



**LOVELAND PLANNING COMMISSION MEETING  
AGENDA**

**Monday, August 13, 2018  
500 E. 3<sup>rd</sup> Street – Council Chambers  
Loveland, CO 80537  
6:30 PM**

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**LOVELAND PLANNING COMMISSIONERS: Carol Dowding (Chair), Pat McFall, Jamie Baker Roskie, Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, and Milo Hovland.**

**CALL TO ORDER**

**I. PLEDGE OF ALLEGIANCE**

**II. REPORTS:**

**a. Citizen Reports**

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

**b. Current Planning Updates**

- 1. Monday, August 20, 2018 - UDC Joint Study Session with City Council and the Title 18 Committee at 6:00 pm at the DC**
- 2. Monday, August 27, 2018 – Regular Meeting Agenda Preview**
  - i. Proposed Changes to Municipal Code concerning Affordable Housing – Chapters 16.38, 16.43**
- 3. Hot Topics:**

**c. City Attorney's Office Updates:**

**d. Committee Reports**

e. **Commission Comments**

**III. APPROVAL OF MINUTES**

**Review and approval of the July 23, 2018 Meeting minutes**

**IV. CONSENT AGENDA**

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items requested to be 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.

- Does anyone in the audience wish to remove an item from the Consent Agenda?
- Does any staff member wish to remove an item from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove an item from the Consent Agenda?

**1. Thornburg Hamilton Fourth Subdivision: Preliminary Plat**

This is a public hearing is to consider a preliminary subdivision plat that would subdivide a 38-unit townhome development into separate lots for individual sale. The property is part of a larger 74-acre residential development located on the west side of Fairgrounds Avenue, north of the Larimer County Fairgrounds. The overall development consists of a variety of multifamily apartments, townhomes, and condominiums, along with a new elementary school for the Poudre School District. A special review was administratively approved allowing the multifamily land uses; however, in order to subdivide the property for individual townhome units, preliminary and final plat approval is needed.

Staff is recommending approval of the preliminary plat based on compliance with the findings required in the Municipal Code, as outlined in Section VIII of this report. The Planning Commission's decision on the preliminary plat is final unless the decision is appealed to City Council.

**V. REGULAR AGENDA**

**VI. ADJOURNMENT**

**STUDY SESSION:**

**1. Unified Development Code (UDC) – Land Use Tables (Greg George)**

## SUPPLEMENTARY INFORMATION

### Public Hearing Procedures

The purpose of a public hearing is for the Planning Commission (PC as used below) to obtain full information as to the matter under consideration. This includes giving all interested parties the opportunity to speak (provide testimony) at the hearing. The public hearing is a formal process. Below is the typical hearing sequence to be followed by the Planning Commission. *Annotations have been provided for clarity.*

1. **Agenda item is recognized by the Chair**
2. **Public hearing is opened\***
3. **Staff presentation**  
*(May include clarifying questions to staff from Commissioners)*
4. **Applicant presentation**  
*(May include clarifying questions to applicant from Commissioners)*
5. **Public comment**  
*(All public comment should be made from the podium upon the PC Chair acknowledging the citizen speaking. Citizens should provide their name and mailing address in writing at the podium, and introduce themselves. The PC may ask clarifying questions of the citizens. At a public hearing, the PC does not respond to questions from citizens; questions directed to the applicant or staff should be requested through the Chair.)*
6. **Applicant response**  
*(The Chair typically requests that applicants respond to comments and questions raised during public comment)*
7. **PC questions to staff, the applicant and possibly to citizens who presented**  
*(Commissioners may use this step in the process to gain a more detailed understanding of relevant information)*
8. **Close public hearing**  
*(Unless specifically permitted by the Chair, further testimony is not allowed after the public hearing is closed)*
9. **Motion**  
*(Motions are made by a PC member with possible conditions)*
10. **Motion is seconded**  
*(A 2nd is required before the motion can be considered; a motion that fails to obtain a second dies)*
11. **PC discussion**  
*(The PC discusses the application and whether it satisfies the required findings)*
12. **PC Chair requests that the applicant agree to any conditions prior to a vote**  
*(If an applicant does not accept the proposed conditions, the PC may deny the application)*
13. **Vote**  
*(The decisions of the PC must address relevant findings of fact. These findings are specified in adopted plans and codes, and serve to guide zoning and annexation decisions. Relevant findings are itemized in the Staff Report and referred to in the recommended motion.)*

\* Note that the Planning Commission may place time limits on presenters. All presenters should communicate clearly and concisely, refraining from duplicating detailed information that has been provided by others.

# **CITY OF LOVELAND**

## **PLANNING COMMISSION MINUTES**

### **July 23, 2018**

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A meeting of the City of Loveland Planning Commission was held in the City Council Chambers on July 23, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners McFall, Roskie, Molloy, Fleischer, Hitchcock and Bears. Members absent: Commissioner Hovland. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Cita Lauden, Development Services; Lisa Rye, 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.

### **CURRENT PLANNING UPDATES**

1. **Mr. Robert Paulsen, Current Planning Manager**, noted that there will be a Planning Commission study session on Monday, July 30<sup>th</sup> to discuss the Unified Development Code (UDC). Commissioners should contact Greg George with any questions or comments they may have about the Code.
2. **Mr. Paulsen** reviewed the agenda scheduled for the Monday, August 13<sup>th</sup> Planning Commission meeting. Thornburg Hamilton Fourth Subdivision is on the agenda and will be a public hearing. It was requested that commissioners notify staff when they expect to be absent from any meeting, but especially when it involves a public hearing.
3. As a Hot Topic item, **Mr. Paulsen** reminded commissioners of the survey that Steve Adams, City Manager, requested to be completed. He asked that commissioners complete the survey and submit them electronically to the City Manager's office.

### **CITY ATTORNEY'S OFFICE UPDATES**

**Laurie Stirman**, Assistant City Attorney, stated that there is nothing to report.

### **COMMITTEE REPORTS**

**Commissioner Roskie** reported on the Title 18 Committee meeting held on Thursday, July 16<sup>th</sup>. Staff met with the committee and discussed the need to ensure that there are adequate provisions for public input within the UDC. The committee will revisit the use tables within the Code and decide if there are any uses that should be changed from "staff approved" to "adaptable use". This could involve a neighborhood meeting and then an opportunity to go before the Planning

Commission. Also discussed was the review of subdivision plat approvals, which are currently structured for Track 1 administrative approval in the UDC. The Committee recommended that subdivision plats undergo a Track 2 approval process which requires a neighborhood meeting followed by the Director's decision. The decision can be appealed to the Planning Commission. If there are significant neighborhood comments made regarding plats, the Director has the authority to refer those plats to the Planning Commission before they are approved.

### **COMMISSIONER COMMENTS**

There were no comments.

### **APPROVAL OF THE MINUTES**

*Commissioner Roskie made a motion to approve the **July 9, 2018** minutes; upon a second from Commissioner Bears, the minutes were unanimously approved.*

### **REGULAR AGENDA**

#### **1. Boyd Lake Place Addition – Public Hearing**

**Project Description:** This is a public hearing to consider requests for annexation and the establishment of Planned Unit Development (PUD) zoning for 27 acres of vacant land located along the west side of Boyd Lake Avenue, south of Frank Road. The property is located to the west of High Plains School and west of the developing Lakes at Centerra community. Lakeview Holdings, LLC, is proposing the development of a 98-unit single-family residential community that will be marketed to an active adult demographic. The submitted Preliminary Development Plan (PDP) depicts detached, ranch-style homes located on individual lots that average 5,500 square feet and would achieve a density of 3.6 units per acre. The PDP includes a site amenities plan that caters to an active adult market with detached sidewalks, off-street walking trails, covered seating areas, a Bocce lawn, horseshoe pit, and a putting green.

Vehicular access to and from the site has been among the primary concerns expressed by area neighbors. Frank Road, which provides access to the existing Boyd Lake Shores neighborhood to the north, would provide full-movement access to the new development from Boyd Lake Avenue via the existing roundabout. Two additional right-in/right-out accesses from Boyd Lake Avenue would also serve the project. A fourth future access point is planned at the south end of the project site that would connect to the Lost Creek Drive roundabout. The PDP proposes to construct the road to the end of the PDP boundaries and install a temporary turnaround for emergency vehicles. When the property to the south is annexed into the City and developed, the connection to the roundabout would be completed and the temporary turnaround would be removed. City staff has determined that this fourth access point is not necessary for the development to meet city transportation requirements.

City development review staff is recommending approval of both the annexation and PUD zoning/Preliminary Development Plan. The site meets all requirements for annexation and the residential use and the proposed density aligns with Loveland's Comprehensive Plan. The role of the Planning Commission is to conduct a public hearing and forward its recommendations on to City Council for final action to be taken in a noticed public hearing.

**Commissioner Dowding opened the public hearing at 6:36 p.m.**

**Ms. Kerri Burchett, Current Planning**, presented a summary of the annexation and zoning proposals, along with staff analysis. She explained that the property met the requirements for annexation and described the general location of the site in context with the surrounding neighborhoods and road system. Frank Road, located north of the property, is currently an unincorporated road that, upon approval, would be annexed into the city with this proposal. Boyd Lake Shores, an unincorporated single-family subdivision, is located north of Frank Road. The Lakes at Centerra and High Plains School are located across Boyd Lake Avenue, east of the subject property.

Full movement access onto Boyd Lake Avenue from the proposed development would occur from Frank Road. In addition, there would be two right-in and right-out accesses from Boyd Lake Avenue. Ms. Burchett pointed out that a future access point would be located south of the development which would connect to the Lost Creek Drive roundabout on Boyd Lake Avenue. This point of access could be constructed after future development plans are submitted and the land is annexed into the city. This property is not owned by the current applicant.

**Ms. Burchett** indicated that approximately 200 individuals attended the first neighborhood meeting for the proposed development. The neighbor's comments helped to guide the direction of the project. The project started as a 360-unit multi-family (apartment) development, but the proposal was modified to a low density single-family development based on neighborhood feedback. The development would be marketed toward active adults but is not age restricted. Comments from a second neighborhood meeting were positive regarding the land use change to single family homes. Neighborhood concern with the revised proposal included impacts on High Plains School along with impacts on the transportation network, including traffic cutting through the Boyd Lake Shores neighborhood to the north. Thompson School District evaluated the proposal as a standard single-family development and estimated approximately 19 students from the development would attend High Plains School, which would not put the school at full capacity. Ms. Burchett submitted an email received from a surrounding property owner in opposition to the project, as **Exhibit 1** to the Planning Commission hearing. She introduced Justin Stone with the City's Transportation Development Review office to address the transportation and traffic issues.

**Justin Stone, Senior Civil Engineer - Transportation Development Review**, discussed a number of transportation issues such as cut-through traffic through Boyd Lake Shores, Frank Road driveway concerns, the Lost Creek Drive roundabout connection, as well as widening of the GLIC Bridge located on Boyd Lake Avenue to the south of the project site. **Mr. Stone** indicated that improvements currently being constructed in the vicinity, particularly the improvements to the Highway 34 and Boyd Lake Avenue intersection, will improve traffic flow

in the area. **Mr. Stone** indicated that, based on the applicant's traffic study, the proposed project meets City transportation standards.

**Chris Grady, Kephart Community Planning Architecture**, provided an overview of the project on behalf of the applicant's team. He explained that it started as a 360-unit multi-family proposal. He described the public outreach efforts and noted that after seven meetings involving either the Boyd Lake Shores HOA president, HOA Board members or neighbors over the past three years, it was decided that the proposed project would be pared down to include 98 single-family detached homes.

The project site, which is 24.7 net acres, includes approximately 6 acres of open space. **Mr. Grady** described two right-in, right-out access points onto Boyd Lake Avenue, and described the Frank Road connection to the existing Boyd Lake roundabout. With annexation of the project site, Frank Road will be widened, resurfaced and a sidewalk added. New homes to be built along Frank Road near the roundabout will have shared driveway access to this improved street, similar to the driveways on the north side of Frank Road. To reduce congestion along Frank Road near the roundabout, driveways on Frank Road have been located 67 feet beyond the required 80 foot minimum distance from the roundabout to the first shared driveway on Frank Road.

Plans for the proposed property, as described by **Mr. Grady**, include enhanced open space areas and amenities designed for active adults, including shelter and benches, an area for bocce ball, a putting green and a concrete walking path around the property. Multiple architectural plans will be offered, but will primarily be single-family ranch style homes with an optional second story. Maximum building height for the project will be 26 feet, with most homes being within an 18–24 foot height range.

**Sean Keller, Traffic Engineer**, presented his findings from the Traffic Impact Study that he conducted for the applicant. He explained that as designed, the project is in compliance with City street standards. Addressing the issue of traffic from the proposed development cutting through the Boyd Lake Shores neighborhood, Mr. Keller indicated that he did a route comparison analysis and found that it would be quicker for residents of the proposed project to use Boyd Lake Avenue when heading north rather than using Valley Oak Drive. He stated that based on studies, the majority of people will take Boyd Lake Avenue as it takes the least amount of time and is easiest to travel. He also emphasized that once completed, the capital project at the Boyd Lake Avenue and Highway 34 will greatly improve traffic flow in the area. Public improvements have also been proposed for the intersection of East 15<sup>th</sup> Street and Boyd Lake Avenue.

**Chad Rodriguez, Lakeview Holdings (subsidiary of MSP)**, presented commissioners with documentation of an email he received from David Crowder of McWhinney Enterprises, which consisted of a list of concerns and considerations that the McWhinney's intended to address at the Planning Commission hearing. Mr. Rodriguez included a written response to each item included in the email (**Exhibit 2**). Mr. Rodriguez discussed each item included in the email. He indicated that he had attempted to work out a land swap arrangement multiple times with McWhinney; however, those efforts failed so he proceeded with the annexation and development

request of his property. He indicated that there is adequate access to the McWhinney's property to the west of Boyd Lake Place Addition via the Lost Creek roundabout. Mr. Rodriguez further explained that there is a standard city procedure for third party reimbursement of constructed improvements that his project will follow and that infrastructure reimbursements are separate from the City's action on annexation. Regarding removing driveways onto Frank Road, he explained that Frank Road is a local street that allows driveways and has driveways currently on the north side. Regarding connection to the Lost Creek roundabout, Mr. Rodriguez indicated that his development complied with all City transportation requirements without a connection to the roundabout and that his development will plan for a future connection with a stubbed street to the property boundaries. Regarding removing the right-in/right-out accesses on Boyd Lake Avenue, Mr. Rodriguez explained that these accesses are supported by city transportation staff and are similar to the right-in/right-out accesses that serve The Lakes at Centerra on the east side of Boyd Lake Avenue.

#### **CITIZEN COMMENTS:**

- **Donna Ebner** asked how the Fire Department will have access to the property, and mentioned she was concerned about the possible routes that might be taken. She also wondered how the development will connect to the existing waterlines.
- **Dave Black** was pleased that the development changed from multi-family to single-family. He questioned how many of the 98 proposed homes would be allowed to be 2-story homes. He mentioned the drawings that he saw did not seem to have the 2-story houses proportionately distributed and balancing the houses out would be visually appealing.
- **Glen Gibson** stated concern over maintaining the open space and questioned who would be responsible for this. He also wondered if the water supply is going to be adequate with all the development that is going on in the area, and if there was a possibility of this development being a gated community. A stone fence was built for the residents of Boyd Lake Shores, but Mr. Gibson was concerned that the proposed wooden fence for Boyd Lake Place would not be consistent with the established fencing. He thought it would be nicer for the community to continue with the same type of fence. Finally, he questioned if a temporary emergency entrance on the south side of the new project could be established for emergency vehicles to access the area.
- **Lizzy Ginger** expressed her concern over the increase in traffic, especially since the Boyd Lake Shores community does not have sidewalks. Many residents walk their dogs in the streets, families with kids walk in the streets, and safety is a big concern. She voiced her concern over the development of 2-story homes. She expressed her disappointment over the loss of the buffer area on the north end of the project which had been shown with the original apartment plans. The buffer protected the view for the residents along Frank Road. With the revised plans the buffer has been moved to Boyd Lake Road frontage instead. She believes that with all construction occurring on the main roads, traffic will be taking alternate routes through her neighborhood. Current construction traffic in the area is ruining Carrie Lane and Yucca Place, and both streets are now in need of repair.

- **Todd Haner** disagrees with the traffic engineer and believes people will cut through the Boyd Lake Shores neighborhood as it provides an easy access to go north. Once the future roundabout is built, it will be an easy access for people to connect to Crossroads Boulevard, which will greatly increase traffic. He believes their neighborhood will serve as the next easiest access to that area. Addressing Frank Road, he would like to see some directional curbing that will channel traffic on Frank Road to go out to Boyd Lake Avenue and prevent access through the Boyd Lake Shores neighborhood.
- **Deb Curley** shared that many people will use the Boyd Lake Shores neighborhood streets to go north toward Fort Collins from the new development. Boyd Lake Avenue doesn't provide the ability to go north unless individuals backtrack by traveling south on Boyd Lake Avenue for some distance, then use the roundabout to turn around and head north. She spoke about the two neighborhood lake parks that are maintained by Boyd Lake Shores residents and expressed concern that non-residents will use those parks.
- **Kathryn Craig** spoke about traffic concerns and mentioned bumper-to-bumper traffic, which occurs between 3:30 - 6:00 pm every day from Highway 34 to the first roundabout on Boyd Lake Avenue.
- **Wendy Hurd**, in response to the traffic study results, stated that Loveland is better than just meeting minimum standards. She believes that it will not take much of an increase in traffic to greatly effect their neighborhood. When traffic increases, people will take alternate routes through the Boyd Lake Shores neighborhood since the direct routes are heavily congested. She is concerned for the safety of Boyd Lake Shores residents since no sidewalks exist, there are no streetlights, and drivers are ignoring speed limits in their neighborhood. She requested that if the development is approved, that the Lost Creek Roundabout be completed before much of the project is built-out.
- **Tate Lundy** mentioned that the first site plan showed a green buffer space along Frank Road. She was pleased with the initial plan and asked if it is still a possibility. She was particularly concerned with the 12 lots proposed for the south side of Frank Road. She also shared safety concerns the increase in traffic will cause for the area.
- **Bill Frame** said he would like to know what the plans are for widening the two-way bridge to the south of the project site on Boyd Lake Avenue. He also questioned what the price range of the proposed single-family homes in this development.
- **Carl Martel** said he has attended many of the neighborhood meetings, but the developer has not directly contacted him (by mail). He is concerned that the City was not listening to the residents before they decided to support MSP (the developer). The property was purchased in 2000 and he believes that the developer is proposing more homes than what it was originally zoned for. He disagrees with the numbers that were presented regarding attendance at the school and believes the numbers are much higher. He also indicated that another project built by the developer in Loveland is not of high quality.
- **Wayne Callaway** was pleased with the amenities that have been planned for the area. He reminded the commissioners that there is no access to the lake from the planned development; rather, access to the lake is through Valley Oak Drive only. He shared the deep concern residents have that people will be using these private lake access areas within the Boyd Lake Shores neighborhood.

- **Leigh Ann Gerk** wished the City would consider the interests of Boyd Lake Shores residents who have worked hard to make their community great. The residents have been loyal and respectful to their neighborhood, and have worked hard to maintain its condition. She asked for implementation of the buffer zone separating Boyd Lake Shores from the new development.
- **Jim Schoolmeester** spoke on the importance of the access to the southernmost Boyd Lake Avenue roundabout. He asked that the number of building permits be restricted to 50 units until the access to the southern roundabout at Lost Creek Drive is completed.
- **Kim Perry, McWhinney and Associates**, submitted a letter and map (Exhibit 3) and stated that as an adjacent landowner they do not have an issues with the proposed use of the site, but they are concerned with what is left for them to access their property to the west of the project site. They would like to find a solution with Chad Rodriguez and Lakeview Holdings.
- **Beth Sedue** voiced her concern that several things keep changing with the development plans. She and other residents, who currently have a view to the west, will lose that view with the new development. She would like the original plan with the buffer area on the north side of the project to be considered.

**Commissioner Dowding closed the public hearing at 8:18 p.m.**

**Commissioner Dowding called for a recess at 8:19 p.m.**

**Commissioner Dowding called the meeting to order at 8:30 p.m.**

**Chad Rodriguez** and **Chris Grady** responded to the questions from citizens by discussing fire access to the site that has been reviewed and supported by the Loveland Fire Authority, the design of the homes and allowed building heights. He indicated that building heights have been reduced from 35 feet to a maximum of 26 feet. Water for the development will be served by the city of Loveland and there are sufficient shares in the water bank to support the project. Stone columns will be a part of the fencing to provide some continuity along the Boyd Lake Avenue frontage. The Developer has also offered to install brick signs labeled “Boyd Lake Shores Residents Only” at the existing neighborhood entrance to deter traffic encroachment into the neighborhood.

In response to concerns about school capacity, **Mr. Rodriguez** stated that the official Thompson School District count for capacity for High Plains School is 550 students, with last year’s count being 473 students. He added that the price range for the development would be \$400,000 - \$600,000. There are no plans to make the development a gated community, but annexation does not negate that opportunity. **Mr. Grady** further explained that the original development plan for a 360-unit multifamily project included a bufferyard on Frank Road to help mitigate the difference between the multifamily proposal and existing single family uses. As the project changed to a low density single family use, the need for the bufferyard was eliminated. A bufferyard on Boyd Lake Avenue was always incorporated into the plans.

**Mr. Keller** addressed transportation questions by stating that Loveland's standards for mitigating traffic impacts are among the highest and strictest standards of any community that he has worked with. He emphasized that the studies for the project meet these standards. He mentioned that after the City's transportation project that is currently under construction at Hwy. 34 and Boyd Lake Avenue is completed, there would be much better traffic flow in the area.

**Ms. Burchett** explained annexation requirements and explained why the property being annexed would include Frank Road, as it is adjacent to the boundary of the project and would comply with the Intergovernmental Agreement with Larimer County.

**Mr. Maizland**, engineer with the city Transportation Development Review office, stated that traffic standards were adopted in 2001 by City Council. A change to those standards would need to come from Council.

*Commissioner McFall moved to make the findings listed in Section VII of the Planning Commission staff report dated July 23, 2018 and, based on those findings recommend that City Council approve the following: (1) The Boyd Lake Place Addition, subject to the conditions listed in Section VIII, as amended on the record and zone the addition Boyd Lake Place PUD; and (2) The Boyd Lake Place PUD Preliminary Development Plan. Commissioner Bears seconded. The motion was opened for Commission discussion.*

#### **COMMISSIONER DISCUSSION:**

- **Commissioner Roskie** stated her appreciation for comments made by citizens and the applicant. She mentioned the purpose of the Planning Commission, which is to evaluate the development based on the City's standards while considering the community concerns. She was confident that the applicant has heard the concerns and appropriately addressed them.
- **Commissioner McFall** stated he is concerned with the traffic in the vicinity of the development proposal. He commended the citizens for their comments and involvement, and thanked the applicant for listening to their concerns and working toward solutions. He encouraged the developers to communicate and work together for the good of the City.
- **Commissioner Hammond** was pleased with the amount of work that went into the presentation of the development. He was concerned with the letter that was submitted by McWhinney at the last minute. He expressed a strong desire for the developers to work together in order to solve the concerns raised by neighbors.
- **Commissioner Hitchcock** commended the community for their comments and the developer for the efforts in adjusting their plans. He strongly encouraged that McWhinney and Lakeview Holdings resolve the issue with the southern street entrance to the property. He hopes that City Council will work to enforce cooperation and resolve this issue.
- **Commissioner Molloy** is pleased with the high quality of Alford Meadows, which was developed by MSP, ie. Lakeview Holdings. He believes that the proposed development

will be of high quality and complementary to the existing Boyd Lake Shores neighborhood.

- **Commissioner Dowding** commended all the citizens for participating in the in the process and providing comments at the hearing. She is assured the citizens that City Council will hear their concerns. She hopes the two developers can work together, and stressed that the completion of the the access from the proposed project to the Lost Creek roundabout is in the interest of the community and it must be resolved.

The applicant accepted the conditions listed in Section VIII.

*The motion was unanimously approved.*

### **ADJOURNMENT**

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

**Commissioner Dowding adjourned the meeting at 9:29 pm.**

Approved by: \_\_\_\_\_  
Carol Dowding, Planning Commission Chair

\_\_\_\_\_  
Lisa Rye, Planning Commission Secretary

**From:** Gary Werning [REDACTED]  
**Date:** July 22, 2018 at 5:07:16 PM MDT  
**To:** [kerri.burchett@cityofloveland.org](mailto:kerri.burchett@cityofloveland.org), Lizzy Ginger [REDACTED]  
**Subject:** BLS/MSP

Kerri,

My thoughts on the MSP proposed development south of Frank Road. I have no problem with MSP developing their property and appreciate their willingness to make changes to their plan to better fit into the surrounding community, but I have the following concerns. Using Frank Road as a major entrance-exit a great amount of traffic will be introduced onto Frank Rd. Virginia Drive and Valley Oak Drive. None of these existing streets in our neighborhood have side walks or street lights and are used extensively both day and night to access neighbors, our large park or our lake access park. Adults and kids alike who are walking, running or cycling are regularly in danger currently without a side walk and lighting, conditions will only get worse with more traffic. Launching and loading of watercraft both day and night often blocks Valley Oak Drive without any traffic controls adding more danger.

Pedestrian safety is a a concern within the City of Loveland as noted in the Reporter-Herald July 18 with the article on the need for a permanent side walk at the poorly lit intersection at 43rd and Wilson where a young middle schooler was struck and killed. Our area is no different even though we are in the county, no street lighting, nor side walks exist, more traffic will surely cause a very dangerous area for all.

Our streets are not in very good condition now and will deteriorate even faster with the additional traffic. Who will be responsible for replacing and up keeping these county streets if more traffic uses them?

My next and final point is that much of the expected traffic in our area could be reduced by using the existing round-a-bout at Lost Creek Drive, located at the south end of the proposed development. I know that a conflict exists with the current property owners regarding its use, but until this disagreement is resolved I think the approval of the development should be denied.

Sincerely,

Gary Werning  
[REDACTED]

Email received from David Crowder, McWhinney on Friday 7/20/18 at 1:44 PM.

Good afternoon. I wanted to reach out to you before Monday with a couple of things.

As you know from our conversation a few weeks ago, we are concerned about a number of things. We will not be taking an opposition position on the project, in fact we will support the use as it consistent with the comp plan, but we will ask the commission for a number of considerations including:

1. Ask the applicant to go back and work with McWhinney on a comprehensive plan that addresses all of the various issues (access, infrastructure, etc.) between all of the parcels. My goal would be to work out a land swap/trade/sale compensating for the acreages and costs. I don't have a proposal for you on that as it requires a lot of effort and time to work through. If that is not their direction then..  
*PC*
- *We provided a proposal to McWhinney that included solutions to the options listed above on November 16, 2016 and again with additional information and details on February 3, 2017. McWhinney did not respond. Therefore, after these long delays, we proceeded with our Boyd Lake Place project.*
2. Require access be provided via public streets to our sliver parcels to the west of the project.
- *The access to the McWhinney parcel from Boyd Lake Place has been provided and approved by the City of Loveland Transportation Development Review and Current Planning Staff as shown. The McWhinney property also has direct access from the Lost Creek roundabout.*
- *Boyd Lake Place will construct Virginia Drive and a 16" water main to the edge of its property for McWhinney's future connection.*
- *McWhinney has purchased its property twice with full knowledge of its access issues.*
3. Require repayment of the project's share of the Boyd frontage improvements at annexation to Centerra Metro District (We believe that number will be \$853,050 for both parcel's frontage (\$677,515 for the north parcel).
- *The last submittal we have received for review was submitted by the Centerra Metro District dated 11/10/2017 to the City of Loveland for the adjacent developer reimbursement was in the amount of \$539,941, which is still much higher then the appropriate amount based upon City of Loveland Standards for an adjacent developer reimbursement. We, as the property owner, have from the initial submittal by Centerra worked with the City of Loveland engineering staff and City Attorney's office to ensure the fair and appropriate amount will be reimbursed per the City of Loveland Standards. Today, July 23, 2018, I was just advised by the City of Loveland that a submittal was received on July 17, 2018 of which we have not reviewed.*
4. Require a fair share contribution payment to Centerra Metro District at annexation of the project's fair share of the \$5.3M Boyd Lake South improvements. That number turns out to be 2.744% or \$145,432.

- *Boyd Lake Place's contribution to the 15<sup>th</sup> Street improvements (Boyd Lake South Improvements) is based upon the requirement to meet Adequate Community Facilities (ACF) standards. The City Engineer and Transportation Development Review staff has determined that a center median installed in Boyd Lake Avenue will meet these standards. The cost of this improvement is \$78,695.80. This amount, in conformance with Transportation Development Review condition of approval No. 3b., will be paid to the City of Loveland for the roadway improvements. cash in hand*
- *The Boyd Lake Place development does not trigger the bridge widening per its approved Traffic Impact Study. The Lakes at Centerra (Millennium) has a special condition stating "Unless constructed by others, the Greeley and Loveland Irrigation Canal trail underpass as shown on the master trail plan for the GDP shall be constructed at such time as North Boyd Lake Avenue is widened at its crossing with the canal trail underpass in conjunction with development in Parcels C-1 and C-2, except that portion of Parcel C-1 located east of a line 2625 feet east of the centerline of Boyd Lake Avenue."*
- *The Rocky Mountain Village 14<sup>th</sup> Subdivision has an executed development agreement with the City of Loveland requiring it to construct the 15<sup>th</sup> Street roundabout.*

5. Remove driveways from Frank

- *Frank Road is a local residential street classification. A local residential street is used for direct access to residences fronting on the street. The City's minimum required corner clearance between driveways is 80'. The first driveway access for Boyd Lake Place is almost double that at 147'. Per the City's requirement we will construct shared driveways allowing vehicles to enter and exit in a forward-facing direction nearest the roundabout for improved safety. Please see Exhibit "\_\_\_".*

6. Remove right in right outs

- *The right-in/right-out access points are appropriate as Boyd Lake Avenue is a divided median roadway. Located on the opposite side of Boyd Lake Avenue three right-in/right-out intersections have been constructed by McWhinney, et al.*

7. Connect to south roundabout.

- *The Boyd Lake Place project meets the engineering standards of the City of Loveland. Virginia Drive will be constructed to our south boundary to provide a future connection by the adjoining McWhinney property. The City of Loveland staff have determined that this connection is not necessary for the development of Boyd Lake Place to meet City requirements.*

Happy to discuss ahead of time if there is a way to work through things ahead of the meeting.



**David Crowder**  
**Vice President of Community Development**  
**General Manager of Centerra**

2725 Rocky Mountain Ave.  
Suite 200  
Loveland, CO 80538  
p: 310-948-0760  
f: 970-635-3003

***"NOTE: as of February 6, 2017, my email address has changed to  
[David.Crowder@McWhinney.com](mailto:David.Crowder@McWhinney.com). Please update your contact records.***



McWHINNEY

July 20, 2018

Ms. Carol Dowding, Chairman  
City of Loveland Planning Commission  
503 E. 3<sup>rd</sup> Street  
Loveland, CO 80537

RE: Boyd Lake Place Addition/Preliminary Development Plan

Ms. Dowding,

Thank you for the opportunity to comment on this proposal. Boyd Lake Place Addition and Preliminary Development Plan are scheduled for review by the City of Loveland Planning Commission on July 23, 2018. As a neighboring land owner to the proposed project we would like to submit this letter into the record which includes items for the full Commission consideration.

While McWhinney supports the proposed use of the parcel as a single family detached residential project because of its consistency with the City's Comprehensive Plan, we do have concerns that we would like to see addressed regarding the site plan as well as propose conditions for the approval of the project. We respectfully ask that you defer judgement on this parcel until these concerns are addressed. The following list details our concerns:

- 1.) **Right-In Right-Out** - The proposed site plan shows two "Right-in Right-out" connections to Boyd Lake Avenue which conflicts with the LUCAS criteria that requires access points to be spaced a minimum of 660 feet for proper traffic flow of vehicles entering and exiting a site. On the adjacent property to the east, we constructed only one "Right-in Right-out" access point on the east side of this segment of Boyd Lake Ave. Our recommendation and preference is that these two accesses be eliminated completely in favor of a single connection to the southerly roundabout, but at least combined into a single access point between Frank Road and Lost Creek roundabouts.
- 2.) **Driveways on Frank Road** – We understand that the adjacent neighborhood to the north of the project has expressed concerns over the project design which adds numerous driveways onto Frank Road. We recommend that the project be redesigned to provide one access from Frank Road into the new neighborhood and have rear yards back onto Frank Road. It appears a slight change in road alignments within the project would accommodate the issue easily.
- 3.) **Connection to Lost Creek Roundabout** - We strongly suggest that the proposed project be required to connect to the southern existing roundabout at Lost Creek Drive. The existing roundabout was constructed with a spoke specifically for this connection. This will provide a full movement intersection that will remove half of the demand from the Frank Road roundabout. We have been in touch with the members of the project team and we are willing to negotiate terms to allow access to support the connection to the roundabout provided of course that the agreement is equitable.

- 4.) **Stranded Parcels** - The parcel west of the proposed project is owned by a McWhinney entity and the proposed site plan does not include viable access which will render this property unbuildable. Connectivity is critical so that our land along the westerly boundary is not stranded and your Comprehensive Plan can be realized. We request that the project be redesigned to provide stubs via public streets or that the applicant work with us on a land swap/trade/sale to assemble a logical development parcel that provides adequate access to adjoining properties. See attached Exhibit A.
- 5.) **No Free Ride and Equity Among Tax Payers** – We ask that creating a level playing field be a primary consideration in thinking about this project. Millions of dollars of public infrastructure have already been constructed along the applicant's frontage and millions more in infrastructure are planned to be constructed that support the traffic generated from this project. Unless the Planning Commission takes a proactive action, the City's present "next person in pays" policy will result in tax payers on one side of the street free-riding at the expense of the tax payers on the other side of the street. Because this is an annexation, the Planning Commission has the discretion to require that equity be provided through special provisions and conditions of annexation.
- a. **Frontage Improvements** - The City required Centerra Metropolitan District to build a full width section of Boyd Lake Avenue adjacent to this property several years ago and the Centerra Metro District and its tax payers bore the cost. The applicant at that time did not dedicate the right of way for the road and instead carried out a strategy which forced the Centerra Metro District into condemnation proceedings ultimately resulting in a costly award of damages in favor of the applicant and at the expense of the tax payers in the Centerra Metro District. This Right of Way would have otherwise been required to be donated to the city now at the time of annexation through this process. Centerra Metro District is in the final stages of the City's process for filing a claim for reimbursement for the costs of the improvements and right of way against this property and would ask that the Commission's actions reinforce the repayment of these costs with a condition of annexation on the repayment of the fair share of the frontage improvements and the actual cost of right of way that was purchased from them. According to our calculations, of the entire project cost of this segment of \$3.5 million, the total reimbursement owed is \$853,050 for the property owned by the applicant along Boyd Lake Ave. The portion of the reimbursement related to the parcel that is subject to annexation is \$677,515. These monies should be paid to the Centerra Metro District upon annexation.
- b. **Boyd Lake Avenue South** - Boyd Lake Avenue from US 34 to a point just north of the GLIC canal is at capacity at the intersection of 15<sup>th</sup> Street today. The subject project will trigger the need for the improvement of the Boyd Lake Ave/15<sup>th</sup> Street intersection which entails a bridge over the canal, a trail undercrossing, a roundabout and road widening and some realignments as well as navigating and relocating myriad utilities. The Centerra Metro District is in the design stage of this complicated and expensive \$5.3 million improvement and would like to award a contract to construct this important facility in September. The district's board has discussed that they will not likely award this improvement unless and until there is an agreement with the City or the property owner to fund the project's fair share. Based on a traffic study by Delich Associates, the project's fair share of the \$5.3 million improvement for 96 SFD homes is approximately 2.744% or \$145,432. This payment should be paid to the Centerra Metro District upon Annexation.

- 6.) **Coordination between adjacent landowners** – The subject property is part of a complex set of parcels that share access and many other infrastructure issues. We recommend that before the project receives a recommendation of approval by the Planning Commission, that the Commission require the owners of the parcels come together on a coherent plan for all of the property west of Boyd Lake Avenue between the Greeley Loveland Irrigation Canal and Frank Road and which deals with the fractured ownership and access issues in a logical manner. This includes two parcels owned by the applicant and two parcels owned by McWhinney managed entities.

Furthermore, we ask that the Planning Commission Members take into consideration information provided in the attached **Exhibit B** which highlights the existing, current and future infrastructure improvements along Boyd Lake Avenue.

We appreciate your consideration of our concerns and recommendations and am available for any questions you might have. Please feel free to contact me at [David.Crowder@McWhinney.com](mailto:David.Crowder@McWhinney.com) or at 310.948.0760.

Sincerely,

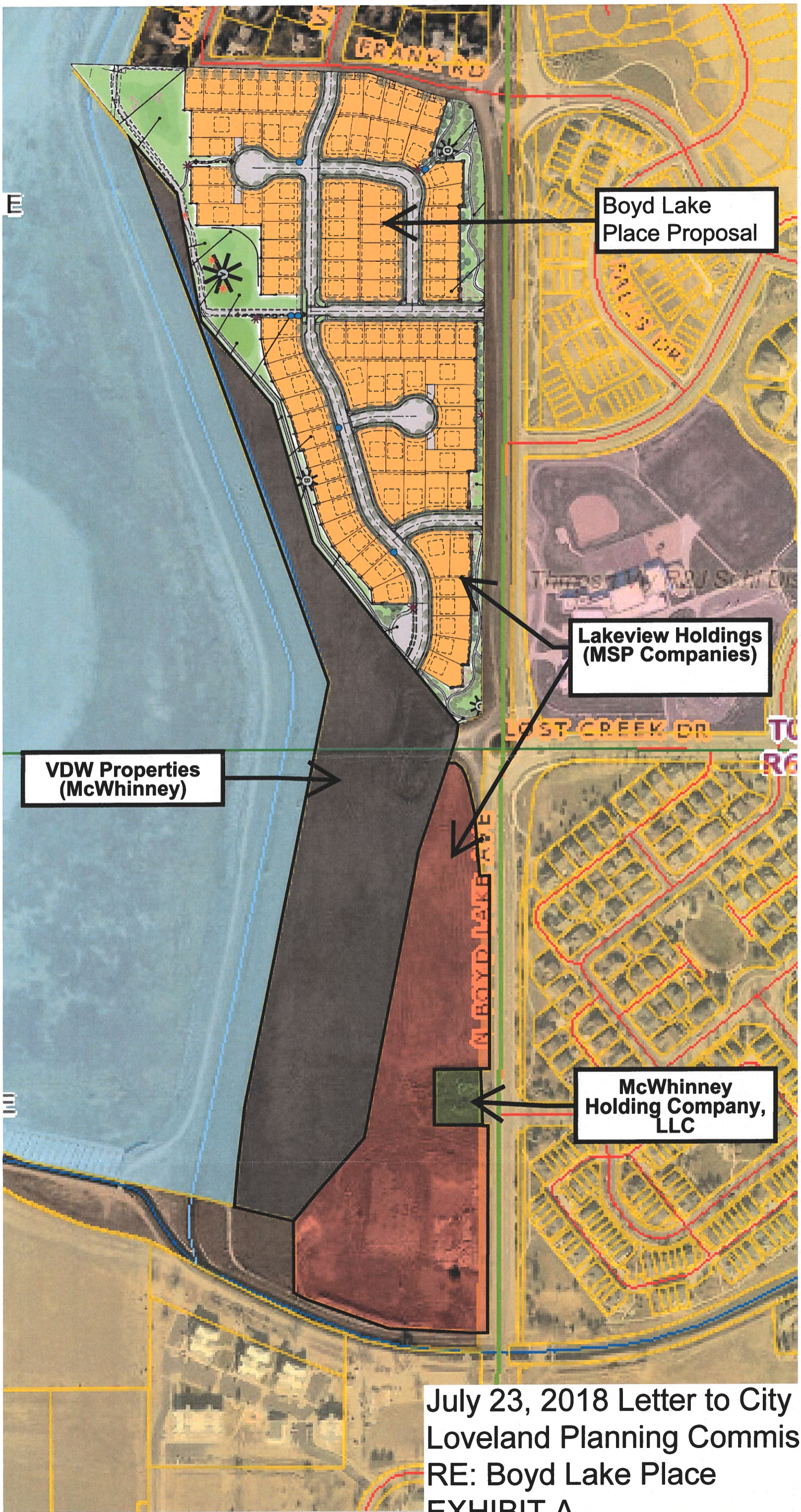
David Crowder  
Vice President of Community Development  
General Manager of Centerra  
McWhinney Real Estate Services, Inc.

Cc: Steve Adams, City of Loveland  
Brett Limbaugh, City of Loveland  
Mark Jackson, City of Loveland  
Chad Rodriguez, MSP

Bring Your Dream

2725 Rocky Mountain Ave.  
Suite 200  
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p: 970.962.9990  
f: 970.635.3003

[mcwhinney.com](http://mcwhinney.com)



July 23, 2018 Letter to City of  
Loveland Planning Commission  
RE: Boyd Lake Place  
EXHIBIT A

# Boyd Lake Avenue – Centerra Metropolitan District Improvements

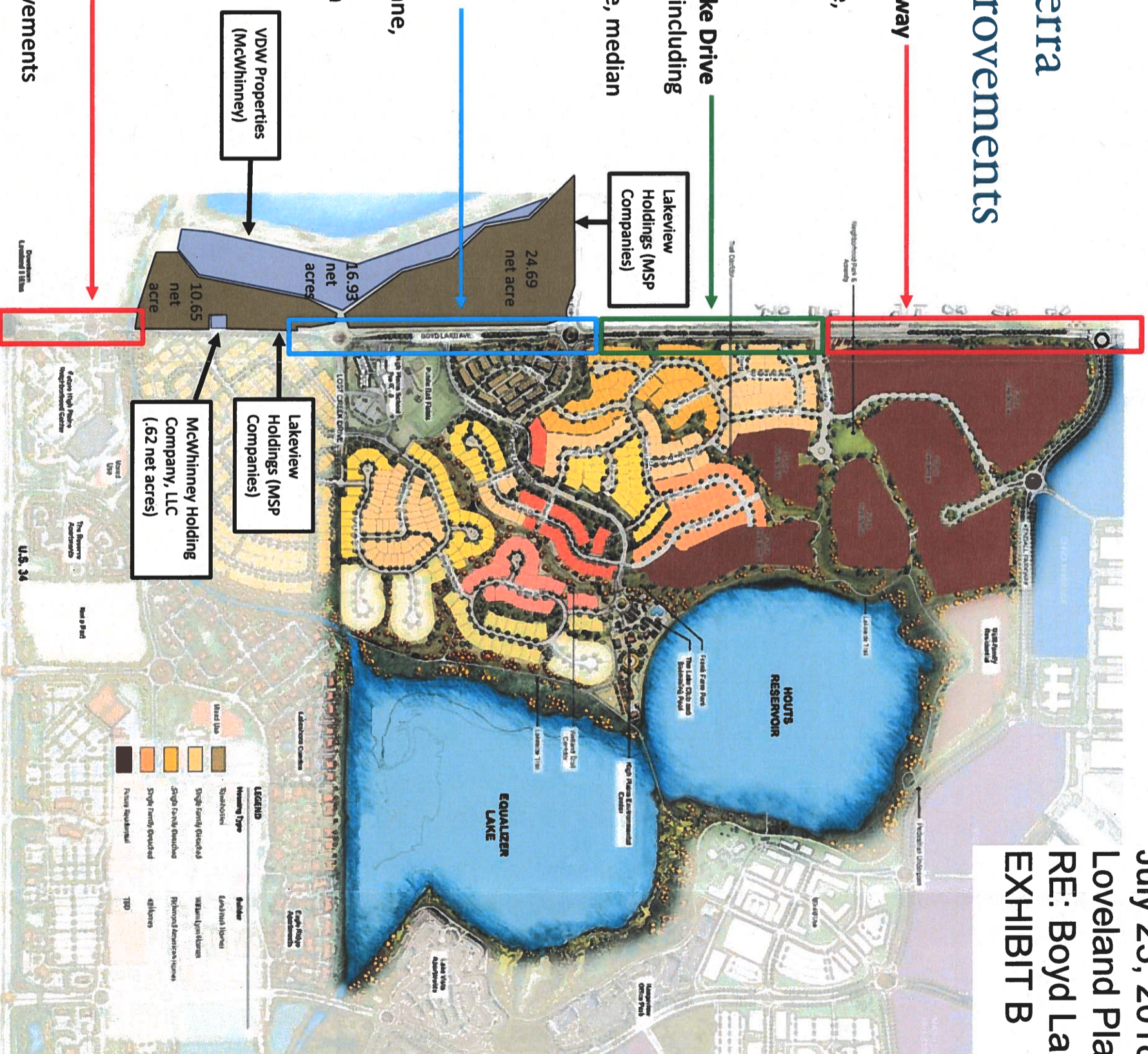
July 23, 2018 Letter to City of  
Loveland Planning Commission  
RE: Boyd Lake Place  
EXHIBIT B

- Trapper Lake Drive to Kendall Parkway**
- Future Construction: ~\$4.7 Million
- Widen Boyd Lake Ave. to a 4 lane, median divided road.
  - Add roundabout.

- Long Pine Lake Drive to Trapper Lake Drive**
- Under Construction: ~\$4.6 Million (including ~\$750,000 for landscape)
- Widen Boyd Lake Ave. to a 4 lane, median divided road.

- Lost Creek to Long Pine Lake Drive**
- Already Constructed: ~\$3.5 Million
- Boyd Lake Ave. widened to a 4 lane, median divided road.
  - Two intersections improved with roundabout.

- 15<sup>th</sup> Street Roundabout**
- Future Construction: ~\$5.3 Million
- Construction and Landscape Improvements





## Current Planning Division

410 E. 5th Street • Loveland, CO 80537  
(970) 962-2523 • eplan-planning@cityofloveland.org  
www.cityofloveland.org/DC

### Planning Commission Staff Report

August 13, 2018

**Agenda #:** Consent Agenda - 1  
**Title:** Thornburg Hamilton Fourth Subdivision  
**Applicant:** Windsor Plains, LLC  
represented by Jon Turner  
**Request:** **Preliminary Plat**  
**Location:** Southwest corner of Fairgrounds Avenue and County Road 30 (E. 71<sup>st</sup> Street)  
**Existing Zoning:** B – Developing Business  
**Staff Planner:** Kerri Burchett

#### *Staff Recommendation*

##### **APPROVAL**

##### ***Recommended Motion:***

*Move to make the findings listed in Section VIII of the Planning Commission staff report dated August 13, 2018 and, based on those findings approve the Thornburg Hamilton Fourth Subdivision.*

#### ***Summary of Analysis***

The public hearing is to consider a preliminary subdivision plat that would subdivide a 38-unit townhome development into separate lots for individual sale. The property is part of a larger 74-acre residential development located on the west side of Fairgrounds Avenue, north of the Larimer County Fairgrounds. The overall development consists of a variety of multifamily apartments, townhomes, and condominiums, along with a new elementary school for the Poudre School District. A special review was approved allowing the multifamily land uses, however in order to subdivide the townhome units, a preliminary and final is needed.

Staff is recommending approval of the preliminary plat based on compliance with the findings required in the Municipal Code, as outlined in Section VIII of this report. The Planning Commission's decision on the preliminary plat is final unless the decision is appealed to City Council.

## I. SUMMARY

The proposal is to subdivide a 38-unit townhome development into separate, individual lots for sale. The property is approximately 4 acres and is located along the west side of Fairgrounds Avenue, south of County Road 30 (see vicinity map and overall development plan on page 3). The property is zoned B-Developing Business, which permits multifamily uses as a special review. The townhomes were approved as part of a special review for a 74-acre residential development consisting of 160 apartments, 38 townhomes, 97 condominiums, and a future elementary school site for the Poudre School District. Development of the property has not yet occurred, although the land use and infrastructure plans have been approved. The applicant is currently seeking City Council approval of a metro district to assist in funding infrastructure improvements including a traffic signal at the intersection of Fairgrounds Avenue and County Road 30 and a landscaped median in Fairgrounds Avenue.

The approved townhome development includes 7 buildings with a central clubhouse and pool. The buildings are currently platted on a single lot. The preliminary plat would create a separate lot for each townhome unit, the clubhouse and common open space area. Lot sizes for the townhomes range from 1,755 square feet (internal units) to 3,402 square feet (end units). The plat is generally a technical survey document to establish the lot configuration and provide access and utility easements. The land use, architecture, landscaping and infrastructure associated with the townhomes have already been approved through the special review. Colored renderings of the townhomes and overall site plan are included for informational purposes as **Attachments 1 and 2**, and the approved special review is included as **Attachment 4** to this report.

A preliminary plat is the first step in the subdivision process when subdividing a property into more than 4 additional lots. The preliminary plat requires approval by the Planning Commission and is subject to appeal to City Council. After approval of the preliminary plat, the applicant can proceed to a final plat, which is submitted for staff approval.

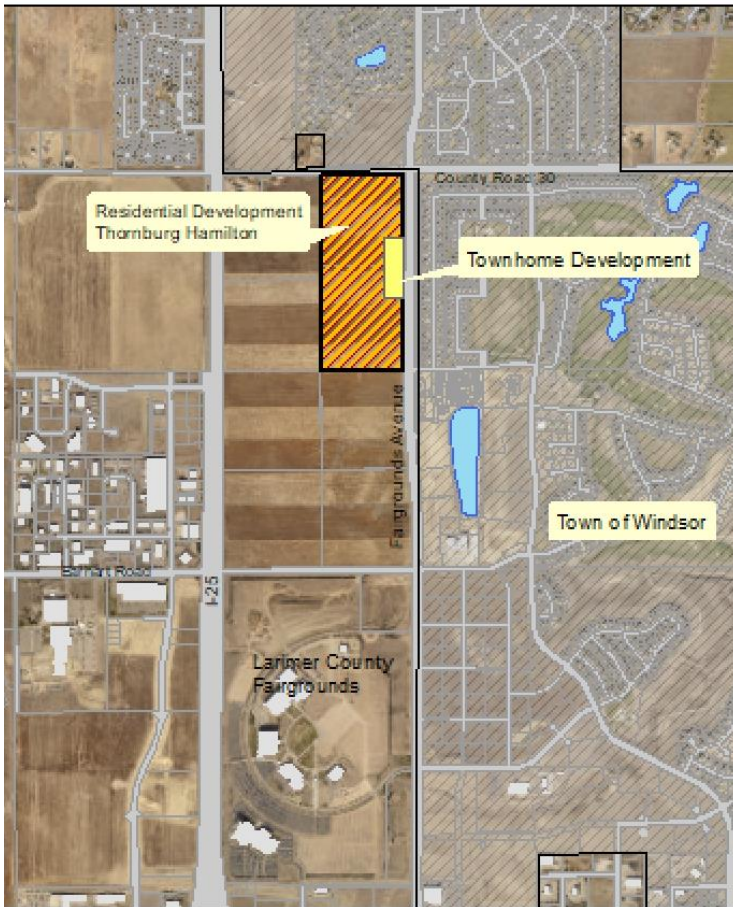
## II. ATTACHMENTS

1. Overall Site Plan (approved)
2. Colored Building Elevations (approved)
3. Preliminary Plat - Thornburg Hamilton Fourth Subdivision
4. Special Review #930 (approved)

### Townhomes Site Plan



### III. Vicinity Map and Overall Development Plan



### IV. SITE DATA

ACREAGE OF SITE GROSS .....	3.9 AC
DENSITY .....	9.7 UNITS/ACRE
EXISTING ZONING .....	B-DEVELOPING BUSINESS
EXISTING USE .....	VACANT
EXIST ADJ ZONING & USE - NORTH .....	B-BUSINESS –VACANT, MULTIFAMILY APPROVED
EXIST ADJ ZONING & USE - SOUTH.....	B-BUSINESS –VACANT, MULTIFAMILY APPROVED
EXIST ADJ ZONING & USE - WEST.....	B-BUSINESS – VACANT, PROPOSED SCHOOL SITE
EXIST ADJ ZONING & USE - EAST.....	TOWN OF WINDSOR – SINGLE FAMILY RESIDENTIAL
UTILITY SERVICE – WATER, SEWER .....	FORT COLLINS-LOVELAND WATER & SOUTH FORT COLLINS SANITATION DISTRICT
UTILITY SERVICE – ELECTRIC .....	CITY OF LOVELAND

## V. KEY ISSUES

City staff believes that all technical issues have been addressed regarding the preliminary plat. The land use and site plan were approved via the special review process, which involved a neighborhood meeting and a comment and appeal period. No comments or appeal of staff's approval was received from the neighborhood.

## VI. BACKGROUND

- |            |  |
|------------|--|
| 1987       | The Thornburg Hamilton Addition was annexed into the City as part of a large, 302-acre tract. The property was zoned I Developing Industrial.                                |
| Sept. 1998 | A subdivision of the property was approved, dividing the land into 4 separate lots. The subject lot was created as Lot 3.  |
| Sept. 2002 | The property was rezoned to B Development Business.  |
| Dec. 2003  | The second subdivision was approved, subdividing Lot 4, which was the largest parcel, into 4 35 acres lots.  |
| Sept. 2017 | A Planning Commission public hearing regarding severed mineral interest in relation to the minor subdivision plat for the Third Subdivision.                                 |
| Oct. 2017  | The Thornburg Hamilton Third Subdivision and Special Review #930 were approved. The special review approved the residential apartment, townhome and condominium development. |

## VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

- A. Notification:** An affidavit was received from Mike Walker with TB Group certifying that written notice was mailed to all property owners within 500 feet of the property, along with those property owners who attended the neighborhood meeting, on July 20, 2018. Notices were posted in prominent locations on the perimeter of the site on July 27, 2018. A notice of the public hearing was published in the Reporter Herald on July 28, 2018.
- B. Neighborhood Response:** A joint neighborhood meeting was held for the special review and preliminary plat on March 2, 2017 in the Highland Meadows Clubhouse in Windsor. Twenty-nine members of the neighborhood attended the meeting along with City staff from Loveland, Town staff from Windsor, and the applicant's consultants. Questions from the neighborhood centered around traffic and improvements to Fairgrounds Avenue, the school site, price ranges for the residential products, building heights, and a general discussion on how the development would benefit the neighborhood. Generally, the meeting was informational and no strong opposition was voiced. Subsequently, no comments or appeals were received from the neighborhood regarding the special review.

## **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.

### **A. City Utilities/Services and Transportation**

#### **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.*

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

- Infrastructure plans for the townhome development have already been approved in conjunction with the special review and previous minor subdivision applications. The infrastructure plans were reviewed by the City's Development Review Team including Transportation, Fire, Stormwater, Power, and Parks and Recreation. The plans were determined to meet City standards and the findings listed above. No additional public improvements are necessary with the preliminary plat application to accommodate the townhome use. The subdivision plat is only to create individual lots for the townhome units, clubhouse and open space areas.
- The property is served by the Fort Collins Loveland Water District and South Fort Collins Sanitation District. The District approved the infrastructure plans for water and sewer as part of the special review approval.
- A positive determination of adequacy has been made for city utilities and transportation in accordance with Chapter 16.41 of the Municipal Code.

## **B. 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 16.24.120:**

- a. Landscaping complies with the requirements set forth in the Code and bufferyards 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.*

Current Planning: Staff believes that these findings can be met, based on the following facts:

- The purpose of the subdivision is for the separate conveyance of the townhome units, clubhouse, and open space areas. Platting of the lots should not create negative impacts on the surrounding properties. Staff has not received any comments or concerns from the neighborhood regarding the preliminary plat.
- The siting and arrangement of the townhome buildings were approved in the special review. The lots are laid out efficiently in relationship to the approved building locations.
- The subdivision of land will not affect the views and privacy of the neighborhood.
- Landscaped bufferyards, open space, and street trees within the subdivision are placed either within separate tracts that will be maintained by the homeowner's association or within the rights-of-way that will be maintained by the metro district or master association.

**3. Section 16.20.060:** *The following findings are necessary when approving a preliminary plat to accommodate separate conveyance of property:*

- a. The intent of the applicable zoning district is met;*
- b. Applicable zoning standards, other than lot area and lot width, are met;*
- c. Provision of light and air will be adequate for the proposed development;*
- d. Adequate usable open space will be available to residents;*
- e. The lot sizes and development thereon will be compatible with surrounding uses; and*
- f. Conditions of approval assure that the lots will be used solely for the proposed residential use.*

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

- The B Business zone permits multifamily uses as a special review. The special review includes a neighborhood meeting and a comment and appeal period. The special review for the apartments, townhomes and condominiums was approved in October of 2017.
- Section 18.28.070 of the Municipal Code stipulates that the minimum lot area for multiple-family dwellings in the B district shall be seven thousand square feet for the first two units, plus one thousand square feet for each additional dwelling unit up to four dwelling units, plus two thousand square feet for each additional dwelling unit over four unit. Section 16.20.060 allows the Planning Commission to approve lots or tracts that are smaller than the minimum required by the zoning district if the net residential density is not greater than could otherwise be achieved under the lot area requirements of the zoning district. The residential development approved in the special review for the apartments, townhomes, and condominium development complied with the density allowed in the Business zone. The proposed density of the townhome development is 9.7 units per acre. Therefore the Planning Commission can approve the lot sizes requested in the preliminary plat.
- The special review approval assures that the lots will be used solely for the townhome use.

**C. Mineral Extraction 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.*

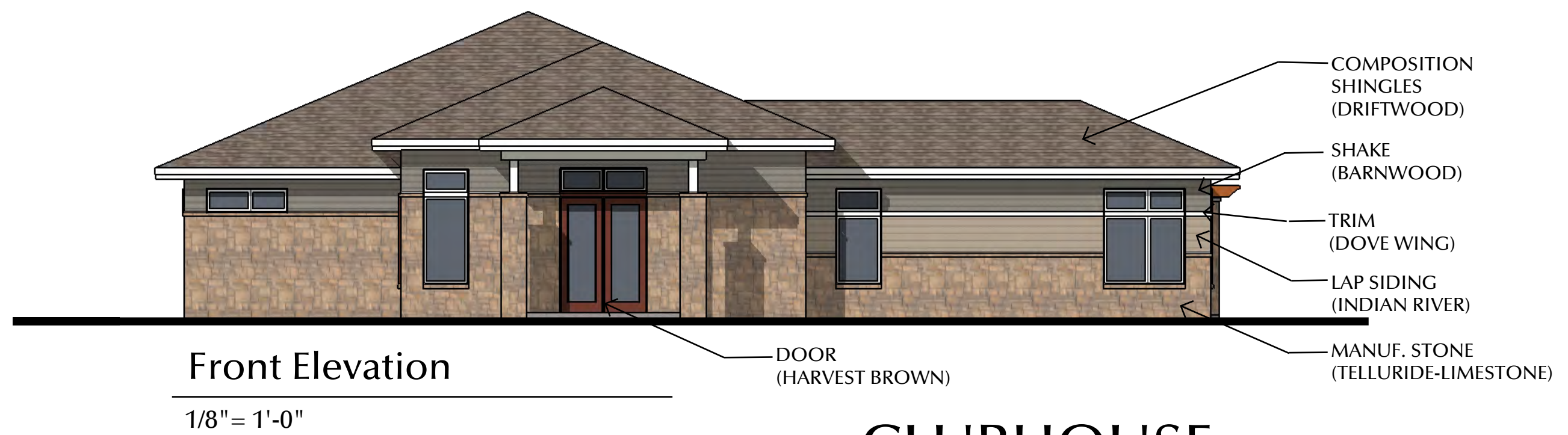
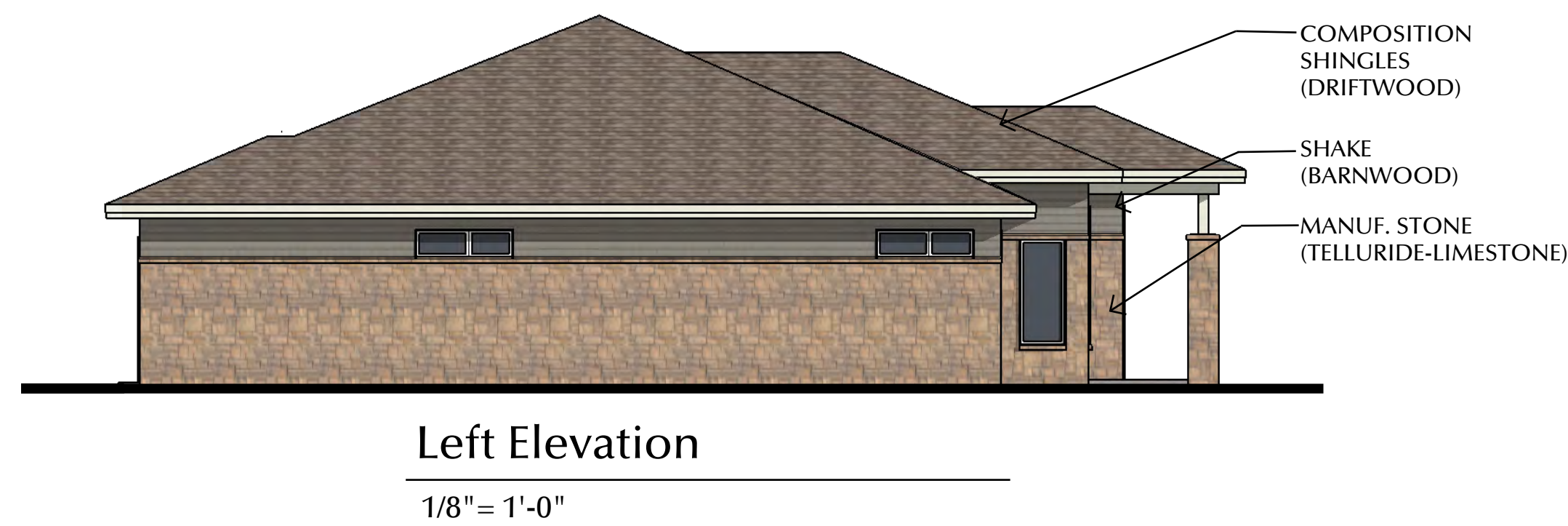
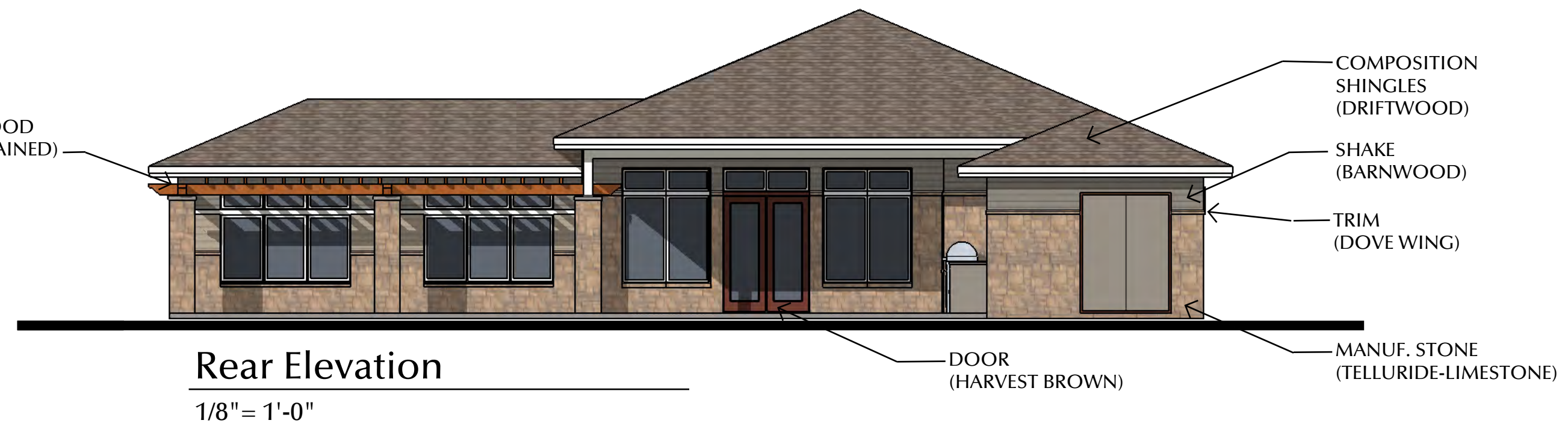
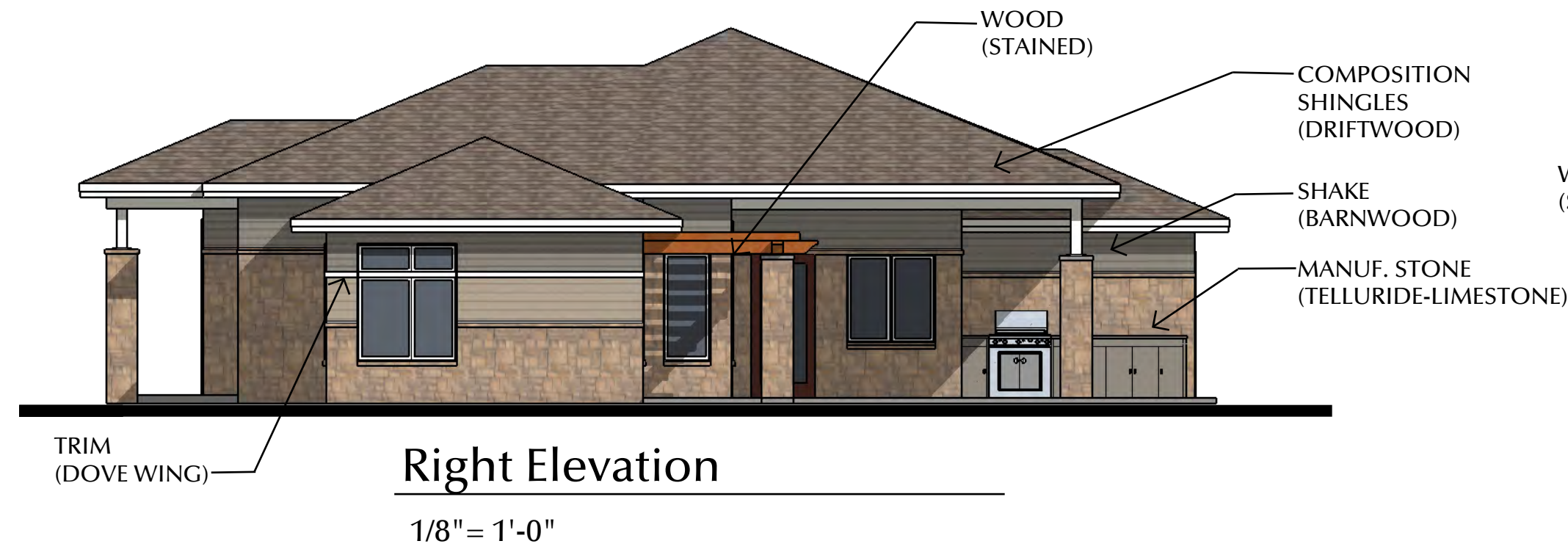
Current Planning: Staff believes that this finding can be met, due to the following fact:

- An agreement was reached between the applicant and Anadarko regarding mineral interests to allow development of the property.

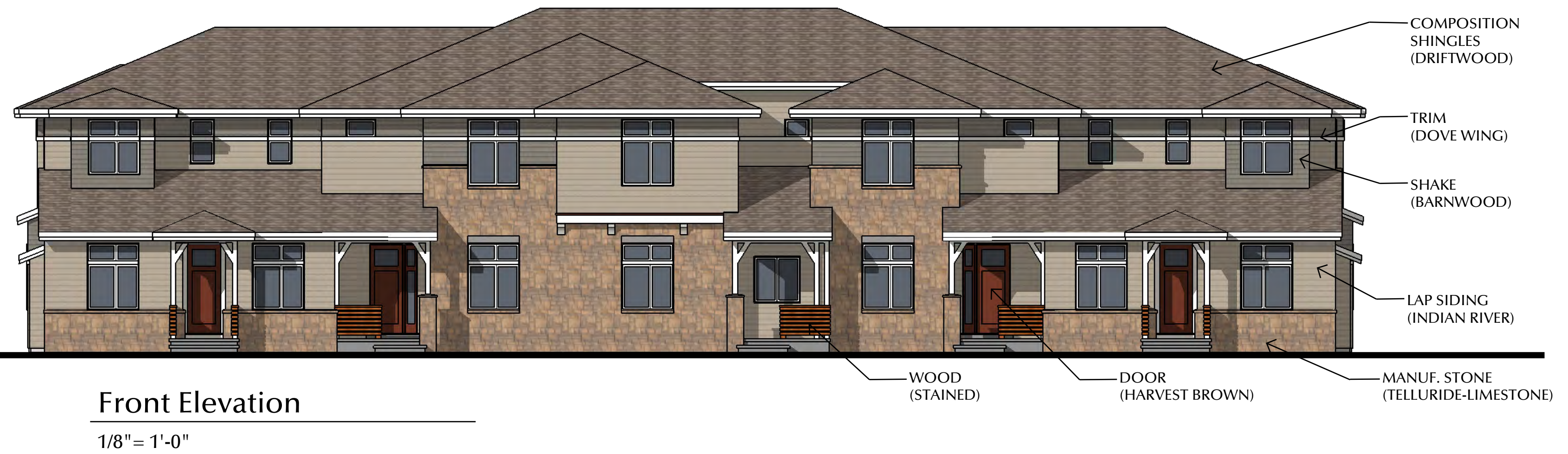
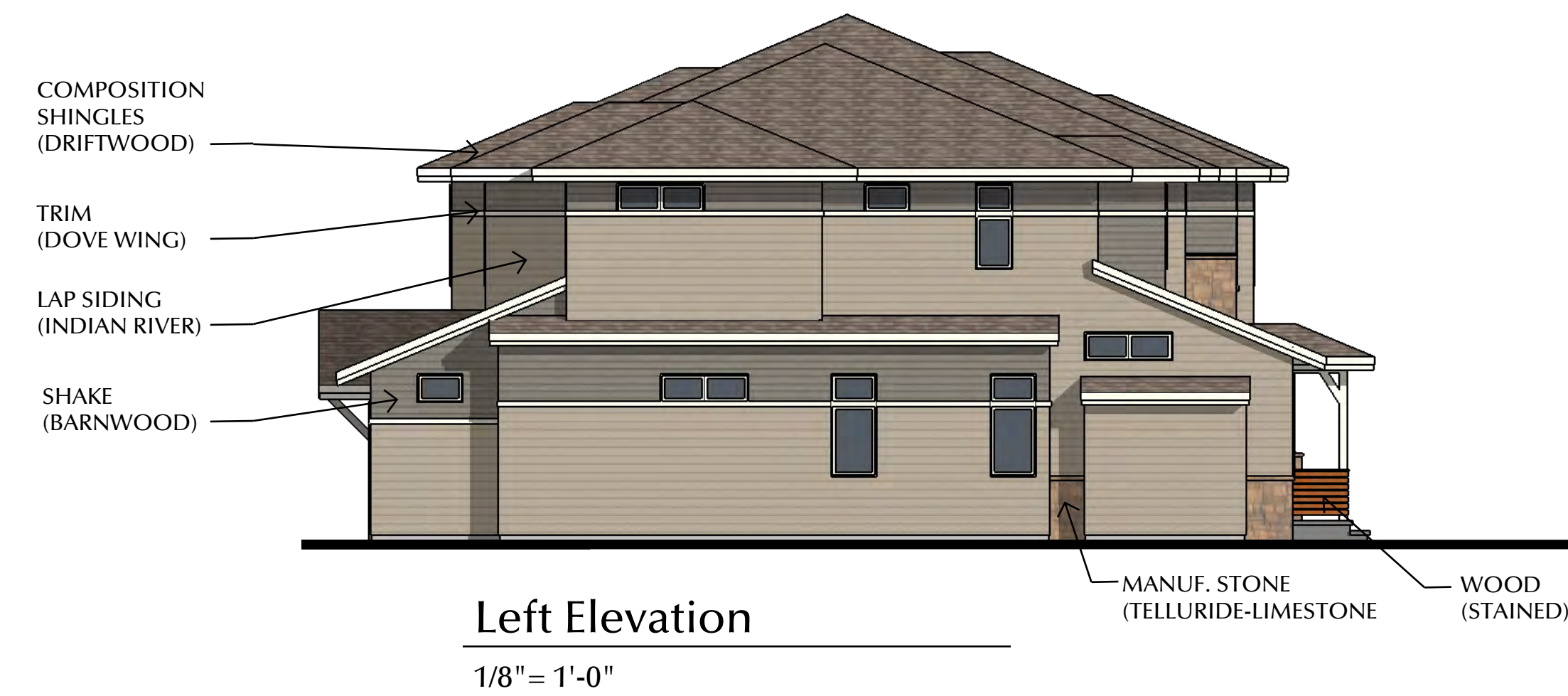
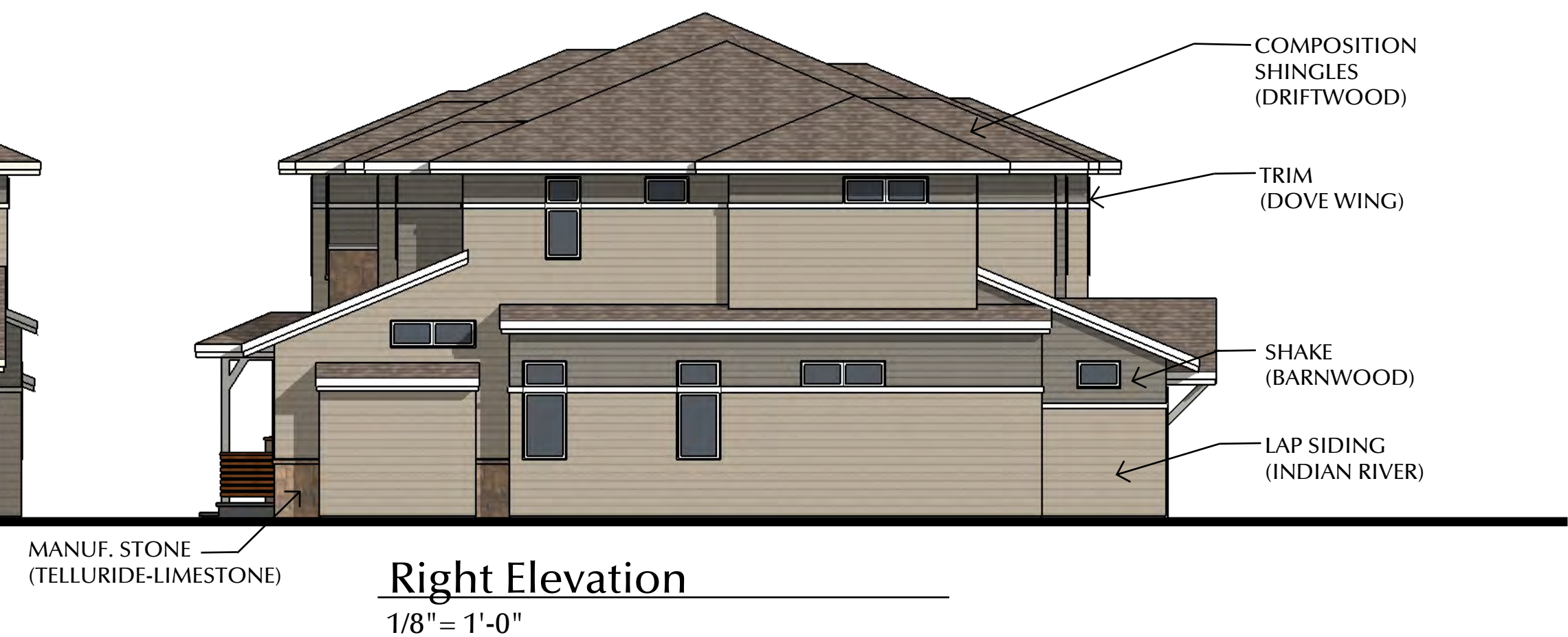
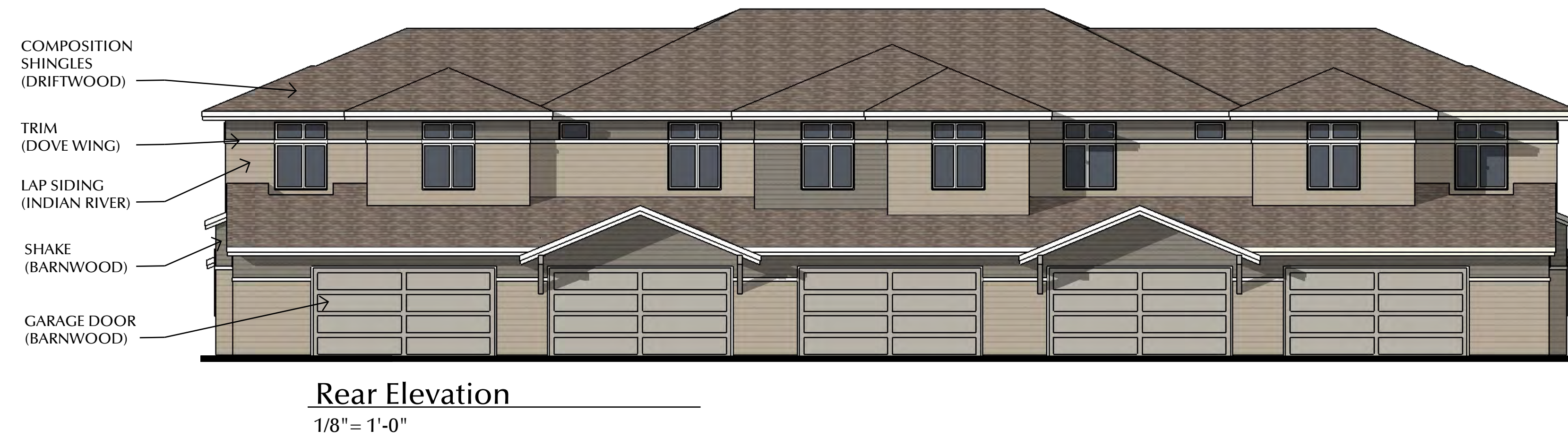
## **VIII. RECOMMENDED CONDITIONS**

There are no conditions recommended by City staff for the preliminary plat. Conditions of approval were incorporated into the approved special review and infrastructure plans that addressed timing of improvements.





## CLUBHOUSE



## 5 UNIT TOWNHOMES

# LOT 3 THORNBURG - HAMILTON 3RD SUBDIVISION, LOTS 1, 3 AND 4 SPECIAL REVIEW/ SITE DEVELOPMENT PLANS LOVELAND, COLORADO

THORNBURG-HAMILTON FOURTH SUBDIVISION  
BEING A SUBDIVISION OF LOT 3, THORNBURG-HAMILTON THIRD SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 6 NORTH,  
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

CERTIFICATE OF OWNERSHIP AND DEDICATION:

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, being the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in that portion of the Northeast Quarter of Section 27, Township 6 North, Range 68 West of the 6th Principal Meridian, City of Loveland, County of Larimer, State of Colorado being more particularly described as follows:

LOT 3, THORNBURG-HAMILTON THIRD SUBDIVISION (according to the Plat recorded with Larimer County Clerk and Recorder on \_\_\_\_\_ at Reception No. \_\_\_\_\_), to the City of Loveland, County of Larimer, State of Colorado.

Considering the West line of Lot 3, Thornburg-Hamilton Third Subdivision as bearing North 00° 33' 07" East and with all bearings contained herein relative thereto:

Containing 171,190 square feet or 3.930 acres more or less, and is subject to all easements and rights-of-way on record or existing, do hereby subdivide the same into lots, blocks, tracts, outlots, rights-of-way and easements, as shown on this plat; and do hereby designate and dedicate: (1) 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 (2) 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 "THORNBURG- HAMILTON FOURTH SUBDIVISION" to the City of Loveland, Colorado.

All expenses involving necessary improvements for water system, sanitary sewer system, storm sewer system, curbs and gutters, sidewalks, street improvements, street signs, grading and landscaping shall be paid by \_\_\_\_\_ if it is determined to be required.

OWNER:

Windsor Plains, LLC, a Colorado limited liability company  
Hillside Commercial Group, Inc.

By: \_\_\_\_\_  
Jon A. Turner  
Manager of Windsor Plains, LLC,  
a Colorado limited liability company

STATE OF COLORADO )  
  ) ss.  
COUNTY OF LARIMER )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by Jon A. Turner, as Manager of Windsor Plains, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My Commission Expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

LIENHOLDER:

By: \_\_\_\_\_

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

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

Witness my hand and official 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 provision that approval in no way obligates the City of Loveland, for financing or construction 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 Director of Development Services.

ATTEST:

\_\_\_\_\_  
City Clerk

ATTORNEY 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, with such land described in Schedule A to Title Commitment No. \_\_\_\_\_, issued by \_\_\_\_\_ effective \_\_\_\_\_, and that based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, except encumbrances set forth in Schedule B - Section 2 of such title commitment as of such date of execution, and any such encumbrances do not impair the use of such land dedicated to the City of Loveland for the purposes set forth on this plat

So sworn this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

\_\_\_\_\_  
Attorney

FORT COLLINS - LOVELAND WATER DISTRICT AND SOUTH FORT COLLINS SANITATION DISTRICT STATEMENT:

The undersigned, its successors and assigns, ("Undersigned") does hereby dedicate and convey to the Fort Collins - Loveland Water District and/or South Fort Collins Sanitation District ("District"), its successors and assigns, forever, easements as laid out and designated as such, on this plat, for the installation, construction, maintenance, inspection, operation, replacement or removal of one (1) or more domestic water lines for the transmission and distribution of domestic water, and/or one (1) or more sanitary sewer lines for the collection and service of sanitary sewer and wastewater, and all underground and surface appurtenances thereto, including metering stations and other fixtures, in, over, across and upon said Easement. The Undersigned further grants, conveys and covenants to the District A) the right and privilege to grade the Easements for the full width thereof in such manner as the District may reasonably determine to be necessary or advisable; B) all other rights necessary and incident to the full and complete use and enjoyment of the right of way and easement for the purposes herein granted; C) the ground elevation of the easement shall not be diminished or substantially added to; D) the Undersigned shall be responsible for maintenance such as, but not limited to, mowing.

The Undersigned shall not erect or place any permanent building, structure, improvement, fence, sidewalk, tree or other landscaping on the Easements except as approved in these drawings. In the event of the placement of such obstacles, the District shall have the right to require the undersigned to remove such obstacles from the Easements and, in the event the undersigned fails to do so upon request, the District may remove such obstacles without any liability for repair or replacement thereof. The Undersigned shall have the right, without the consent of the District, to plant grasses and other ground cover and small shrubs upon the Easement areas that are usual and customary for the full use and enjoyment of the property. However, the District shall not be responsible for repair or replacement of any "exotic" plantings, ornamental trees, trees or similar landscaping other than usual and customary ground covering and shrubs.

NOTES:

1. Basis of Bearings is the North line of Lot 3, Thornburg-Hamilton First Subdivision as bearing North 89° 21' 08" East (assumed bearing).

2. The lineal unit of measurement for this drawing is U.S. Survey Feet.

3. Easement note:  
Total area in square feet of easements dedicated to the public or the city by this plat. Total area in square feet - 113,432 s.f.  
Drainage, Utility, Private Access, Emergency Access, South Fort Collins Sanitation District &  
Fort Collins-Loveland Water District Easements - 20,803 s.f.  
Drainage & Private Access Easement - 20,433 s.f.  
Utility & Drainage Easements - 5,812 s.f.  
Utility, Drainage and Private Access Easements - 18,239 s.f.  
Utility, Drainage and Pedestrian Access Easements - 8,395 s.f.  
Utility, Drainage, Private Access & Emergency Access Easements - 7,422 s.f.  
Utility Easements - 32,328 s.f.

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 s.f.

4. All information regarding easements, rights-of-way or title of record, Northern Engineering relied upon File No. \_\_\_\_\_, dated \_\_\_\_\_, prepared by \_\_\_\_\_.

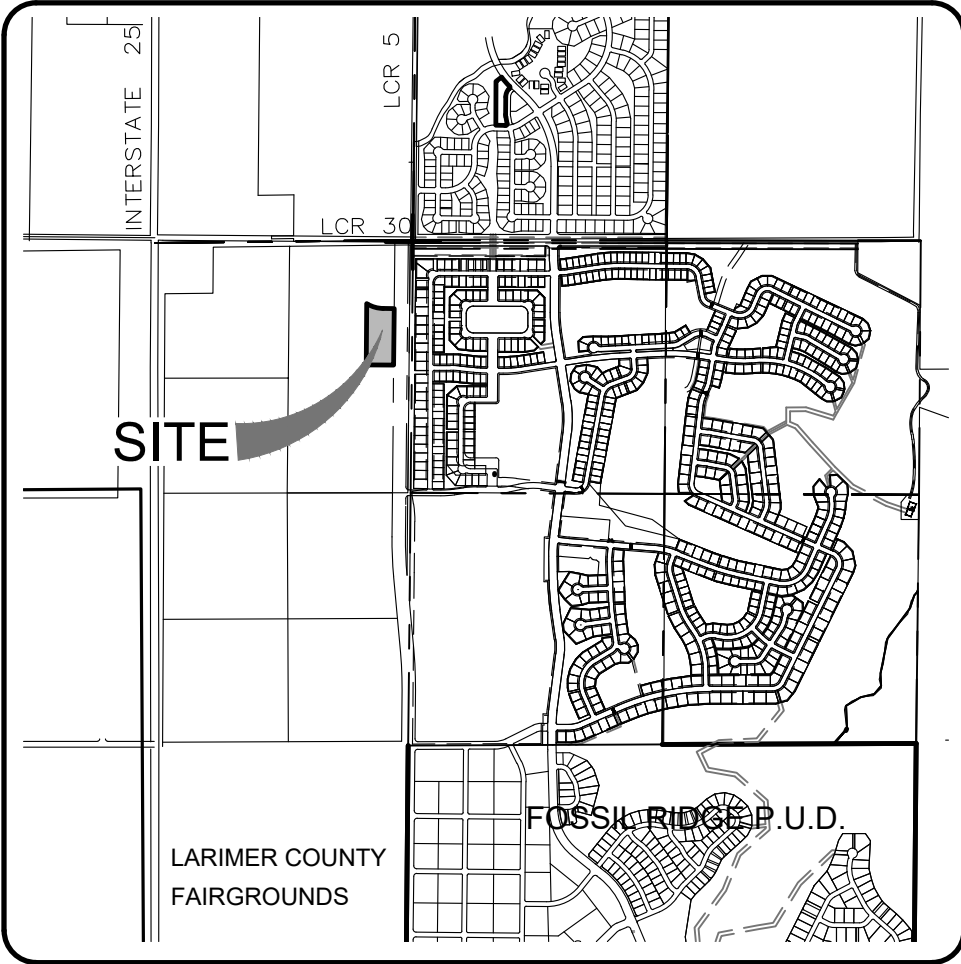
5. A blanket utility easement is hereby granted to the public over the property except for the exclusions as shown on the plat. Utility easements are reserved for the installation, maintenance and replacement of all facilities serving the public with permission of the governing municipality.

6. Blanket drainage easements are hereby granted to the public over the property except for the exclusions as shown on the plat. Drainage easements are reserved for the conveyance and detention storage of runoff by surface or storm sewer as designed within the Development master plans and final improvement plans.

7. This project is subject to a development agreement which has been recorded in the real property records of Larimer County at Reception No. \_\_\_\_\_.

8. Unless otherwise approved by the city, all unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

9. 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.



VICINITY MAP  
SCALE: 1" = 2000'

PRIVATE DEDICATION STATEMENT:

The owner hereby dedicates the designated private drives to the residents, patrons, business invitees, and guests of \_\_\_\_\_ for their reciprocal and mutual use and enjoyment. This dedication shall run with the land, be binding and enforceable upon the owner and the owner's successors and assigns and it shall inure to the benefit of all current and future residents, patrons, business invitees and guests of \_\_\_\_\_.

This private dedication shall be maintained by the property owner(s).

Owner \_\_\_\_\_ Date \_\_\_\_\_

SURVEYOR'S CERTIFICATE:

I, Robert C. Tessely, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of "THORNBURG-HAMILTON 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 herein were read by me and the same are true to the best of my knowledge.

Robert C. Tessely  
Colorado Registered L.S. No. 38470  
For and on Behalf of Northern Engineering Services, Inc.

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

SECTION:  
27  
TOWNSHIP:  
6N  
RANGE:  
68 W of the 6th PM

NORTHERN  
ENGINEERING  
301 North Howard Street, Suite 100  
Fort Collins, Colorado 80521  
PHONE: 970.271.1158  
www.northernengineering.com

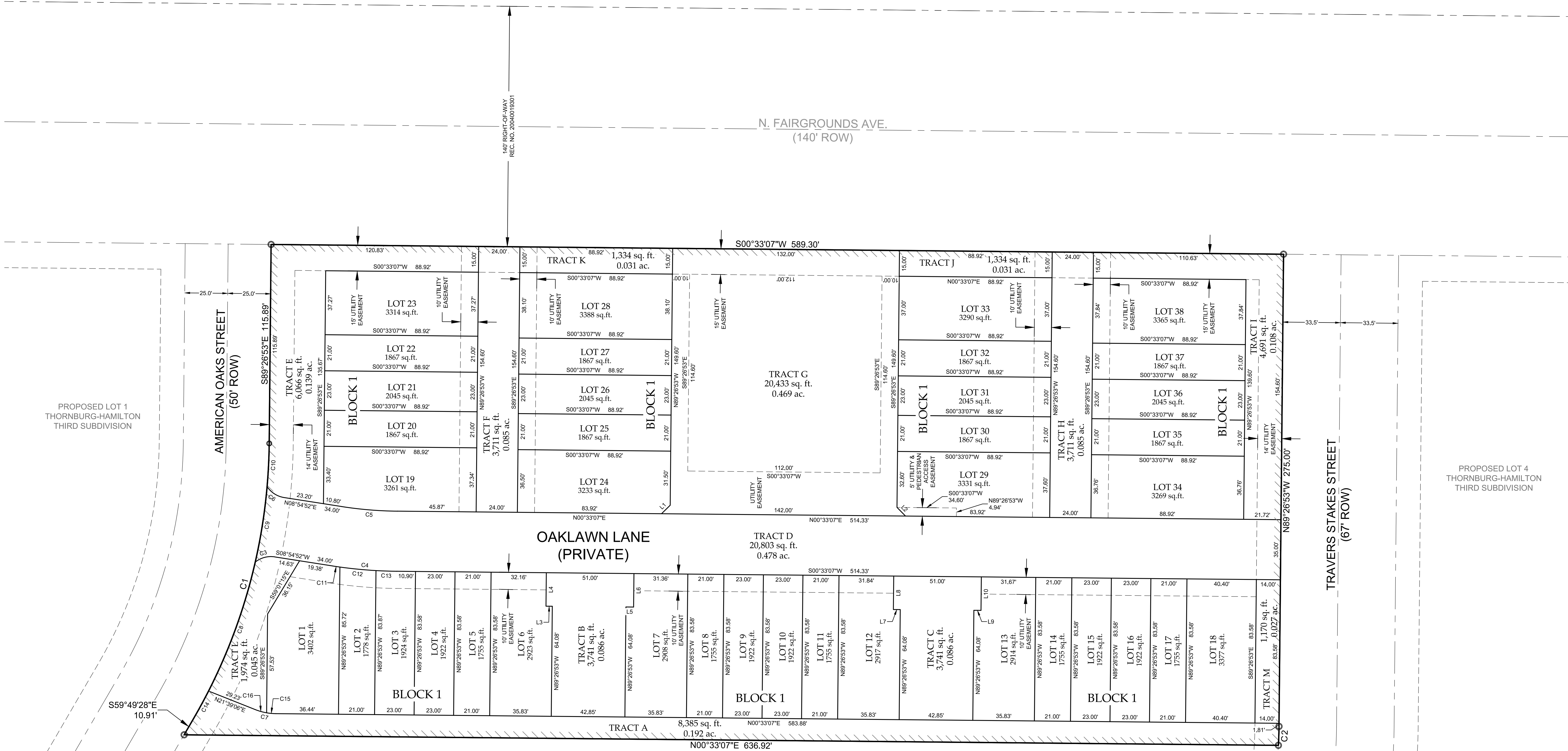
PROJECT:  
103-042  
DATE:  
9/19/17  
DESIGNED BY:  
L. Smith  
SCALE:  
N.A.  
REVIEWED BY:  
R. Tessely

THORNBURG-HAMILTON FOURTH SUBDIVISION  
CITY OF LOVELAND, COLORADO

Sheet  
1  
Of 2 Sheets

THORNBURG-HAMILTON FOURTH SUBDIVISION

BEING A SUBDIVISION OF LOT 3, THORNBURG-HAMILTON THIRD SUBDIVISION, LOCATED IN SECTION 27, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



**LEGEND**

○ SET 18" #4 REBAR w/1" BLUE PLASTIC CAP LS 38470

—— BOUNDARY LINE

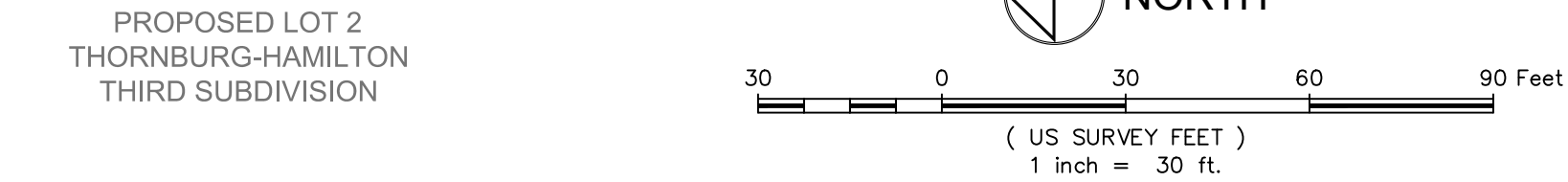
—— CENTERLINE

—— EASEMENT

—— LOT LINE

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	BEARING
C1	29°37'25"	325.00'	168.03'	S74°38'10"E
C2	2°36'57"	241.50'	11.03'	N88°08'25"W
C3	47°46'41"	14.50'	12.09'	S14°58'28"E
C4	8°21'45"	257.50'	37.58'	S04°44'00"W
C5	8°21'45"	222.50'	32.47'	N04°44'00"E
C6	47°46'41"	14.50'	12.09'	N32°48'13"E
C7	11°50'12"	33.50'	6.92'	N15°44'00"E
C8	14°06'56"	325.00'	80.07'	S70°06'04"E
C9	7°51'12"	325.00'	44.55'	S81°05'08"E
C10	4°26'09"	325.00'	25.16'	S87°13'48"E
C11	0°58'38"	257.50'	4.39'	S08°25'33"W
C12	4°41'32"	257.50'	21.09'	S05°35'29"W
C13	2°41'36"	257.50'	12.10'	S01°53'55"W
C14	3°13'08"	325.00'	18.26'	S61°26'02"E
C15	9°15'47"	33.50'	5.42'	N05°11'01"E
C16	11°50'12"	33.50'	6.92'	N15°44'00"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	7.07'	N44°26'53"W
L2	7.07'	N45°33'07"E
L3	3.67'	S00°33'07"W
L4	19.50'	N89°26'53"W
L5	4.48'	N00°33'07"E
L6	19.50'	N89°26'53"W
L7	3.99'	S00°33'07"W
L8	19.50'	N89°26'53"W
L9	4.16'	N00°33'07"E
L10	19.50'	N89°26'53"W



LAND USE TABLE					
PARCEL	DESCRIPTION/LAND USE	AREA	PERCENT	ENCUMBRANCES	INTENDED OWNERSHIP & MAINTAINANCE BY
TRACT A	OPEN SPACE	8,395 S.F.	0.19 AC.	Utility, Drainage & Pedestrian Access Easement	HOA
TRACT B	OPEN SPACE	3,741 S.F.	0.09 AC.	Utility, Drainage & Private Access Easement	HOA
TRACT C	OPEN SPACE	3,741 S.F.	0.09 AC.	Utility, Drainage, Private Access & Emergency Access, South Fort Collins Sanitation District & Fort Collins-Loveland Water District	HOA
TRACT D	ACCESS/DRIVE AISLE	20,803 S.F.	0.48 AC.	Utility, Drainage & Private Access Easement	HOA
TRACT E	OPEN SPACE	6,068 S.F.	0.14 AC.	Utility, Drainage & Private Access Easement	HOA
TRACT F	ACCESS/DRIVE AISLE	3,711 S.F.	0.09 AC.	Utility, Drainage, Private Access & Emergency Access Easement	HOA
TRACT G	OPEN SPACE	20,433 S.F.	0.47 AC.	Drainage & Private Access Easement	HOA
TRACT H	ACCESS/DRIVE AISLE	3,711 S.F.	0.09 AC.	Utility, Drainage, Private Access & Emergency Access Easement	HOA
TRACT I	OPEN SPACE	4,691 S.F.	0.11 AC.	Utility, Drainage & Private Access Easement	HOA
TRACT J	OPEN SPACE	1,334 S.F.	0.03 AC.	Utility & Drainage Easement	HOA
TRACT K	OPEN SPACE	1,334 S.F.	0.03 AC.	Utility & Drainage Easement	HOA
TRACT L	OPEN SPACE	1,974 S.F.	0.05 AC.	Utility & Drainage Easement	HOA
TRACT M	OPEN SPACE	1,170 S.F.	0.03 AC.	Utility & Drainage Easement	HOA
LOTS (38)	PRIVATE RESIDENCE	90,086 S.F.	2.07 AC.	Residential	Property Owner
TOTAL		171,190 S.F.	3.93 AC.	100.00%	

PRELIMINARY

Robert C. Tossely  
Registered Professional Land Surveyor  
Colorado Registration No. 38470  
For and on behalf of Northern Engineering Services, Inc.

**NOTICE:**  
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SECTION:  
27  
TOWNSHIP:  
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**NORTHERN ENGINEERING**

301 North Howe Street, Suite 100  
Fort Collins, Colorado 80521  
PHONE: 970.221.1158  
www.northernengineering.com

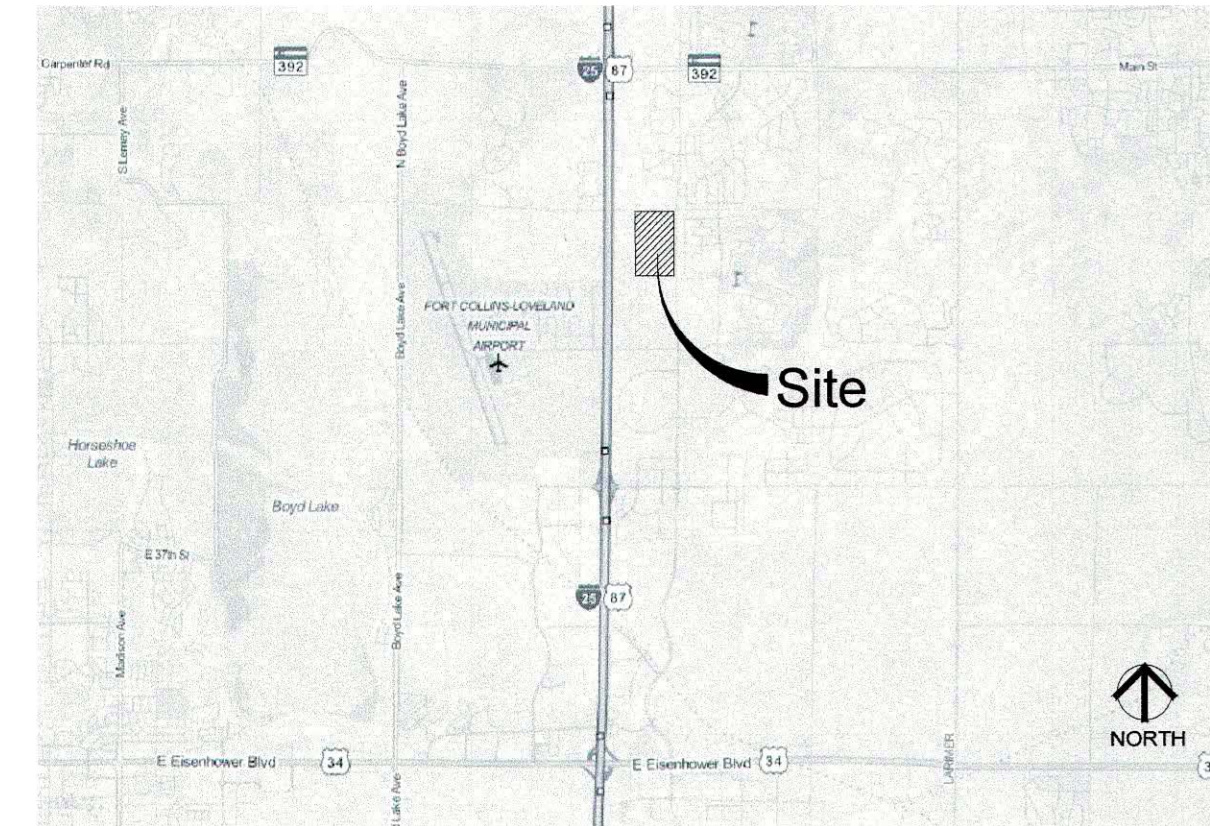
PROJECT:  
103-042  
DATE:  
9/19/17  
DESIGNED BY:  
L. Smith  
REVIEWED BY:  
R. Tossely

THORNBURG-HAMILTON FOURTH SUBDIVISION

CITY OF LOVELAND, COLORADO

Thornburg - Hamilton  
3rd Subdivision  
Lots 1, 3 and 4  
Special Review #930  
Loveland, Colorado

Vicinity Map:



OWNER / APPLICANT

Jon Turner  
Hillside Commercial Group, Inc.  
8020 S County Road 5, Unit 200  
Fort Collins, CO 80528  
(970) 204-9393

PLANNER / LANDSCAPE ARCHITECT

Mike Walker  
TB Group  
444 Mountain Avenue  
Berthoud, Colorado 80513  
(970) 532-5891

Sheet Index

- 1. 00 - COVER SHEET
- 2. LS 1 - DATA TABLES
- 3. LS 2 - SITE PLAN - LOT 1
- 4. LS 3 - SITE PLAN - LOT 3
- 5. LS 4 - SITE PLAN - LOT 4
- 6. LS 00 - LANDSCAPE COVER
- 7. LS 1.0 - OVERALL TREE PLAN - LOT 1
- 8. LS 1.1 - LANDSCAPE PLAN - LOT 1
- 9. LS 1.2 - LANDSCAPE PLAN - LOT 1
- 10. LS 1.3 - LANDSCAPE PLAN - LOT 1
- 11. LS 1.4 - LANDSCAPE PLAN - LOT 1
- 12. LS 1.5 - LANDSCAPE PLAN - LOT 1
- 13. LS 2.0 - OVERALL TREE PLAN - LOT 3
- 14. LS 2.1 - LANDSCAPE PLAN - LOT 3
- 15. LS 2.2 - LANDSCAPE PLAN - LOT 3
- 16. LS 3.0 - OVERALL TREE PLAN - LOT 4
- 17. LS 3.1 - LANDSCAPE PLAN - LOT 4
- 18. LS 3.2 - LANDSCAPE PLAN - LOT 4
- 19. LS 3.3 - LANDSCAPE PLAN - LOT 4

DEVELOPER

Jason Sherrill, CEO.  
Landmark Homes  
1170 West Ash Street Suite 100  
Windsor, Colorado 80550  
(970) 460-0567

CIVIL ENGINEER

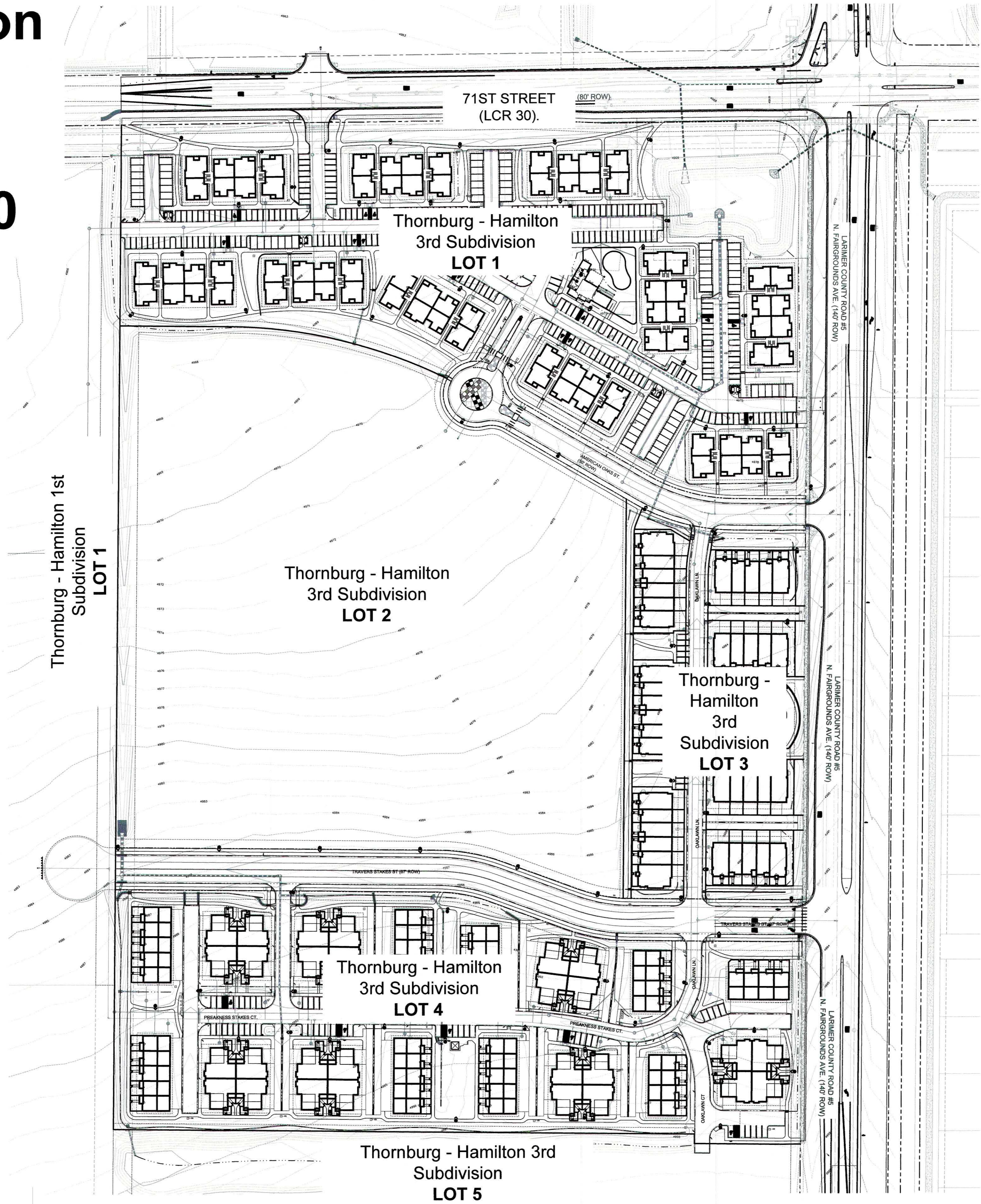
George Schock - Principal  
Northern Engineering  
301 N. Howes Street - Suite 100  
Fort Collins, CO 80521  
(970) 221-4158

ARCHITECT

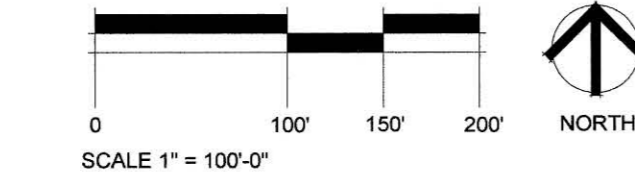
James McNutt - Architect  
NSPJ Architects  
3515 W. 75th St. Suite 201  
Prairie Village, KS 66208  
(913) 831-1415

- 20. A 1.1 - LOT 1 ELEVATIONS
- 21. A 1.2 - LOT 1 ELEVATIONS
- 22. A 2.1 - LOT 3 ELEVATIONS
- 23. A 2.2 - LOT 3 ELEVATIONS
- 24. A 2.3 - LOT 3 ELEVATIONS
- 25. A 3.1 - LOT 4 ELEVATIONS
- 26. A 3.2 - LOT 4 ELEVATIONS

- 27. E 1.1 - LOT 1 ELECTRICAL PLANS
- 28. E 1.2 - LOT 1 ELECTRICAL PLANS
- 29. E 2.1 - LOT 3 ELECTRICAL PLANS
- 30. E 2.2 - LOT 3 ELECTRICAL PLANS
- 31. E 3.1 - LOT 4 ELECTRICAL PLANS
- 32. E 3.2 - LOT 4 ELECTRICAL PLANS
- 33. PH 1 - PHASE PLANS
- 34. PH 2 - PHASE PLANS



Overall Site Plan - Thornburg / Hamilton 3rd Subdivision - Lots 1, 3 and 4



PROJECT DESCRIPTION:

- A RESIDENTIAL MULTI-FAMILY DEVELOPMENT.
- LOT 1 - FOUR RENT APARTMENT BUILDINGS AND CLUBHOUSE WITH POOL
- LOT 3 - FIVE SIMPLE TOWNHOUSES AND CLUBHOUSE WITH POOL
- LOT 4 - TOWNHOME STYLE AND STACKED CONDOMINIUMS

LEGAL DESCRIPTION:

Thornburg - Hamilton 3rd Subdivision Lots 1, 3 and 4

PLANNING MANAGER APPROVAL CERTIFICATE

THIS SPECIAL REVIEW IS APPROVED, SUBJECT TO ALL CONDITIONS SET FORTH HEREON, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS 13 DAY OF June A.D., 2018 BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

OWNER'S SIGNATURE BLOCK

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION FOR SPECIAL REVIEW FILED HERewith, AND AS SHOWN ON THE SITE PLAN AND CONDITIONS, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18.40 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND THERETO. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF CONSTRUCTION OF ALL IMPROVEMENTS IS NOT COMPLETED AND IF THE SPECIAL REVIEW USES ARE NOT ESTABLISHED WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETION'S DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE CITY MAY TAKE AN ACTION TO DECLARE THE PERMIT AND SPECIAL REVIEW PLANS ABANDONED AND NULL AND VOID.

NOTARIAL CERTIFICATE

STATE OF COLORADO } SS.  
COUNTY OF Larimer

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 4th

DAY OF April 2018  
BY: Jon Turner

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: 9/9/2020  
Kellie Niefeld  
NOTARY PUBLIC

KELLIE NIETELD  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20184034763  
MY COMMISSION EXPIRES SEPTEMBER 9, 2020

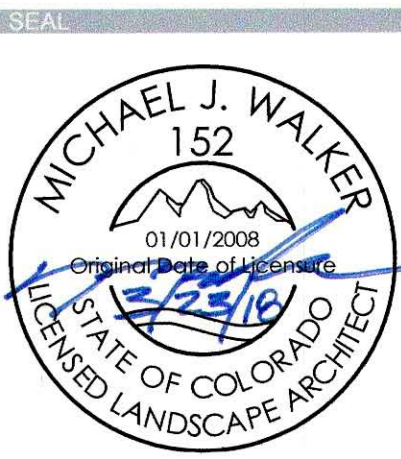
CONDITIONS OF APPROVAL

PLANNING

- ALL LANDSCAPING, IRRIGATION, AND FENCING WITHIN THE RIGHTS-OF-WAY MUST BE INSTALLED OR FINANCIALLY SECURED WITH THE CITY PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN THORNBURG HAMILTON THIRD SUBDIVISION. THE MAINTENANCE OF THE FENCE AND LANDSCAPING SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR METROPOLITAN DISTRICT IF SAID DISTRICT HAS BEEN ESTABLISHED.
- ALL LANDSCAPED AREAS SHALL HAVE A PERMANENT IRRIGATION SYSTEM INSTALLED CAPABLE OF MEETING THE TYPICAL WATERING REQUIREMENTS OF THE PLANT MATERIAL. WITHIN THE NON-IRRIGATED NATIVE GRASS AREA FOR THE DETENTION POND, PERMANENT DRIP LINES FOR THE TREES SHALL BE INSTALLED AND TEMPORARY IRRIGATION OF THE SEED MIX SHALL BE PROVIDED TO ENSURE THAT THE SEED GERMINATES AND IS ESTABLISHED WEED FREE.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT IN EACH PHASE OF DEVELOPMENT ON LOT 1, THORNBURG HAMILTON 3RD/ SUBDIVISION, ALL LANDSCAPING AND AMENITIES ASSOCIATED WITH THAT PHASE SHALL BE EITHER INSTALLED OR SECURED WITH THE CITY. THIS INCLUDES ALL WATER IRRIGATION METERS AND TAP FEES.
- PRIOR TO THE ISSUANCE OF THE FIRST RESIDENTIAL BUILDING PERMIT IN PHASE 3 OF LOT 1, THORNBURG HAMILTON 3RD/ SUBDIVISION, THE CLUBHOUSE AND ASSOCIATED AMENITIES SHOWN ON THE SPECIAL REVIEW DRAWINGS SHALL BE EITHER CONSTRUCTED OR FINANCIALLY SECURED.
- THE GARAGES WITHIN LOT 1 ARE REQUIRED PARKING SPACES FOR VEHICLES AND ARE NEEDED TO SATISFY THE CITY'S PARKING STANDARDS. GARAGES SHALL BE USED FOR OPERABLE MOTOR VEHICLES ONLY. THIS CONDITION SHALL ALSO BE INCORPORATED INTO THE COVENANTS AND RESTRICTIONS FOR THE PROPERTY.
- ALL COMMON AREA LANDSCAPING, FENCING, AND AMENITIES SHALL BE EITHER INSTALLED OR FINANCIALLY SECURED WITH THE CITY PRIOR TO ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN LOT 3.
- ALL LANDSCAPING WITHIN THE INDIVIDUAL TOWNHOME LOTS, AS SHOWN ON THE LANDSCAPE PLAN, SHALL BE INSTALLED OR FINANCIALLY SECURED CITY THE CITY PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR THE LOT.
- PRIOR TO THE ISSUANCE OF THE FIRST BUILDING PERMIT WITHIN EACH PHASE OF DEVELOPMENT IN LOT 4, THORNBURG HAMILTON 3RD/ SUBDIVISION, ALL LANDSCAPING, FENCING AND IRRIGATION TAPS AND METER SHALL BE EITHER INSTALLED OR FINANCIALLY SECURED WITH THE CITY.

TRANSPORTATION

- ALL PUBLIC IMPROVEMENTS SHALL COMPLY WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS).
- 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.
- PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS WITHIN THE THORNBURG HAMILTON 3RD OR 4TH FILING, PURSUANT TO THE PROVISIONS IN SECTION 18.40.010.B OF THE LOVELAND MUNICIPAL CODE, THE DEVELOPER SHALL DESIGN AND CONSTRUCT THE FOLLOWING PUBLIC IMPROVEMENTS UNLESS ALREADY DESIGNED AND CONSTRUCTED BY OTHERS:
  - ALL PUBLIC STREET IMPROVEMENTS ON FAIRGROUNDS AVENUE (CRS) AND CR30 INCLUDING, INTERSECTION IMPROVEMENTS, INTERSECTION PEDESTRIAN SIGNALIZATION, FENCING ON FAIRGROUNDS AVENUE, ROADWAY PAVING, CURB & GUTTER, RAISED MEDIANS AND AUXILIARY TURN LANES AS SHOWN ON THE OFF-SITE PUBLIC IMPROVEMENT CONSTRUCTION PLANS TITLED LCR 30 AND FAIRGROUNDS AVENUE PREPARED BY NORTHERN ENGINEERING.
  - ALL CURB, GUTTER, ROADWAY PAVING, SIDEWALKS, ADA RAMPS AND ACCESS DRIVEWAYS AS SHOWN ON THE CITY APPROVED PUBLIC IMPROVEMENT CONSTRUCTION PLANS FOR THORNBURG HAMILTON 3RD FILING, WITHIN EACH RESPECTIVE PHASE AS SHOWN ON THE PHASING PLAN.
- IF ANY FUTURE CONNECTIONS FOR ACCESS ARE PROPOSED TO THE LOCAL RESIDENTIAL ROUNDABOUT WITH THE DEVELOPMENT OF THE SCHOOL SITE WITHIN THE THORNBURG HAMILTON 3RD SUBDIVISION, THE RESULT IN SCHOOL BUSES ENTERING THE ROUNDABOUT, THEN A ROUNDABOUT ANALYSIS REPORT AS REQUIRED BY LCUASS APPENDIX I SHALL BE SUBMITTED FOR REVIEW BY THE CITY AND MODIFICATIONS TO THE ROUNDABOUT MAY BE NECESSARY PRIOR TO ANY APPROVAL FOR THE SCHOOL SITE.
- CITY SIGNED SITE DEVELOPMENT PLANS (INCLUDING ANY ASSOCIATED PUBLIC IMPROVEMENT CONSTRUCTION PLANS), OR THE ISSUANCE OF BUILDING PERMITS, DOES NOT ALLOW ANY CONSTRUCTION WITHIN PUBLIC STREET OR ALLEY RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS. A SEPARATE CITY DEVELOPMENT CONSTRUCTION PERMIT OR 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 AND GUTTER, DRIVEWAY ACCESSSES, OR ANY OTHER CONSTRUCTION IN CITY STREET OR ALLEY RIGHTS-OF-WAY OR PEDESTRIAN EASEMENTS. (THIS INCLUDES ALL ITEMS PROPOSED IN RIGHTS-OF-WAY SUCH AS UTILITY STREET CUTS, SIDEWALK RAMPS, CONSTRUCTION STAGING PROPOSED IN STREET, LANDSCAPING, TRAFFIC CONTROL, ETC.). (CALL 970-962-2510 TO DISCUSS DETAILS TO OBTAIN A ROW WORK PERMIT).
- PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY THAT WILL INVOLVE ANY EXISTING OR PROPOSED STREET SIGNS OR TRAFFIC CONTROL DEVICES FOR OR WITHIN PUBLIC STREET RIGHTS-OF-WAY (ROW), THE DEVELOPER AND/OR HIS CONTRACTOR SHALL CONTACT THE CITY TRAFFIC DIVISION AT (970) 962-2535 TO COORDINATE THE REMOVAL, RELOCATION, INSTALLATION, AND/OR PROPER STORING OF THE SIGN(S) OR TRAFFIC CONTROL DEVICE(S) AND OBTAIN A ROW WORK PERMIT FROM THE CITY PUBLIC WORKS ENGINEERING DIVISION TO DO SUCH WORK. HOWEVER, IF THE DEVELOPER AND/OR HIS CONTRACTOR REMOVES OR RELOCATES ANY EXISTING STREET SIGN(S) OR TRAFFIC CONTROL DEVICE(S) FOR OR WITHIN THE PUBLIC ROW WITHOUT FIRST OBTAINING A ROW WORK PERMIT FROM THE CITY PUBLIC WORKS DIVISION, THEN THE CONTRACTOR WILL BE CHARGED FOR THE LABOR, MATERIALS, AND EQUIPMENT TO REINSTALL THE SIGN(S) OR TRAFFIC CONTROL DEVICE(S) AS DEEMED NECESSARY BY THE CITY. THE DEVELOPER AND/OR HIS CONTRACTOR WILL ALSO BE CHARGED TO REPLACE ANY EXISTING STREET SIGNS OR TRAFFIC CONTROL DEVICES THAT WERE DAMAGED OR BLEMMISHED DURING ANY CONSTRUCTION ACTIVITY AS DEEMED NECESSARY BY THE CITY. THE DEVELOPER AND/OR HIS CONTRACTOR MAY ALSO BE SUBJECT TO ADDITIONAL FINES AS PER THE LOVELAND MUNICIPAL CODE.
- ALL TREES, SHRUBS, AND OTHER PLANT MATERIALS LOCATED WITHIN CLEAR SIGHT TRIANGLES SHALL BE TRIMMED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 7 OF THE LARIMER COUNTY URBAN AREA STREET STANDARDS (LCUASS). UNDER CURRENT LCUASS REQUIREMENTS, TREES SHALL BE LIMBED TO A HEIGHT OF NOT LESS THAN EIGHT (8) FEET AND 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. TREES ARE ALSO REQUIRED TO BE KEPT LIMBED UP A MINIMUM OF 8' ABOVE ALL STREET SIDEWALKS.



PROJECT TITLE  
Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4

Special Review/  
Site Development Plans

Loveland, Colorado

WINDSOR PLAINS  
LLC.

8020 S County Road 5, Unit  
200 Fort Collins, CO 80528  
(970) 204-9393

REVISIONS	DATE
1st Submittal	11/11/16
2nd Submittal	07/21/17
3rd Submittal	09/25/17
SR / SDP Approval	03/23/18

DATE  
March 23, 2018

SHEET TITLE  
Cover Sheet

**TB GROUP**  
landscape architecture | planning | illustration

444 Mountain Ave.  
Berthoud, CO 80513

TEL 970.532.5691  
WEB TBGroup.us

SEAL

**NICHOLAS J. WALKER**  
152  
01/01/2008  
Original Date of Issuance  
12/16  
STATE OF COLORADO  
LICENSED LANDSCAPE ARCHITECT

## LAND USE STATISTICS - LOT 4

GROSS AREA COVERAGE			
	SQUARE FEET	ACRES	% OF
TOTAL BUILDING FOOTPRINTS	103,260	2.37	27.5%
LANDSCAPE	129,634	2.98	34.6%
PAVED DRIVE AND PARKING	109,070	2.50	29.1%
SIDEWALKS/HARDSCAPE	33,090	0.76	8.8%
TOTAL AREA:	375,054	8.61	100%

**PROJECT TITLE**  
Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4  
  
Special Review/  
Site Development Plans  
  
Loveland, Colorado  
**PREPARED FOR**  
  
WINDSOR PLAINS  
LLC.  
  
8020 S County Road 5, Unit  
200 Fort Collins, CO 80528  
(970) 204-9393

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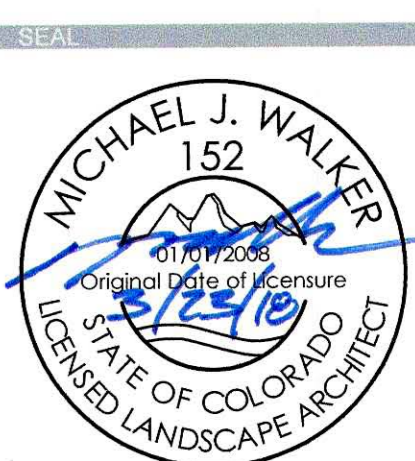
DATE **March 23, 2018**

SHEET TITLE

Land Use Data

**LS 1**  
2 of 34

# Thornburg Hamilton - 3rd Subdivision - Lot 1 - Site Plan



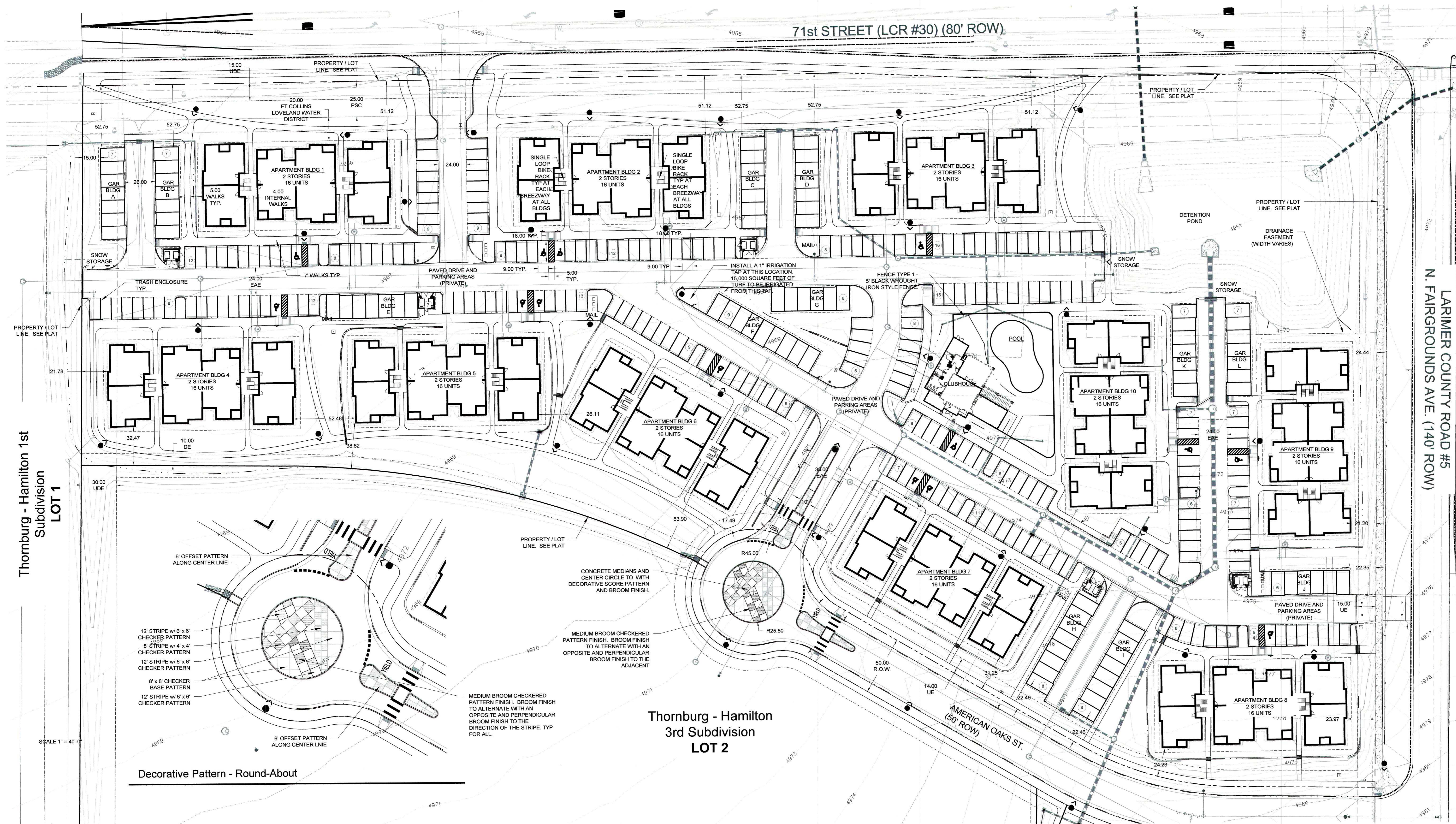
**PROJECT TITLE**  
Thornburg  
Hamilton 3rd  
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Lots 1, 3 and 4

**Special Review/  
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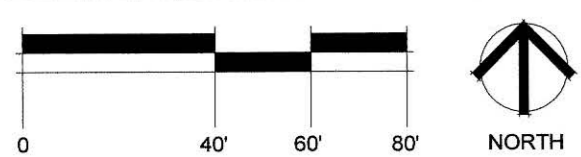


Thornburg - Hamilton 1st  
Subdivision  
LOT 1

Thornburg - Hamilton  
3rd Subdivision  
LOT 2

Decorative Pattern - Round-About

Thornburg / Hamilton 3rd Subdivision Lot 1 - Site Plan

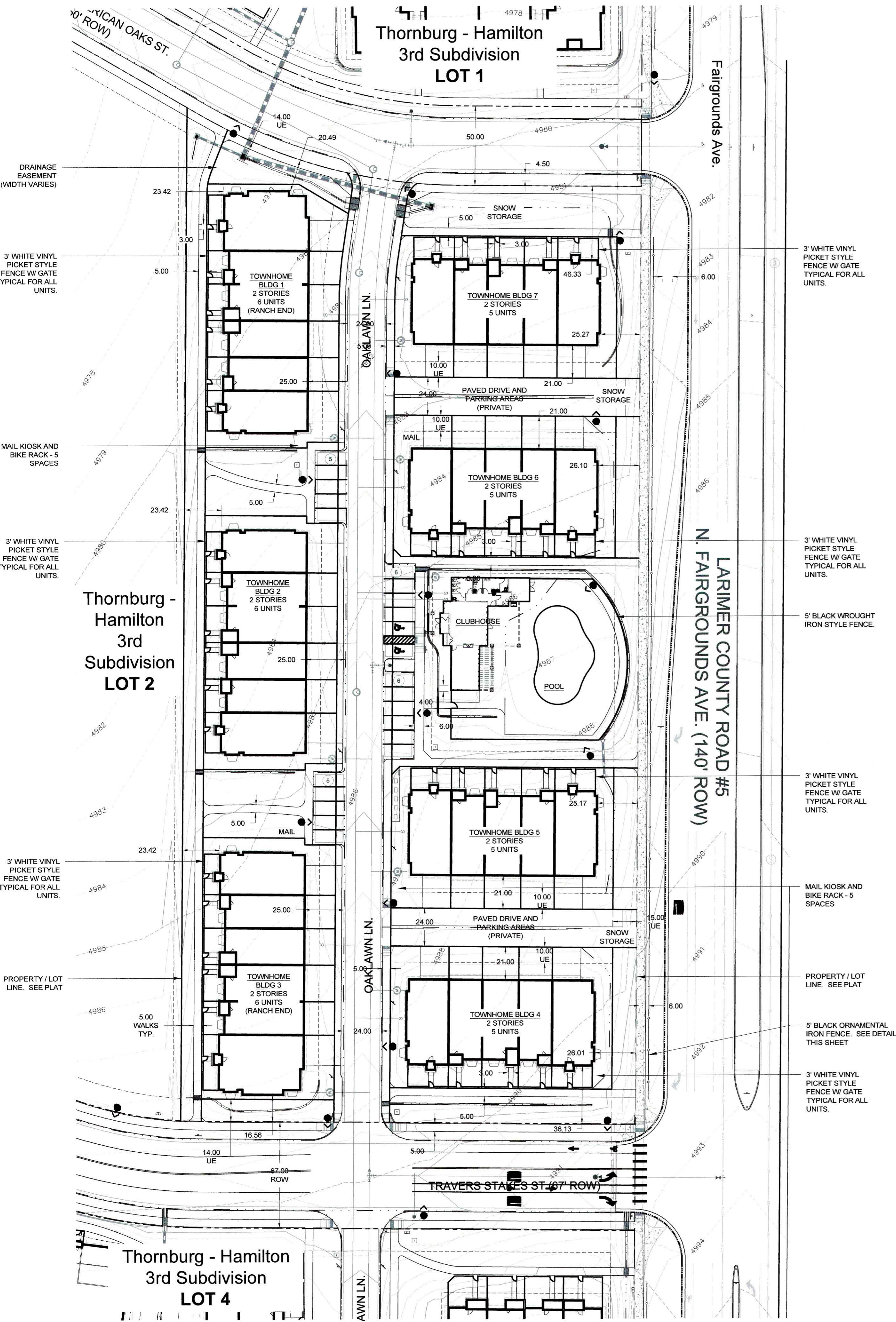


REVISIONS	DATE
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SR / SDP Approval	03/23/18

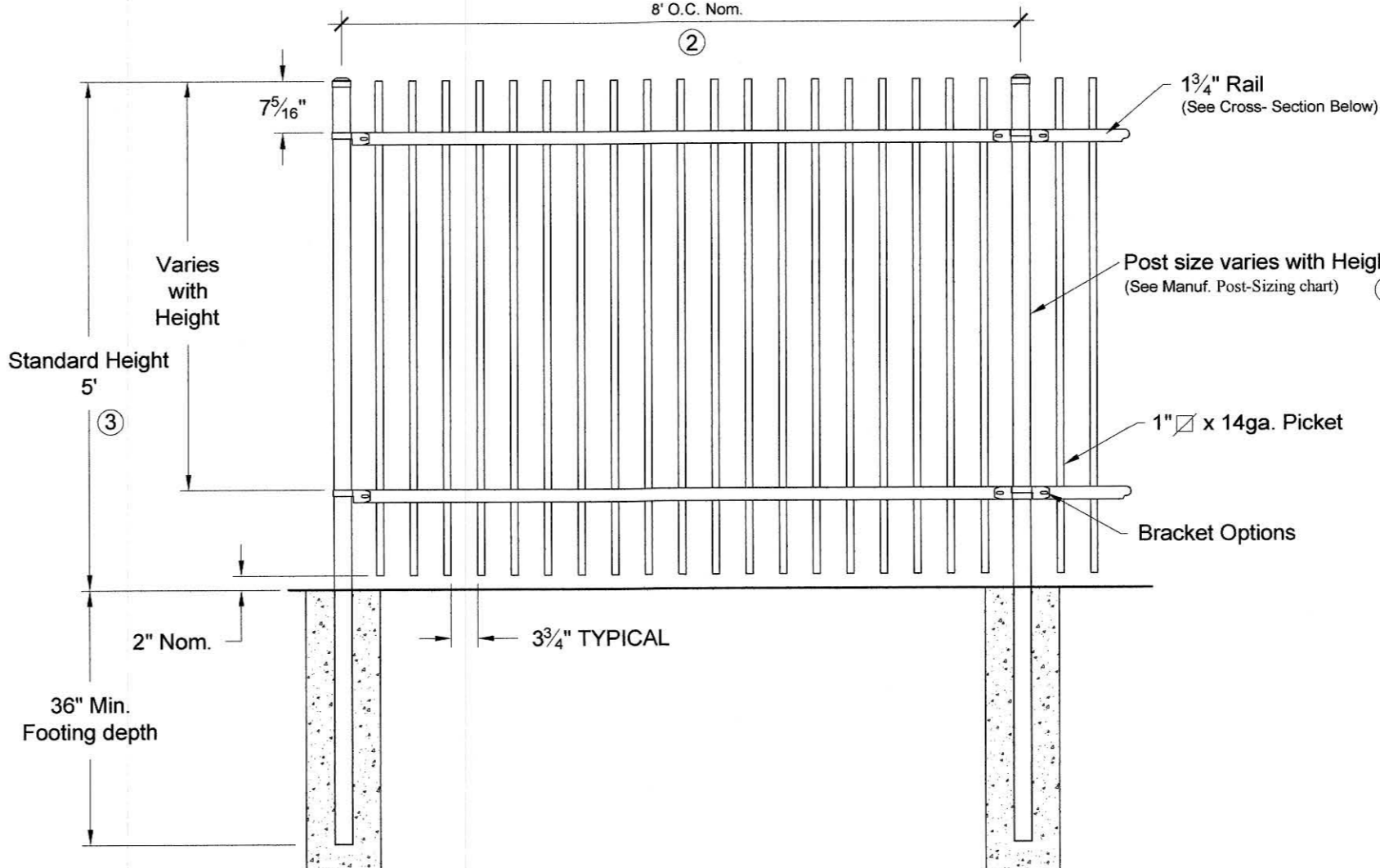
March 23, 2018

**SHEET TITLE**  
Site Plan

**SHEET INFORMATION**



# Thornburg Hamilton - 3rd Subdivision - Lot 3 Site Plan



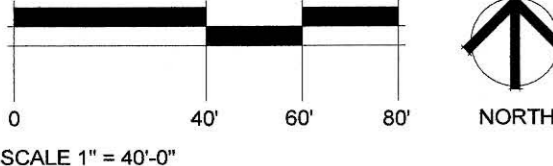
- NOTES:
1. POST SIZE DEPENDS ON FENCE HEIGHT AND WIND LOADS. SEE MANUF. POST SIZING CHART.
  2. PANELS ALSO AVAILABLE FOR 6' ON CENTER POST SPACING
  3. ADDITIONAL HEIGHTS AVAILABLE ON REQUEST. POST HEIGHT WILL CHANGE WITH ADORNMENT INSTALLATION.
  4. VALUES SHOWN ARE NOMINAL AND ARE NOT TO BE USED FOR INSTALLATION PURPOSES. USE MANUFACTURER'S PRODUCT SPECIFICATION AND DETAILS FOR INSTALLATION REQUIREMENTS.
  5. ALL FENCE MATERIALS TO BE BLACK POWDER COAT.

Type 1- Black Ornamental Iron - 5' Fence

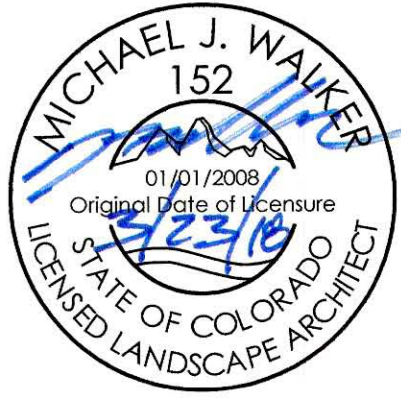


Type 2- White Vinyl Picket - 3' Fence and Gate

Thornburg / Hamilton 3rd Subdivision Lot 4 - Site Plan



NOTE:  
TRASH COLLECTION TO BE BY RESIDENTIAL TRASH / RECYCLE CARTS  
STORED IN GARAGE.



PROJECT TITLE:  
Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4

Special Review/  
Site Development Plans

Loveland, Colorado

WINDSOR PLAINS  
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8020 S County Road 5, Unit  
200 Fort Collins, CO 80528  
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SHEET TITLE:  
Site Plan

SHEET INFORMATION

# Thornburg Hamilton - 3rd Subdivision - Lot 4 - Site Plans



444 Mountain Ave. | TEL 970.532.5881  
Berthoud, CO 80513 | web TBGroup.us

SEAL



PROJECT TITLE

Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4

Special Review/  
Site Development Plans

Loveland, Colorado

PREPARED FOR

WINDSOR PLAINS  
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March 23, 2018

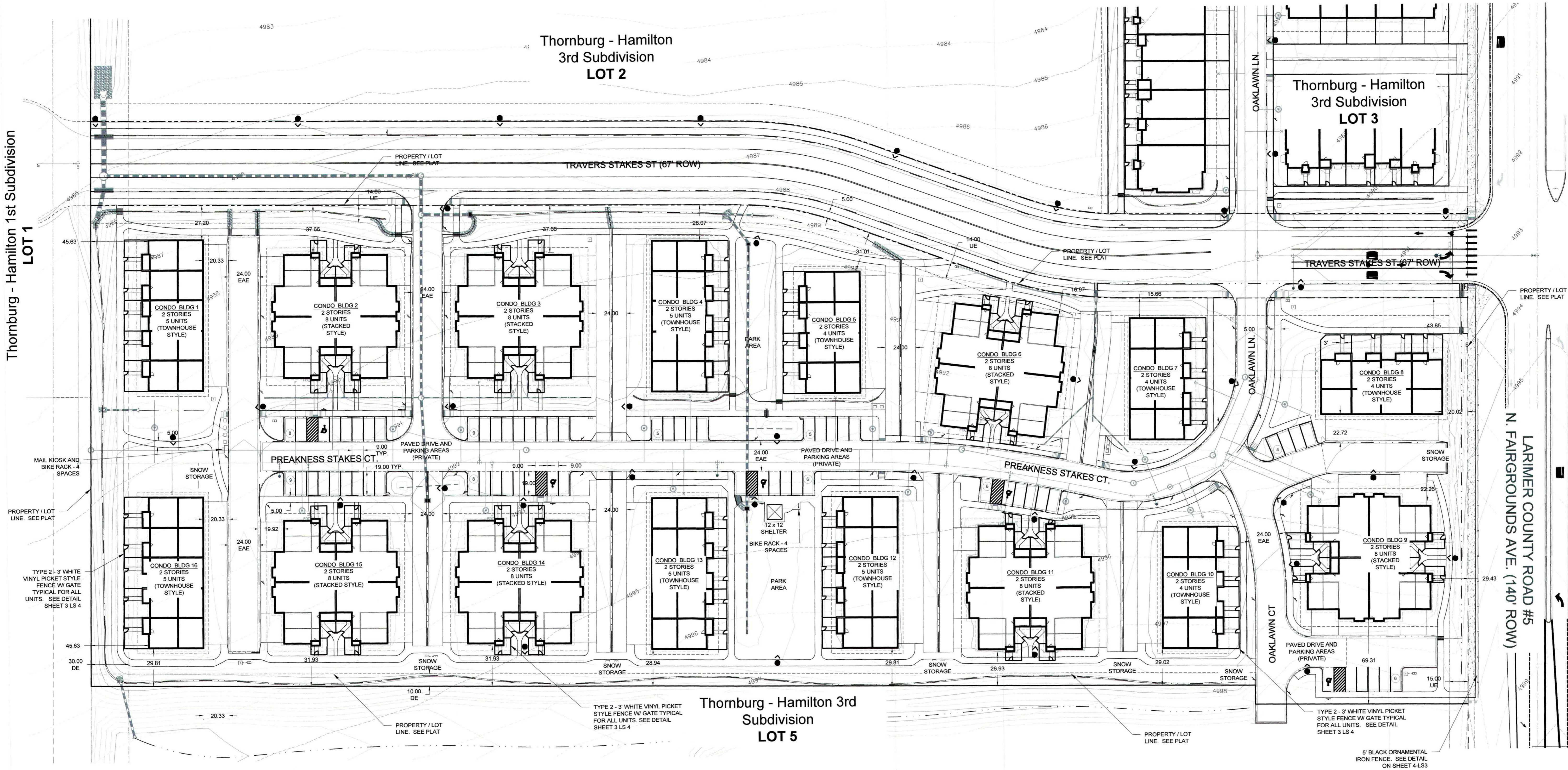
SHEET TITLE

Site Plan

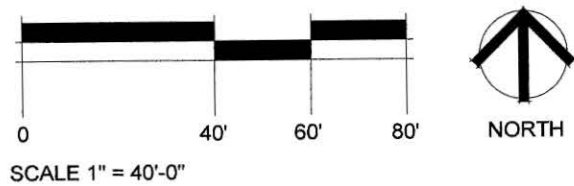
SHEET INFORMATION

LS 4

5 of 34



Thornburg / Hamilton 3rd Subdivision Lot 4 - Site Plan



- NOTE:
1. TRASH COLLECTION TO BE BY RESIDENTIAL TRASH / RECYCLE CARTS STORED IN GARAGE.
  2. BUILDING 6 SHALL BE ALLOWED TO BE WITHIN THE 25' FRONT YARD SETBACK REQUIREMENT.

Thornburg - Hamilton 1st Subdivision  
LOT 1

Thornburg - Hamilton  
3rd Subdivision  
LOT 2

Thornburg - Hamilton  
3rd Subdivision  
LOT 3

Thornburg - Hamilton 3rd  
Subdivision  
LOT 5

FARMER COUNTY ROAD #5  
N FAIRGROUNDS AVE. (140' ROW)

## Landscape Plans

0 100' 150' 200'

SCALE 1" = 100'-0"

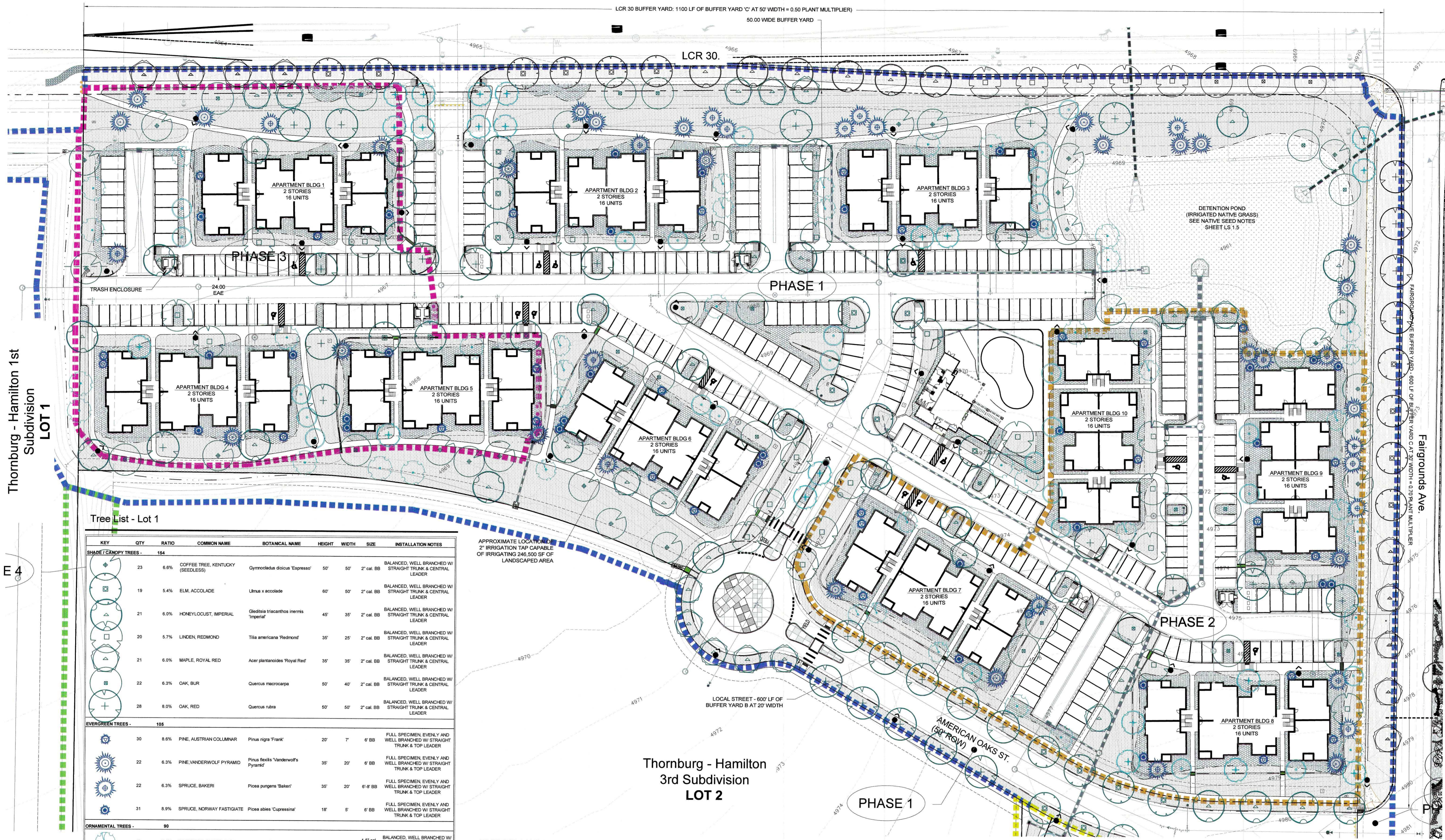
 NORTH

250,525 S.F.  
IRRIGATED TURF  
DURA-TURF FESCUE BLEND - SOD  
INCLUDES AREA WITHIN R.O.W.

127,440 S.F.  
WASHED RIVER ROCK - GRAY  
MINIMUM 4" DEPTH OF 1.5" - 3" WASHED  
RIVER ROCK OVER WEED BARRIER FABRIC

34,172 S.F.  
IRRIGATED NATIVE GRASS MIX  
ARKANSAS VALLEY SEED MIX - SEE NOTES LS 1.5  
OR APPROVED EQUAL

- Attachment 4



Tree List - Lot 1

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 154</b>								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2' cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	5.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 105</b>								
	30	8.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	8'-8" BB	FULL SPECIMEN EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 90</b>								
	19	5.4%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

APPROXIMATE LOCATION OF 2" IRRIGATION TAP CAPABLE OF IRRIGATING 246,500 SF OF LANDSCAPED AREA

Thornburg - Hamilton  
3rd Subdivision  
LOT 2

BUFFER YARDS

Required:

LCR 30 - BUFFER YARD C  
LENGTH = 1,100 LF  
WIDTH = 50' (GRANTS A 0.50 PLANT MULTIPLIER)  
CANOPY TREES = 17  
FLOWERING TREES = 11  
EVERGREEN TREES = 17  
SHRUBS = 83

FAIRGROUNDS AVE - BUFFER YARD C  
LENGTH = 600 LF  
WIDTH = 30' (GRANTS A 0.70 PLANT MULTIPLIER)  
CANOPY TREES = 13  
FLOWERING TREES = 8  
EVERGREEN TREES = 13  
SHRUBS = 63

LOCAL STREET - BUFFER YARD B  
LENGTH = 600 LF  
WIDTH = 20' (GRANTS A 0.90 PLANT MULTIPLIER)  
CANOPY TREES = 11  
FLOWERING TREES = 11  
EVERGREEN TREES = 5  
SHRUBS = 27

Provided:

LCR 30 - BUFFER YARD C  
CANOPY TREES = 19  
FLOWERING TREES = 9  
EVERGREEN TREES = 17  
SHRUBS = 96

FAIRGROUNDS AVE - BUFFER YARD C  
CANOPY TREES = 23  
FLOWERING TREES = 9  
EVERGREEN TREES = 13  
SHRUBS = 69

LOCAL STREET - BUFFER YARD B  
CANOPY TREES = 16  
FLOWERING TREES = 7  
EVERGREEN TREES = 7  
SHRUBS = 77

Phase Legend

PHASE 1

PHASE 4

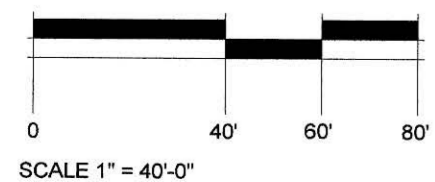
PHASE 2

PHASE 5

PHASE 3

PHASE 6

Thornburg / Hamilton 3rd Subdivision Lot 1 - Tree and Ground Cover Plan



123,819 S.F. IRRIGATED TURF  
DURA-TURF FESCUE BLEND - SOD  
INCLUDES AREA WITHIN R.O.W.

55,442 S.F. WASHED RIVER ROCK - GRAY  
MINIMUM 4" DEPTH OF 1.5" - 3" WASHED  
RIVER ROCK OVER WEED BARRIER FABRIC

34,172 S.F. IRRIGATED NATIVE GRASS MIX  
ARKANSAS VALLEY SEED MIX - SEE NOTES  
OR APPROVED EQUAL

REVISIONS	DATE
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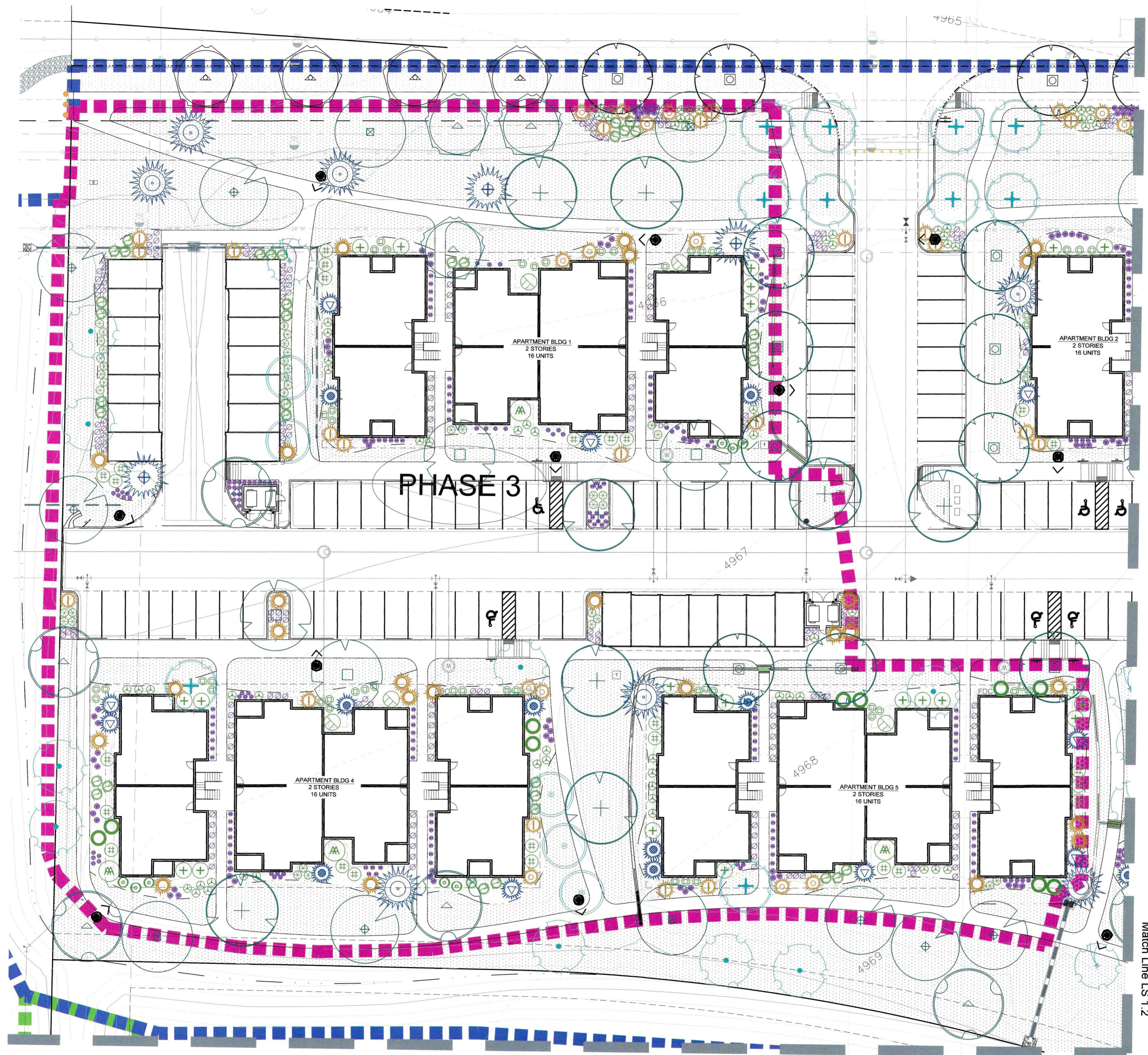
DATE  
March 23, 2018

SHEET TITLE  
Site Plan

SHEET INFORMATION

LS 1.0

7 of 34



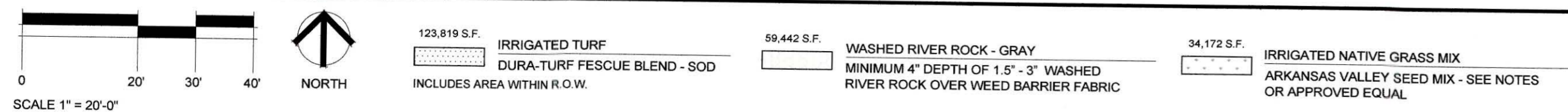
Plant List - Lot 1

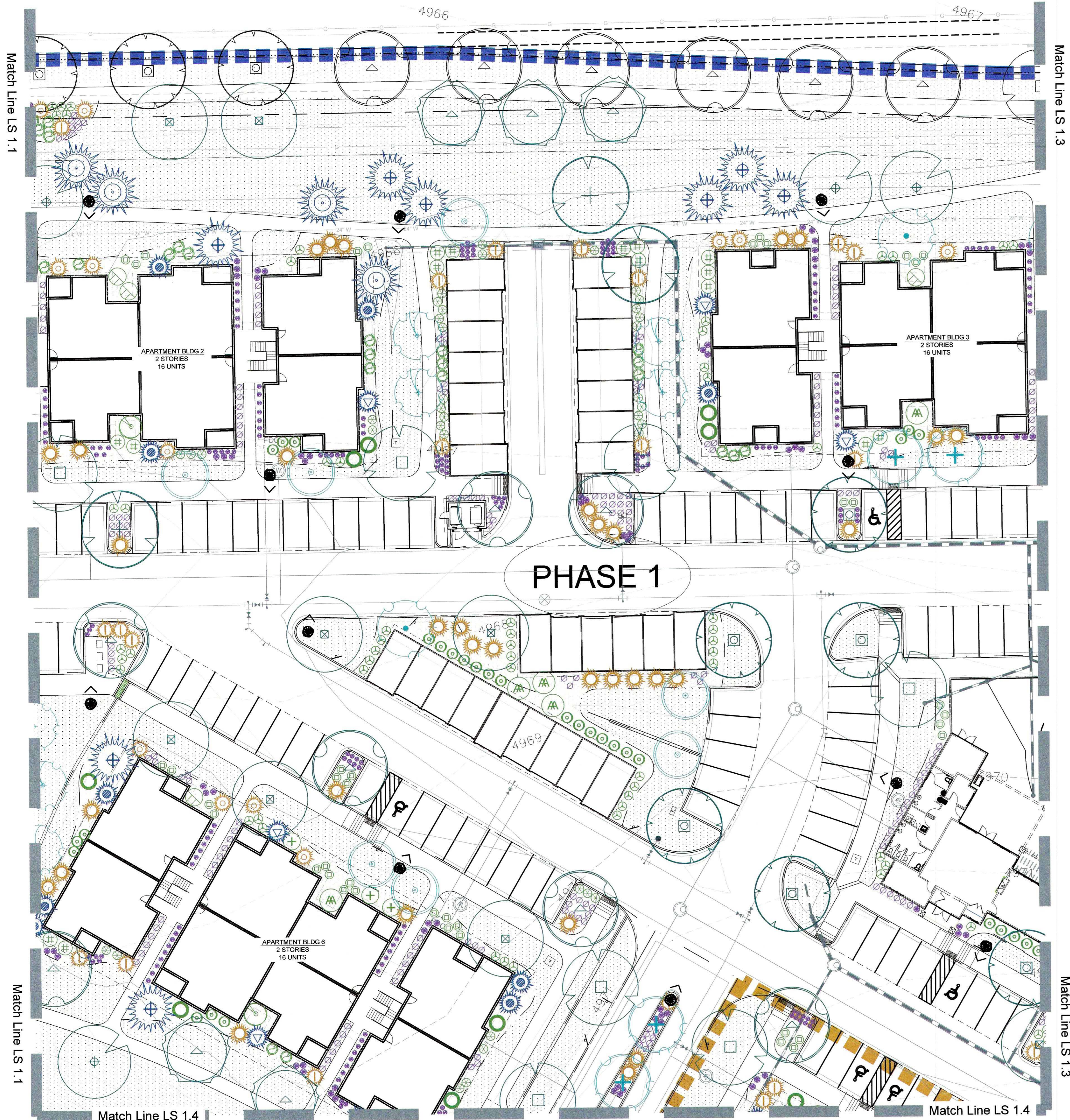
KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 154								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	5.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BLR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 105								
	30	8.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 90								
	19	5.4%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	CRABAPPLE, ROYAL RAINDRIPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - 227								
	78	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	53	-	JUNIPER, CAL GARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	98	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS - 847								
	45	-	DOGWOOD, ISANTI	Cornus stolonifera 'Insigni'	5'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	52	-	ELONMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	76	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palmbri'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	75	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	111	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	105	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTKO'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	9	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	19	-	SERVICEBERRY	Aamelanchier alnifolia	10'	8"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	201	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	132	-	WEIGELA, RUMBA	Weigela florida 'Rumba'	2'	3"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	PERENNIALS / GRASSES - 1610							
	288	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	719	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	199	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	404	-	GRASS, RED SWITCH	Panicum virgatum 'Red Switch'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Key Map

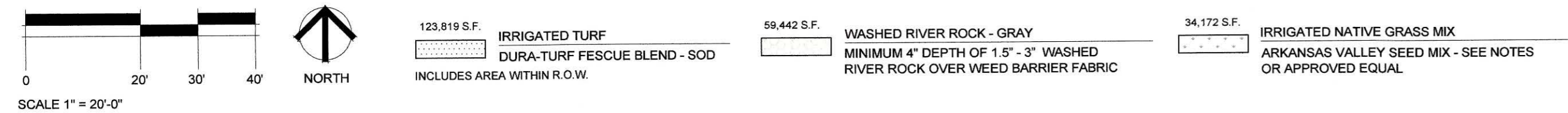


Thornburg / Hamilton 3rd Subdivision Lot 1 - Landscape / Shrub Plan





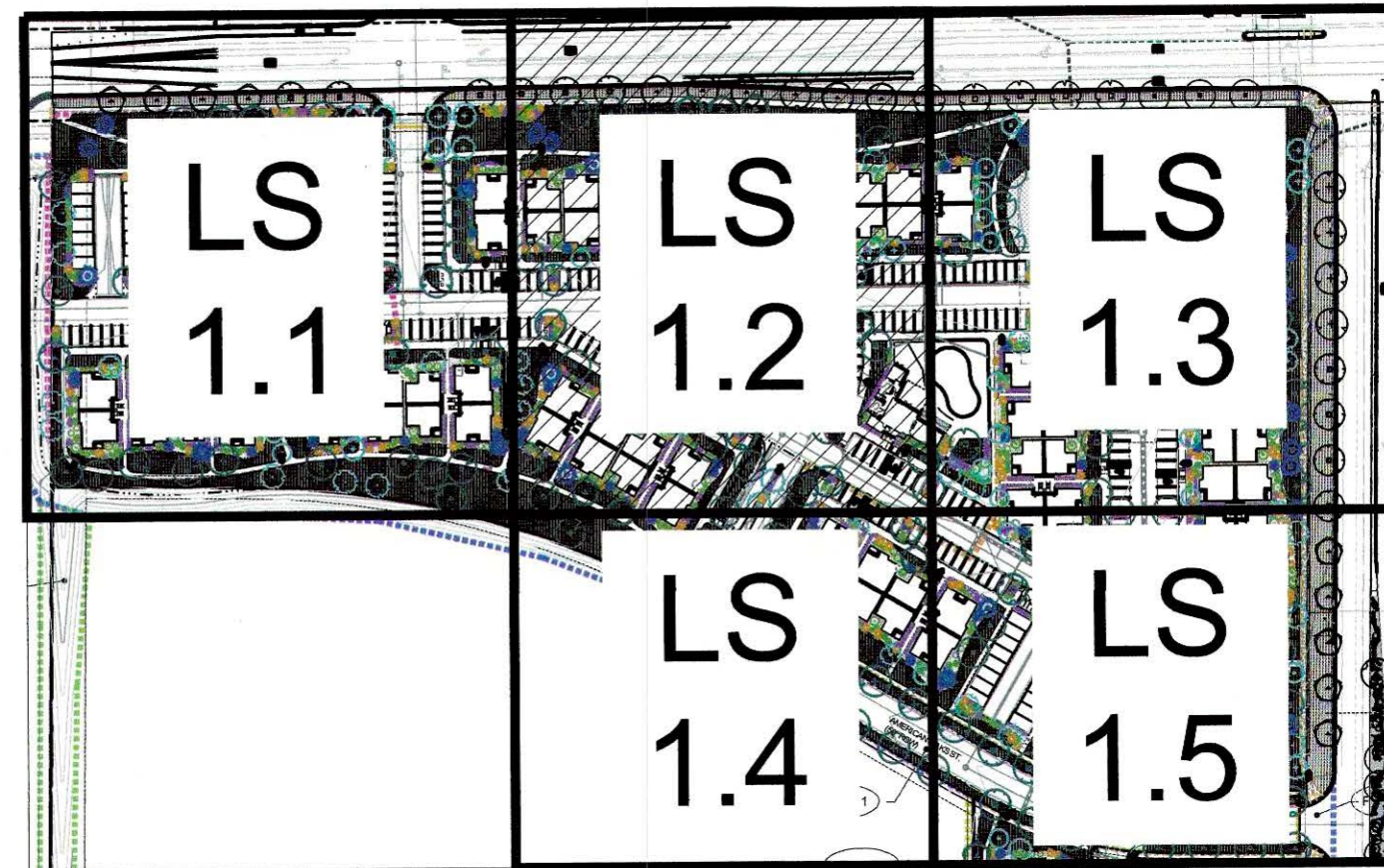
Thornburg / Hamilton 3rd Subdivision Lot 1 - Landscape / Shrub Plan

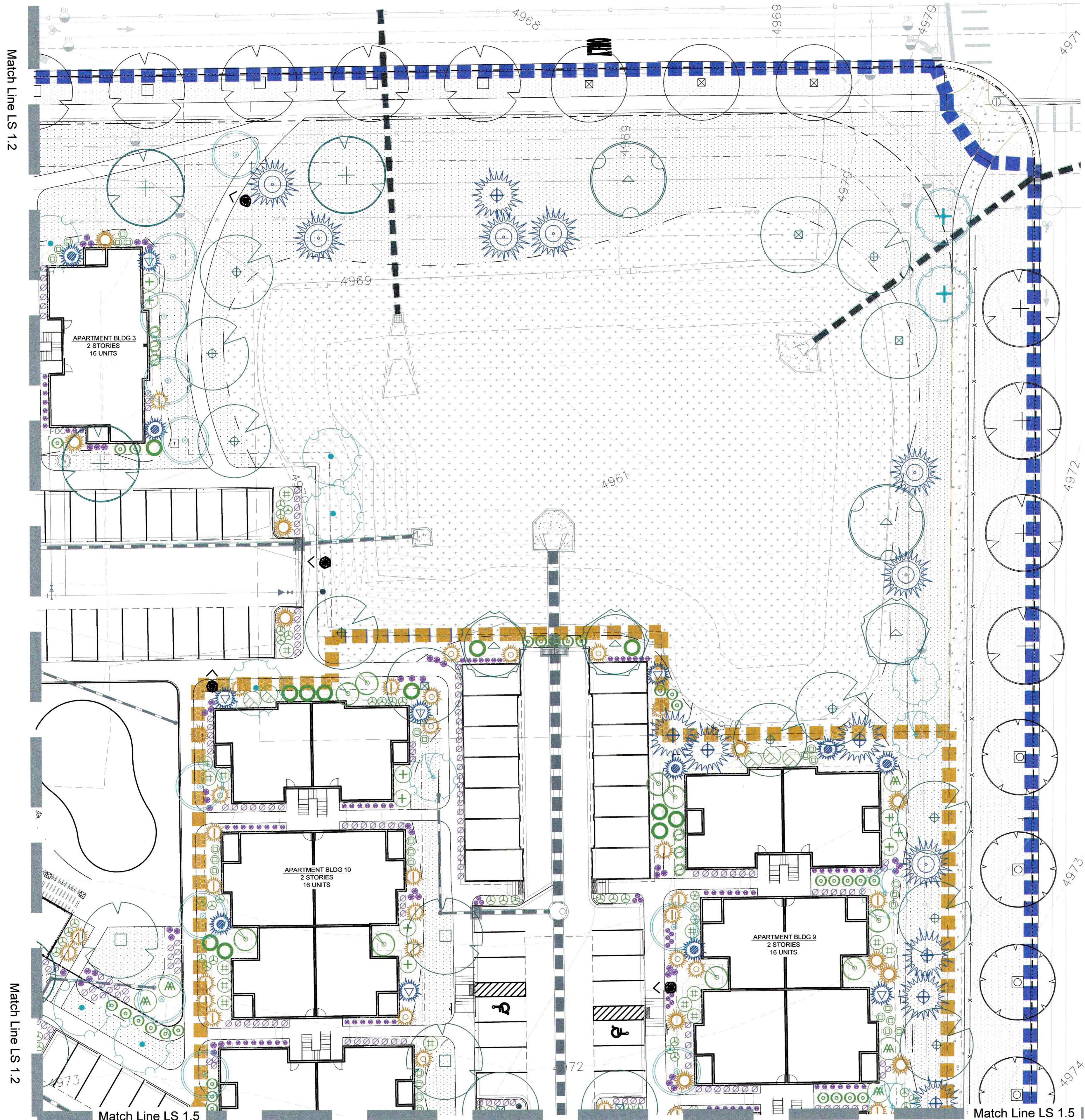


Plant List - Lot 1

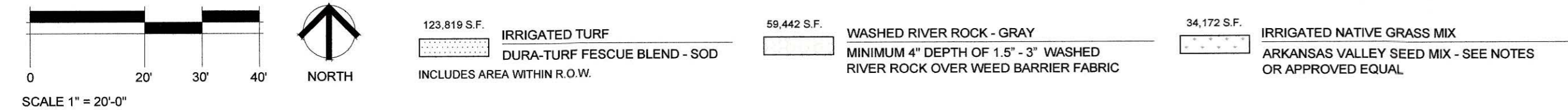
KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<strong>SHADE / CANOPY TREES - 154</strong>								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	5.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<strong>EVERGREEN TREES - 105</strong>								
	30	8.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<strong>ORNAMENTAL TREES - 90</strong>								
	19	5.4%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<strong>EVERGREEN SHRUBS - 227</strong>								
	78	-	JUNPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6'	5 Gallon	6" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	53	-	JUNPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	96	-	JUNPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<strong>DECIDUOUS SHRUBS - 847</strong>								
	45	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	52	-	EUCONYMIUS, DWARF BURNING BUSH	Euconymus alatus 'Compactus'	6'	6'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	76	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibini'	4'	4'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	75	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	6'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	111	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3'	5 Gallon	18" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	105	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTrio'	4'	4'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	0	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	19	-	SERVICEBERRY	Amelanchier alnifolia	10'	8'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	201	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	132	-	WEIGELA, LUMBA	Weigela florida 'Lumina'	2'	3'	5 Gallon	18" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<strong>PERENNIALS / GRASSES - 1610</strong>								
	288	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	719	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	199	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	404	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Key Map





Thornburg / Hamilton 3rd Subdivision Lot 1 - Landscape / Shrub Plan



Plant List - Lot 1

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 164								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos (inermis) 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	5.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 105								
	30	8.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 90								
	19	5.4%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - 227								
	78	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	53	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5"	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	96	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS - 847								
	45	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	52	-	EUNYMIUS, DWARF BURNING BUSH	Eunymus alatus 'Compactus'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	76	-	LILAC, DWARF KOREAN	Syringa meyeri 'Pallidiflora'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	75	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	111	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	105	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTQ'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	0	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	19	-	SERVICEBERRY	Amelanchier alnifolia	10'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	201	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
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Key Map

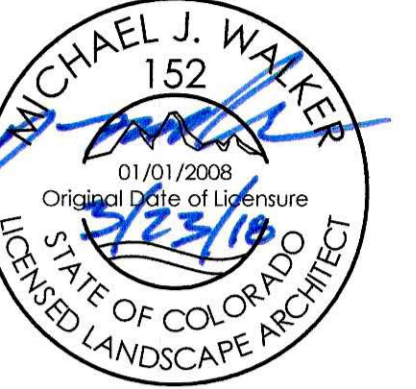


REVISIONS	DATE
1st Submittal	11/11/16
2nd Submittal	07/21/17
3rd Submittal	09/25/17
SR / SDP Approval	03/23/18



14 Mountain Ave. | TEL 970.532.5891  
 Berthoud, CO 80613 | WEB TBGroup.us

EAL



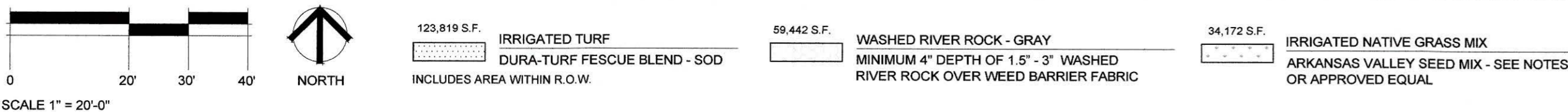
PROJECT TITLE

Special Review/  
Site Development Plans

Douglas, Colorado

REPAIRED FOR

020 S County Road 5, Unit  
00 Fort Collins, CO 80528  
(970) 204-9393



KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 154</b>								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	<i>Gymnocladus dioica</i> 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	<i>Ulmus x accolade</i>	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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	20	5.7%	LINDEN, REDMOND	<i>Tilia americana</i> 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	<i>Acer platanoides</i> 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BUR	<i>Quercus macrocarpa</i>	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	<i>Quercus rubra</i>	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 105</b>								
	30	8.6%	PINE, ALUSTRAN COLUMNAR	<i>Pinus riga</i> 'Frank'	20'	7"	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	<i>Pinus flexilis</i> 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	<i>Picea pungens</i> 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	<i>Picea abies</i> 'Cupressina'	18'	5"	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 90</b>								
	19	5.4%	CRABAPPLE, SPRING SNOW	<i>Malus</i> spp. 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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	22	6.3%	LILAC, JAPANESE LILAC TREE	<i>Syringa reticulata</i>	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	<i>Pyrus calleryana</i> 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN SHRUBS - 227</b>								
	78	-	JUNIPER, BLUE CHIP	<i>Juniperus horizontalis</i> 'Blue Chip'	1'	6"	5 Gallon	6" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	53	-	JUNIPER, CALGARY CARPET	<i>Juniperus sabina</i> 'Calgary Carpet'	2.5'	5"	5 Gallon	12" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	96	-	JUNIPER, ALPINE CARPET	<i>Juniperus communis</i> 'Alpine Carpet'	18"	5"	5 Gallon	6" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>DECIDUOUS SHRUBS - 847</b>								
	45	-	DOGWOOD, ISANTI	<i>Cornus stolonifera</i> 'Isanti'	5'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	52	-	EUCONYMIUS, DWARF BURNING BUSH	<i>Euconymus alatus</i> 'Compectus'	6'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	<i>Hydrangea paniculata</i> 'Grandiflora'	6'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	78	-	LILAC, DWARF KOREAN	<i>Syringa meyeri</i> 'Palibori'	4'	4"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	75	-	NINEBARK, SUMMERWINE	<i>Physocarpus opulifolius</i> 'Summerwine'	5'	5"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	PLUM, PURPLE LEAF	<i>Prunus x cistena</i>	10'	8"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	111	-	POTENTILLA, MCKAY'S WHITE	<i>Potentilla fruticosa</i> 'McKay's White'	2'	3"	5 Gallon	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	105	-	ROSE, RED KNOCK-DOUBLE RED	<i>Rosa knock-out</i> 'Red Knock'	4'	4"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	0	-	SAND CHERRY, WESTERN	<i>Prunus besseyi</i>	5'	5"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED

The figure displays five site plan diagrams, labeled LS 1.1 through LS 1.5, arranged in a 2x3 grid. Each plan shows a central building complex with surrounding streets and green spaces. The plans are arranged in a 2x3 grid, with the bottom-right cell empty.

REVISIONS	DATE
1st Submittal	11/11/16
2nd Submittal	07/21/17
3rd Submittal	09/25/17
PR / SDP Approval	03/23/18

TE

March 23, 2018

EEFTITLE

### te Plan

## FEET INFORMATION

## LS 1.4

1 of 34

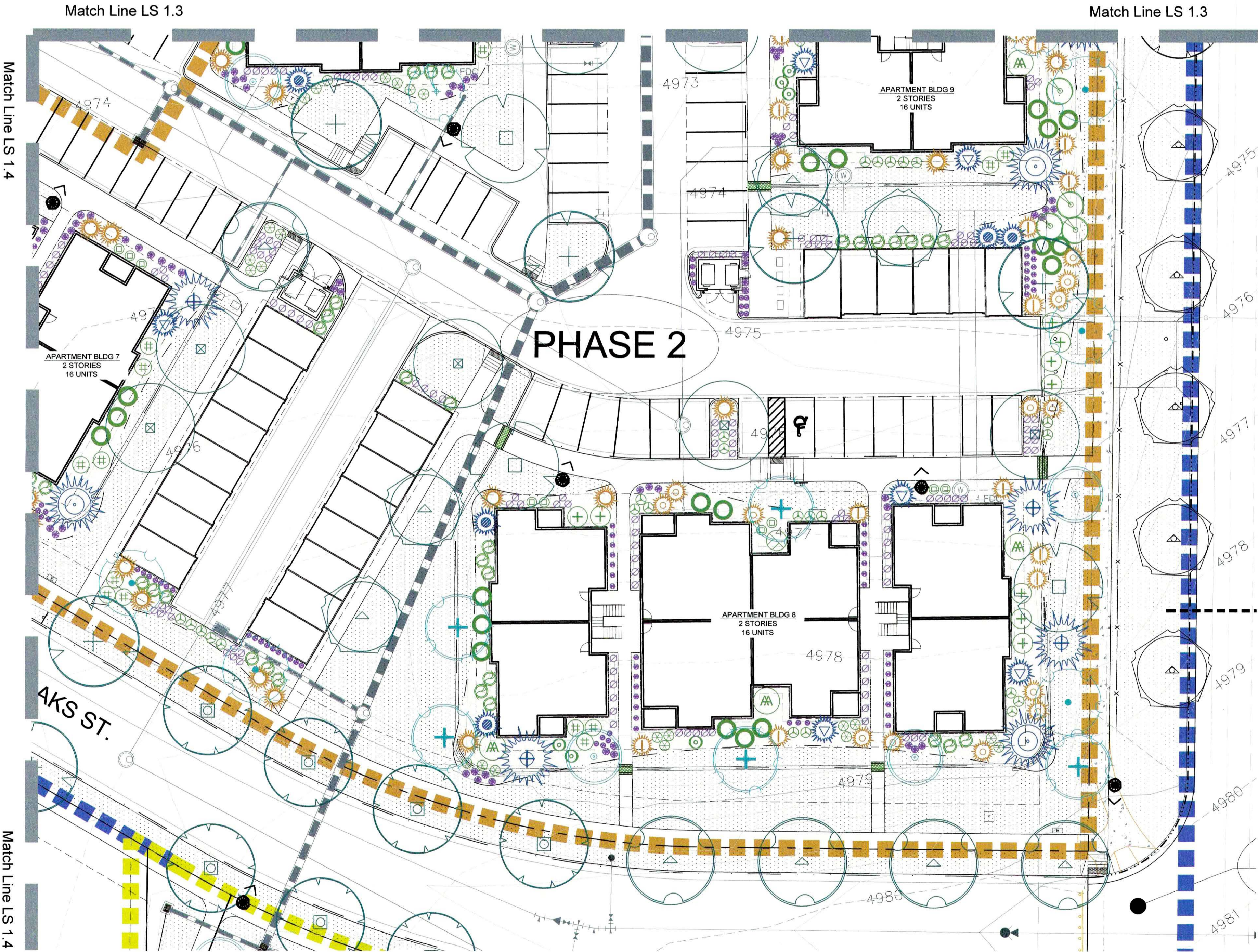
Native Grass Seed Mix

NATIVE GRASS -

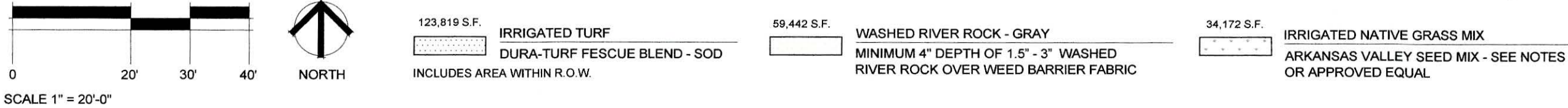
FOOTHILLS NATIVE GRASS MIX: SEED SHALL BE A MIXTURE THAT MATCHES THE FOLLOWING:

COMMON NAME	%
ANNUAL RYEGRASS	20%
SLENDER WHEATGRASS	15%
MOUNTAIN BROME	10%
PUBESCENT WHEATGRASS	10%
HARD FESCUE	10%
KENTUCKY BLUEGRASS	10%
INDIANGRASS	5%
BIG BLUESTEM	7%
BLUE GRAMA	5%
SWITCHGRASS	5%

- SEED SHALL BE AS MANUFACTURED BY ARKANSAS VALLEY SEED SOLUTIONS, 4625 COLORADO BOULEVARD, DENVER, CO 80216, (877) 957-3337.
  - DRILLED IN TWO PERPENDICULAR DIRECTIONS WITH AN APPLICATION RATE: 25.0 LBS (PLS) PER ACRE ( 0.57 LBS / 1000 SF)
  - IRRIGATION WILL BE PROVIDED FOR THE ESTABLISHMENT AND MAINTENANCE OF THESE SEEDED AREAS, AND THAT NATIVE GRASSES SHALL BE MAINTAINED IN A CONDITION OF ACCEPTABLE, COVERAGE, HEIGHT, FREE OF WEEDS, TRASH AND DEBRIS, AND SHALL NOT BECOME A NUISANCE SITE FOR WATER OR WIND EROSION NOR REPRESENT A FIRE HAZARD.
- MULCH IN ALL NATIVE SEED AREAS:**
- IMMEDIATELY FOLLOWING THE RAKING / SEEDING OPERATION, ADD STRAW MULCH TO THE SEEDED AREAS.
  - APPLY STRAW MULCH AT A MINIMUM OF 1.5 TONS PER ACRE OF AIR DRY MATERIAL. SPREAD STRAW MULCH UNIFORMLY OVER THE AREA WITH MECHANICAL MULCH SPREADER / CRIMPER. DO NOT MULCH WHEN WIND VELOCITY EXCEEDS 10 MPH.
  - WHEREVER THE USE OF CRIMPING EQUIPMENT IS PRACTICAL, PLACE MULCH IN THE MANNER NOTED ABOVE AND ANCHOR IT INTO THE SOIL. USE A DISC SUCH AS A MULCH TILLER, WITH A FLAT SERRATED DISC AT LEAS ¼ INCH IN THICKNESS, HAVING DULL EDGES, AND SPACE NO MORE THAN 9 INCHES APART, WITH DISCS OF SUFFICIENT DIAMETER TO PREVENT THE FRAME OF THE EQUIPMENT FROM DRAGGING THE MULCH. ANCHOR MULCH A MINIMUM DEPTH OF 2 INCHES AND ACROSS THE SLOPE WHERE PRACTICAL WITH NO MORE THAN TWO PASSES OF THE ANCHORING EQUIPMENT.
  - IMMEDIATELY UPON COMPLETION OF THE MULCHING AND BINDING OPERATION, THE SEEDED AREAS SHALL BE IRRIGATED, KEEPING THE TOP 2 INCHES OF SOIL EVENLY MOIST UNTIL SEED HAS UNIFORMLY GERMINATED AND GROWN TO A HEIGHT OF 2-INCHES.
  - WATERING APPLICATION SHALL BE DONE IN A MANNER WHICH WILL PROVIDE UNIFORM COVERAGE BUT WHICH WILL NOT CAUSE EROSION, MOVEMENT, OR DAMAGE TO THE FINISHED SURFACE.



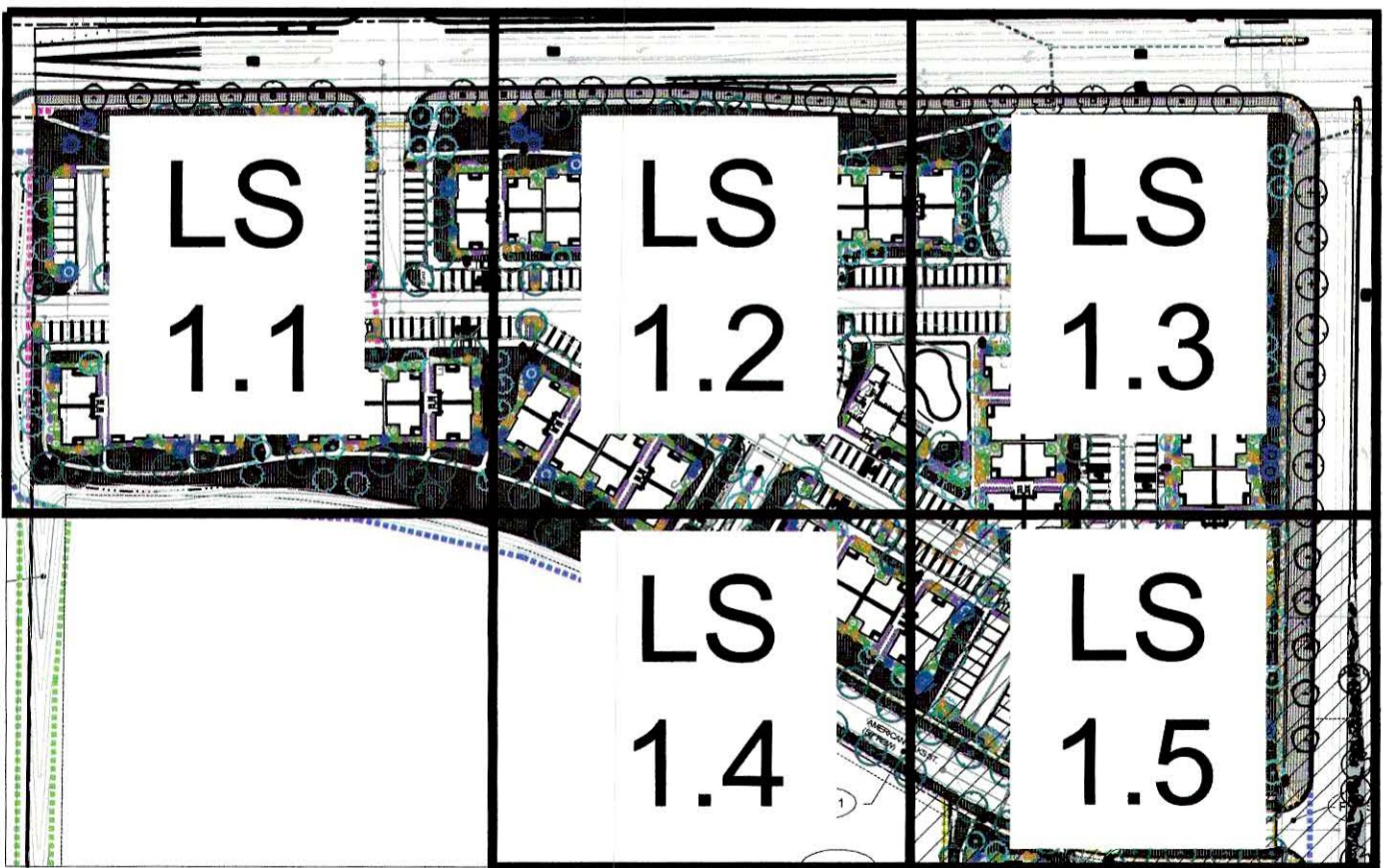
Thornburg / Hamilton 3rd Subdivision Lot 1 - Landscape / Shrub Plan



Plant List - Lot 1

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 154</b>								
	23	6.6%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	19	5.4%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	5.7%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 105</b>								
	30	8.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	22	6.3%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	31	8.9%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 90</b>								
	19	5.4%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.3%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	28	8.0%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN SHRUBS - 227</b>								
	78	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6'	5 Gallon	6" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	53	-	JUNIPER, CALGARY CARPET	Juniperus sabinia 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	96	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>DECIDUOUS SHRUBS - 847</b>								
	45	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	52	-	EUCONYMIUS, DWARF BURNING BUSH	Euconymus alatus 'Compactus'	6'	6'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	76	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibin'	4'	4'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	75	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	111	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3'	5 Gallon	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	105	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RadTKO'	4'	4'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	0	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	19	-	SERVICEBERRY	Amelanchier alnifolia	10'	8'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	201	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3'	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	132	-	WEIGELA, RUMBA	Weigela florida 'Rumba'	2'	3'	5 Gallon	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>PERENNIALS / GRASSES - 1610</b>								
	288	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	719	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	199	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	404	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Key Map



PROJECT TITLE

Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4

Special Review/  
Site Development Plans

Loveland, Colorado

PREPARED FOR

WINDSOR PLAINS  
LLC.

8020 S County Road 5, Unit  
200 Fort Collins, CO 80528  
(970) 204-9393

REVISIONS

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SR / SDP Approval	03/23/18

DATE

March 23, 2018

SHEET TITLE

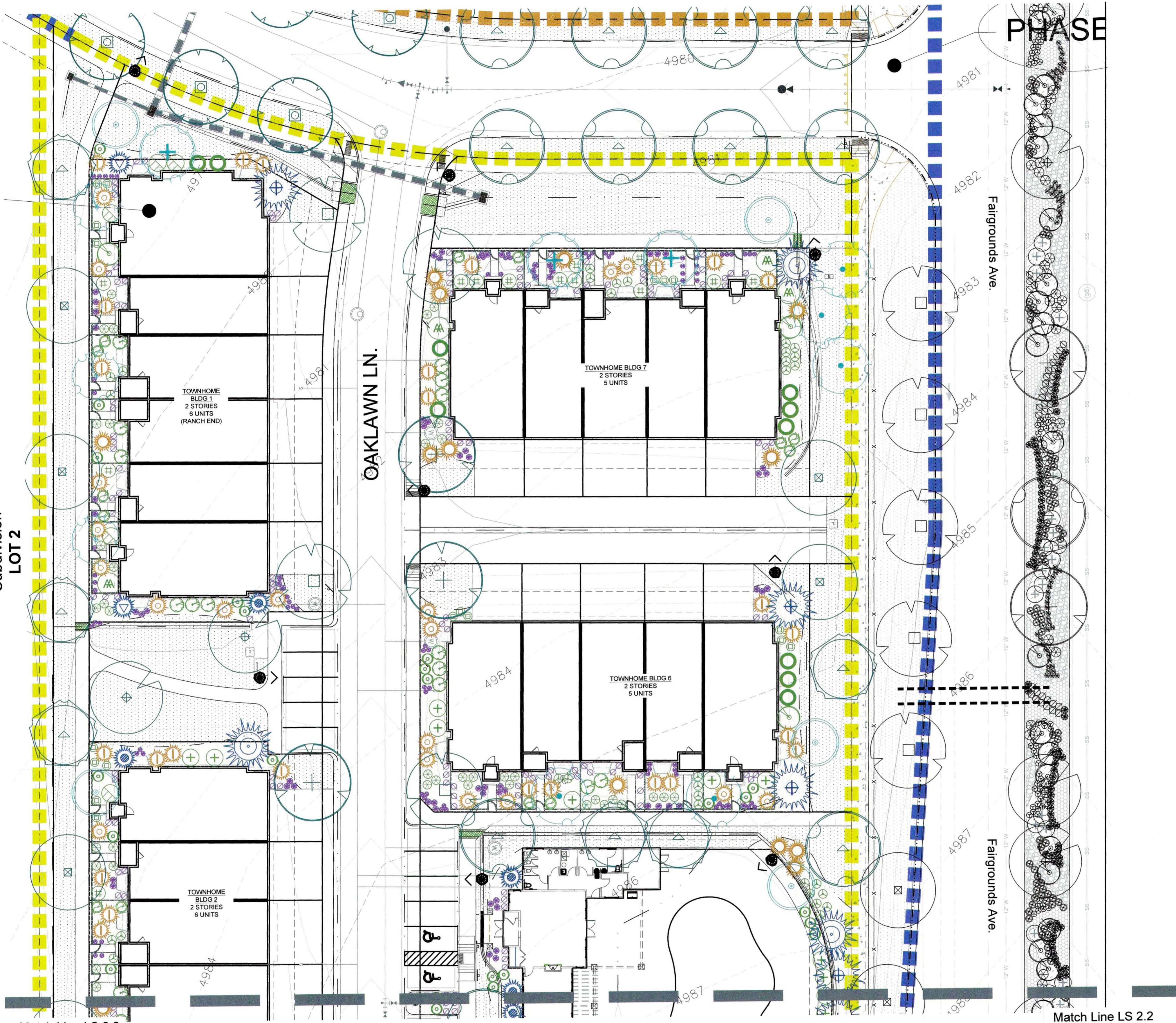
Site Plan

SHEET INFORMATION

LS 1.5

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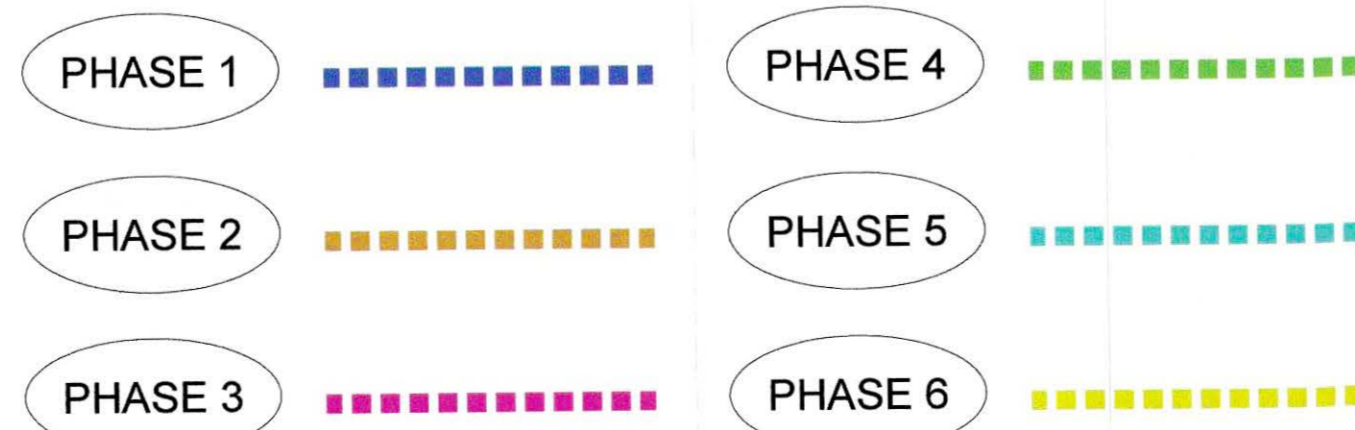




Thornburg / Hamilton 3rd Subdivision Lot 3 - Landscape / Shrub Plan



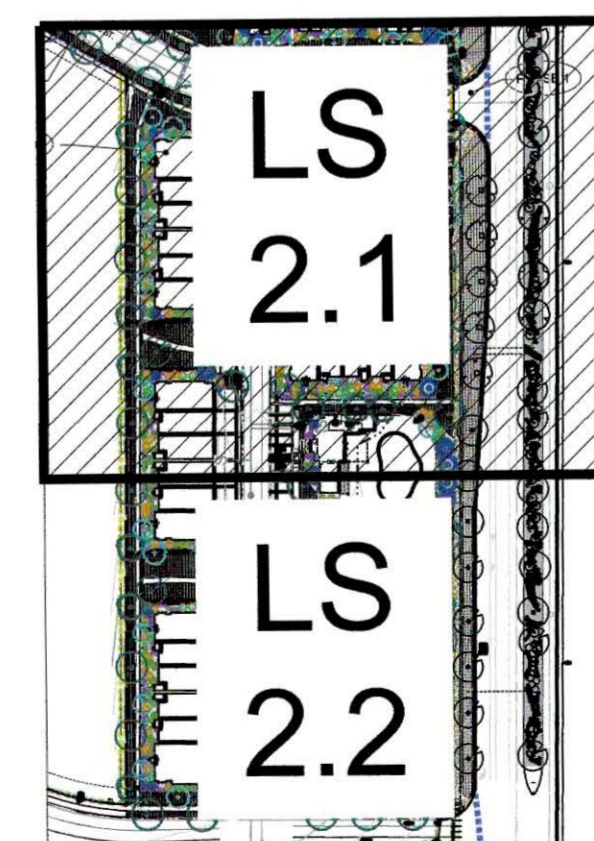
Phase Legend



Plant List - Lot 3

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 57								
	4	3.4%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	3	2.6%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	7.7%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	8	6.8%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	12	10.3%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	8.5%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	11	9.4%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 28								
	3	2.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	6	5.1%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	8	6.8%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	11	9.4%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 32								
	6	5.1%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	8.5%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	9	7.7%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - 116								
	47	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6'	5 Gallon	6" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	41	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	28	-	JUNIPER, ALPINE CARPET	Juniperus communis 'Alpine Carpet'	18"	5'	5 Gallon	6" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS - 357								
	22	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	6'	6'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	45	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibin'	4'	4'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	31	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	64	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3'	5 Gallon	18" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	26	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTCK'	4'	4'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	32	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	-	SERVICEBERRY	Amelanchier alnifolia	10'	6'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	71	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3'	5 Gallon	24" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	32	-	WEIGELA, LUMBA	Weigela florida 'Rumiko'	2'	3'	5 Gallon	18" (b) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES - 614								
	124	-	DAY LILY, AUTUMN RED	Heimerocallis spp 'Autumn Red'	3'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	256	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2'	1 Gallon	WELL ROOTED AND ESTABLISHED
	86	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	36	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Key Map



PROJECT TITLE

Thornburg  
Hamilton 3rd  
Subdivision  
Lots 1, 3 and 4

Special Review/  
Site Development Plans

Loveland, Colorado

PREPARED FOR

WINDSOR PLAINS  
LLC.

8020 S County Road 5, Unit  
200 Fort Collins, CO 80528  
(970) 204-9393

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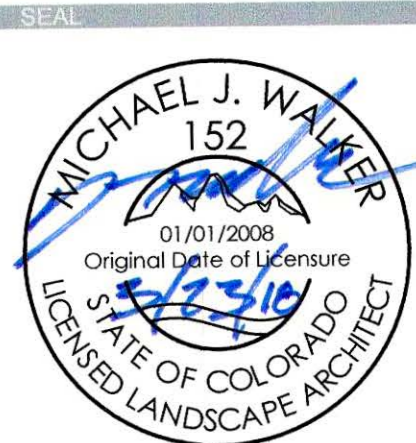
SHEET TITLE

Site Plan

SHEET INFORMATION

LS 2.1

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PROJECT TITLE  
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Site Plan

SHEET INFORMATION

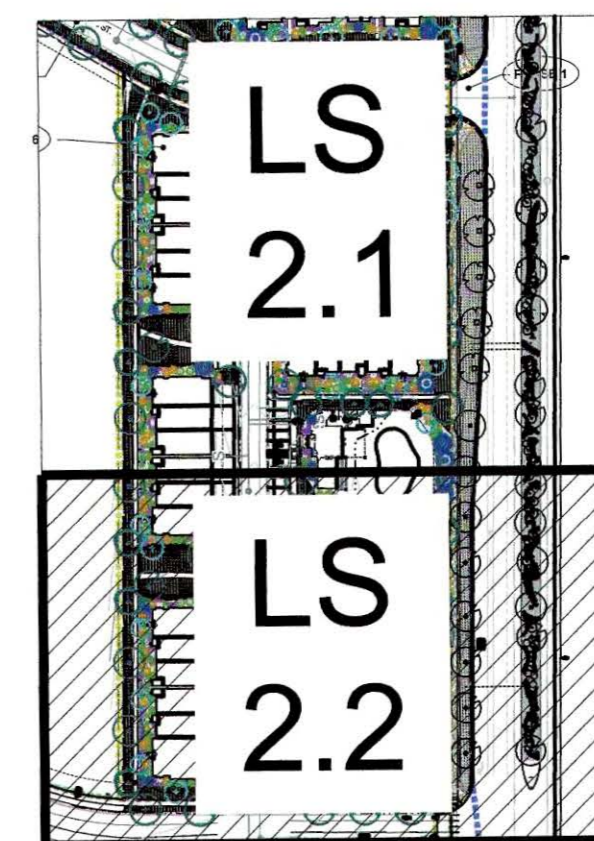
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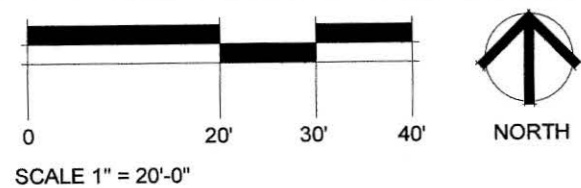
Plant List - Lot 3

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SHADE / CANOPY TREES - 57								
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	9	7.7%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos inermis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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	12	10.3%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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	11	9.4%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 28								
	3	2.6%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	6	5.1%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	8	6.8%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
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ORNAMENTAL TREES - 32								
	6	5.1%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	7	6.0%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	10	8.5%	LILAC, JAPANESE LILAC TREE	Syringa meiocata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
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EVERGREEN SHRUBS - 116								
	47	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	41	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5'	5 Gallon	12" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
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DECIDUOUS SHRUBS - 357								
	22	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6"	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	15	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	6'	6"	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	5	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6"	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	45	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibari'	4'	4'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	31	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	6	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8"	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	64	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3'	5 Gallon	18" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	26	-	ROSE, RED KNOCK-DOUBLE RED	Rosa Knock-out 'RedTrio'	4'	4'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	32	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	8	-	SERVICEBERRY	Amelanchier alnifolia	10'	8"	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	71	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3'	5 Gallon	24" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	32	-	WEIGELA, LUMBA	Weigela florida 'Lumber'	2'	3'	5 Gallon	18" (n) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES - 514								
	124	-	DAY LILY, AUTUMN RED	Henrocallis spp 'Autumn Red'	3"	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	256	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4"	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	98	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3"	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	36	-	GRASS, RED SWITCH SHERANDORF	Panicum virgatum 'Sherandorff'	3"	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Key Map



Thornburg / Hamilton 3rd Subdivision Lot 3 - Landscape / Shrub Plan

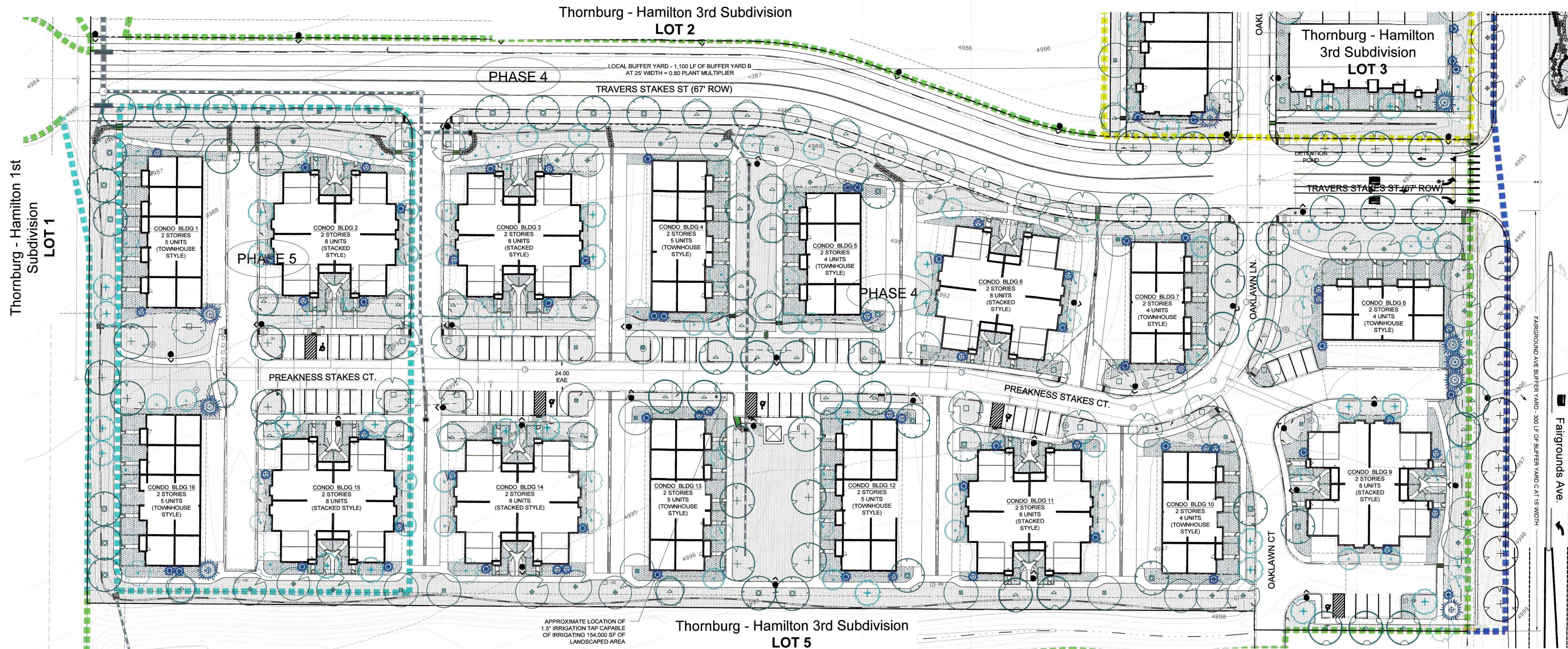


34,441 S.F. IRRIGATED TURF  
DURA-TURF FESCUE BLEND - SOD  
INCLUDES AREA WITHIN R.O.W.

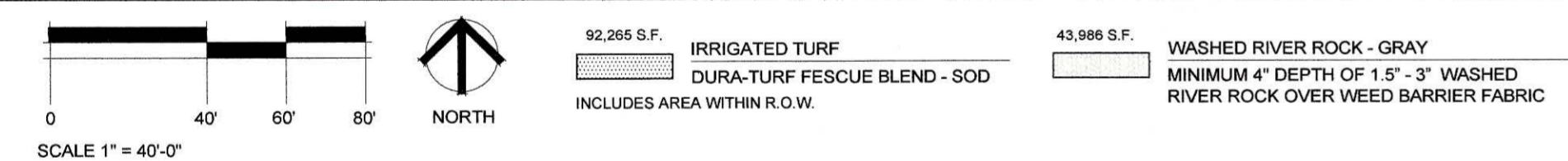
24,018 S.F. WASHED RIVER ROCK - GRAY  
MINIMUM 4" DEPTH OF 1.5" - 3" WASHED  
RIVER ROCK OVER WEED BARRIER FABRIC

Phase Legend

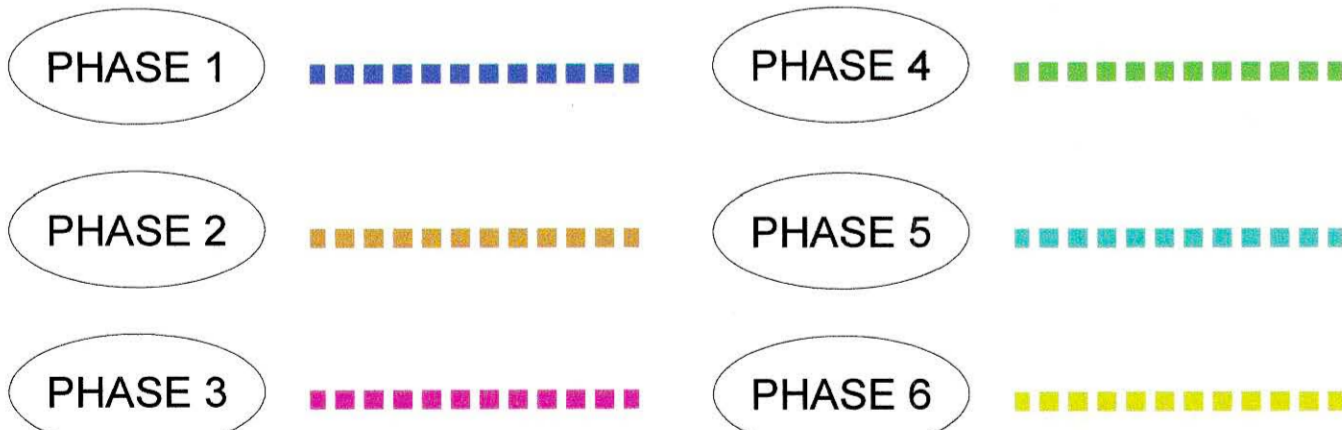
PHASE 1		PHASE 4	
PHASE 2		PHASE 5	
PHASE 3		PHASE 6	



Thornburg / Hamilton 3rd Subdivision Lot 4 - Tree and Groundcover Plan



Phase Legend



BUFFER YARDS

Required:

FAIRGROUNDS AVE - BUFFER YARD C  
LENGTH = 300 LF.  
WIDTH = 15'  
CANOPY TREES = 9  
FLOWERING TREES = 6  
EVERGREEN TREES = 9  
SHRUBS = 45

Provided:

FAIRGROUNDS AVE - BUFFER YARD C  
CANOPY TREES = 13  
FLOWERING TREES = 6  
EVERGREEN TREES = 9  
SHRUBS = 66

LOCAL STREET - BUFFER YARD B  
LENGTH = 1,100 LF.  
WIDTH = 25' (GRANTS A 0.80 PLANT MULTIPLIER)  
CANOPY TREES = 18  
FLOWERING TREES = 18  
EVERGREEN TREES = 9  
SHRUBS = 44

LOCAL STREET - BUFFER YARD B  
CANOPY TREES = 39  
FLOWERING TREES = 18  
EVERGREEN TREES = 11  
SHRUBS = 64

Tree List - Lot 4

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 146								
	24	7.4%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	6.2%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	HONEYLOCUST, IMPERIAL	Gleditsia triscanthis 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.5%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	MAPLE, ROYAL RED	Acer plantatanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	17	5.2%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	18	5.6%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 75								
	34	10.5%	PINE, AUSTRALIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	5	1.5%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	2	0.6%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	34	10.5%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Drapensia'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 103								
	25	7.7%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	CRABAPPLE, ROYAL RAINBOWS	Malus spp 'Royal Rainbows'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	32	9.9%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER

REVISIONS	DATE
1st Submittal	11/11/16
2nd Submittal	07/21/17
3rd Submittal	09/25/17
SR / SDP Approval	03/23/18

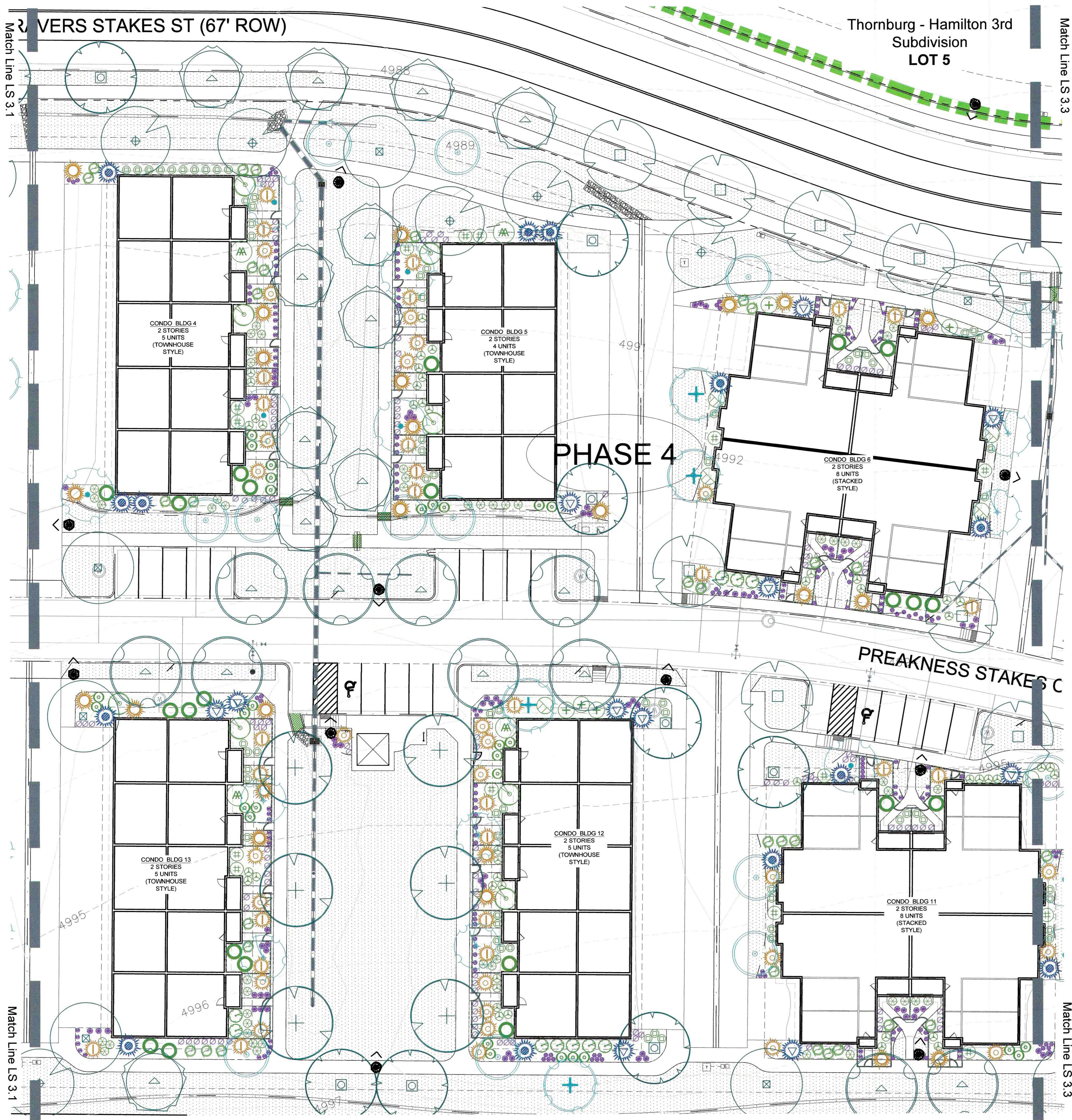
DATE  
March 23, 2018

SHEET TITLE  
Site Plan

SHEET INFORMATION



The image displays three architectural site plans, labeled LS 3.1, LS 3.2, and LS 3.3, arranged horizontally. Each plan shows a building footprint with internal room divisions, surrounded by parking spaces, landscaping (represented by green circles and lines), and access roads. The plans are detailed with various architectural symbols and dimensions.





























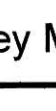







Thornburg / Hamilton 3rd Subdivision Lot 4 - Landscape / Shrub Plan

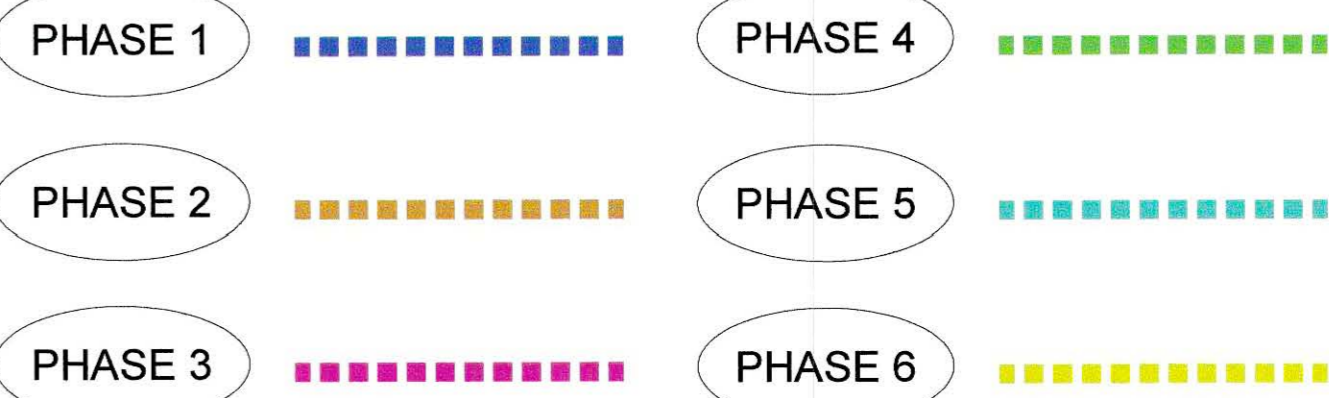


Thornburg - Hamilton 3rd Subdivision  
LOT 5

Plant List - Lot 4

KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
SHADE / CANOPY TREES - 146								
	24	7.4%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymmodicus dolous 'Espresso'	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	6.2%	ELM, ACCOLADE	Ulmus x accolade	60'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	HONEYLOCUST, IMPERIAL	Gledisia thachanthos 'Imperial'	45'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.5%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	17	5.2%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	18	5.6%	OAK, RED	Quercus rubra	50'	50'	2" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN TREES - 75								
	34	10.5%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7"	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	5	1.5%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolfs Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	2	0.6%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	34	10.5%	SPRUCE, NORWAY FASTIGATE	Picea abies 'Cupressina'	18'	5"	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
ORNAMENTAL TREES - 103								
	25	7.7%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	LILAC, JAPANESE LILAC TREE	Syringa meioduta	20'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	32	9.9%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal. BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
EVERGREEN SHRUBS - 193								
	63	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	71	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5"	5 Gallon	12" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	59	-	JUNIPER, ALPINE CARPET	Juniperia communis 'Alpine Carpet'	18"	5"	5 Gallon	6" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
DECIDUOUS SHRUBS - 705								
	22	-	DOGWOOD, ISANTI	Cornus stolonifera 'Instant'	5'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	47	-	EUONYMUS, DWARF BURNING BUSH	Euonymus alatus 'Compactus'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	81	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibri'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	55	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	17	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	112	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	81	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTCK'	4'	4"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	24	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	-	SERVICEBERRY	Amelanchier alnifolia	10'	8"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	116	-	SPIREA, ANTHONY WATERER	Spiraea japonica 'Anthony Waterer'	2'	3"	5 Gallon	24" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	121	-	WEIGELA, RUMBA	Weigelia florida 'Rumba'	2'	3"	5 Gallon	18" (H) FULL SPECIMEN, EVENLY AND WELL BRANCHED
PERENNIALS / GRASSES - 1199								
	240	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	356	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	351	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
	252	-	GRASS, RED SWITCH SHENANDOAH	Panicum virgatum 'Shenandoah'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED

Phase Legend



Key Map

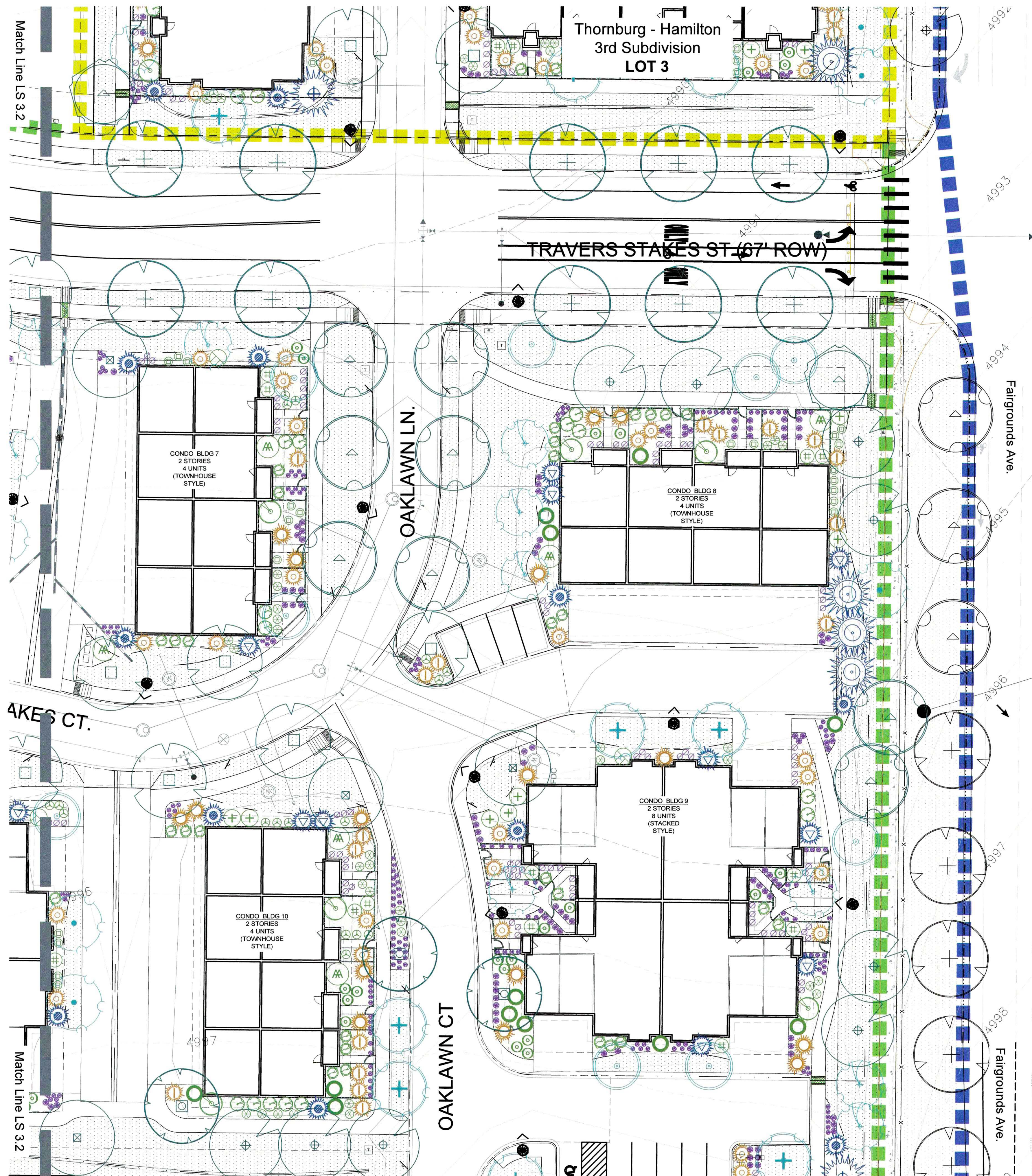


REVISIONS	DATE
1st Submittal	11/11/16
2nd Submittal	07/21/17
3rd Submittal	09/25/17
SR / SDP Approval	03/23/18

DATE
March 23, 2018

SHEET TITLE

SHEET INFORMATION



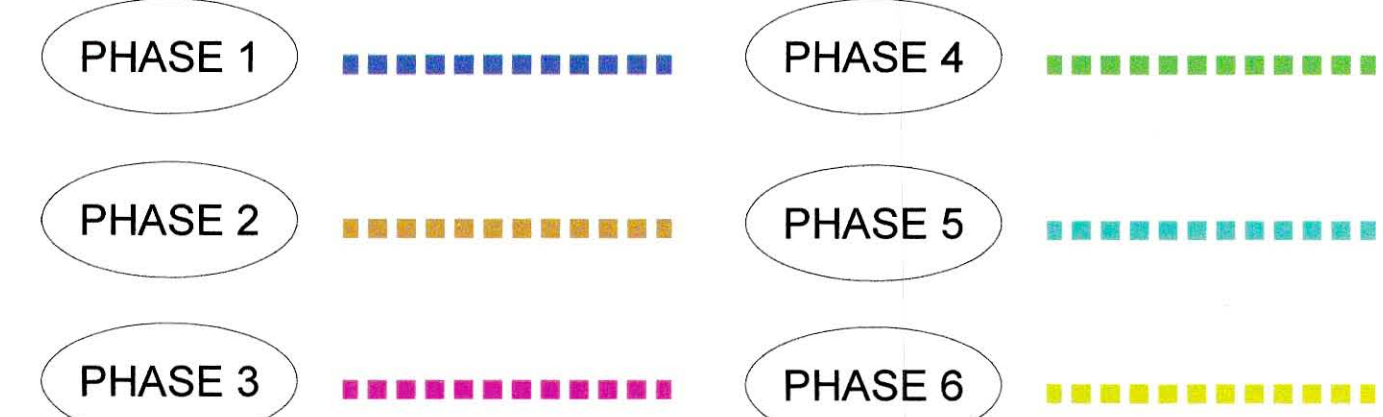
Thornburg / Hamilton 3rd Subdivision Lot 4 - Landscape / Shrub Plan



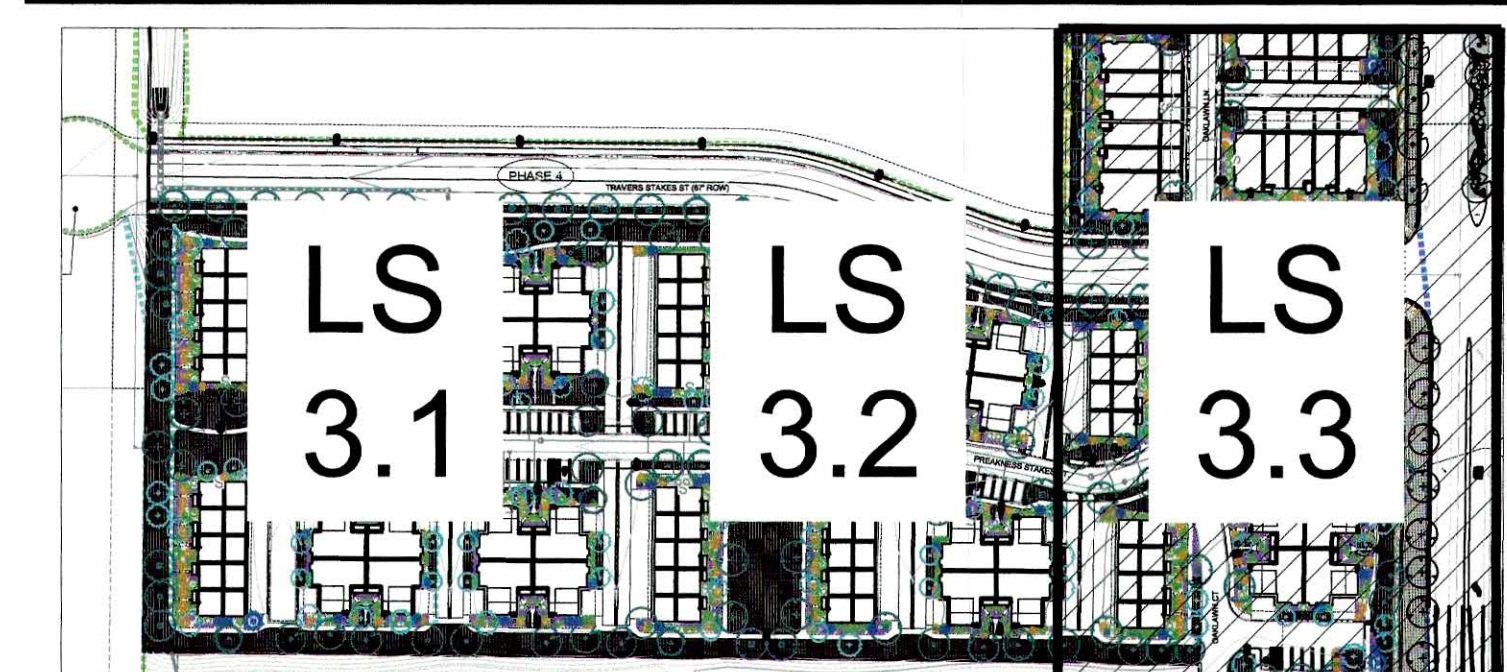
Plant List - Lot 4

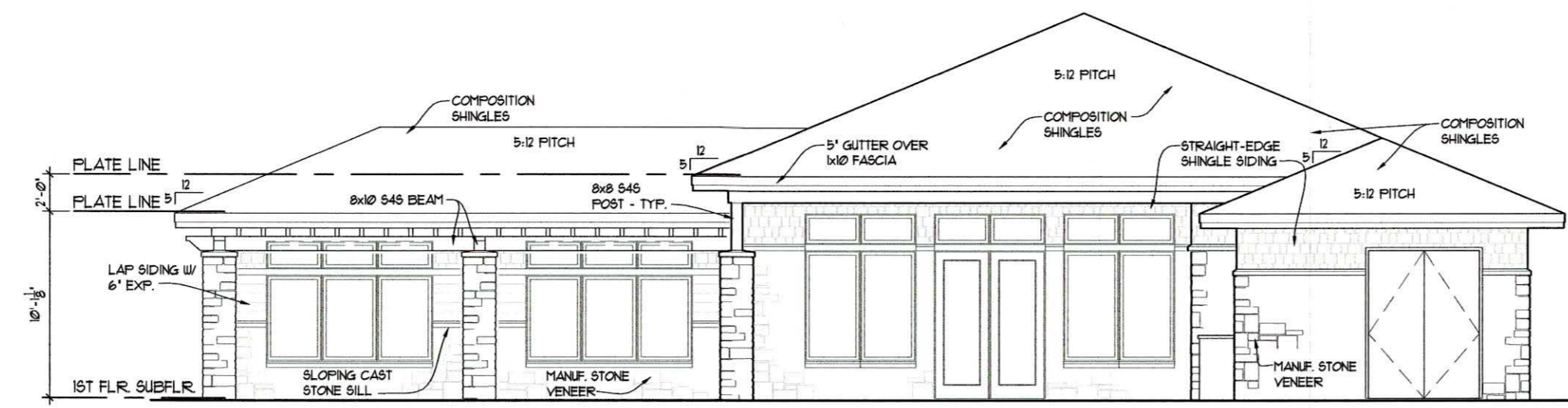
KEY	QTY	RATIO	COMMON NAME	BOTANICAL NAME	HEIGHT	WIDTH	SIZE	INSTALLATION NOTES
<b>SHADE / CANOPY TREES - 146</b>								
	24	7.4%	COFFEE TREE, KENTUCKY (SEEDLESS)	Gymnocladus dioica 'Espresso'	50'	50'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	20	6.2%	ELM, ACCOLADE	Ulmus x scolade	60'	50'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	HONEYLOCUST, IMPERIAL	Gleditsia triacanthos 'Imperial'	45'	35'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	21	6.5%	LINDEN, REDMOND	Tilia americana 'Redmond'	35'	25'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	MAPLE, ROYAL RED	Acer plantanoides 'Royal Red'	35'	35'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	17	5.2%	OAK, BUR	Quercus macrocarpa	50'	40'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	16	5.6%	OAK, RED	Quercus rubra	50'	50'	2" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN TREES - 75</b>								
	34	10.5%	PINE, AUSTRIAN COLUMNAR	Pinus nigra 'Frank'	20'	7'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	5	1.5%	PINE, VANDERWOLF PYRAMID	Pinus flexilis 'Vanderwolf's Pyramid'	35'	20'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	2	0.6%	SPRUCE, BAKERI	Picea pungens 'Bakeri'	35'	20'	6"-8" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
	34	10.5%	SPRUCE, NORWAY FASTIGIATE	Picea abies 'Cupressina'	18'	5'	6" BB	FULL SPECIMEN, EVENLY AND WELL BRANCHED W/ STRAIGHT TRUNK & TOP LEADER
<b>ORNAMENTAL TREES - 103</b>								
	25	7.7%	CRABAPPLE, SPRING SNOW	Malus spp 'Spring Snow'	20'	20'	1.5" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	24	7.4%	CRABAPPLE, ROYAL RAINDROPS	Malus spp 'Royal Raindrops'	20'	20'	1.5" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	22	6.8%	LILAC, JAPANESE LILAC TREE	Syringa reticulata	20'	20'	1.5" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
	32	9.9%	PEAR, CHANTICLEER	Pyrus calleryana 'Chanticleer'	25'	20'	1.5" cal BB	BALANCED, WELL BRANCHED W/ STRAIGHT TRUNK & CENTRAL LEADER
<b>EVERGREEN SHRUBS - 193</b>								
	63	-	JUNIPER, BLUE CHIP	Juniperus horizontalis 'Blue Chip'	1'	6"	5 Gallon	6" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	71	-	JUNIPER, CALGARY CARPET	Juniperus sabina 'Calgary Carpet'	2.5'	5"	5 Gallon	12" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
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<b>DECIDUOUS SHRUBS - 705</b>								
	22	-	DOGWOOD, ISANTI	Cornus stolonifera 'Isanti'	5'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	47	-	EUNYMUS, DWARF BURNING BUSH	Eunymus alatus 'Compactus'	6'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	16	-	HYDRANGEA, PEE GEE	Hydrangea paniculata 'Grandiflora'	6'	6"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	81	-	LILAC, DWARF KOREAN	Syringa meyeri 'Palibiri'	4'	4"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	55	-	NINEBARK, SUMMERWINE	Physocarpus opulifolius 'Summerwine'	5'	5"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	17	-	PLUM, PURPLE LEAF	Prunus x cistena	10'	8"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	112	-	POTENTILLA, MCKAY'S WHITE	Potentilla fruticosa 'McKay's White'	2'	3"	5 Gallon	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	81	-	ROSE, RED KNOCK-DOUBLE RED	Rosa knock-out 'RedTWO'	4'	4"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	24	-	SAND CHERRY, WESTERN	Prunus besseyi	5'	5"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
	13	-	SERVICEBERRY	Amenanchier alnifolia	10'	8"	5 Gallon	24" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
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	121	-	WEIGELA, RUMBA	Weigela florida 'Rumba'	2'	3"	5 Gallon	18" (N) FULL SPECIMEN, EVENLY AND WELL BRANCHED
<b>PERENNIALS / GRASSES - 1199</b>								
	240	-	DAY LILY, AUTUMN RED	Hemerocallis spp 'Autumn Red'	3'	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	356	-	GRASS, FEATHER REED	Calamagrostis acutiflora 'Karl Foerster'	4'	2"	1 Gallon	WELL ROOTED AND ESTABLISHED
	351	-	GRASS, HEAVY METAL BLUE SWITCH	Panicum virgatum 'Heavy Metal'	3'	18"	1 Gallon	WELL ROOTED AND ESTABLISHED
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Phase Legend

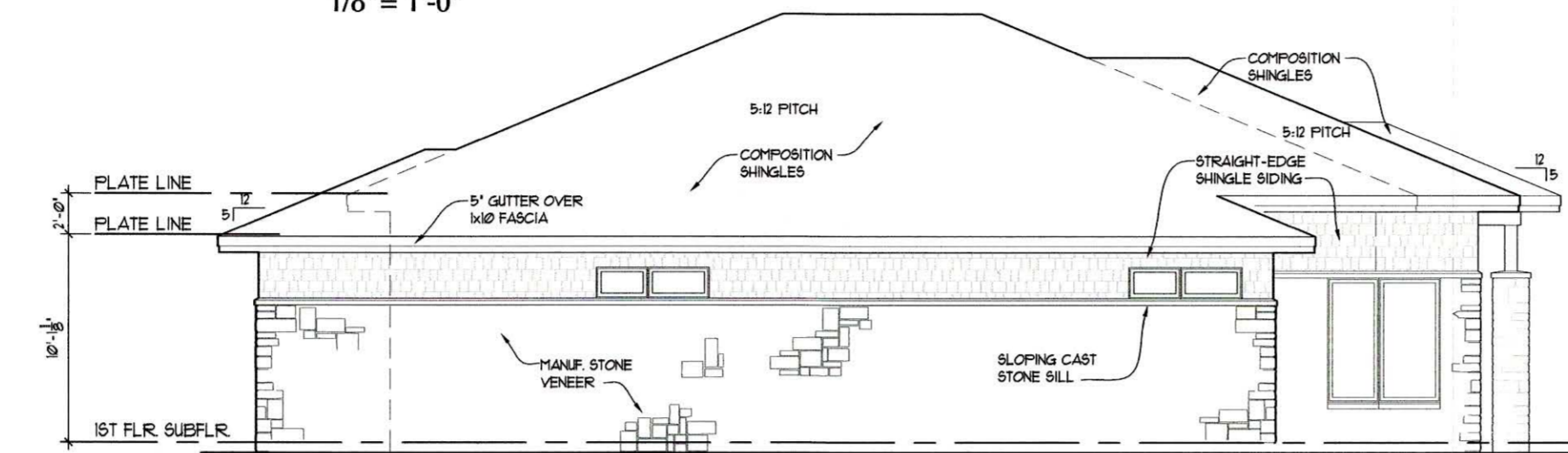


Key Map

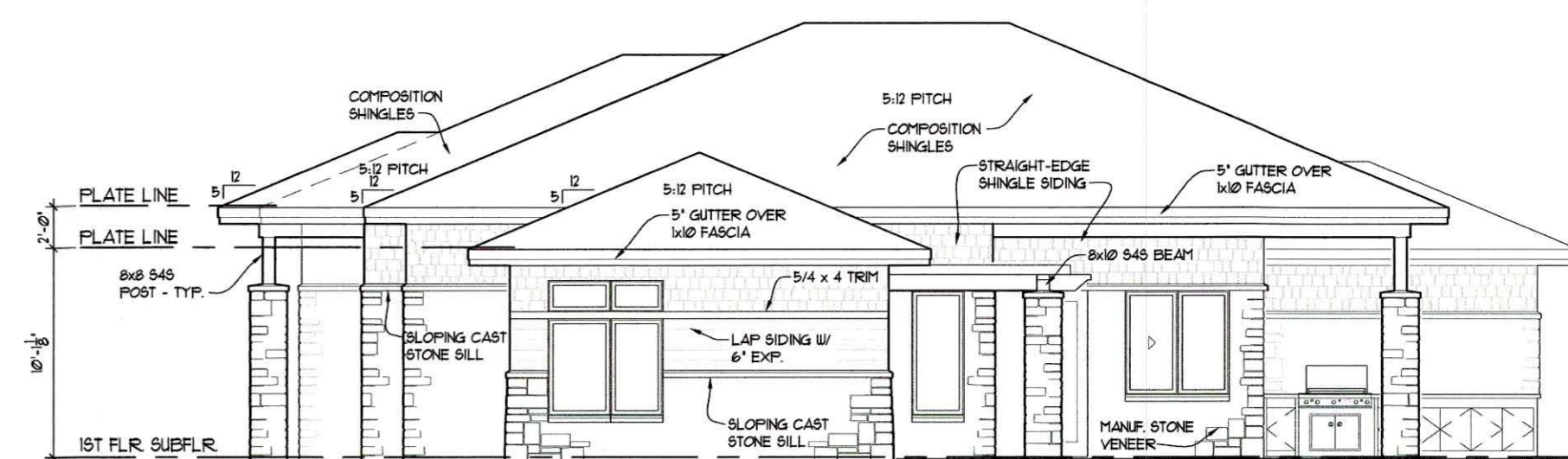




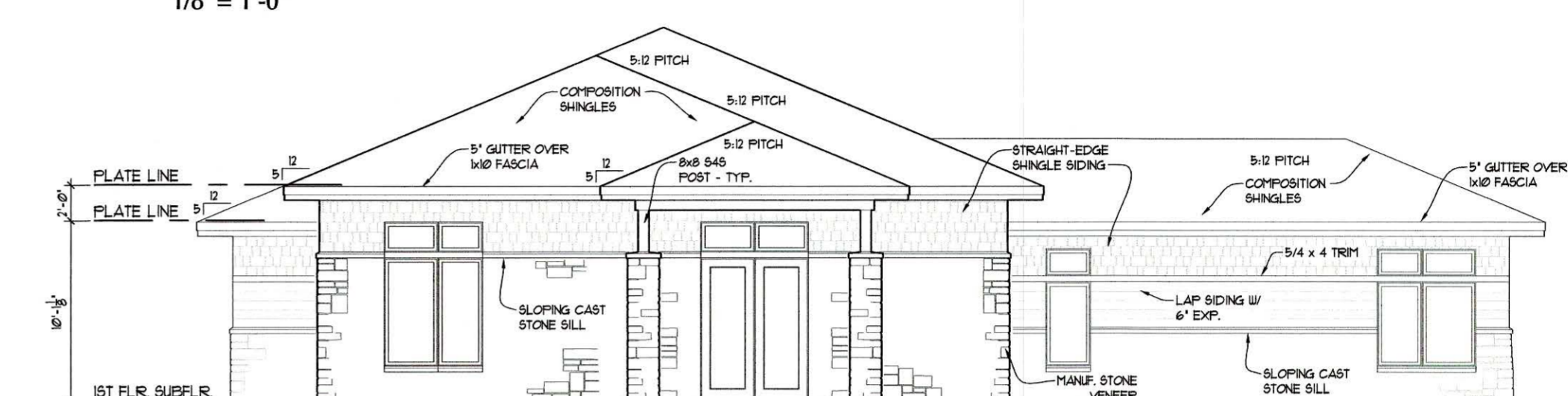
Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"

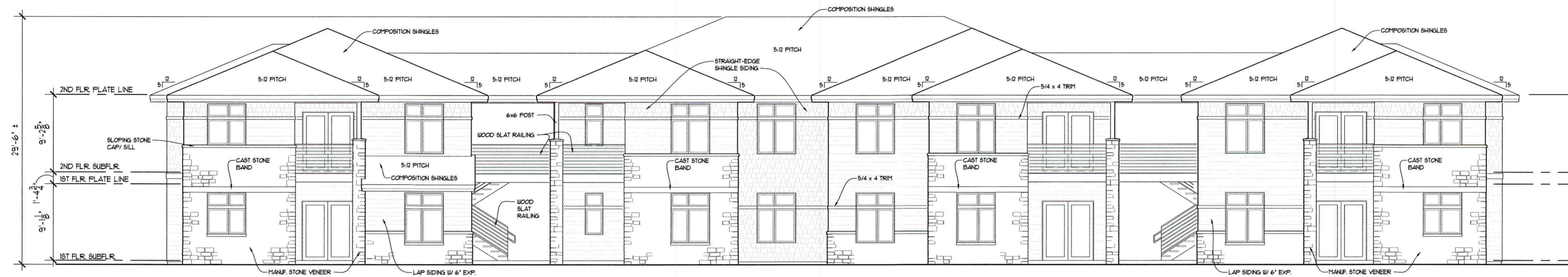


Right Elevation  
1/8" = 1'-0"



Front Elevation  
1/8" = 1'-0"

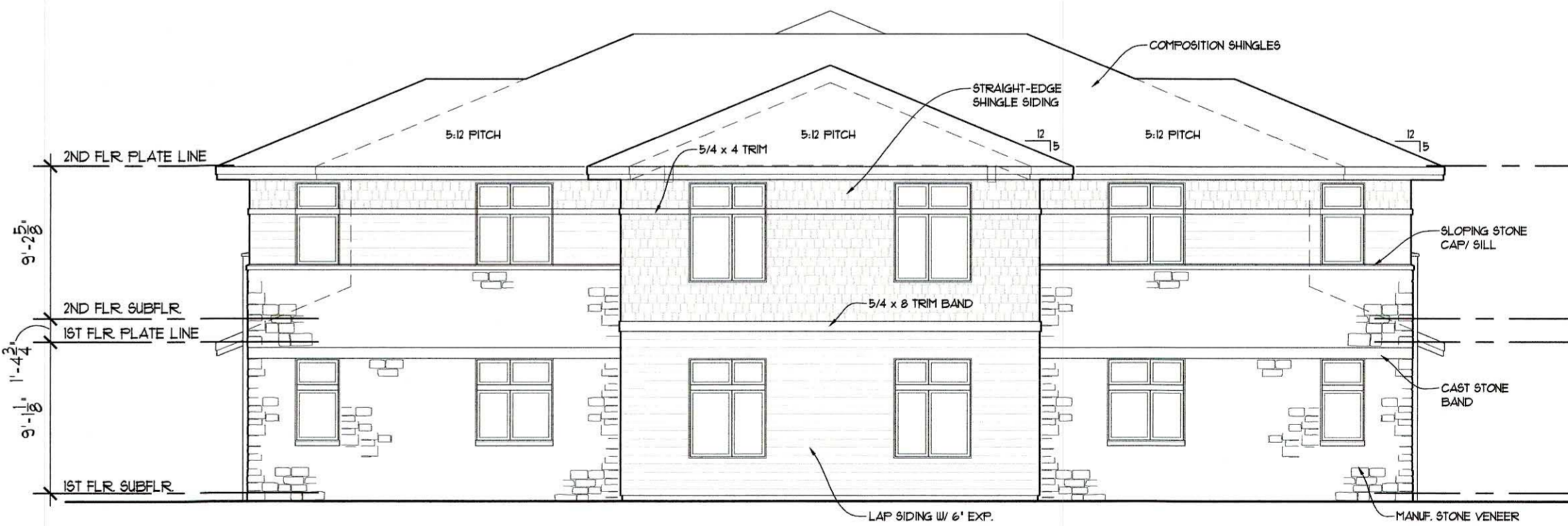
## CLUBHOUSE



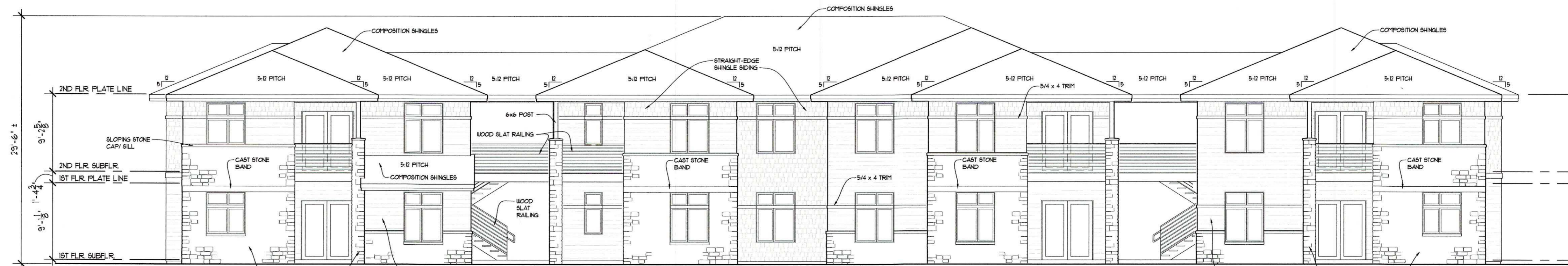
Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"



Front Elevation  
1/8" = 1'-0"

## 16 UNIT APARTMENTS

# LOT 1 ELEVATIONS THORNBURG - HAMILTON 3RD SUBDIVISION, LOTS 1, 3 AND 4 SPECIAL REVIEW/ SITE DEVELOPMENT PLANS LOVELAND, COLORADO

- DRAWING RELEASE LOG
- 11/11/2016 - 1ST SUBMITTAL
  - 07/21/2017 - 2ND SUBMITTAL
  - 09/25/2017 - 3RD SUBMITTAL
  - 03/23/2018 - SR / SDP APPROVAL

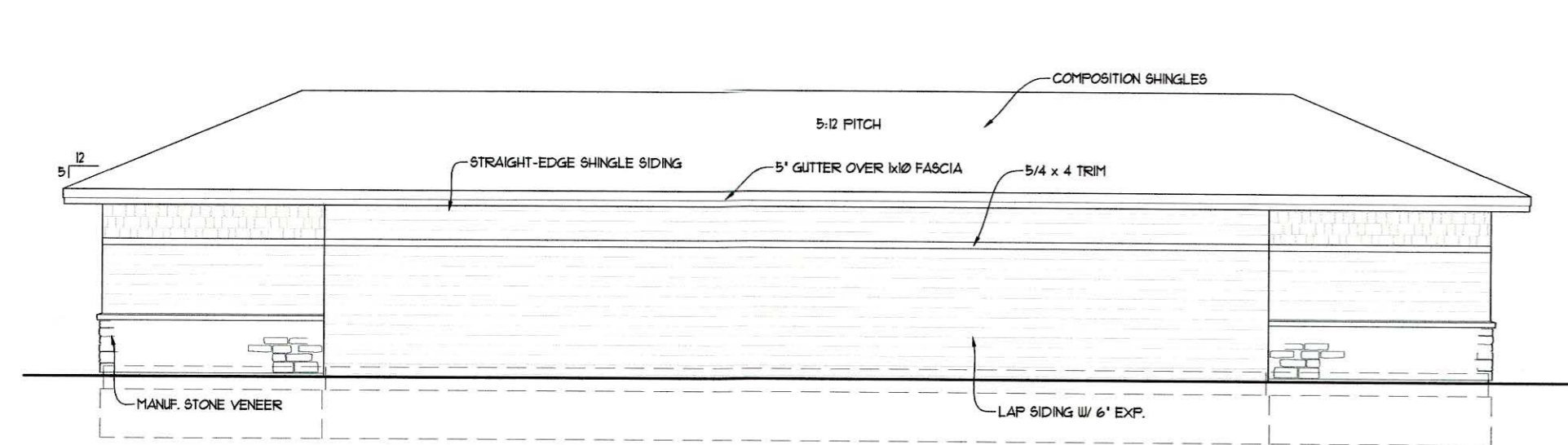
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03/23/2018  
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SHEET NO.

A1.1  
20 OF 34  
Attachment 4

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PHONE 913.831.1415 FAX 913.831.1563  
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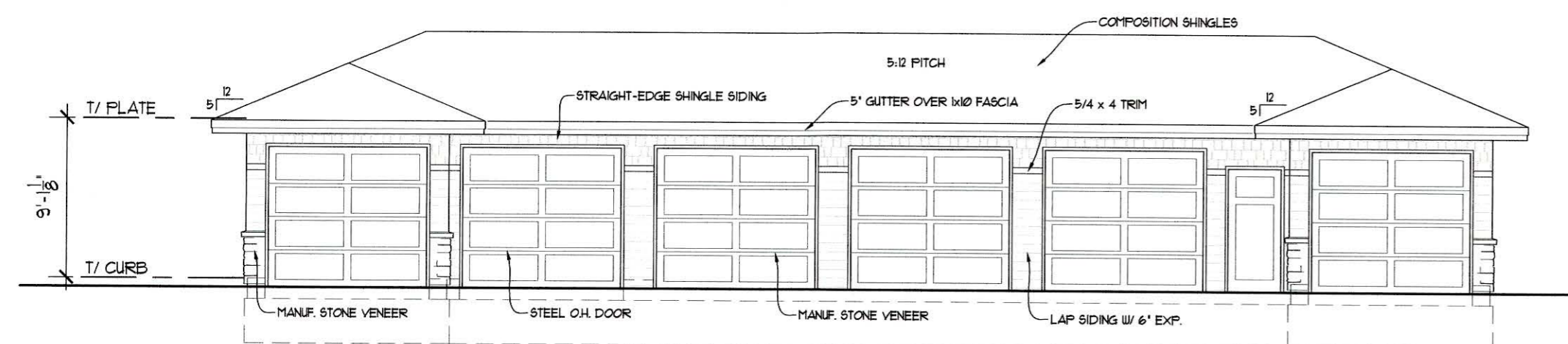
**Six Car Garage Rear Elevation**  
1/8" = 1'-0"



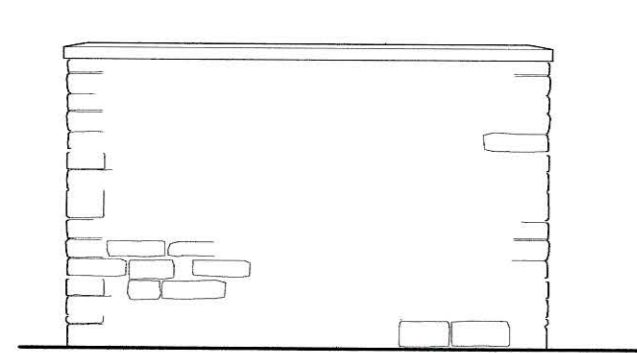
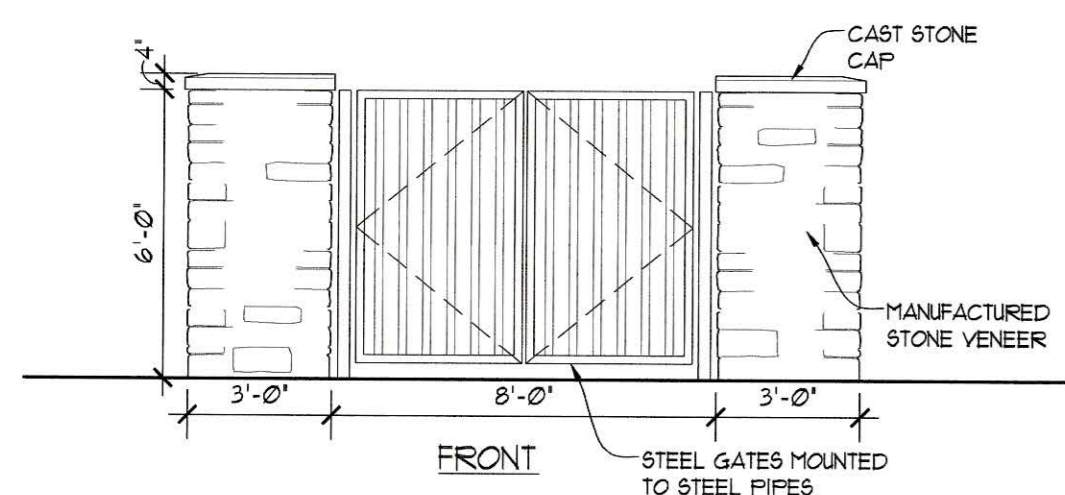
**Six Car Garage Left Elevation**  
1/8" = 1'-0"



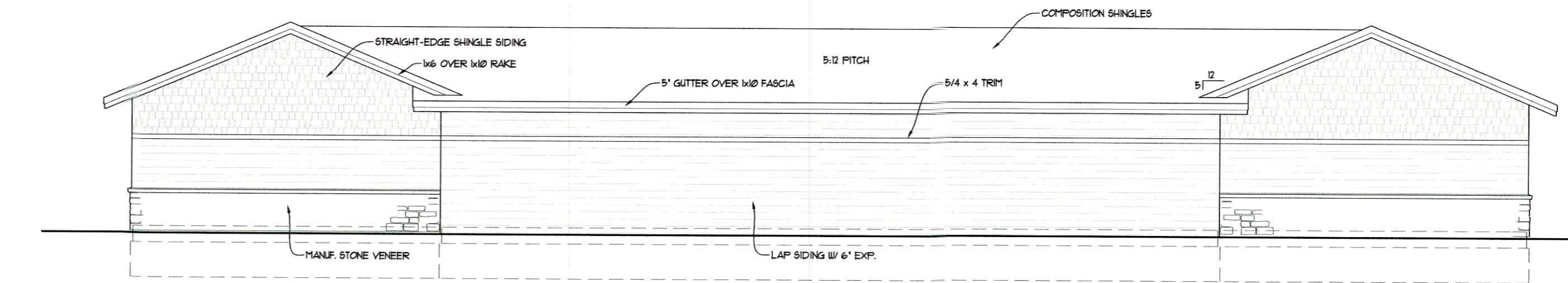
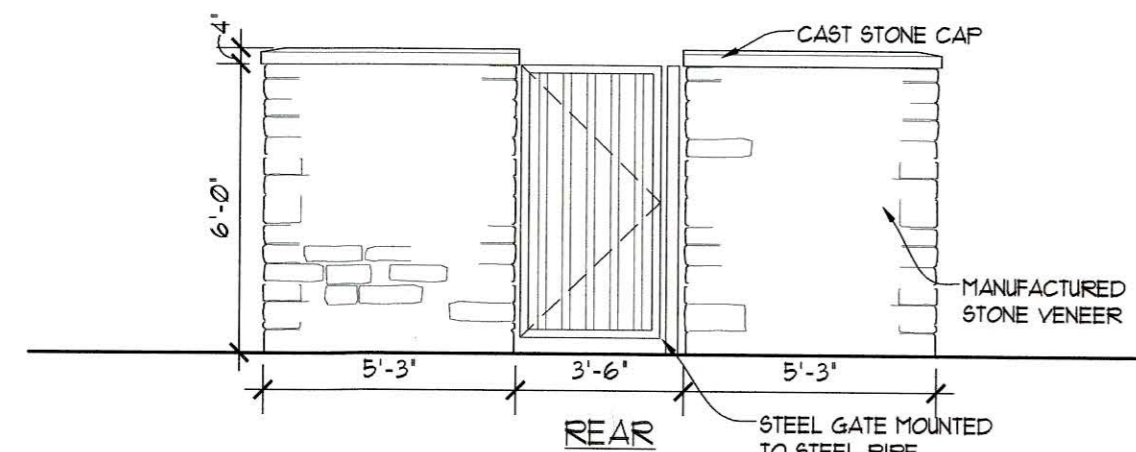
**Six Car Garage Right Elevation**  
1/8" = 1'-0"



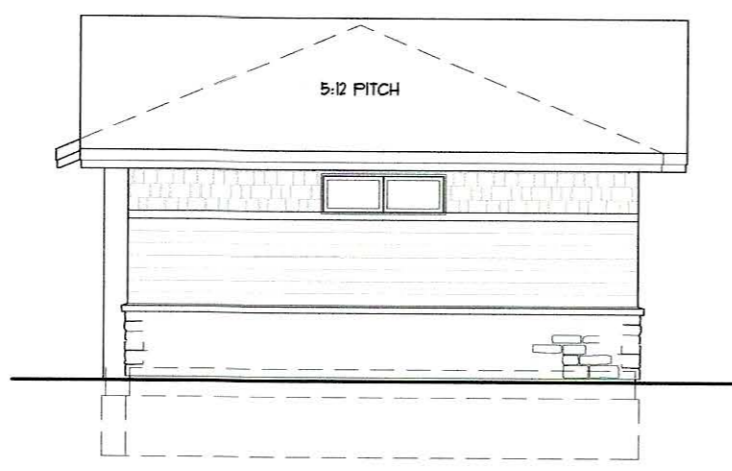
**Six Car Garage Front Elevation**  
1/8" = 1'-0"



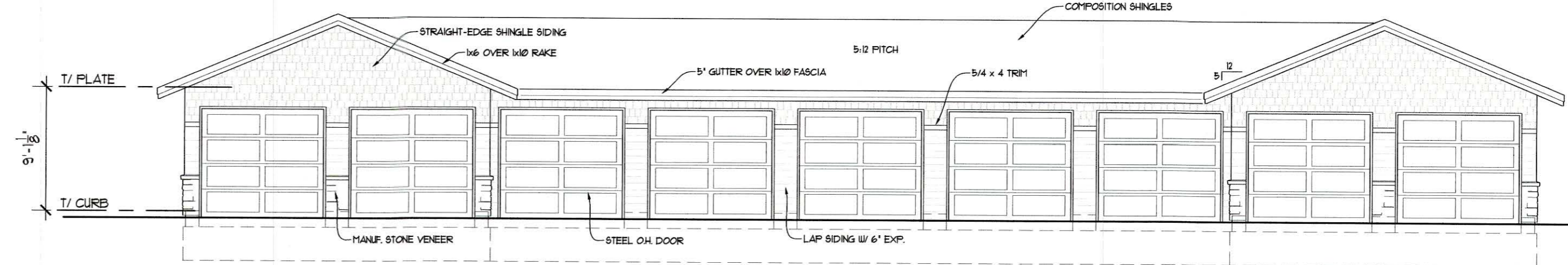
**Dumpster Enclosure Elevations**  
1/4" = 1'-0"



**Nine Car Garage Rear Elevation**  
1/8" = 1'-0"



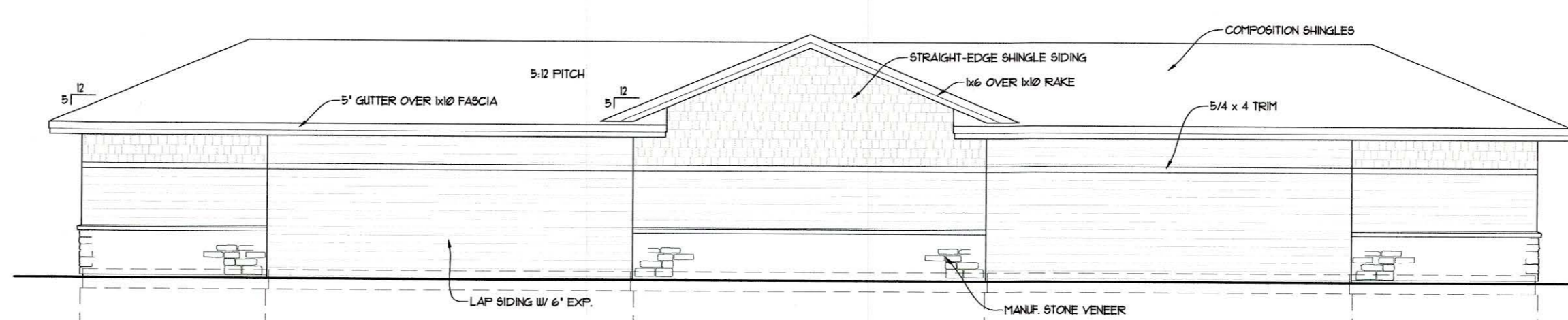
**Nine Car Garage Left Elevation**  
1/8" = 1'-0"



**Nine Car Garage Front Elevation**  
1/8" = 1'-0"



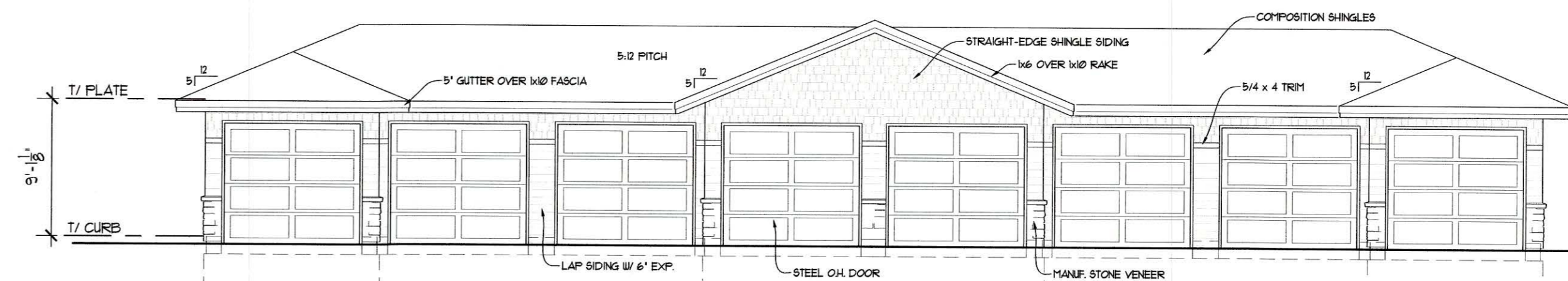
**Nine Car Garage Right Elevation**  
1/8" = 1'-0"



**Eight Car Garage Rear Elevation**  
1/8" = 1'-0"



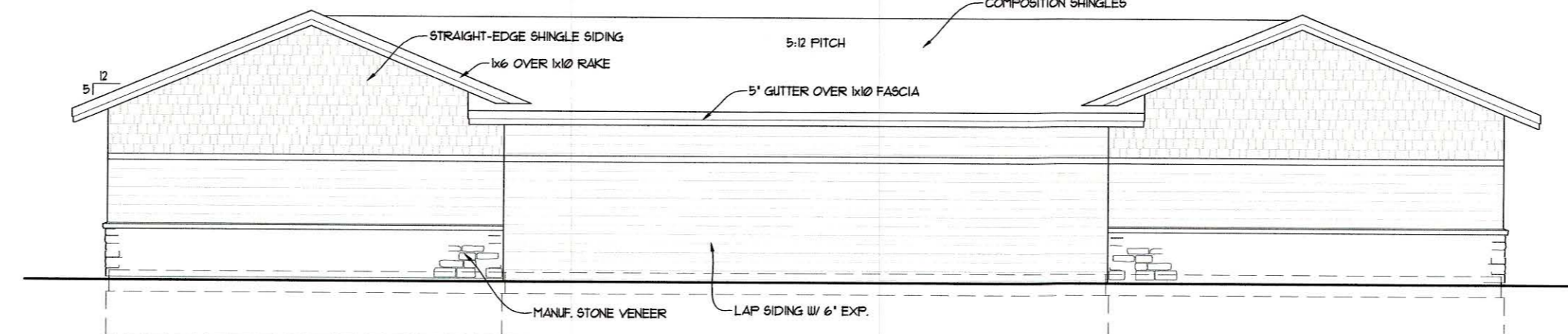
**Eight Car Garage Left Elevation**  
1/8" = 1'-0"



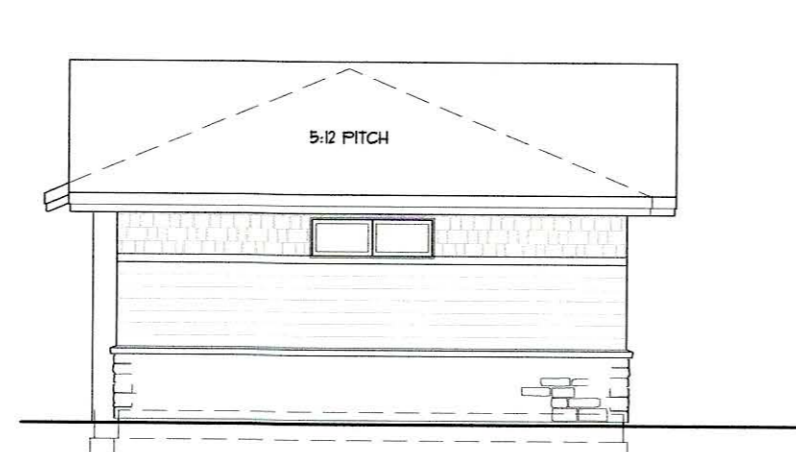
**Eight Car Garage Front Elevation**  
1/8" = 1'-0"



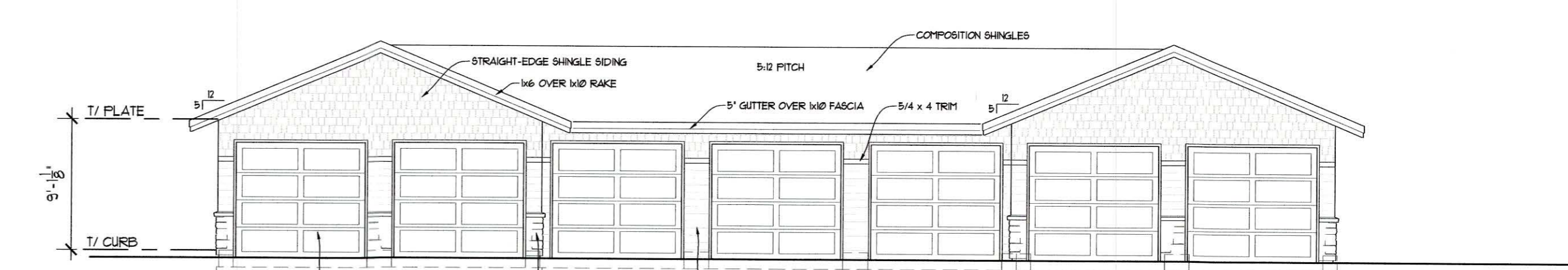
**Eight Car Garage Right Elevation**  
1/8" = 1'-0"



**Seven Car Garage Rear Elevation**  
1/8" = 1'-0"



**Seven Car Garage Left Elevation**  
1/8" = 1'-0"



**Seven Car Garage Front Elevation**  
1/8" = 1'-0"



**Seven Car Garage Right Elevation**  
1/8" = 1'-0"

**LOT 1 ELEVATIONS**  
**THORNBURG - HAMILTON**  
**3RD SUBDIVISION, LOTS 1, 3 AND 4**  
SPECIAL REVIEW/ SITE DEVELOPMENT PLANS  
LOVELAND, COLORADO

- DRAWING RELEASE LOG**
- 11/11/2016 - 1ST SUBMITTAL
  - 07/21/2017 - 2ND SUBMITTAL
  - 09/25/2017 - 3RD SUBMITTAL
  - 03/23/2018 - SR / SDP APPROVAL

REVISIONS

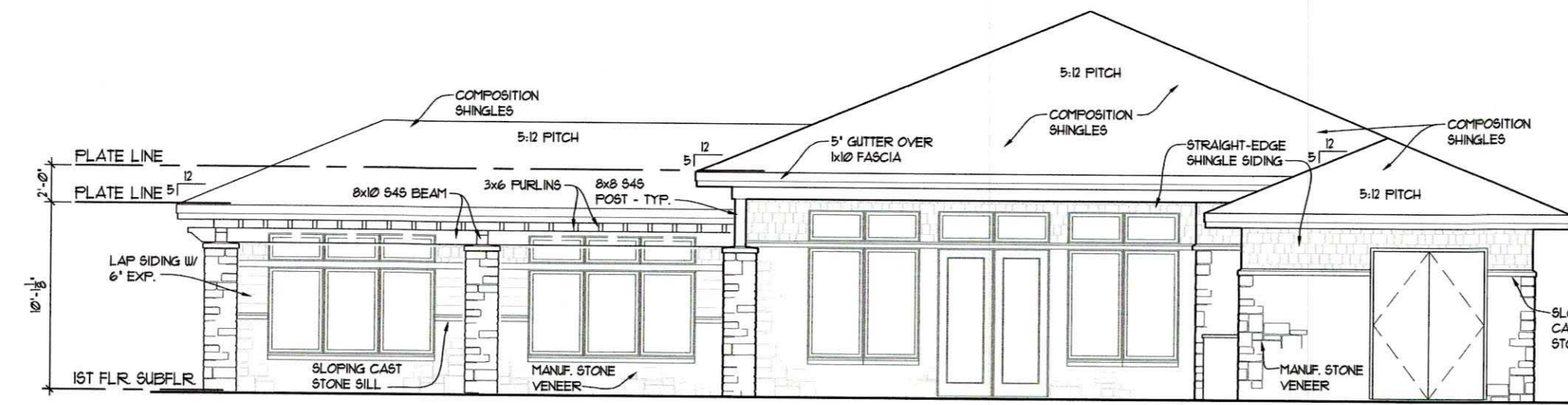
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SHEET NO.

**GARAGES**

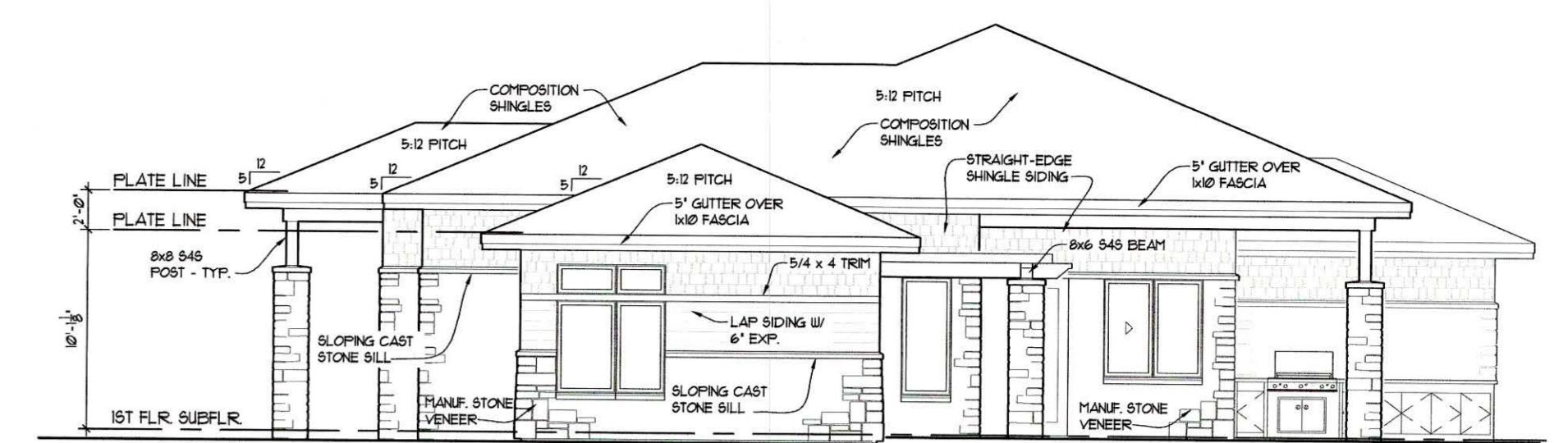
**A1.2**  
21 OF 34  
Attachment 4

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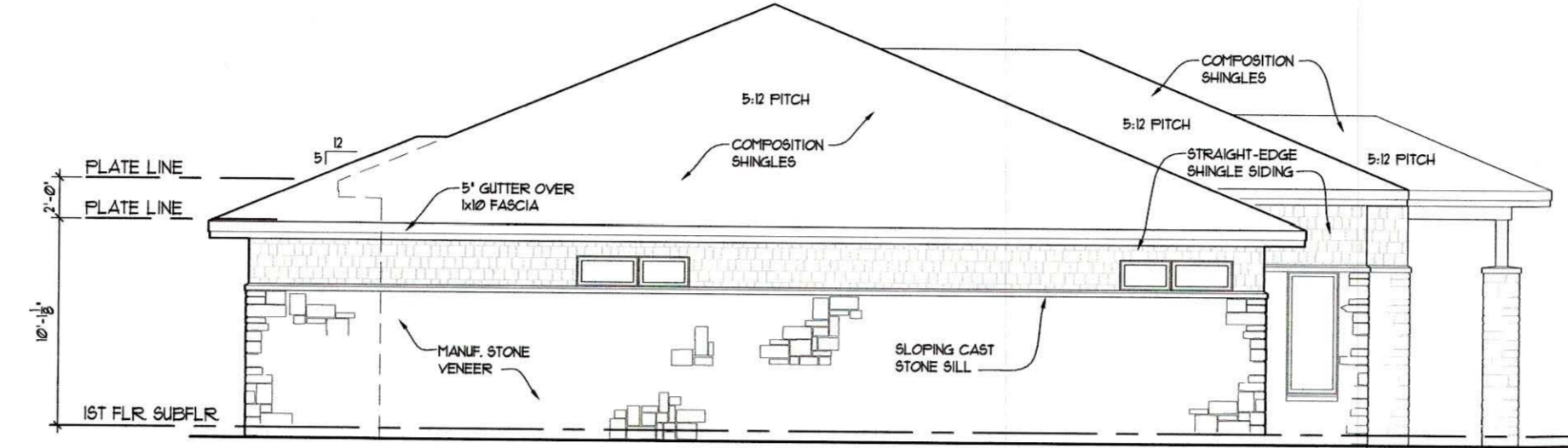
3815W 75<sup>TH</sup> ST, STE 201  
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WWW.CEEDPARCH.COM  
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Rear Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"

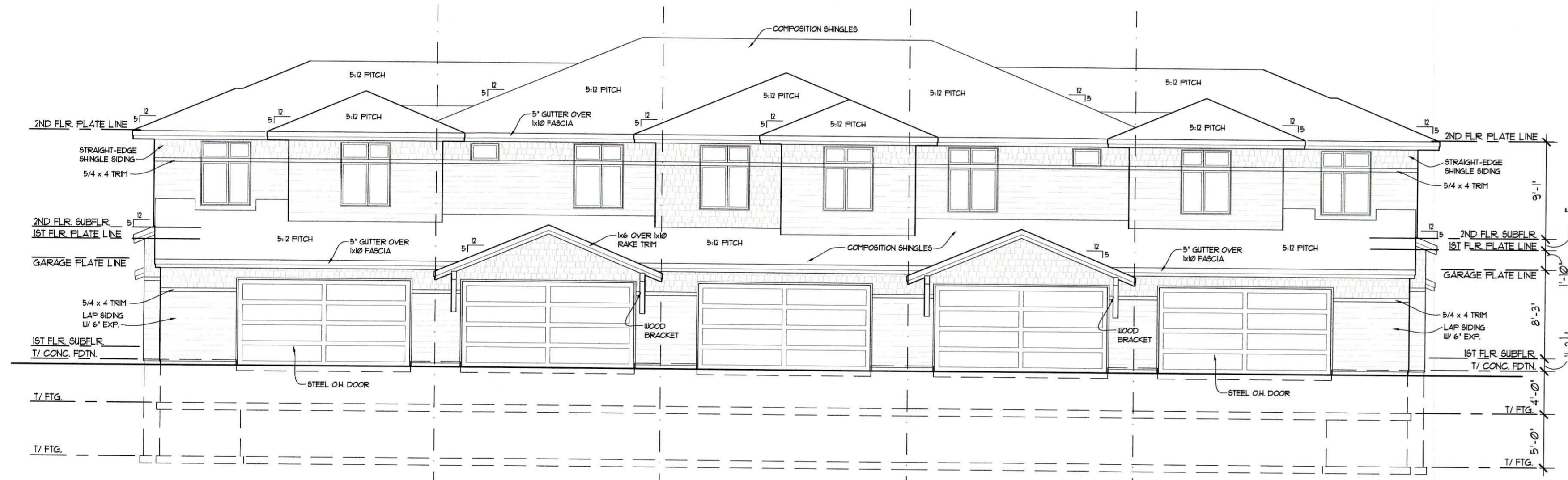


Left Elevation  
1/8" = 1'-0"

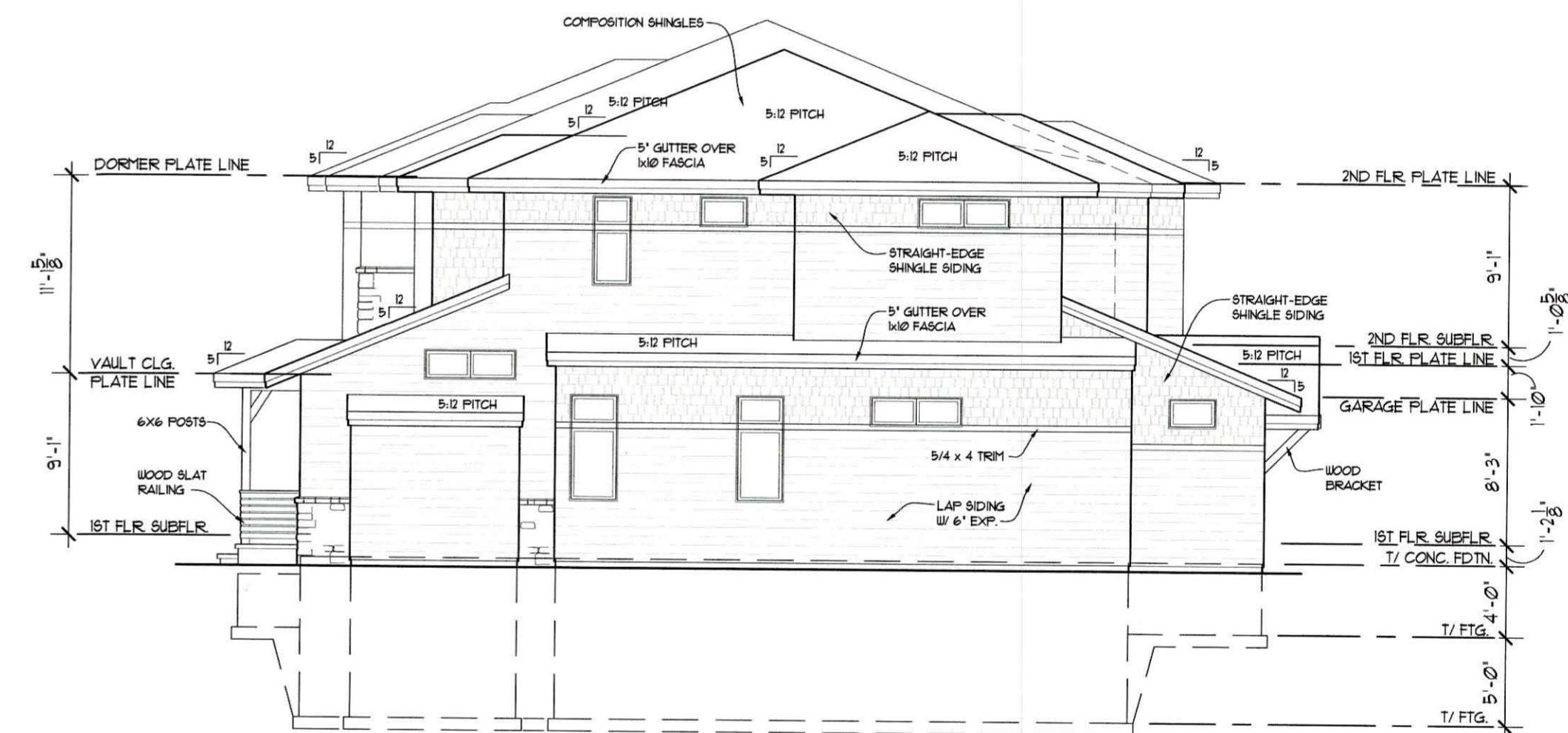


Front Elevation  
1/8" = 1'-0"

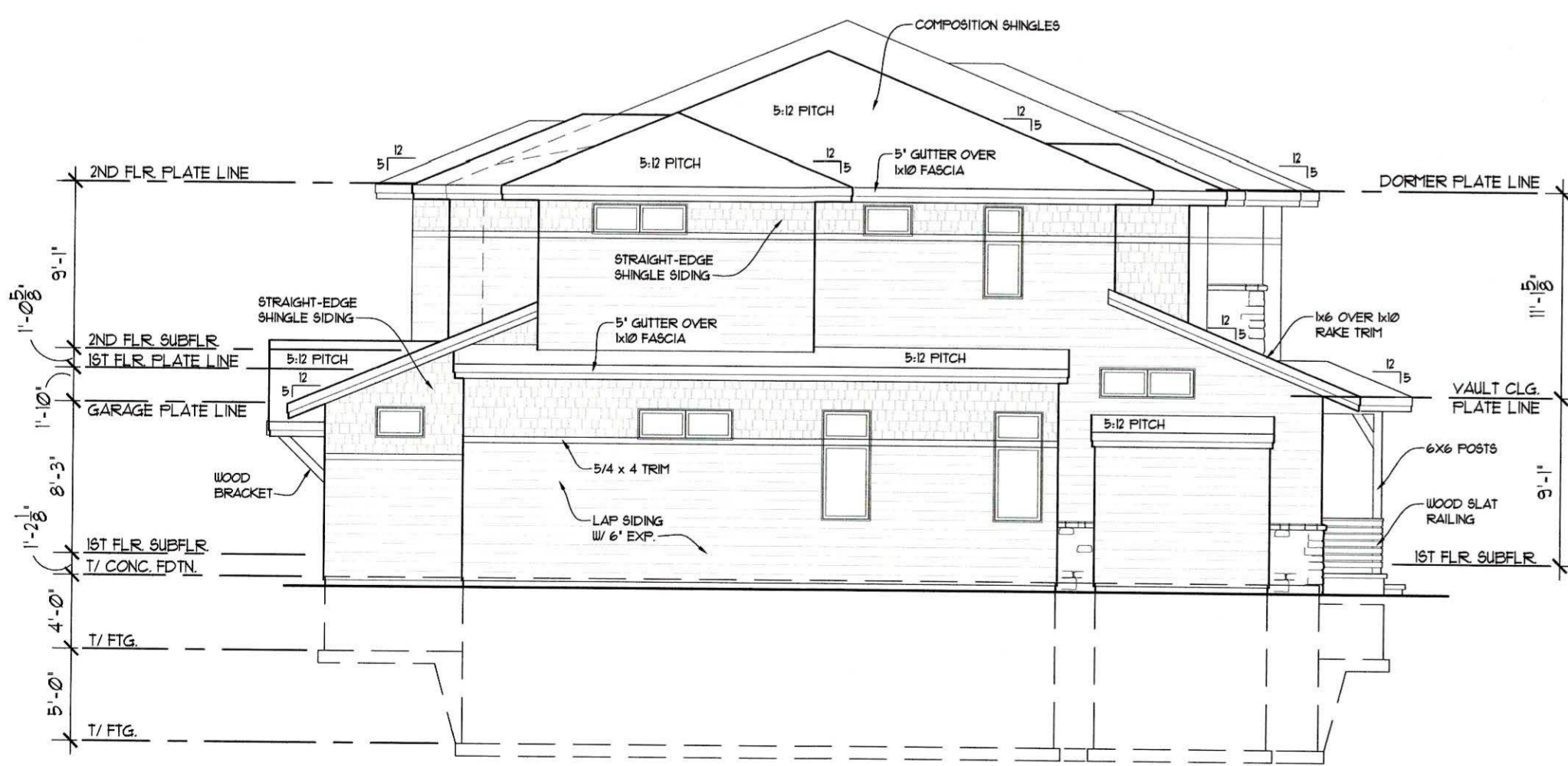
## CLUBHOUSE



Rear Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Front Elevation  
1/8" = 1'-0"

## 5 UNIT TOWNHOMES

# LOT 3 ELEVATIONS THORNBURG - HAMILTON 3RD SUBDIVISION, LOTS 1, 3 AND 4 SPECIAL REVIEW/ SITE DEVELOPMENT PLANS LOVELAND, COLORADO

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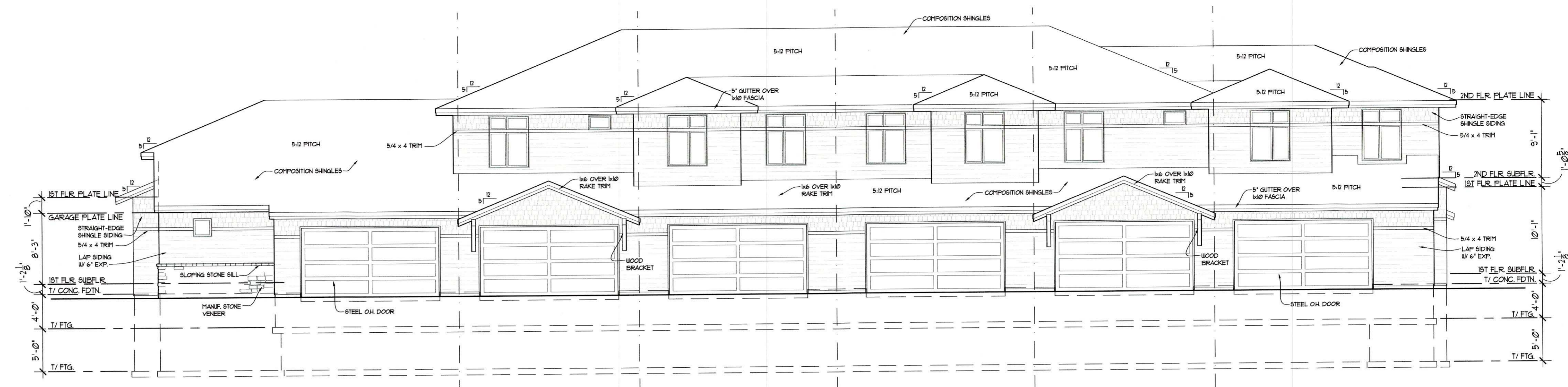
### DRAWING RELEASE LOG

- 11/11/2016 - 1ST SUBMITTAL
- 07/21/2017 - 2ND SUBMITTAL
- 09/25/2017 - 3RD SUBMITTAL
- 03/23/2018 - SR / SDP APPROVAL

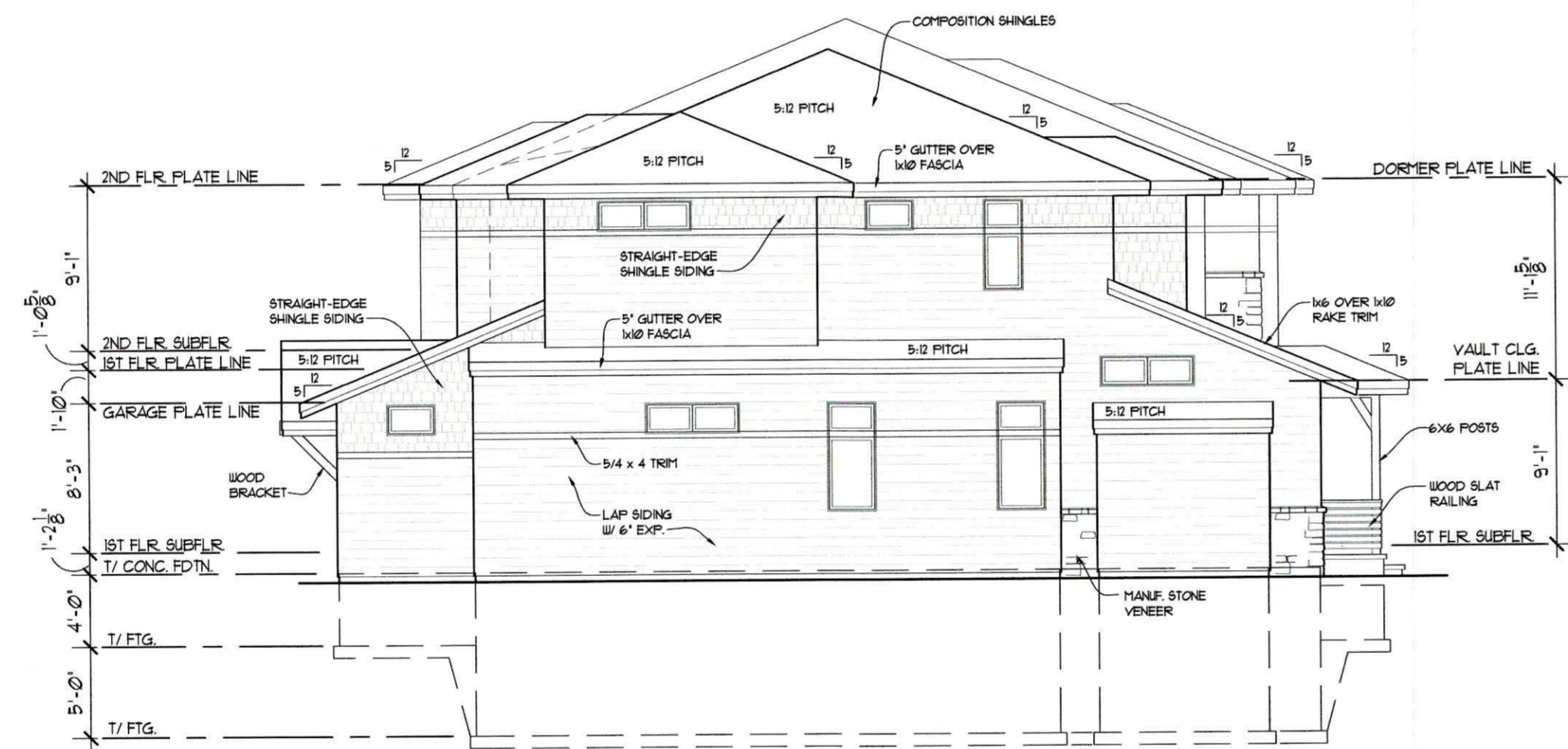
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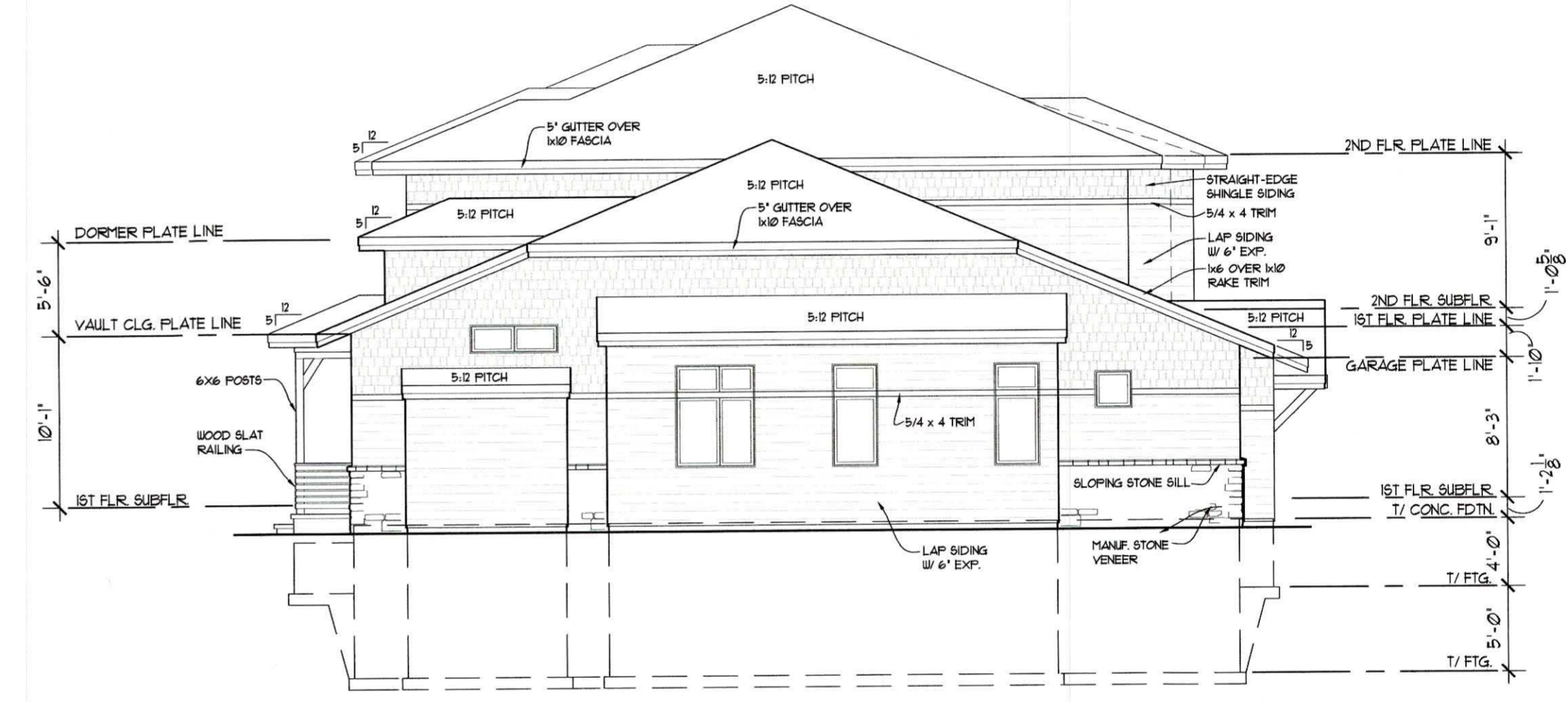
A2.1



Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"



Front Elevation  
1/8" = 1'-0"

6 UNIT TOWNHOMES

LOT 3 ELEVATIONS  
**THORNBERG - HAMILTON**  
3RD SUBDIVISION, LOTS 1, 3 AND 4  
SPECIAL REVIEW/ SITE DEVELOPMENT PLANS  
LOVELAND, COLORADO

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JOB NO.  
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SHEET NO.

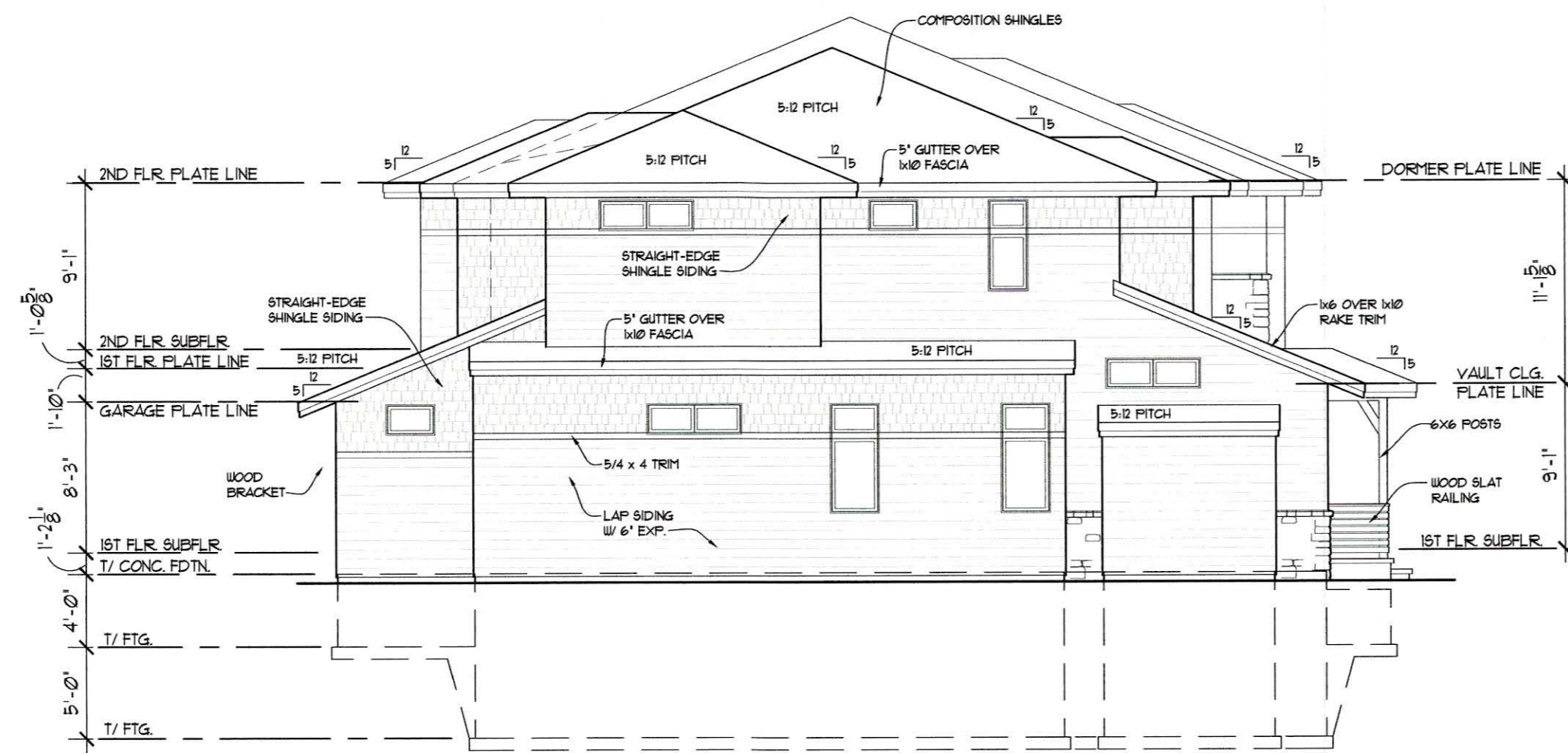
**A2.2**  
23 OF 34

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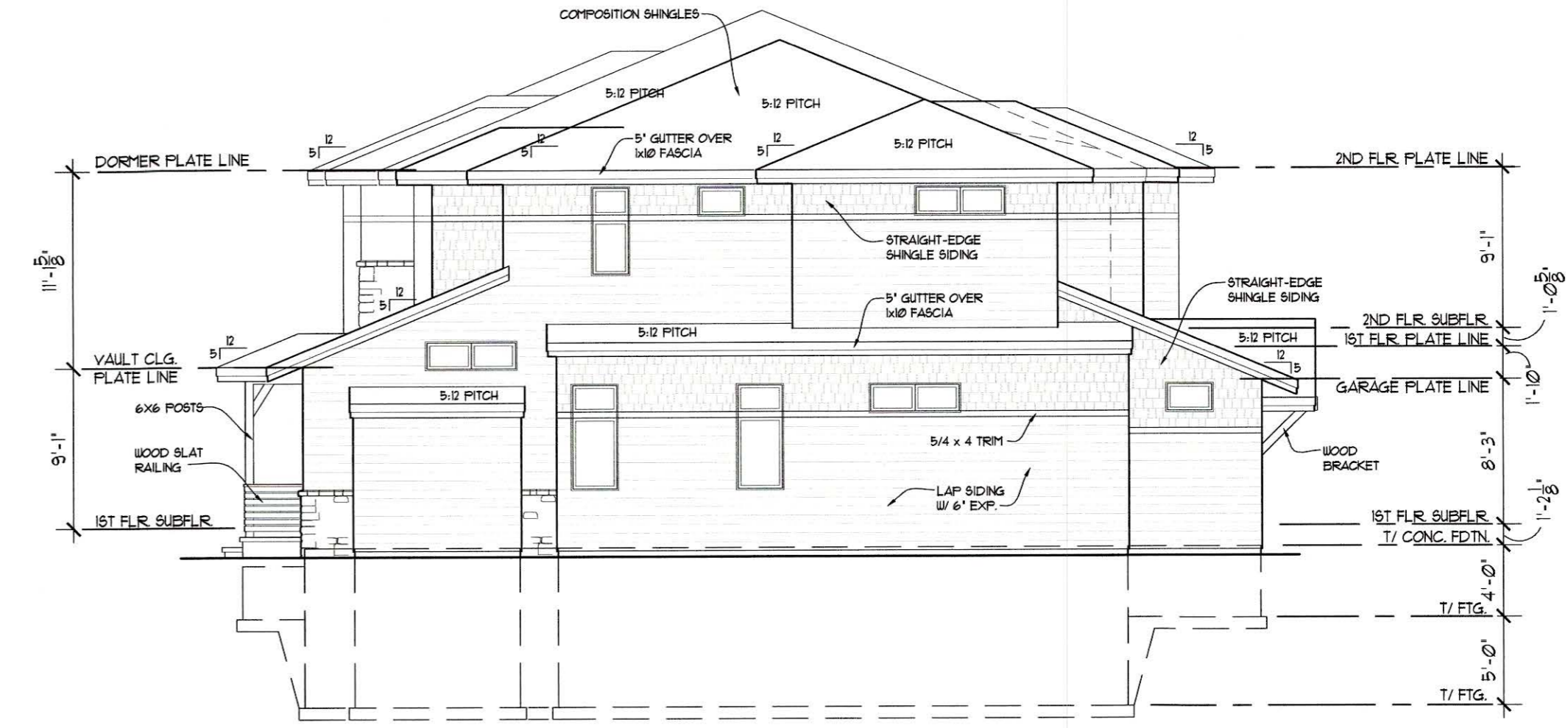
3515 W. 75<sup>TH</sup> ST. STE. 301  
PRAIRIE VILLAGE, KANSAS 66208  
WWW.CEARCH.COM  
PHONE 913.831.1415 FAX 913.831.1563  
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Rear Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Right Elevation  
1/8" = 1'-0"



Front Elevation  
1/8" = 1'-0"

6 UNIT TOWNHOMES

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LOT 3 ELEVATIONS  
THORNBERG - HAMILTON  
3RD SUBDIVISION, LOTS 1, 3 AND 4  
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LOVELAND, COLORADO

DRAWING RELEASE LOG

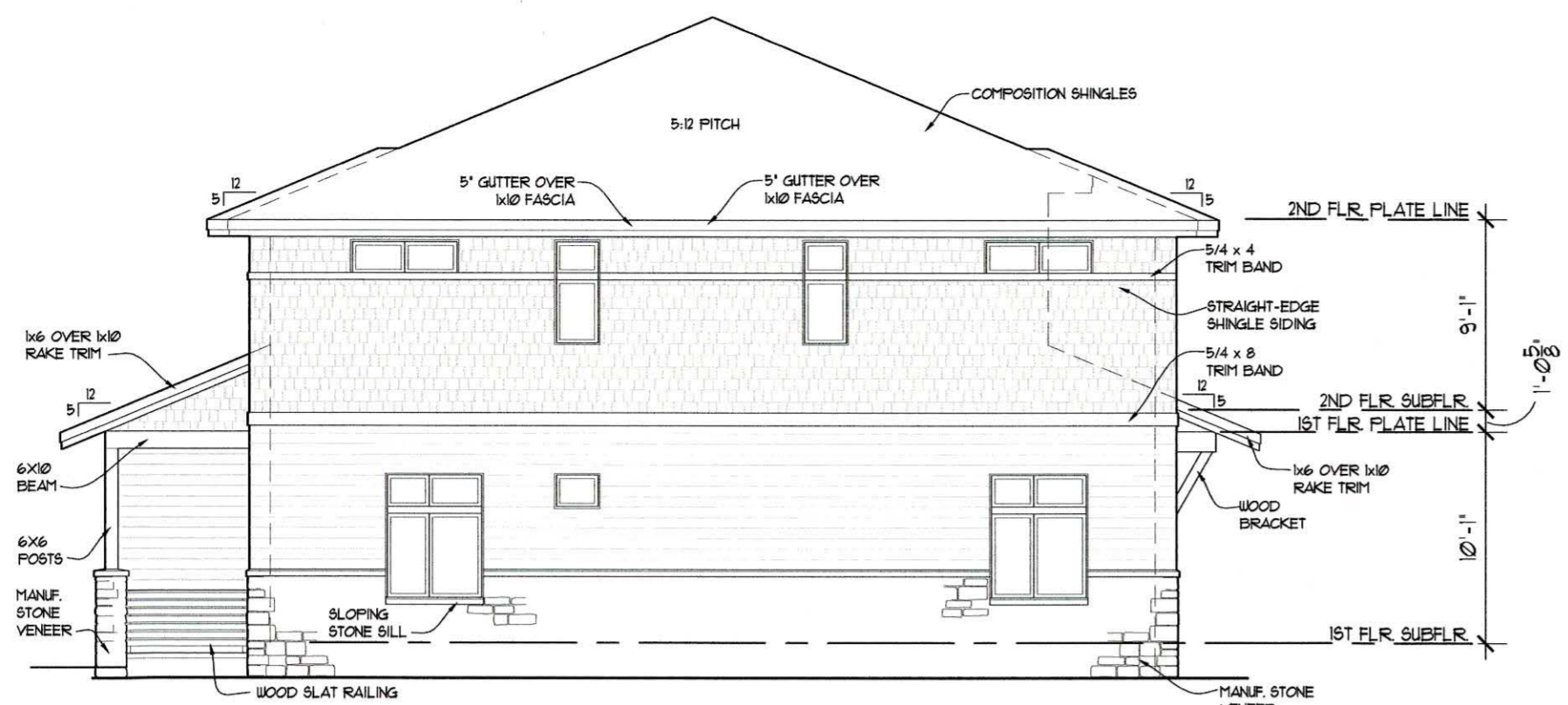
- 11/11/2016 - 1ST SUBMITTAL
- 07/21/2017 - 2ND SUBMITTAL
- 09/25/2017 - 3RD SUBMITTAL
- 03/23/2018 - SR / SDP APPROVAL

REVISIONS

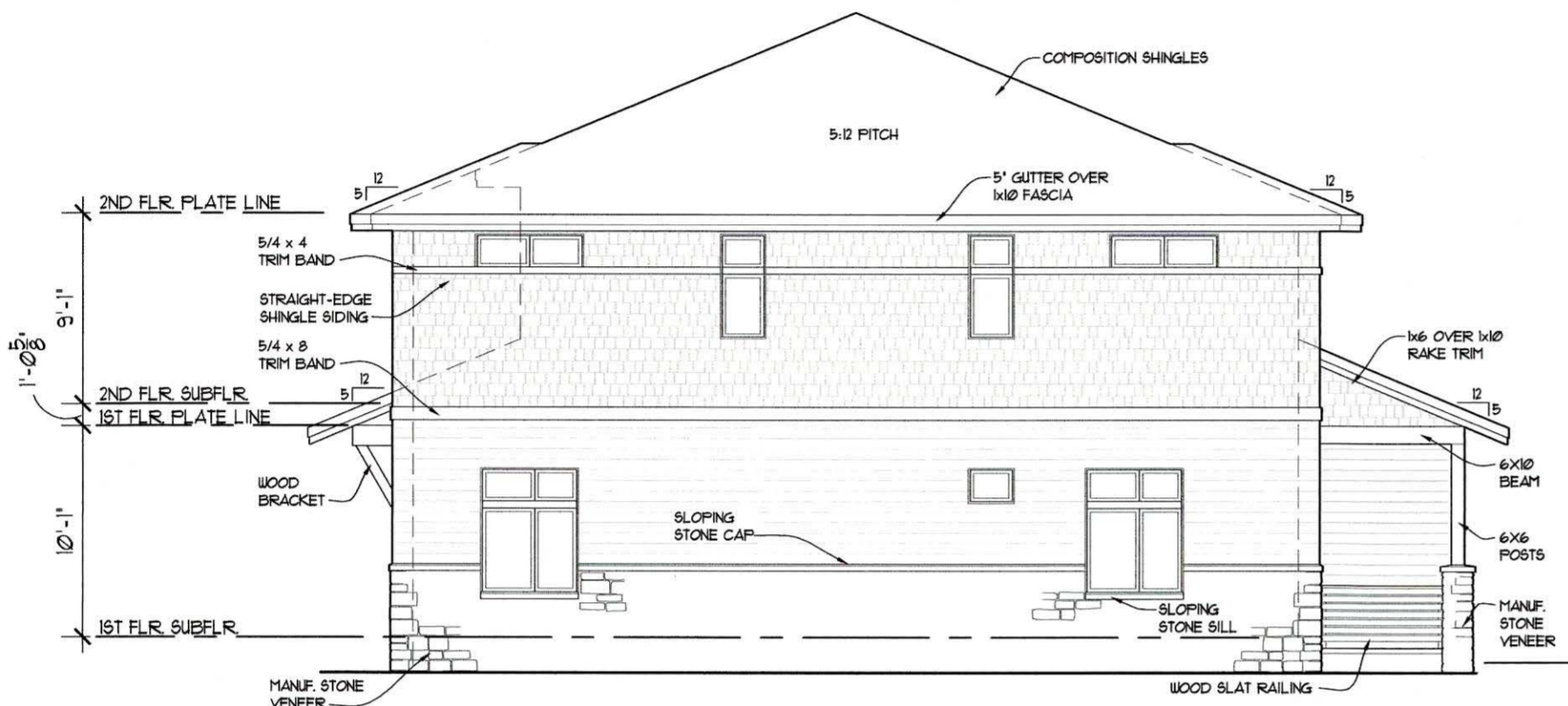
DATE  
03/23/2018  
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JM  
SHEET NO.

A2.3  
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Attachment 4 and



Right Elevation  
1/8" = 1'-0"



Left Elevation  
1/8" = 1'-0"



Rear Elevation  
1/8" = 1'-0"

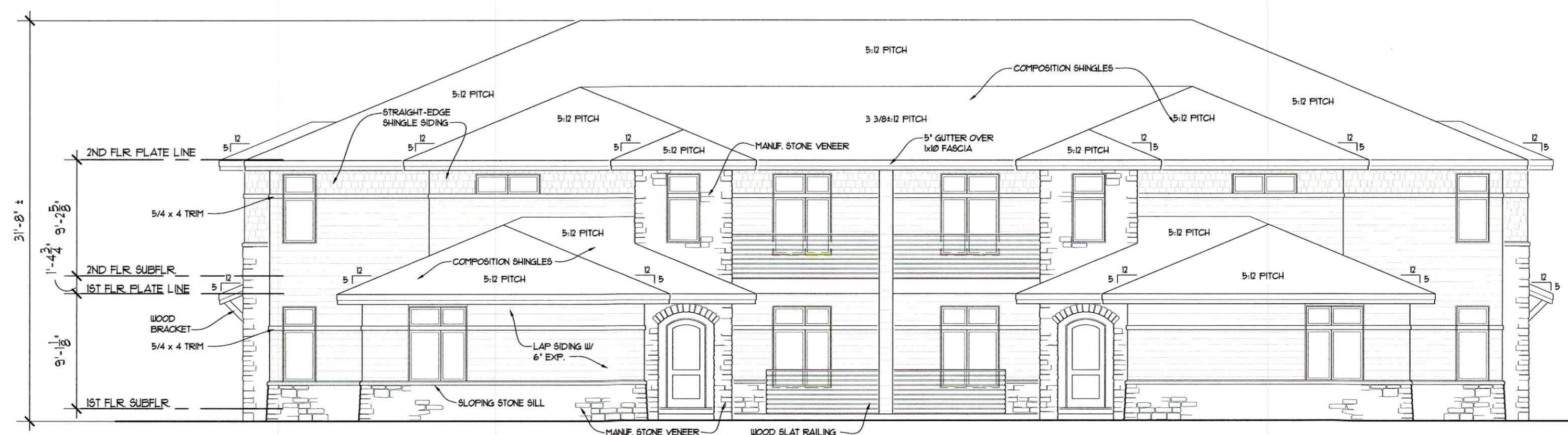


Front Elevation  
1/8" = 1'-0"

## 4 UNIT TOWNHOMES



Left/Right Elevation  
1/8" = 1'-0"



Front/Rear Elevation  
1/8" = 1'-0"

## 8 UNIT CONDOMINIUMS

### LOT 4 ELEVATIONS

# THORNBURG - HAMILTON 3RD SUBDIVISION, LOTS 1, 3 AND 4 SPECIAL REVIEW/ SITE DEVELOPMENT PLANS LOVELAND, COLORADO

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### REVISIONS

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