



TFG Design, LLC
P.O. Box 78
Loveland, Colorado 80539

Neighborhood Notice and Comment Letter

Date: **February 10, 2023**

Dear Property Owner:

The Planning Division is currently reviewing a sketch subdivision plat for property in your neighborhood. Written comments regarding the sketch subdivision plat can be submitted to the Planning Division during the comment period specified below. Additional project information is available on the City's Current Planning website under Neighborhood Notices and Meetings.

Application Information

Application:	Sketch Plat
Project Case Number:	PZ-21-00181
Project Name:	South Village Sketch Plat
Applicant Name:	David Kasprzak – TFG Design, LLC (The FronTerra Group)

Project Description

Summary of Proposed Development:	Proposed sketch subdivision plat including general layout of infrastructure and subdivision of parcels in order to develop a mixed-use site consisting of commercial and residential lots that will be developed in the future.
General Location:	Southeast corner of State Hwy 402 & US 287
Property Address:	468 14TH ST SE (as reference)
Existing Zoning:	P-80 Planned Unit Development
Legal Description:	Parcel A and Parcel E of South Village First Addition

Comment Period and Review

Deadline for Public Comment:	Thursday, February 23, 2023
Comment Submittal:	All comments must be submitted in writing to the following City planner: Emily Tarantini Emily.Tarantini@cityofloveland.org 410 E. 5 th Street

	Loveland, CO 80550
Earliest Date for Administration Decision:	February 24, 2023
Comment Review:	<p>The City's review of the sketch subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.</p> <p>In reviewing comments received by the neighborhood, the Director will consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.</p>

Neighborhood Meeting and Appeal

Neighborhood Meeting	A neighborhood meeting is not required with the subdivision plat. However, if the Director determines that a neighborhood meeting is warranted based on review of the neighborhood comments, additional notices regarding the neighborhood meeting will be provided in compliance with the Municipal Code.
Appeal	The Director's decision regarding the subdivision plat is final. The right to appeal a Director decision is specified in Division 18.14.05, Appeals, of the Unified Development Code. Absent a neighborhood meeting, an appeal of the Director's decision is not permitted.

If you have any questions regarding the proposed project, please contact: **David Kasprzak, 970.669.3737, David@fronterra.design** If you have questions regarding the City process, please contact **Emily Tarantini, 970-962-2581, Emily.Tarantini@cityofloveland.org**

Sincerely,



David Kasprzak
 Principal Landscape Architect
David@fronterra.design
 The FronTerra Group, LLC
 970.669.3737

AFFIDAVIT

CERTIFYING THE NOTIFICATION OF SURROUNDING PROPERTY OWNERS AND POSTING SIGNS ON THE PROPERTY

Project Name: _____

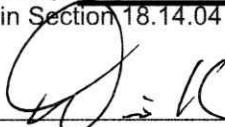
The undersigned certifies that the names and addresses listed on the attached mailing list represent all of the property owners located within the following radius of the boundaries of the project (check one):

<input type="checkbox"/> 75 feet	<input checked="" type="checkbox"/> 300 feet	<input type="checkbox"/> Contiguous property owners for right-of-way vacation
<input type="checkbox"/> 150 feet	<input type="checkbox"/> 500 feet	<input type="checkbox"/> Property owners with legal interest in the easement vacation
<input type="checkbox"/> 250 feet	<input type="checkbox"/> 2,200 feet	<input type="checkbox"/> Property within the PUD project boundary plus 500 feet

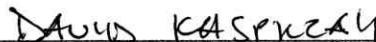
The undersigned certifies the following:

1. The attached letter was mailed to all of the property owners listed on the mailing list on: 2/13/23; and
2. A sign(s) as required by the City was posted on the property on: 2/13/23.

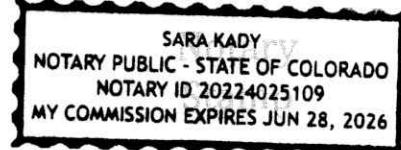
The undersigned further certifies that the attached letter identifies the correct date of the (menu: Planning Commission hearing, City Council hearing, neighborhood comment period) on 2/23/23 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.



Signature



Printed Name



STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

The foregoing certification was acknowledged before me this 13th day of February, 2023, by
Sara Kady.

Witness my hand and official seal.
My commission expires June 28, 2026.



Notary Public

Note: Mailing list and letter to property owners must be attached to this affidavit.

SKETCH PLAT FOR SOUTH VILLAGE FIRST SUBDIVISION

A TRACT OF LAND BEING PORTIONS OF PARCEL A AND ALL OF PARCEL E OF SOUTH VILLAGE FIRST ADDITION TO THE CITY OF LOVELAND, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, COUNTY OF LARIMER, STATE OF COLORADO, SITUATED IN A PORTION OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M.

SITE PLAN CERTIFICATION

PROPERTY OWNER:

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THIS APPLICATION FILED HEREWITH, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND. THE UNDERSIGNED ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF THE NEXT REQUIRED APPROVAL OR PERMIT HAS NOT BEEN APPLIED FOR WITHIN 12 MONTHS OF THE DATE OF APPROVAL, THE SKETCH PLAT SHALL EXPIRE AND SHALL BE DEEMED NULL AND VOID.

(OWNER'S SIGNATURE)
(TITLE)

CITY APPROVAL

APPROVED THIS _____ DAY OF _____, 20____, BY THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

CIVIL ENGINEER

CIVILIAN ENGINEERING LLC
P.O. BOX 8
HYGIENE, CO 80533
PHONE: (720) 340-1567
CONTACT: GARRETT WALSTAD

OWNER/DEVELOPER

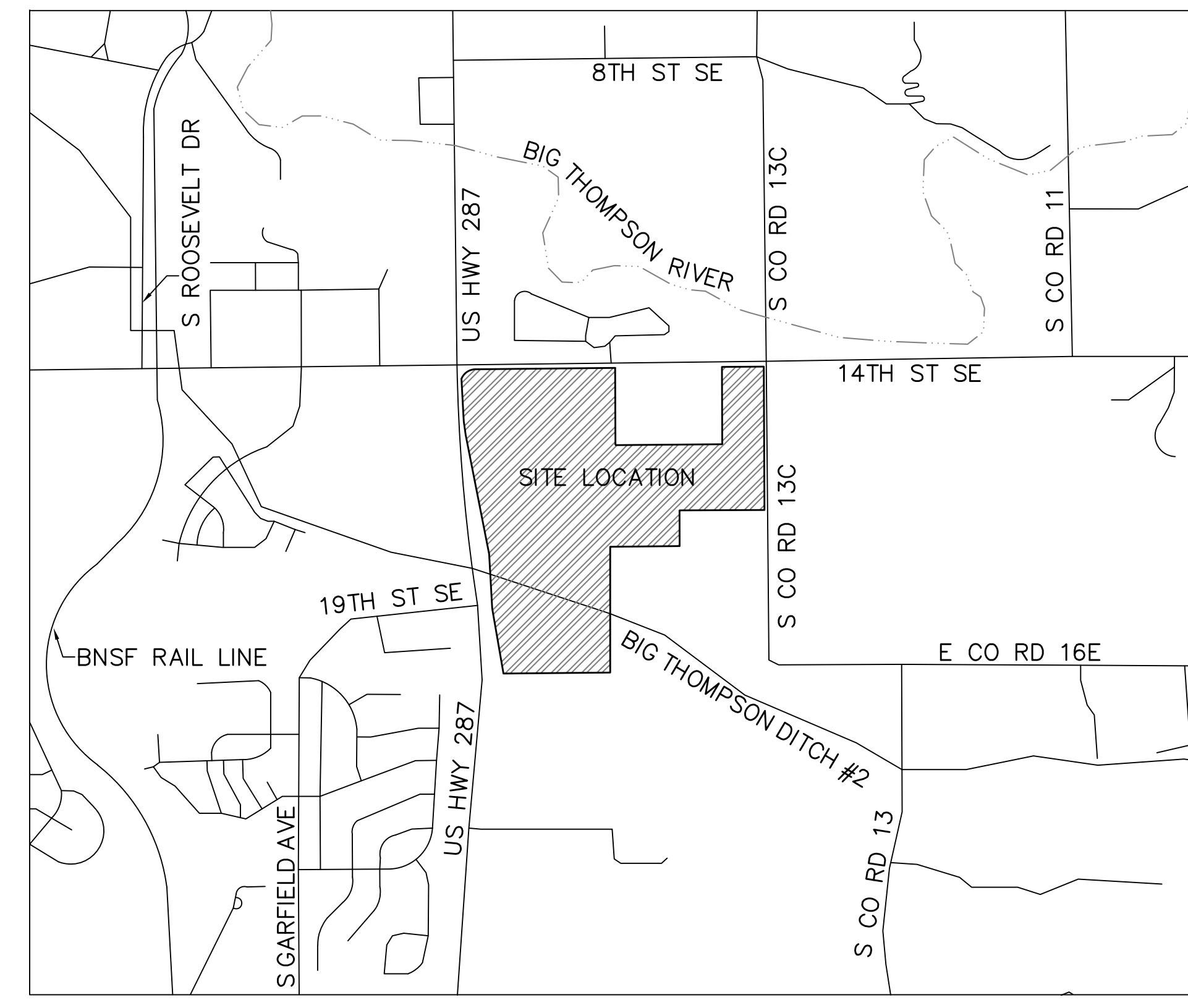
SOUTH VILLAGE, LLC
10221 PRESTWICK TRAIL
LONE TREE, CO 80124
PHONE: (303) 587-1966
CONTACT: BOB QUINETTE

LANDSCAPE ARCHITECT

THE FRONTERA GROUP
138 E 4TH STREET, STE 1
LOVELAND, COLORADO 80537
PHONE: (970) 235-1037
CONTACT: DAVID KASPRZAK

LAND SURVEYOR

POWER SURVEYING COMPANY, INC.
6911 BROADWAY
DENVER, CO 80221
PHONE: (303) 702-1617
CONTACT: FRANK M. ZWOLINSKI, PLS



INDEX OF SHEETS

NO.	DESCRIPTION
1	COVER SHEET
2	SITE PLAN
3	SITE PLAN
4	UTILITY LAYOUT
5	UTILITY LAYOUT
6	STREET DETAILS
7	GRADING PLAN
8	GRADING PLAN
9	GRADING PLAN CROSS SECTIONS
10	OFFSITE IMPROVEMENTS - HWY 287
11	OFFSITE IMPROVEMENTS - HWY 402
12	OFFSITE IMPROVEMENTS - HWY 402
13	OFFSITE IMPROVEMENTS - ST. LOUIS AVE

BENCHMARK & BASIS OF BEARING

BASIS OF BEARINGS:

CONSIDERING THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 25 AS BEARING SOUTH 89°29'03" WEST 1312.68 FEET. THE WEST END IS MARKER WITH A 2-1/2" ALUMINUM CAP ON A 3/4" IRON ROD STAMPED: PLS 32444. THE EAST END IS MARKER WITH A #6 REBAR, 3-1/4" ALUMINUM CAP STAMPED: PLS 22098.

BENCHMARK:

CITY OF LOVELAND BENCHMARK #95 42
AN ALUMINUM DISK ON CONCRETE RAIL, SOUTH END OF THE WEST RAIL OF THE ST. LOUIS AVE. BRIDGE, NORTH OF HWY. 402.
PUBLISHED ELEVATION = 4931.17 FEET (NGVD 29 DATUM)

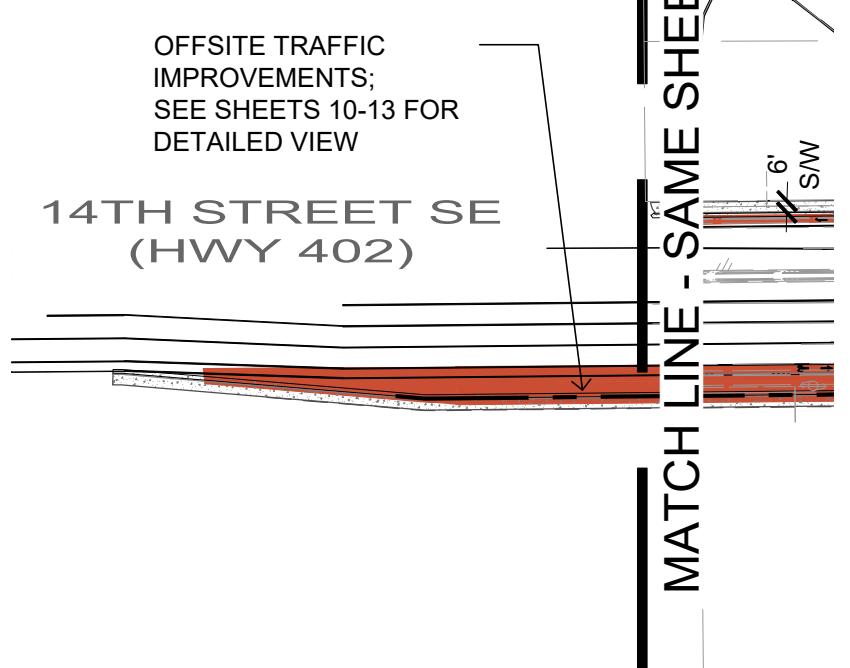
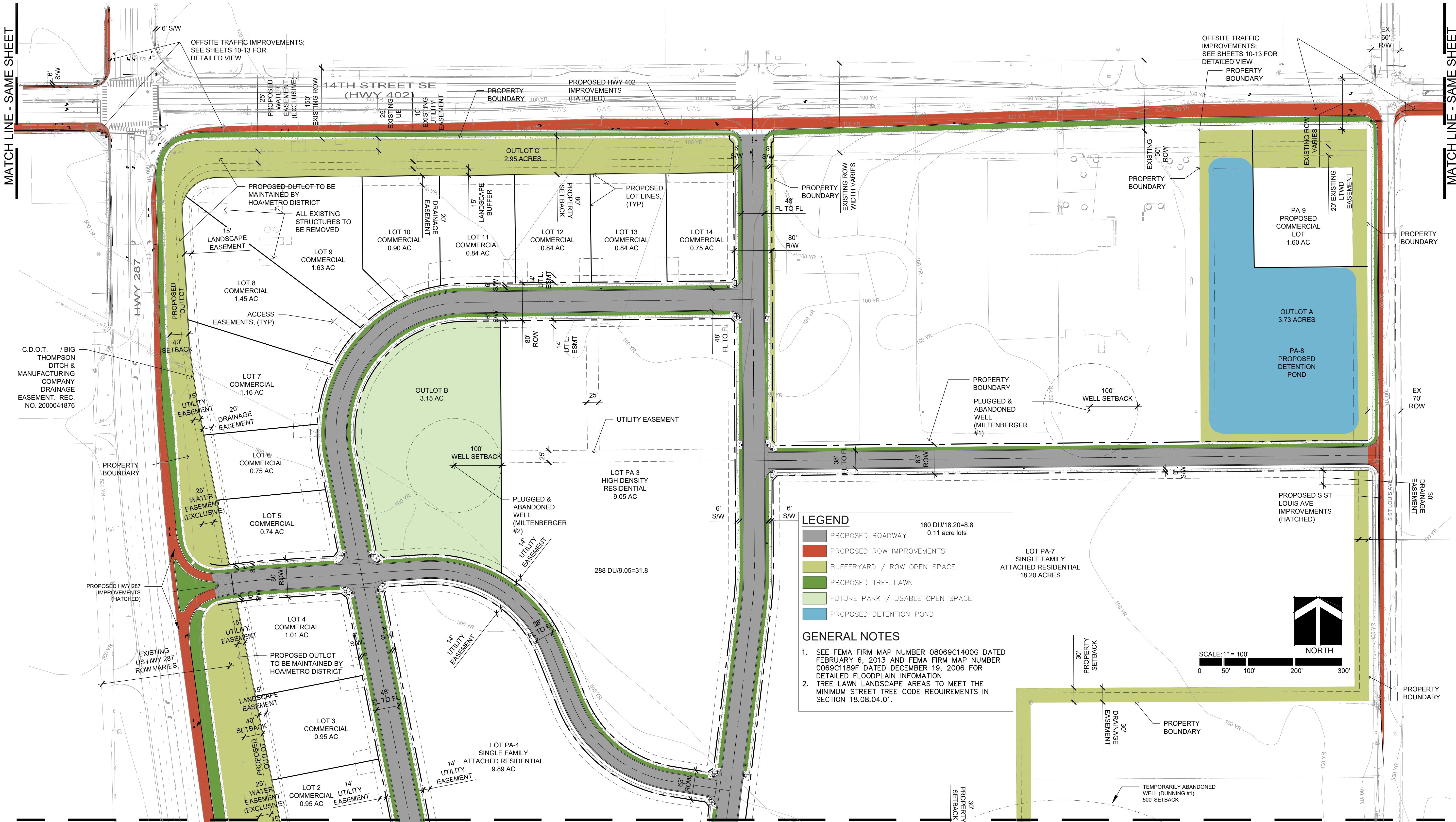


COVER SHEET SOUTH VILLAGE SKETCH PLAT

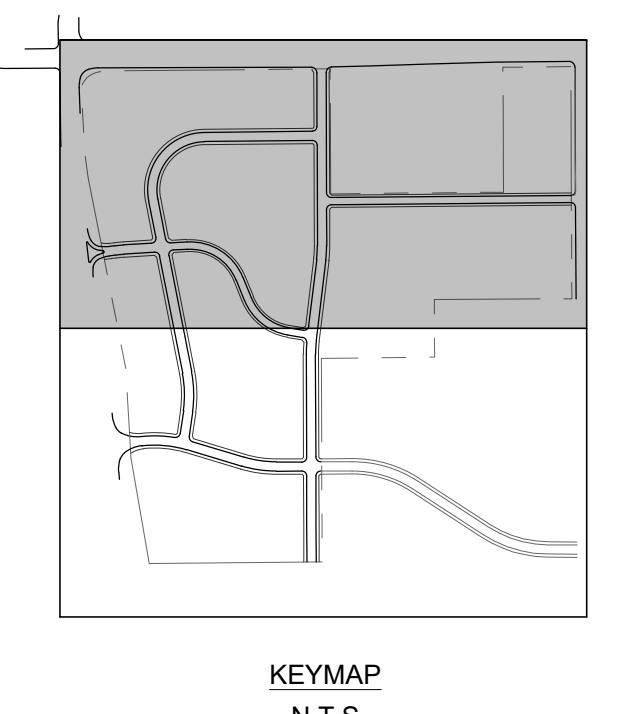
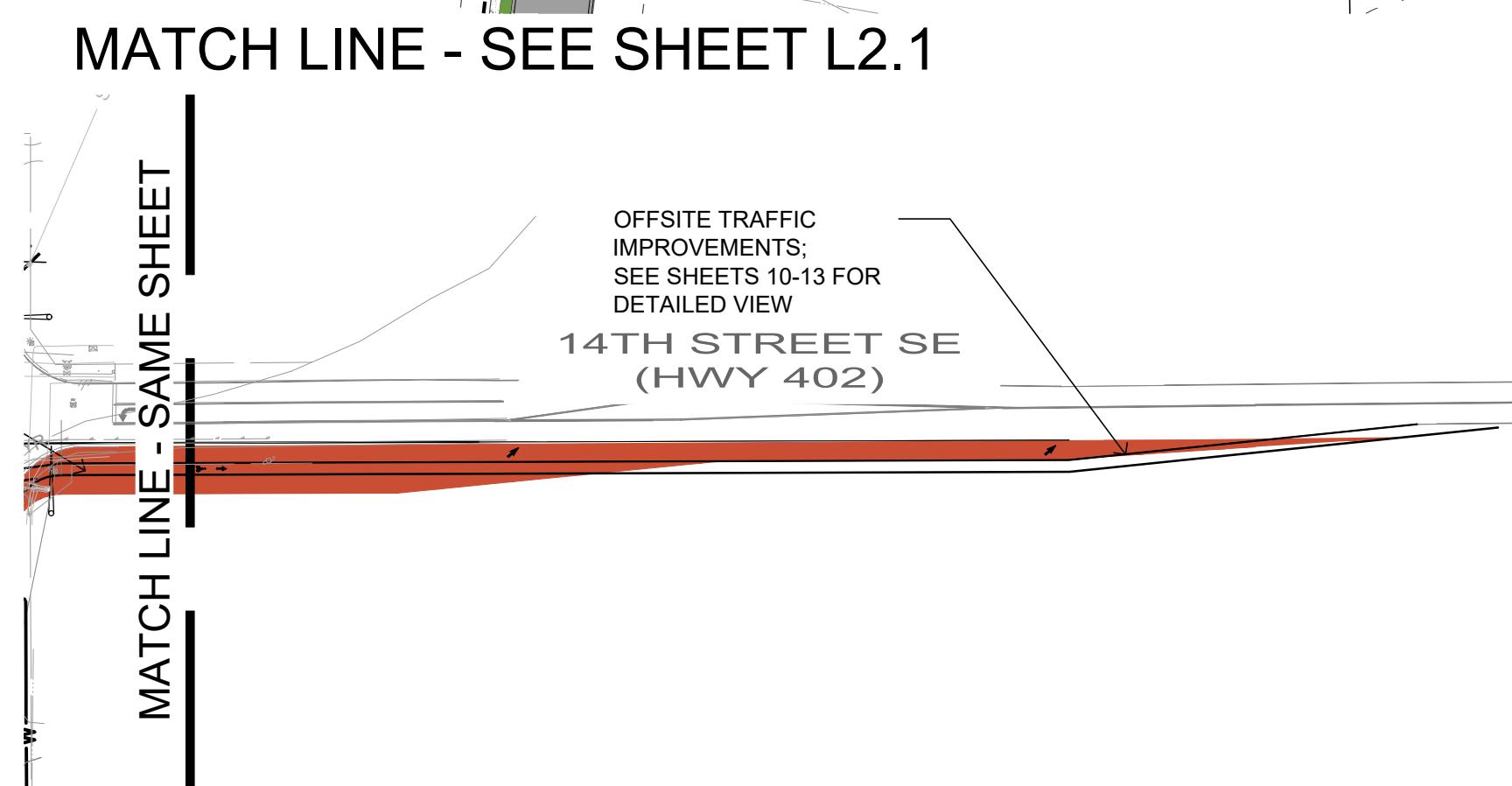
CIVILIAN ENGINEERING LLC
P.O. BOX 8
HYGIENE, CO 80533
720.340.1567
CIVILIANENGINEERING.COM
DATE 1/10/2023 JOB No. 22307A SHEET 1

SOUTH VILLAGE

LOVELAND, COLORADO 80537
 LARIMER COUNTY



ROADWAY CENTERLINE TO CENTERLINE DISTANCES	
SAMMY DRIVE to RYAN STREET	341'
RYAN STREET to BRENDEN DRIVE	701'
BRENDEN DRIVE to 19th STREET SOUTH ALONG JUSTIN DRIVE	684'
JUSTIN DRIVE to SAMMY DRIVE ALONG 19th STREET	681'
19th STREET to BRENDEN DRIVE NORTH ALONG SAMMY DRIVE	1041'
SAMMY DRIVE to JUSTIN DRIVE ALONG BRENDEN DRIVE	997'



KEYMAP
N.T.S.



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF TFG DESIGN, LLC - THE FRONTERRA GROUP AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

SITE PLAN 01

L2.0

2 OF 13

MATCH LINE - SEE SHEET L2.0

This detailed site plan illustrates the proposed Hwy 287 improvements and surrounding land parcels. The plan shows the following key features and data points:

- Proposed Hwy 287 Improvements (Hatched):** Located on the left, this area includes a **PROPERTY BOUNDARY** and a **40' PROPERTY SETBACK**. The **EXISTING US HWY 287 ROW WIDTH VARIES** between 25' and 40'.
- Existing US HWY 287:** Labeled "Hwy 287" in the center, this road has a **15' LANDSCAPE EASEMENT** and a **25' PUE** (Property Use Easement).
- LOT 10:** A residential lot with **SIERRA VISTA DR.** and **LOT 9** to the west, and **SIERRA VISTA TERRACES** (UNINCORPORATED LARIMER COUNTY) to the south.
- LOT 1:** A **COMMERCIAL** lot of **1.09 AC** with a **25' WATER EASEMENT (EXCLUSIVE)** and a **15' UTILITY EASEMENT**.
- OUTLOT D:** A **1.75 ACRES** lot with a **25' WATER EASEMENT (EXCLUSIVE)** and a **15' UTILITY EASEMENT**.
- OUTLOT E:** A **1.38 ACRES** lot with a **60' EXISTING DITCH EASEMENT**.
- LOT PA-4:** A **SINGLE FAMILY ATTACHED RESIDENTIAL** lot of **9.89 AC**.
- LOT PA-6:** A **SINGLE FAMILY DETACHED RESIDENTIAL** lot of **9.69 AC** with **32 DU/9.69=3.3** lots of **0.3 ac lots**.
- Proposed Outlot:** A **PROPOSED OUTLOT** to be maintained by HOA/METRO DISTRICT, with a **14' UTILITY EASEMENT** and a **48' FL TO FL** width.
- Utility Easements:** **16' UTILITY EASEMENT** and **14' UTILITY EASEMENT** are shown along the proposed outlot.
- Setbacks:** **30' PROPERTY SETBACK** and **40' PROPERTY SETBACK** are indicated for various parcels.
- Temporary Landscaping:** **TEMPORARY LANDSCAPE DESIGN TO BE PROVIDED** is shown for the proposed temporary grading easement.
- Temporary Cul-de-Sac:** **LFRA TURN AROUND PROVIDED BY TEMPORARY CUL-DE-SAC UNTIL JUSTIN DRIVE CONNECTION IS DEVELOPED ON THE BRAVADA/ PARAMITA PARCEL TO THE SOUTH.** The temporary cul-de-sac will not have curb and gutter.
- Future Extensions:** **FUTURE 19TH STREET SE EXTENSION ALIGNMENT (NOT PROPOSED WITH THIS APPLICATION)** and **FUTURE EXTENSION ALIGNMENT (NOT PROPOSED WITH THIS APPLICATION)** are shown.
- Drainage Easements:** **30' DRAINAGE EASEMENT** and **30' PROPERTY SETBACK** are shown for the proposed temporary grading easement.
- Well Setbacks:** **500' WELL SETBACK** is indicated for the temporarily abandoned well.
- 500-Year Floodplain:** **500 YR** lines indicate the 500-year floodplain boundaries.
- Other Labels:** **C.D.O.T. / BIG THOMPSON DITCH & MANUFACTURING COMPANY INGRESS, EGRESS, GRADING MAINTENANCE, DRAINAGE, IRRIGATION & IMPROVEMENTS EASEMENT. REC. NO. 2000041877** and **PARCEL # 9525200048 OWNER - JOHN A. & JERI LEE WHITESIDE** are included.

LEGEND

LEGEND

- PROPOSED ROADWAY
- PROPOSED ROW IMPROVEMENTS
- BUFFERYARD / ROW OPEN SPACE
- PROPOSED TREE LAWN
- FUTURE PARK / USABLE OPEN SPACE
- PROPOSED RETENTION POND

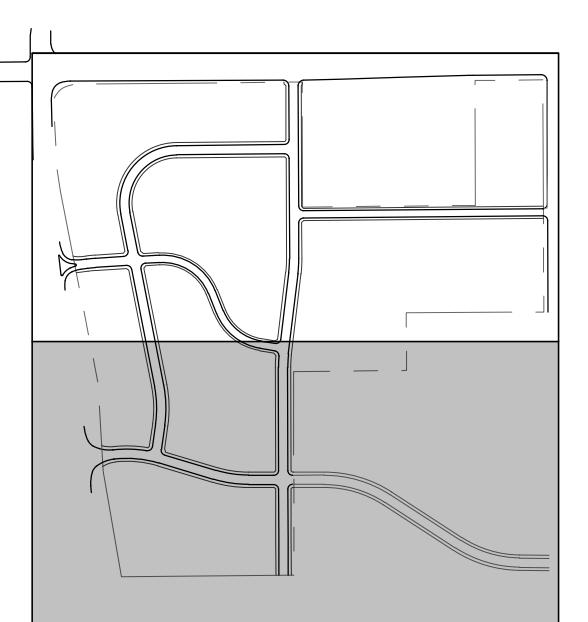
GENERAL NOTES

GENERAL NOTES

1. SEE FEMA FIRM MAP NUMBER 08069C1400G DATED FEBRUARY 6, 2013 AND FEMA FIRM MAP NUMBER 0069C1189F DATED DECEMBER 19, 2006 FOR DETAILED FLOODPLAIN INFOMATION
2. TREE LAWN LANDSCAPE AREAS TO MEET THE MINIMUM STREET TREE CODE REQUIREMENTS IN SECTION 18.08.04.01

SCALE: 1" = 100' **NORTH**

0 50' 100' 200' 300'



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SHEET TITLE: **SITE PLAN 02**

SHEET NUMBER:

L2.1