 40 feet for multi-family and commercial structures, and 30 feet for all other primary residential structures. The eaves of a secondary structure (i.e., detached garage, with or without an accessory dwelling unit) may not exceed 10 feet in height, with roof slopes to match the primary residence.

F. Parking & Drives
Parking for residential units and non-residential uses will occur on each lot, or on-street as allowed by code.
Parking for multi-family and commercial uses will be accommodated on-site per code, and will be visually separated from public streets by a combination of berms, landscaping, setbacks or by other means per the individual site plans and as approved by the City. Additional off-street parking may be required in cul-de-sac islands, to be determined with P.D.P.

8. Landform Modification

The existing Wintergreen Village site has gently rolling topography. The site slopes in two directions from a gentle ridge in the center of the property. The ridge runs from northeast to southeast. East of the ridge the ground slopes at a 2.5% slope from west to east. The west side of the ridge slopes from north to south. The development of the parcels within this G.D.P. will generally conform to the existing topography, with grade modifications as needed to facilitate proper drainage.

Significant grade modifications that are anticipated include the development of the main commercial building pads in the eastern edge of the site with two detention ponds - one located adjacent to 287 and the other located south of the main building pad. The western portion of the site will be primarily residential and have a series of detention ponds located along the southern property boundary.. Grade modifications in the detention areas are anticipated to involve fill of approximately 5 to 10 feet and the excavation of ponds with excavation depths ranging from 0 to 9 feet. On the western boundary of the commercial area, a cut of 10 feet is anticipated. The cut will most likely be taken up with a retaining wall. It is unlikely that the retaining wall will be visible to the general public as it will be behind the main commercial building.

Detailed grading design will be submitted with P.D.P.'s. A master grading plan accompanies this G.D.P.

9. Implementation

The following regulatory procedures shall apply to all development that occurs within the Wintergreen Village P.U.D. 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 development, in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

All land within this GDP will be governed by the provisions of the City of Loveland Site Development Performance Standards and Guidelines, unless other specific standards and provisions are set forth in this plan.

A. Noise Impacts
A Noise Impact Assessment was completed for this site by Balloffet and Associates in 1998 and updated by Felsburg Holt & Ullevog in 2004. This study was completed to ensure an appropriate land use mix and establish buffering standards for the residential uses from the Longview Industrial Park and North Garfield Ave., and the proposed commercial area within Wintergreen Village. It was found that the noise impact of North Garfield Ave. and the railroad is within the acceptable range and will not require mitigation. However, based upon the theoretical highest decibel levels permitted within the industrial area, some mitigation along the northern boundary is required. Site layout and landscaping have been designed to accommodate the findings of this study and to mitigate adverse noise-related impacts to the P.U.D.

In the revised noise assessment study, an eight foot high berm is required along the northern property line to adequately buffer the proposed residential units from Longview Business Park. This berm will be landscaped as well.

To buffer the proposed residential uses from the proposed Large Retail Establishment, a five foot berm is required along the west edge of the commercial property parcel C, and a 10-12 foot wall at the south west truck turnaround that measures 250 feet long.

Any P.D.P. that contains all or portions of the Commercial Center will be required to submit an addendum, if warranted, to the Noise Mitigation Study to ensure compliance with the noise limitations set forth in the Loveland Municipal Code, unless waived by the Current Planning Manager.

Note: If the noise standards for the City of Loveland are amended to include lesser decibel or mitigation restrictions, subsequent Wintergreen Village development plans may utilize those new standards to reassess the potential noise impact of the Longview Industrial Park .

B. Visual Impacts
A Viewshed Analysis of the site was performed to ensure adequate and reasonable views of the mountains from the predominant vistas adjacent to Wintergreen Drive. The process used in performing this analysis was derived directly from the U.S. 34 Corridor Plan/Study. The view corridors are based on views of the mountains (Longs Peak, Mummy Range, and Horsetooth) upon entering the site from North Garfield Ave.

The viewpoint was assumed to be 5,000' in elevation, with the 8,000' foreground at 16.25 miles (Long's Peak) and 14.0 miles (Mummy Range) for corresponding view angles of 2.00-degrees and 2.32-degrees respectively. With the view angles, the View/Height Relationship was established of 1' up for every 28.64' over for the Longs Peak corridor, and 1' up for every 24.69' over for the Mummy Range corridor. The resulting view corridors are illustrated on the G.D.P., with tics noting every additional ten feet in height permitted (15', 25', 35'), assuming a viewpoint from 5' above grade.

As with the views to Longs Peak and Mummy Range, the viewpoint for Horsetooth Mountain is assumed to be 5000' in elevation. Given that the elevation of Horsetooth is at only a 7255' elevation, the 8000' foreground does not apply. The peak lies approximately 9.4 miles away, resulting in a corresponding view angle of 2.75 degrees, and a view height relationship of 1' up for every 28.8' over.

These corridors will be applied to applicable phases in subsequent P.D.P. and F.D.P. plans. Setbacks and building heights may be affected by these corridors.

C. Procedures
All proposed development of any type within the Wintergreen Village P.U.D. will be processed in accordance with the procedures set forth in Chapter 18.41 of the Loveland Municipal Code.

D. Wind Erosion Control
Fugitive dust and wind erosion shall be minimized through the following means and methods:
*Pre-disturbance vegetation shall be protected and retained whenever possible.
*Removal or disturbance of existing vegetation shall be limited to the areas required for immediate construction operations, and for the shortest practical period of time.
*All soils exposed during land disturbing activity (stripping, grading, utility installations, stockpiling, filling, etc.) shall be kept in a roughened condition by ripping or discing along land contours until mulch, vegetation or other permanent erosion control is installed.
*No soils in areas outside of project street rights-of-way shall remain exposed by land disturbing activities for more than thirty (30) days before required temporary or permanent erosion control (seed/mulch, landscaping) is installed, unless otherwise approved by the Current Planning Manager.
*Areas receiving final over-lot grading shall, at a minimum, be reseeded with a cover crop or diced with straw within 30 days after grading is complete, or during the next available planting season, if seasonal conditions do not permit.
*All applicable regulations (i.e., state, county) will be complied with.

10. Supplementary Regulations

A. Signs
The purpose of these supplementary 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; and to encourage the creative use of signing and environmental graphics as a part of the overall development image.

1. Permitted signs - Signs permitted within this P.U.D. shall include:
a. All signs as allowed by the City of Loveland Sign Code shall be permitted including but not limited to Project Identification Signs, Joint Identification Signs, and Wall Signs.
b. A commercial signage program shall be developed for the commercial property at the time of P.D.P illustrating proposed sign locations.
c. Additional signs to be allowed within the GDP include the following:
i) Neighborhood Identification Signs - One sign per entrance to a specific neighborhood within the P.U.D. (i.e., multi-family complex, townhome area, patio home, single family).
ii) These signs shall be designed and built to the following standards:
- Signs must be designed to complement the Project Identification Sign in terms of colors, materials, scale, and general design.
- Signs shall not exceed 5 feet in height.
- Signs shall not exceed 30 square feet in sign face as defined by the sign code.

d. A residential signage program shall be developed for the residential property at the time of P.D.P illustrating proposed sign locations.
d. Directional and Regulatory Signs - as needed and permitted per city code.
e. Temporary Signs shall be permitted per the City of Loveland Sign Code.

2. Materials - Appropriate sign materials may include, but are not be limited to: wood, brick, stone, architectural block, stucco or synthetic stucco, brass or other decorative metals. Water features or other special identity features may be incorporated into the Project Identification Sign(s).

3. Application - Other than as noted above, signs shall be designed and installed in accordance with the Loveland Municipal Code, with regard to size, location, height, and other applicable standards.

The U.S. Highway 34 Corridor Plan signage regulations are applicable to freestanding signs: maximum height of 12 feet, preferred horizontal profile, appropriate landscaping, nature-sympathetic materials and colors.

B. Outdoor Storage
No boat, camper, trailer, motor home, bus, machine, or inoperable vehicle may be stored within the residential portions of the G.D.P., unless enclosed entirely in a garage. The same may be parked on a driveway or street for a period of time not to exceed 48 hours and subject to city codes. Outdoor storage is permitted in the commercial area associated with a large retail establishment. These must be in designated areas identified on the PDP and subject to all city standards.

C. Covenants and Architectural Review Committee
Private covenants shall be recorded to provide additional restrictions and guidelines for the homeowners and builders within the residential portion of this P.U.D. A reference shall be included in the residential covenants stating that each lot is subject to the regulations established in the amended Wintergreen Village P.U.D. documents.

In order to assist the City in its review of any building permit or development plan, homeowners, builders, or the Architectural Review Committee (ARC) for this development may, on a voluntary basis, submit results of any ARC Review to the City as part of any building permit application. However, in its action to approve or disapprove such applications, the City shall rely solely on its own judgement of whether the proposed construction complies with all applicable City codes, regulations and standards, including the provisions of this GDP.

11. Regulatory Procedures

The following regulatory procedures shall apply to all development, which occurs within the Wintergreen Village 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 residential development in compliance with other applicable land use and development regulations in effect at the time of approval of this Plan.

A. Variances
No variances are requested at this time. Specific variances, particularly to the Larimer Urban Area Street Standards, will be considered on a case by case basis with each preliminary and final development plan submitted.

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VIGNETTE studios
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Site Planning
Graphics
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www.vignettestudios.com

ENGINEER:
SEAR-BROWN
209 South Meldrum
Ft. Collins, CO. 80521-2693
(970) 482-0422
www.searbrown.com

OWNER/DEVELOPER:
SNAVELY
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Suite 110
Chagrin Falls, OH 44022
(440) 585-9091

Wintergreen Village
2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH
0 200' 400'
SCALE 1"=200'

JOB NO: 35013
ACAD FILE: 35013gdp2
DRAWN: RR
CHECKED: TCH
DATE: 2-13-04
REVISIONS: 4-14-04
6-8-04
Mylar 11-24-04
Mylar 6-9-05

SHEET TITLE:
GDP NARRATIVE
SHEET NO:
2 OF 10

Attachment 5

Notwithstanding any other provisions described or depicted herein, all development and use of the land within the Wintergreen Village PUD shall be regulated by the following conditions:

Conditions of Approval

Power:

1. Unless Water and Power requirements for location of meters and other electrical equipment can be met on Town homes, the following will apply:

a. all Town home buildings of three or more units per building, electric meters will be located centrally on or near the building.
b. developer or his representative will be responsible for installing and maintaining the underground electric service to the meter per the National Electric Code.

2. For all other multiplex buildings of three units or more, electric meters will be located centrally on or near the building, and the developer or his representative will be responsible for installing and maintaining the underground electric service to the meter per the National Electric Code.

3. The following note shall be placed on all final plats of land within this PUD:

"A surcharge of five percent (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 this annexation."

Stormwater:

4. Prior to approval of a Preliminary Development Plan and Preliminary Plat, the Developer shall provide, on the Preliminary Plat, a 20 foot wide Drainage Easement across the northeast corner of the site and parallel to HWY 287, acceptable to the Loveland Stormwater Utility, for construction of a storm sewer from the Longview Midway Business Park to reach the existing culvert beneath HWY 287.

Parks and Recreation:

5. The developer shall provide, at no cost to the City, an easement for the City Recreational Trail. The developer shall coordinate with the City on the final trail easement location as a final location has not been determined.

6. The developer shall provide, at no cost to the City, an easement for the future City Recreational Trail HWY 287 underpass. The developer shall coordinate with the City on the final location as a final location has not been determined.

7. All sidewalk or private trail connections to the City Recreation Trail shall be constructed at the owner's expense and maintained by the Owner/HOA.

8. The City shall only maintain the Recreation Trail surface that is proposed in this project. If the trail is located within an improved landscape area, i.e. greenbelts, bufferyards or irrigated detention basins, the developer shall maintain all of the associated landscaping, irrigation and turf within the trail easement.

Engineering:

9. All future development within this PUD zone district shall comply with the public improvement design and construction standards adopted October 2002 and the Transportation Plan adopted October 2001 and any updates to either in effect at the time of site specific development application.

10. The developer agrees to acquire, at no cost to the City, any off-site right-of-way necessary for mitigation improvements. Prior to the approval of any site specific development applications within this addition, the developer shall submit documentation satisfactory to the City Attorney and the City Engineer, establishing the developer's unrestricted ability to acquire sufficient public right-of-way for the construction and maintenance of any required street improvements to both adjacent and off-site streets.

11. 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, with the exception of any improvements specifically identified in Condition # 14 below.

12. 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 within the entire GDP (i.e. -traffic from the proposed use plus traffic from previously approved site specific development plans)

13. Unless designed and constructed by others, with the first Preliminary Development Plan, the developer shall design the ultimate configuration for the intersection of Garfield Avenue and 57th Street and construct interim improvements to include:
a. Elimination of the cross pan on West 57th Street,
b. Eastbound left-turn lane
c. Eastbound right turn lane
d. Westbound right-turn lane
e. All offsite tapers to match existing roadways

14. The developer shall design and construct the following public transportation improvements, unless designed and constructed by others or otherwise approved by the City Engineer. Timing of these improvements shall be determined in conjunction with future development applications. Unless an ACF exception is granted by City Council.
a. A raised median shall be constructed on Garfield Avenue in the vicinity of the proposed Wasatch Street. The median shall be designed to allow northbound left turns onto westbound Wasatch and shall be designed to prohibit eastbound left turns onto northbound Garfield Avenue.
b. Garfield Avenue shall be constructed to a 6-lane arterial street from 71st Street to 57th Street.
c. The intersection of Garfield Avenue and West 71st Street shall include eastbound dual left-turn lanes.
d. A traffic signal shall be installed at the intersection of Garfield Avenue and 65th Street. The intersection configuration shall be modified to include 3 eastbound approach lanes.
e. An additional eastbound left-turn lane (totaling two) at the intersection of Garfield and 57th Street
f. The portion of Garfield Avenue adjacent to this GDP shall be widened to its ultimate configuration. The City may accept cash in lieu for this improvement if approved by the City Engineer.
g. 65th Street shall be extended from Garfield Avenue to the western boundary of the GDP.
h. The intersection of Taft Avenue and West 57th Street shall include a northbound right-turn lane and a westbound left-turn lane.

Current Planning:

15. Paved pedestrian and bicycle connections shall be provided at the end of all cul-de-sac streets in a manner that provides a connection to the next adjacent street, ped/bike path or open space.

16. A minimum of 4 vehicle parking spaces shall be provided in the center of all cul-de-sacs. These parking areas shall be designed to include a landscaped island at each end, equal to or similar to standard landscape islands in parking lots.

17. All types of multi-unit residential development, but not including single family attached, shall comply with the landscape standards for multi-family dwellings, as set forth in the City of Loveland Site Development Performance Standards and Guidelines.

18. All bufferyards installed as part of residential development within this PUD shall be located on a separate tract of land owned and maintained by the applicable HOA or developer.

19. All landscape and utility installations shall be designed so as to avoid conflict, based on City standards for separation of landscape from utilities. Each PDP and FDP shall include depictions which clearly indicate that this criterion has been met.

20. The design of future PDP's shall include pedestrian connections linking the open space playfields and private parks throughout the development.

21. Each preliminary and final development plan for development of multi-family dwelling units shall include a minimum common open space of 30 % of the gross acres for that development plan.

22. Each preliminary and final development plan for development of single-family attached dwelling units, shall include a minimum common open space of 20 % of the gross acres for that development plan.

23. The developer(s) of all single family attached, multi-family and townhome units shall install all required landscape before issuance of a Certificate of Occupancy, unless acceptable financial security is filed with the City to insure installation at a later time agreeable to the City. Landscape may be installed in phases, in accordance with a landscape phasing plan approved by the Current Planning Manager.

24. The Developer shall install all curbside bufferyards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge of, bufferyards and open space. The landscape in each phase shall be planted before issuance of the first building permit in any given phase, unless adequate financial security has been filed by the Developer with the City. This landscape may be installed on the basis of a phased landscape plan approved by the Current Planning Manager as part of any FDP.

25. In all landscaped areas using grass or sod, drought tolerant varieties will be installed by the Developer. All formal landscaped areas shall be irrigated by a permanent, automatic irrigation system. All passive open space areas to be landscaped with native grasses or natural area enhancements shall, at a minimum, be irrigated by a temporary automatic irrigation system until all required landscape is successfully established, as determined by the Current Planning Manager.

26. Noise mitigation measures in the form of berms, landscape, architectural and noise abatement fence/wall, and/or separation distances shall be installed by the Developer between proposed residential uses within this GDP and proposed commercial, large retail and professional office/clinic areas which are located either within this GDP or on adjacent land to the north zoned I- Developing Industrial. This berm, wall and bufferyard combination shall be designed by a qualified professional in noise abatement design, and shall ensure that allowable noise levels of 75 dbA emanating from any industrial zoned land, and the allowable noise levels of 65 dbA emanating from any retail, commercial, or office/clinic uses is fully mitigated to comply with the provisions of Chapter 7.32 of the Loveland Municipal Code. Mitigation must be provided for all floors of any residential uses within the PUD. Any fence/wall element used in this design shall be constructed with substantial masonry elements.

In order to minimize the visual impact of any large wall element upon the residential areas within the GDP, the height of any wall/fence element that is part of this noise mitigation measure shall not be greater than 8 feet above grade, as viewed from the residential side of the wall, at the boundary between residential and non-residential uses. The specific design for all required noise mitigation measures shall be submitted as part of each applicable PDP application.

27. In addition to the residential architectural standards included in the GDP, all residential development will also be governed by any additional residential architectural standards adopted by the City at the time of initial application for each preliminary development plan for residential development.

28. All wall signs depicted on the building elevations shall be deemed as conceptual only, and approval of the GDP architectural elevations and standards shall not be deemed as giving or implying any approval of said signs.

29. A Planned Sign Program shall be developed for the non-residential development occurring on each of the GDP Parcels. No FDP shall be approved for any of the development parcels until the planned sign program for that parcel has been reviewed and approved as part of the FDP. Each GDP parcel shall be deemed as a separate premise for application of the sign code.

30. If two or more of the GDP parcels are combined into a larger, combined development site for allowed uses, a single, unified Planned Sign Program for the combined areas shall be required. In this case, the combined GDP parcels shall be deemed as one premise for application of the sign code.

31. Before submittal of the GDP mylars, Section 10.C. of the narrative shall be deleted and replaced with the following language:

"Private covenants shall be recorded to provide additional restrictions and guidelines for the homeowners and builders within the residential portion of this PUD. A reference shall be included in the residential covenants stating that each lot is subject to the regulations established in the amended Wintergreen Village PUD documents.

In order to assist the City in its review of any building permit or development plan, homeowners, builders or the Architectural Review Committee for this development may, on a voluntary basis, submit the results of any ARC review to the City as part of any building permit or development permit application. However, in its action to approve or disapprove such applications, the City shall rely solely on its own judgment of whether the proposed construction complies with all applicable City codes, regulations and standards, including the provisions of this GDP."

32. All portions of the site which continue to be used for agricultural purpose(s) shall be completely enclosed with a 4 foot tall farm fence, along with any necessary gates and/or cattle guards, before issuance of the first building permit for any non-agricultural use within the GDP. Such fences, gates and guards shall be maintained in good repair and condition at all times to assure that agricultural uses do not conflict with approved non-agricultural uses.

33. Before submittal of the GDP mylars, Section 7.C. "Commercial" shall be revised by deleting the phrase, " … or as allowed by the covenants and the building code." from the end of the first sentence.

34. Minimum lot area for development of multi-family dwellings shall be as stipulated in Chapter 18.20 of the Municipal Code for the R3 Zone District.

35. All residential development in this PUD, including detached, attached and multi-family dwellings, shall provide open space playfield as part of such development, at the rate specified in Section 16.24.150 of the Loveland Municipal Code, as amended.

36. The developer shall install a quality architectural fence along the entire south and southeast property line where it is adjacent to any portion of the mobile home park. The specific design of this fence shall be included in the PDP and FDP of each development sub-area adjacent to the mobile home park.

Current Planning: (continued)

37. In addition to the architectural standards in the GDP, development of the large retail site will include the following architectural design elements:

a. The building shall have a "recognizable bottom" for all elevations, or portions thereof, that are significantly visible from public streets or residential areas.

b. The building shall have a "recognizable top" for all elevations, or portions thereof, that are significantly visible from public streets or residential areas.

c. the timber features on the front gabled entries shall have a texture and color that clearly reads as timber, rather than a painted steel member.e

38. The architectural depictions in the GDP shall be considered as conceptual, showing the overall intent and quality of the proposed architecture, and approval of the GDP does not grant or imply approval of the specific elevations shown. All architectural design shall be finally determined during the PDP and FDP process.

39. Sub-section 7.B.7.a. of the narrative shall be amended by deleting all but the first sentence of said sub-section.

40. Sub-section 7.B.8.f. shall be amended to indicate that the mounting height of parking lot light fixtures shall not exceed a height of 20 feet, unless otherwise approved by the Planning Commission at the time of PDP. The Planning Commission may, in its sole discretion, approve light fixtures with a height greater than 20 feet, if the Developer demonstrates that such fixture heights will be fully consistent with the Performance Standard for Illumination, as set forth in Section 3.09 of the City of Loveland Site Development Performance Standards and Guidelines, and will result in illumination levels at the property line not to exceed 0.10 foot candles.

41. The residential gross density shall not exceed 6.39 dwelling units per acre unless the residential development meets the requirements of City Code Chapter 16.43 by providing at least 10 % of the dwelling units in the development to households making 70 % or less of the medium family income. If the development satisfies this affordable housing requirement as stated herein, then the maximum allowed gross density for the development shall be increased to 7.21 dwelling units per acre.

SIGNATURE BLOCK

Approved this 28TH day of FEBRUARY 20 08 by the Current Planning Manager of the City of Loveland, Colorado.

Bob Paulsen
Current Planning Manager

Approved this 28TH day of February, 20 08 by the City Engineer of the City of Loveland, Colorado.

City Engineer

Approved this 29th day of February, 20 08 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 4th day of March, 20 08 by the City Council of the City of Loveland, Colorado.

Teresa A. Andrews
Mayor Attest

CITY OF LOVELAND SEAL COLORADO

OWNERS SIGNATURE BLOCK

KNOW ALL MEN BY THESE PRESENT THAT:

SDC - LOVELAND, LLC

being all the lawful recorded owners of the property shown on this General Development Plan, except any existing public streets, roads, or highways, do hereby certify that I/we accept the conditions set forth on said plan and in the conditions of approval by the City of Loveland, dated JUNE 7, 2005, and that I/we consent to the recordation of any information thereto.

(owner)

STATE OF ~~COLORADO~~ Ohio)
COUNTY OF ~~LARIMER~~ Geauga) ss

The foregoing instrument was acknowledged before me this 18 day of July 2005 by Peter L. Snavely

Witness my hand and official seal.

My commission expires: 03/03/08

Elaine T. Carter, Commissioned as: Notary Public

ELAINE T. CERNY
Notary Public, State of Ohio
My Commission Expires 3/03/08
Recorded in Geauga County

(lienholder) Dale Molley
LASALLE BANK

STATE OF ~~COLORADO~~ Ohio)
COUNTY OF ~~LARIMER~~ Cuyahoga) ss

The foregoing instrument was acknowledged before me this 13th day of July, by Dale P Molley

Witness my hand and official seal.

My commission expires: 01-02-06

James P. Bellah
Notary Public

NOTARIAL SEAL · STATE OF OHIO

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(970) 482-5022
www.searbrown.com

OWNER/DEVELOPER:
SNAVELY
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(440) 585-9091

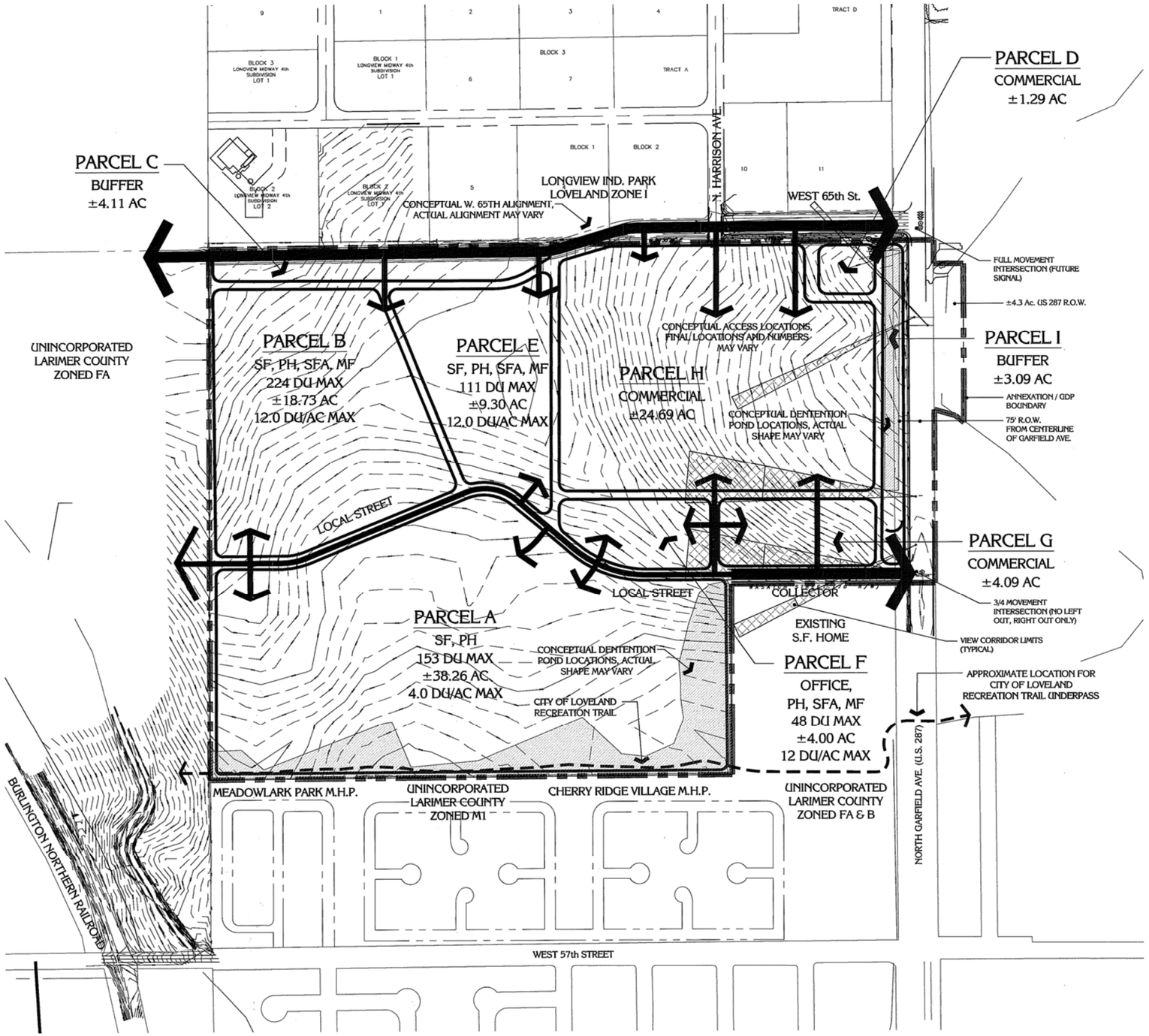
Wintergreen Village
2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH
0 200' 400'
SCALE 1"=200'

JOB NO: 35013
ACAD FILE: 35013gdp3text
DRAWN: RR
CHECKED: TCH
DATE: 2-13-04
REVISIONS: 4-14-04
6-8-04
Mylar 11-24-04
Mylar 6-9-05

SHEET TITLE:
GDP CONDITIONS
SHEET NO:
3 OF 10

Attachment 5



Attachment 5

PROPERTY DESCRIPTION

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26 AND THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

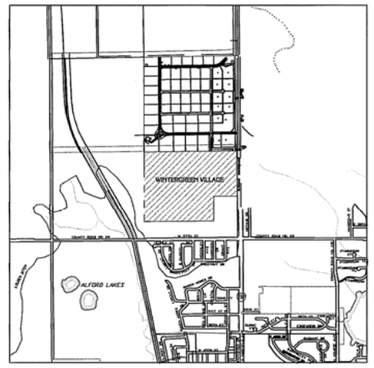
CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26 AS BEARING SOUTH 00°15'17" EAST WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO:

BEGINNING AT THE EAST QUARTER CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 26; THENCE, SOUTH 89°28'17" EAST, 50.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287; THENCE ALONG SAID EASE RIGHT OF WAY LINE OF U.S. HIGHWAY 287 BY THE FOLLOWING SIX (6) COURSES AND DISTANCES, SOUTH 00°15'17" EAST, 87.56 FEET; THENCE, NORTH 89D44'43" EAST, 110.00 FEET; THENCE, SOUTH 00°15'17" EAST, 592.72 FEET; THENCE, NORTH 50°43'17" WEST, 39.94 FEET; THENCE, NORTH 73°43'17" WEST, 82.62 FEET; THENCE, SOUTH 00°15'17" EAST, 643.84 FEET; THENCE, LEAVING SAID EAST RIGHT-OF-WAY LINE, SOUTH 89°44'43" WEST, 100.00 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287; THENCE, LEAVING SAID WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 287, SOUTH 89°44'43" WEST, 658.80 FEET; THENCE, SOUTH 00°14'05" EAST, 711.19 FEET; THENCE, SOUTH 89°31'01" WEST, 1943.61 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 26; THENCE ALONG SAID WEST LINE, NORTH 00°09'07" WEST, 1975.18 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 26; THENCE ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 26, NORTH 89°20'43" EAST, 2649.16 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 111.818 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOT ON RECORD OR EXISTING.

VICINITY MAP

SCALE 1" = 2000'



LEGEND

SF	SINGLE FAMILY DETACHED
PH	PATIO HOMES
SFA	SINGLE FAMILY ATTACHED
MF	MULTI-FAMILY

LAND USE INFORMATION TABLE

PARCEL	LAND USE	AREA	PERCENT OF SITE	MAX. UNITS	MIN. UNITS	PROPOSED OPEN SPACE	GROSS DENSITY	NET DENSITY	PHASE
GROSS SITE AREA		±111.8 AC.							
DEDICATED U.S. 287 ROW		±4.3 AC.	3.8%						
GROSS SITE AREA		±107.5 AC.	96.2%						
RESIDENTIAL									
A	SF, PH	±38.2 AC.	34.2%	153	133	23.0%	±4.0 - 3.5	±5.2 - 4.5	1
B	SF, PH, SFA, MF	±18.7 AC.	16.7%	224	75	10.0%	±12.0 - 4.0	±13.8 - 4.4	3
C	BUFFER	±4.1 AC.	3.7%	-	-	53.0%			3
E	SF, PH, SFA, MF	±9.3 AC.	8.3%	111	65	11.8%	±12.0 - 7.0	±13.5 - 7.9	2
	SUBTOTAL	±70.3 AC.	62.9%	488	273	20.0%	±7.3 - 4.7	±9.1 - 5.9	
COMMERCIAL									
D	COMMERCIAL	±1.3 AC.	1.2%						1
G	COMMERCIAL	±4.1 AC.	3.7%						1
H	COMMERCIAL	±24.7 AC.	22.10%						1
I	BUFFER	±3.1 AC.	2.8%						1
	SUBTOTAL	±33.2 AC.	29.7%						
SWING PARCEL									
F	OFFICE	±4.0 AC.	3.6%	-	-	-			2
F	PH, SFA, MF	±4.0 AC.	3.6%	48	24	20.0%	±12.0 - 6.0	±15.0 - 7.5	3
GDP TOTAL		±111.8 AC.	100.0%	±536 D.U.	297 D.U.				

TOTAL NUMBER OF UNITS CANNOT EXCEED 536 UNITS.

The residential gross density shall not exceed 6.39 dwelling units per acre unless the residential development meets the requirements of City Code Chapter 16.43 by providing at least 10 % of the dwelling units in the development to households making 70 % or less of the medium family income. If the development satisfies this affordable housing requirement as stated herein, then the maximum allowed gross density for the development shall be increased to 7.21 dwelling units per acre.

GENERAL NOTES

1. AREAS SHOWN ARE APPROXIMATE AND ARE FOR GENERAL PLANNING PURPOSES ONLY.

2. A MINIMUM OF 20 % OF THE GROSS RESIDENTIAL SITE AREA SHALL BE DESIGNATED FOR OPEN SPACE. THIS OPEN SPACE MAY INCLUDE DRAINAGE AREAS, DETENTION PONDS, GREENBELTS, TRAIL CORRIDORS, BUFFERYARDS, STREETSCAPE GREENBELTS OR OTHER SIMILAR FEATURES.

3. ACCESS AND CIRCULATION WILL BE COORDINATED WITH ADJOINING PROPERTIES TO THE EXTENT POSSIBLE.

4. NORTH GARFIELD AVENUE IMPROVEMENTS TO BE INSTALLED PER APPROVED PUBLIC IMPROVEMENT CONSTRUCTION PLANS. TIMING OF IMPROVEMENTS TO BE AS DESCRIBED IN THE P.D.P. NARRATIVE.

5. RIGHT-OF-WAY FOR THE EXTENSION OF 65TH STREET TO THE WEST WILL BE DEDICATED, HOWEVER, ONLY THE AMOUNT OF ROAD NEEDED TO SERVE THIS DEVELOPMENT WILL BE CONSTRUCTED BY THIS PROPERTY OWNER.

6. ACCESS POINTS SHOWN ARE ILLUSTRATIVE IN NATURE, AND ARE NOT GUARUNTEED BY THE CITY. ACTUAL ACCESS POINTS WILL BE DETERMINED WITH EACH P.D.P.

RESIDENTIAL LOT SIZES

HOUSING TYPE	MINIMUM	TYPICAL	MAXIMUM	MIN LOT WIDTH
SINGLE FAMILY (CONV.)	5,000 SF	6,500± SF	13,000± SF	50 FT
PATIO HOMES (SMALL-LOT S.F.)	4,500 SF	5,000± SF	6,000± SF	45 FT
SINGLE FAMILY ATTACHED	1,500 SF	2,100± SF	2,750± SF	NA
MULTI-FAMILY	NA	NA	NA	NA

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SEAR-BROWN
209 South Meldrum
Ft. Collins, CO. 80521-2803
(970) 482-0022
www.searbrown.com

OWNER/DEVELOPER:

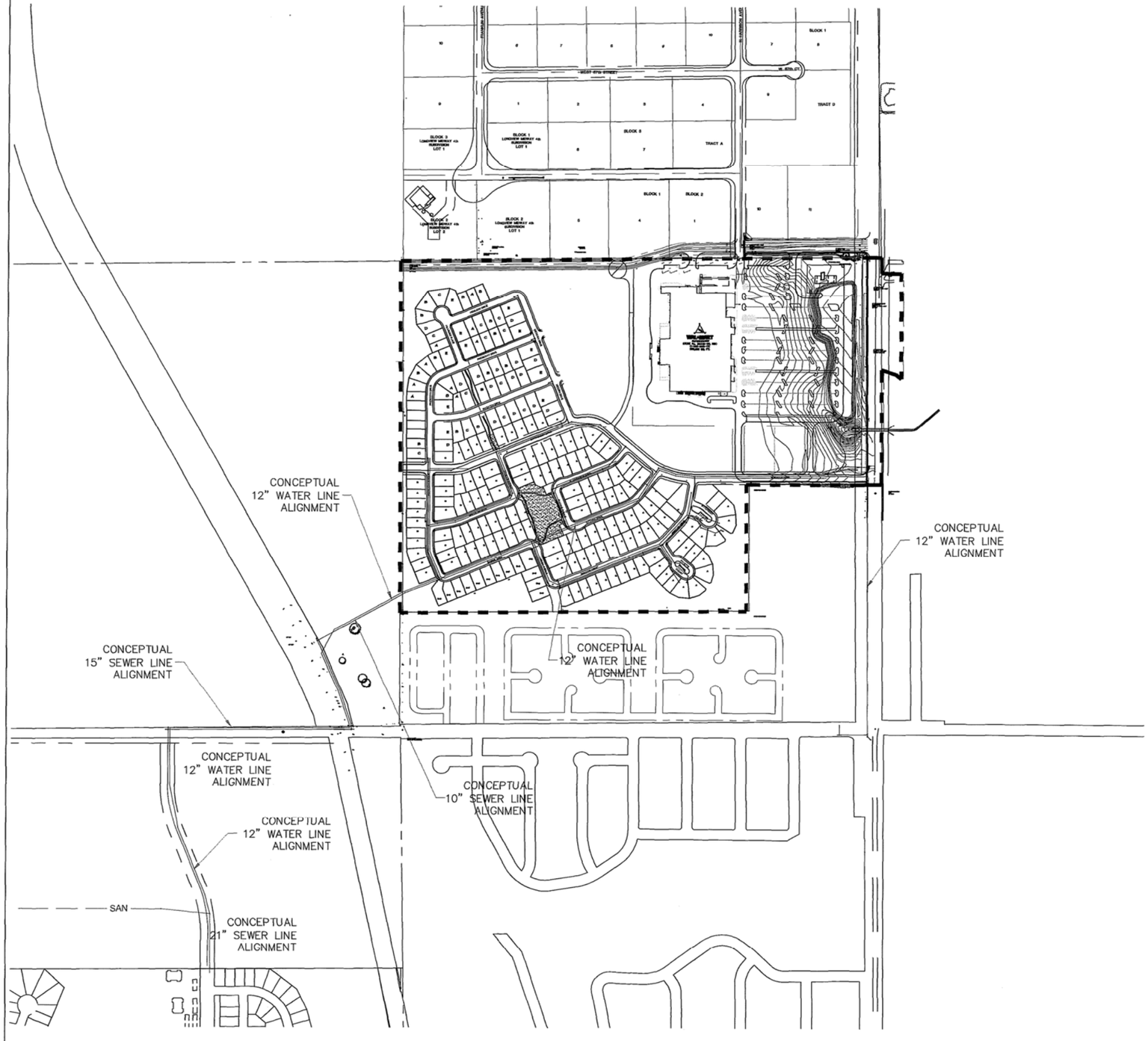
Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH
0 200' 400'
SCALE 1"=200'

JOB NO: 35013
ACAD FILE: 35013gdp3
DRAWN: RR
CHECKED: TCH
DATE: January 13, 2005
REVISIONS: Mylar 6-9-05

SHEET TITLE:
GENERAL DEVELOPMENT PLAN
SHEET NO:
4 OF 10



NOTES

1. IF NOT COMPLETED BY OTHERS, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE OFF-SITE SANITARY SEWER AND WATER AS SHOWN IN THIS EXHIBIT. FINAL ALIGNMENTS SHALL BE DETERMINED AT THE TIME OF THE PRELIMINARY DEVELOPMENT PLAN.

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ENGINEER:
SEAR-BROWN

OWNER/DEVELOPER:
SNAVELY
7139 Pine Street
Suite 110
Chagrin Falls, OH 44022
(440) 585-9091

Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH

0 300' 600'

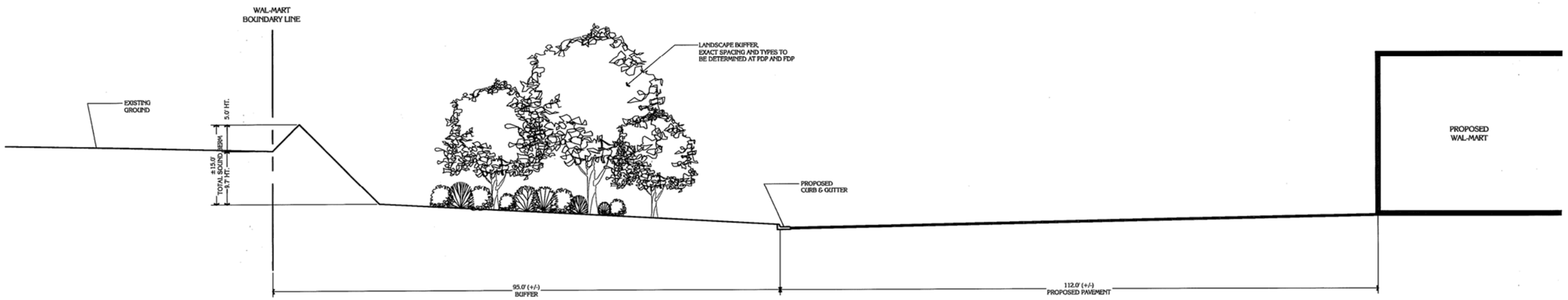
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DATE:	2-13-04
REVISIONS:	4-14-04
	Mylar 11-24-04
	Mylar 6-21-05

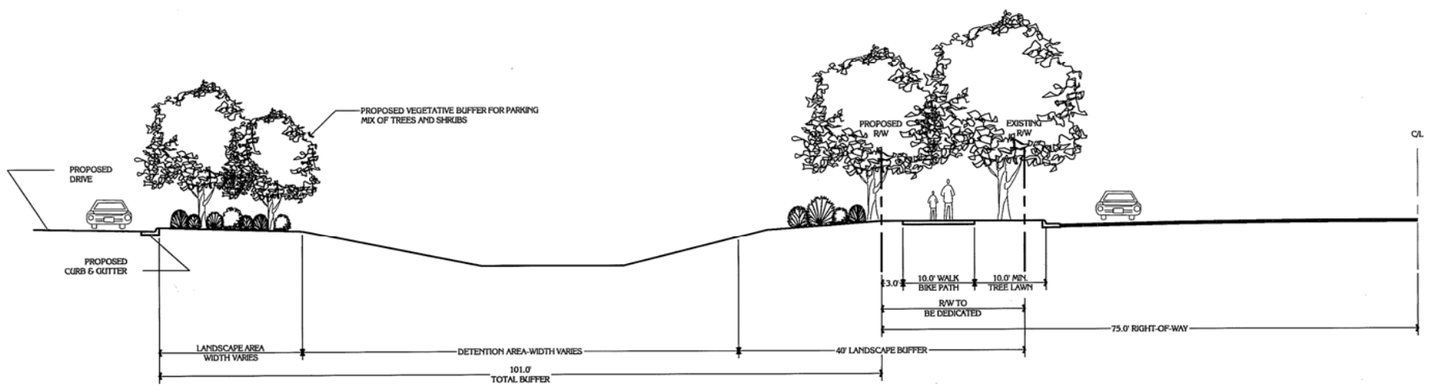
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OVERALL UTILITY PLAN

SHEET NO:
5 OF 10

Attachment 5



NOISE ABATEMENT BERM, REAR LANDSCAPE BUFFER LARGE RETAIL, LOOKING NORTH



TYPICAL SECTION, GARFIELD AVE./U.S. 287 LANDSCAPE BUFFER/ DETENTION, LOOKING NORTH

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LOVELAND, COLORADO

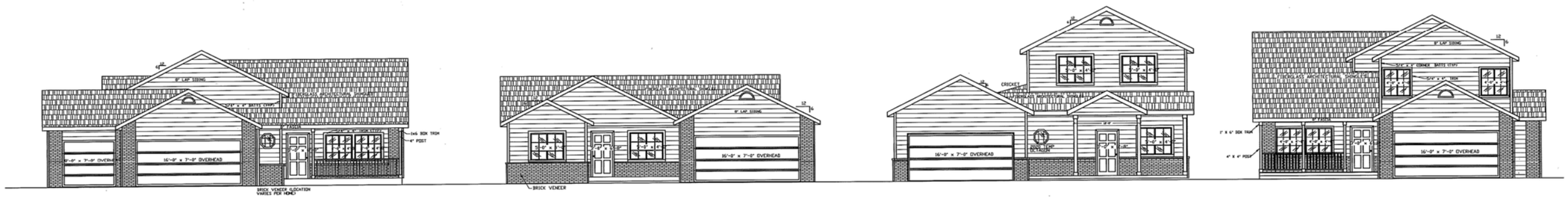
NORTH

NOT TO SCALE

JOB NO: 35013
ACAD FILE: 35013gdp3
DRAWN: RR
CHECKED: TCH
DATE: 2-13-04
REVISIONS: 4-14-04
6-08-04
Mylar 11-24-04
Mylar 6-9-05

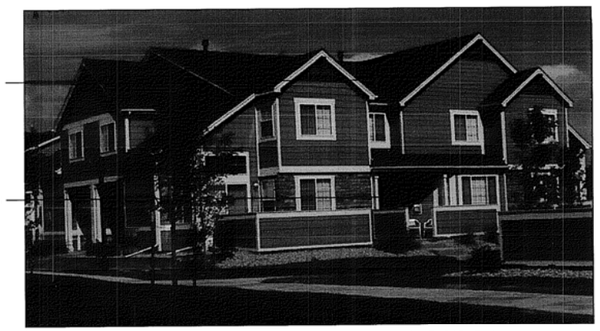
SHEET TITLE:
SECTIONS

SHEET NO:
6 OF 10



CONCEPTUAL SINGLE FAMILY ELEVATIONS

NOT TO SCALE



SINGLE FAMILY ATTACHED BUILDING CONFIGURATION WITH DETACHED GARAGES

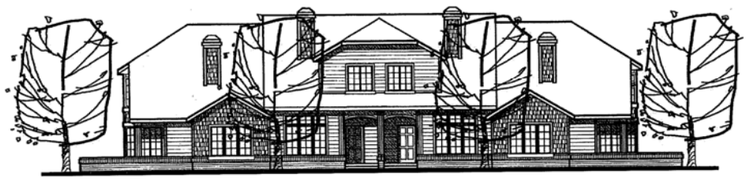


SINGLE FAMILY ATTACHED BUILDING WITH GARAGES PLACED ON THE FRONT OF THE BUILDING

CONCEPTUAL SINGLE FAMILY ATTACHED ELEVATIONS

NOT TO SCALE





CONCEPTUAL TOWNHOME ELEVATIONS
*NUMBER OF UNITS ATTACHED MAY VARY. MORE DETAILED ELEVATIONS WILL BE PROVIDED WITH THE P.D.P.

CONCEPTUAL TOWNHOME ELEVATIONS

NOT TO SCALE
NUMBER OF UNITS PER BUILDING MAY VARY. MORE DETAILED ELEVATIONS WILL BE PROVIDED WITH THE P.D.P.





CONCEPTUAL PATIO HOME SKETCHES

NOT TO SCALE

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Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

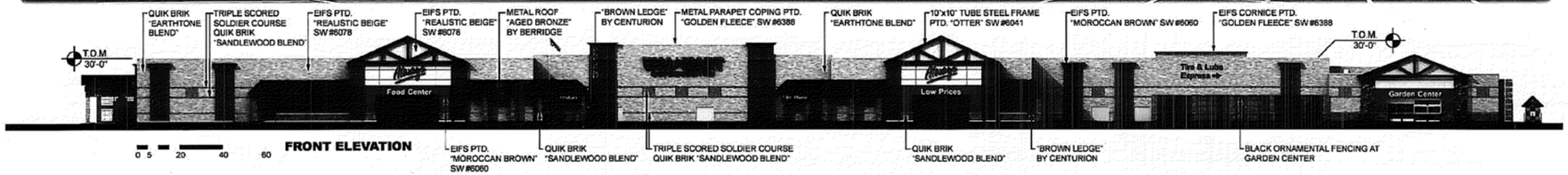
NORTH

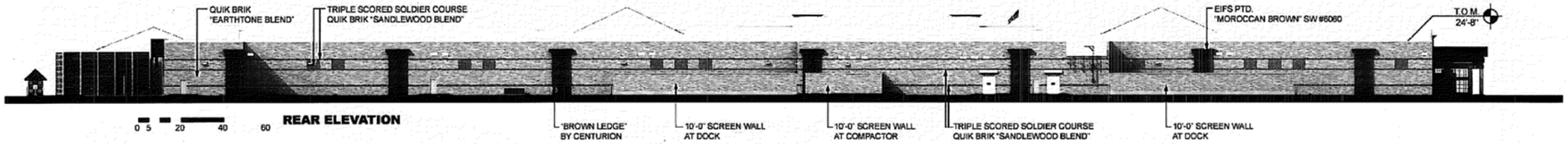
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JOB NO:	35013
ACAD FILE:	35013gdp3
DRAWN:	RR
CHECKED:	TCH
DATE:	2-13-04
REVISIONS:	4-14-04
	6-08-04
	Mylar 11-24-04
	Mylar 6-9-05

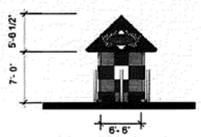
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RESIDENTIAL ELEVATIONS
SHEET NO:
7 OF 10



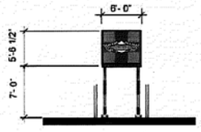




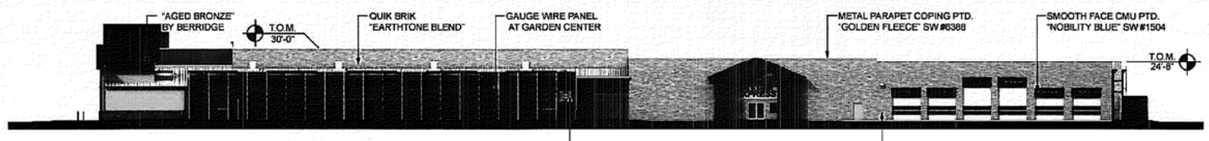
	FRONT SIGNAGE	HEIGHT	AREA
1.	"WAL-MART"	5'-0"	190.00 S.F.
2.	"SUPERCENTER"	2'-0"	39.00 S.F.
3.	"ALWAYS" (2)	5'-0"	291.28 S.F.
4.	"FOOD CENTER"	2'-6"	50.42 S.F.
5.	"LOW PRICES"	2'-6"	44.38 S.F.
6.	"BAKERY"	1'-6"	10.25 S.F.
7.	"DELI"	1'-6"	5.30 S.F.
8.	"MEAT"	1'-6"	6.84 S.F.
9.	"PRODUCE"	1'-6"	11.88 S.F.
10.	"1 HR. PHOTO"	1'-6"	10.50 S.F.
11.	"OPTICAL"	1'-6"	10.26 S.F.
12.	"PHARMACY"	1'-6"	14.56 S.F.
13.	"TIRE & LUBE" "EXPRESS ###"	2'-6"	47.71 S.F. 45.77 S.F.
14.	"GARDEN CENTER"	2'-6"	56.88 S.F.
	TOTAL FRONT		841.03 S.F.
	PHARMACY SIGNAGE	HEIGHT	AREA
16.	"WAL-MART"	2'-6"	48.20 S.F.
17.	"DRIVE-THRU PHARMACY"(2)	1'-6"	62.00 S.F.
18.	"EXIT"(2)	1'-0"	4.84 S.F.
19.	"LANE 1"	1'-0"	4.06 S.F.
20.	"LANE 2"	1'-0"	4.25 S.F.
	TOTAL PHARMACY		123.35 S.F.
	AUTO CENTER SIGNAGE	HEIGHT	AREA
21.	"WAL-MART"	1'-3"	11.15 S.F.
	"TIRE & LUBE"	1'-9"	26.25 S.F.
	"EXPRESS"	2'-6"	39.71 S.F.
22.	"TIRES"(3)	1'-0"	9.78 S.F.
23.	"LUBE EXPRESS"(3)	1'-0"	26.88 S.F.
	TOTAL AUTO CENTER		113.77 S.F.
	TOTAL BUILDING SIGNAGE		1078.15 S.F.

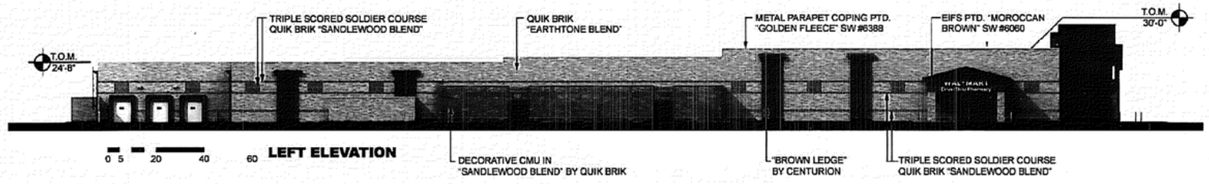


FRONT ELEVATION
NOT TO SCALE



SIDE ELEVATION
NOT TO SCALE
TLE KIOSK SIGNAGE = 29.04 S.F





REPRESENTATION ONLY
NOT FOR CONSTRUCTION

Building images shown are a representation of the design intent and may not reflect any subtle variations in color, material or construction that may occur due to local material differences and final design detailing.

WAL★MART
SUPERCENTER

CONCEPTUAL COMMERCIAL ELEVATIONS

SCALE: 1" = 30'

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Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

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

JOB NO:	35013
ACAD FILE:	35013gdp3
DRAWN:	RR
CHECKED:	TCH
DATE:	2-13-04
REVISIONS:	4-14-04
	6-08-04
	Mylar 11-24-04
	Mylar 6-9-05

SHEET TITLE:
LARGE RETAIL ELEVATIONS
SHEET NO:
8 OF 10

Attachment 5

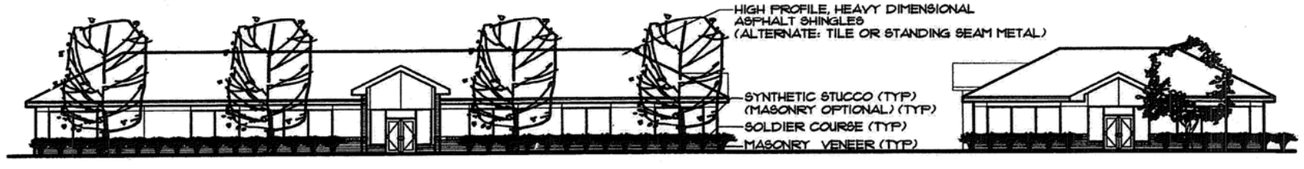
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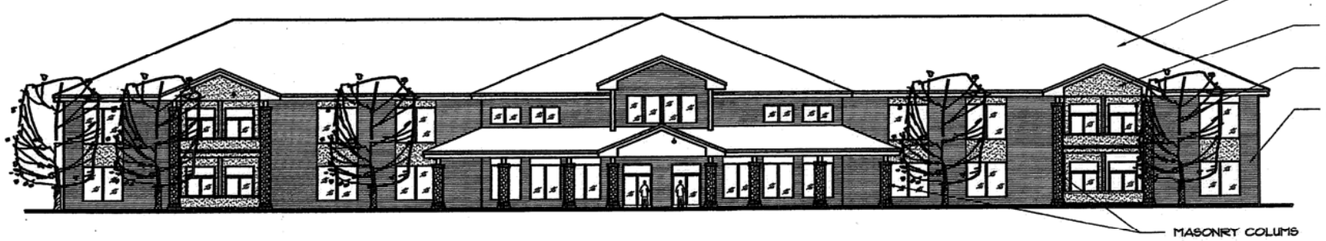
OWNER/DEVELOPER:
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SINGLE STORY GENERAL OFFICE, RETAIL, SERVICE BUILDING

*A SIGN PROGRAM FOR THE COMMERCIAL AREA WILL BE SUBMITTED WITH THE APPROPRIATE FDP(S)



TWO-STORY GENERAL OFFICE, RETAIL, SERVICE BUILDING



SMALL, TWO-STORY GENERAL OFFICE, RETAIL, SERVICE BUILDING



CONCEPTUAL COMMERCIAL ELEVATIONS

NOT TO SCALE

Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

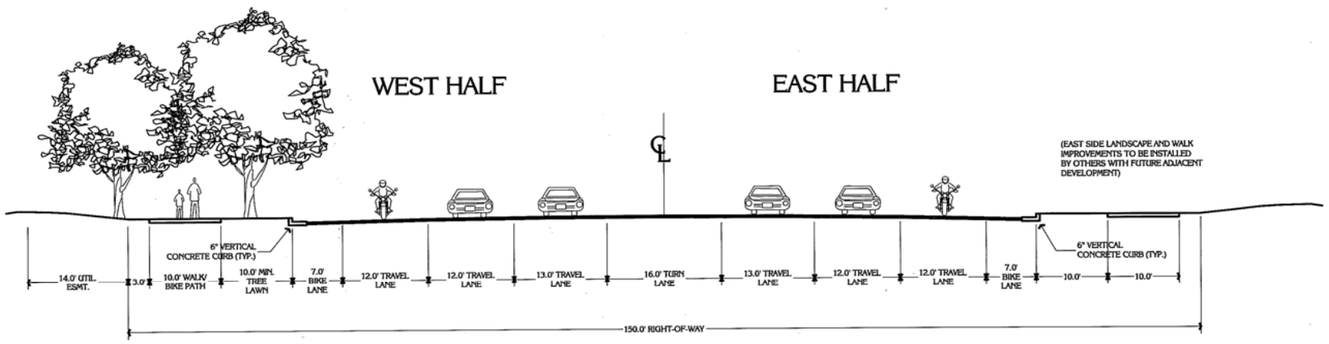
NORTH

NOT TO SCALE

JOB NO:	35013
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DRAWN:	RR
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	6-08-04
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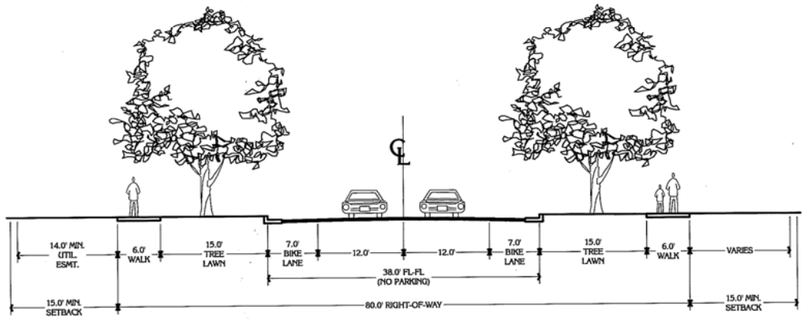
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COMMERCIAL / OFFICE ELEVATIONS
SHEET NO:
9 OF 10

Attachment 5



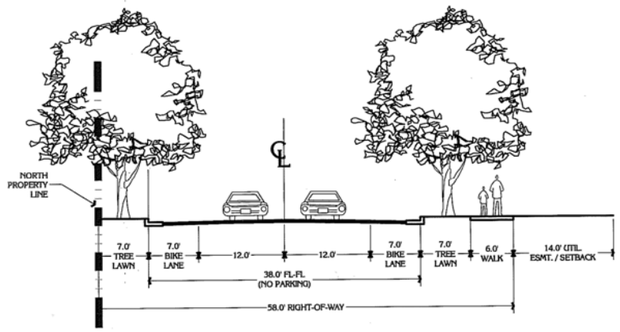
MAJOR ARTERIAL (GARFIELD AVE./U.S. 287)

150' RIGHT-OF-WAY



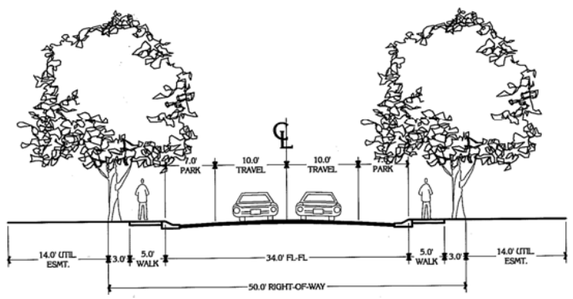
MAJOR COLLECTOR

80' RIGHT-OF-WAY



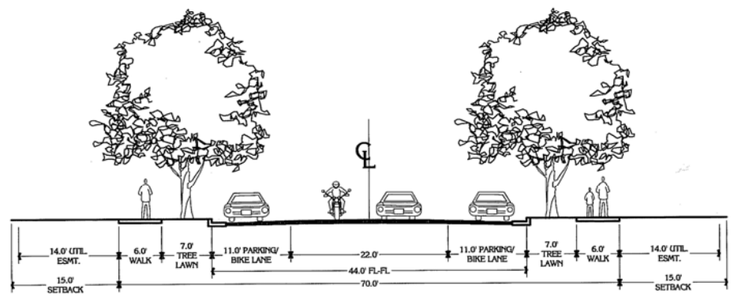
ALTERNATE MAJOR COLLECTOR

58' RIGHT-OF-WAY



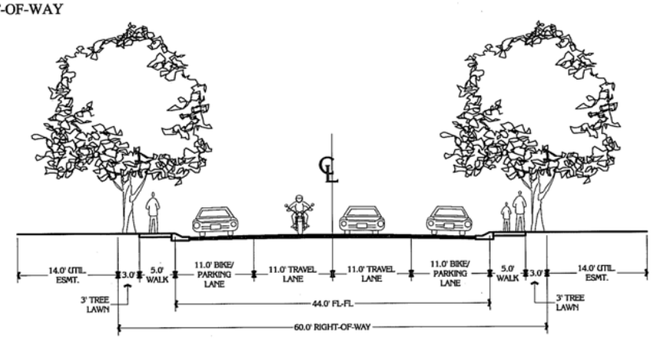
TYPICAL LOCAL STREET

50' RIGHT-OF-WAY



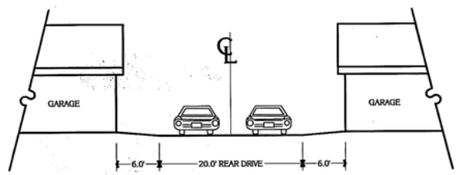
MINOR COLLECTOR

70' RIGHT-OF-WAY



ALTERNATE MINOR COLLECTOR

60' RIGHT-OF-WAY



TYPICAL ALLEY

32' BUILDING TO BUILDING

Attachment 5

PLANNER/LANDSCAPE ARCHITECT:
VIGNETTE Studios
Landscape Architecture
Site Planning
Graphics
144 N. Mason Street Suite 2 Fort Collins, CO 80524
Tel: (970) 472-9125 Fax: (970) 494-0728
www.vignettestudios.com

ENGINEER:
SEAR-BROWN
209 South Meldrum
Ft. Collins, CO. 80521-2603
(970) 482-5922
www.searbrown.com

OWNER/DEVELOPER:
SNAVELY
7139 Pine Street
Suite 110
Chagrin Falls, OH 44022
(440) 585-9091

Wintergreen Village

2nd Amended General Development Plan
Wintergreen First Addition
LOVELAND, COLORADO

NORTH

0 10' 20'

SCALE 1"=10'

JOB NO:	35013
ACAD FILE:	35013gdp3
DRAWN:	RR
CHECKED:	TCH
DATE:	2-13-04
REVISIONS:	4-14-04
	6-08-04
	Mylar 11-24-04
	Mylar 6-9-05

SHEET TITLE:
TYPICAL STREET CROSS SECTIONS

SHEET NO:
10 OF 10

6.0 Conclusions

This Traffic Impact Study Memorandum for the proposed Wintergreen Subdivision verifies that the project will be able to meet the City of Loveland's Standards for traffic at the time of development.

The findings of the TIS Memo are summarized below:

1. The Wintergreen Subdivision has demonstrated compliance with the Adequate Community Facilities (ACF) Ordinance and the Larimer County Urban Area Street Standards (LCUASS).
2. The Wintergreen Subdivision is anticipated to generate approximately 305 daily weekday trips, 24 AM peak hour trips, and 32 PM peak hour trips.
3. Signal warrants will not be met at the intersection of 64th Street/Osceola Drive.
4. The intersection of 64th Street/Osceola Drive will operate acceptably during the AM and PM peak hours using the 2018 Short Range Total traffic.

Community & Strategic Planning
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Planning Commission Staff Report

September 12, 2016

Agenda #:	Regular Agenda -
Title:	Future Land Use Map Amendment Procedure Amendment
Applicant:	Community & Strategic Planning
Request:	**Resolution Recommending Approval of an Amendment to Create Loveland amending the procedure for processing Future Land Map Amendments**
Staff Planner:	Karl Barton

Staff Recommendation
APPROVAL of the Resolution
Recommended Motion:

1. *Move to adopt the Resolution of the Planning Commission of the City of Loveland recommending an amendment to the City of Loveland 2016 comprehensive master plan known as Create Loveland*

I. ATTACHMENTS

1. Resolution with amended Chapter 4 Page 7 of Create Loveland attached as Exhibit A

II. PURPOSE

At this hearing, Planning Commission will be asked to recommend that City Council adopt a text amendment to Chapter 4 of Create Loveland that will allow for a change to the way that Future Land Use Map Amendments are processed. This text change will effectively remove the requirement that a separate application be submitted for Future Land Use Map Amendments.

III. BACKGROUND AND CURRENT PROCESS

The Comprehensive Plan and the Land Use Map it contains are advisory and do not carry the weight of law prescribed by the zoning ordinance and other titles in the municipal codes. The Future Land Use Map designations and related comprehensive plan policies are recognized as official City Council policy,

and are intended to provide a general idea of the use, density, and character of an area when developed. While, the Comprehensive Plan contains many policies that are also used to shape development, the Future Land Use Map is the main tool used for making recommendations and decisions on re-zoning, annexation and other applications. The Land Use Designations themselves indicate which zoning districts are compatible with that designation. However, in the case of a conflict between the existing or potential zoning of a property and the land use designation within the Comprehensive Plan, the zoning holds the rule of law with respect to the actual development of the property.

Loveland currently processes Future Land Use Map Amendments with a separate application that can proceed, as they usually do, with an associated application such as a zoning. When attached to an associated application, the presence of the Future Land Use Map Amendment application indicates that staff believes the proposal is not consistent with the Future Land Use Map. Planning Commission and City Council can then decide whether or not to revise the Land Use Map within the Comprehensive Plan to match the proposed zoning for the property. The practice has been that the Map is amended to fit any zoning granted.

An applicant can also file an application to revise the Land Use Map without a companion zoning application in instances where they may be interested in surfacing any issues or concerns from adjacent property owners prior to a formal submittal of a re-zoning application. This stand-alone amendment is usually processed when the applicant wishes to apply for a project that is not consistent with the land use map, but wishes to mitigate their risk by getting the map amendment approved before investing in further applications. Through this process, in addition to being reviewed by the planning division, the amendment is reviewed by all of the development review divisions to make sure that the proposed amendment does not interfere with their plans for future public infrastructure. The Planning Commission, and then the City Council, both receive a staff recommendation on the proposal.

The disadvantage to this process is that it adds an additional application to the development process and makes the land use map function as a quasi-zoning document, instead of as an advisory document.

IV. PROPOSED PROCESS

In the proposed process, instead of processing an application for a Future Land Use Map Amendment with every re-zoning or similar application that is not consistent with the Map, any necessary amendments would be proposed, discussed, and adopted as part of a yearly review of the Comprehensive Plan. As part of this yearly review, there would also be an opportunity to look at a larger area to determine if there are additional changes to the future land use map or policies that should be made. Not all re-zoning applications that are inconsistent with the land use map would require a revision to the future land use map as the Planning Commission and City Council may determine that the current future land use map designation, being a policy, is generally in keeping with good planning practices and appropriate for future development/redevelopment.

Staff reports for each re-zoning, annexation, or similar case considered by the Planning Commission and City Council would still include an analysis of whether the proposed application is consistent with the Land Use Map. This analysis and statement would fall into one of four categories:

1. The application is consistent with the land use map and staff supports it

2. The application is consistent with the land use map and staff does not support it
3. The application is inconsistent with the land map and staff supports it
4. The application is inconsistent with the map and staff does not support it

This approach has the advantage of recognizing the advisory nature of the Future Land Use Map. The review of annexation, re-zoning and other applications with respect to the Future Land Use Map would still take place, which should reduce confusion from not having a separate application and allow for an analysis of the impact of the proposed zoning or use on the City's other plans, such as the Transportation Plan. The yearly review will help to keep Create Loveland more current and relevant. Any changes to the Future Land use map prosed as part of the yearly update would include appropriate public notice.

V. TEXT AMENDMENT

In order to support this procedure change, a minor amendment to the text of Create Loveland is required. The change will be made to the final paragraph on Chapter 4 Page 7. It is shown below in redline version. See Attachment 2 for how it looks within the Create Loveland document.

> **Option B:** If a proposed or future development project is deemed to require a Plan amendment by staff, then the proponent or Staff has the option of making said amendment request separate from, ~~but prior to,~~ any request being made for an annexation, rezoning, or other action on the proposed or future development project.

VI. NEXT STEPS

Because this text amendment implies a policy change, it will need to be approved by City Council. That hearing date has not been set.

PLANNING COMMISSION

RESOLUTION NO. 16-06

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF LOVELAND RECOMMENDING AN AMENDMENT TO THE CITY OF LOVELAND 2016 COMPREHENSIVE MASTER PLAN KNOWN AS CREATE LOVELAND

WHEREAS, pursuant to C.R.S. §31-23-206, the Loveland Planning Commission (this "Commission") made and adopted the City of Loveland 2016 Comprehensive Master Plan referred to herein as "Create Loveland," subject to approval by the City Council, for the physical development of the City of Loveland ("City"); and

WHEREAS, on July 19, 2016, after recommendation by this Commission, the City adopted Create Loveland by Resolution #R-65-2016; and

WHEREAS, the City desires to amend Create Loveland to remove the requirement to process an application to amend Create Loveland prior to approval of any annexation, zoning or development that is inconsistent with Create Loveland; and

WHEREAS, this Commission finds that such an amendment will improve the ability of the City to timely act upon any such annexation, zoning or development, reinforce the advisory and policy nature of Create Loveland, and that annual updates to Create Loveland will maintain the integrity of Create Loveland; and

WHEREAS, this Commission held a duly noticed public hearing on the amendment set forth below to Create Loveland on September 12, 2016.

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

Section 1. Option B of Section 5 of the Public Hearing Procedures found in Chapter 4 of Create Loveland is amended to read in full as follows:

> **Option B:** If a proposed or future development project is deemed to require a Plan amendment by staff, then the proponent or staff has the option of making said amendment request separate from any request being made for an annexation, rezoning, or other action on the proposed or future development project.

Section 2. The Loveland Planning Commission hereby recommends that the Loveland City Council adopt the amendment to Create Loveland as set forth above.

Section 3. This Resolution shall take effect as of the date of its adoption.

ATTACHMENT 1

Signed this _____ day of September, 2015.

LOVELAND PLANNING COMMISSION

_____
Jeremy Jersvig, Planning Commission Chair

ATTEST:

_____
Planning Commission Secretary

APPROVED AS TO FORM:

Assistant City Attorney

ATTACHMENT 1

2. The Manager of Community and Strategic Planning, or an appropriate designee, shall give notice in writing of all public hearings on all proposed amendments via publication in the newspaper of record at least fifteen (15) days prior to a public hearing being conducted by the Planning Commission. Staff may also give notice via publication on a computer-accessible information network or by other appropriate means.
3. When a proposed amendment to be considered at a public hearing does not apply to all land in the City's planning area and instead applies to discrete and identifiable lots or parcels of land, the Applicant shall also give notice in writing of that hearing by first class mail, mailed at least fifteen (15) days prior to a public hearing being conducted by the Planning Commission to the owners of record of all parcels or lots that would be affected by the proposed amendment.
4. The Manager of Community and Strategic Planning, or an appropriate designee, shall provide written notice to any neighboring jurisdictions partially or wholly located within three (3) miles of Loveland's city limits of a public hearing at which a Comprehensive Plan amendment is to be considered. A copy of the proposed Comprehensive Plan amendment shall be provided to the neighboring jurisdiction.
5. Prior to the public hearing, the Applicant shall provide the Manager of Community and Strategic Planning, or an appropriate designee, with an affidavit certifying that the notice requirements set forth above as being the responsibility of the Applicant have been met. Failure to provide the required affidavit, or evidence of a defective mailing list, may result in termination of review or action on an amendment request until proper notice is provided.

Public Hearing Procedures

The following procedures apply to public hearings held by the Planning Commission regarding Comprehensive Plan amendments:

1. At the public hearing, the Planning Commission shall permit all interested persons, specifically those persons notified by first class mail pursuant to this Section, to present their views orally or in writing on the proposed Comprehensive Plan amendment.
2. The hearing may be continued from time to time.
3. After having given due consideration to all written and oral comments received at the public hearing, the Planning Commission and/or City Council may revise the proposed Comprehensive Plan amendment recommended by staff.
4. A request for an amendment to the City's Growth Management Area, the Land Use Plan, or the Transportation Plan that is based upon a proposed or future development project shall be processed in accordance with one of the following two (2) options.
5. **Option A:** If a Plan amendment is deemed necessary by staff and is requested to be processed concurrently with the corresponding proposed development project, then the Planning Commission and City Council shall consider four separate actions and motions in the following order:
    a. The proposed amendment to the Comprehensive Plan.
    b. The proposed annexation request.
    c. The proposed zoning or rezoning requests.
    d. The proposed development project.

    Option B: If a proposed or future development project is deemed to require a Plan amendment by staff, then the proponent or Staff has the option of making said amendment request separate from, ~~but prior to,~~ any request being made for an annexation, rezoning, or other action on the proposed or future development project.