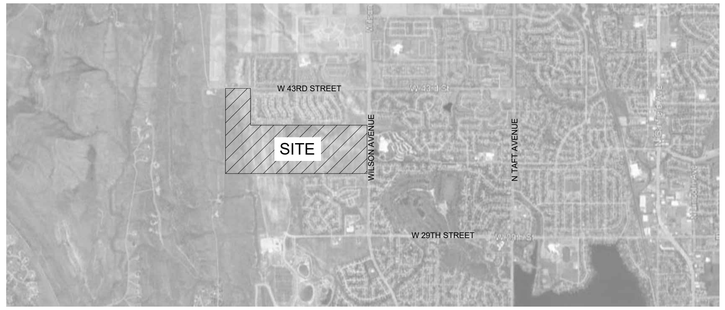
LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP:

NORTH

NOT TO SCALE

OWNER'S SIGNATURE BLOCK

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)

NOTARIAL CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF _____)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS_____DAY OF_____,
20_____. BY_____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES:_____

_____
NOTARY PUBLIC

(SEAL)

APPROVAL SIGNATURE

APPROVED THIS_____DAY OF
_____ A.D., 20_____ BY THE
CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

_____
CURRENT PLANNING MANAGER

DEVELOPER/APPLICANT

DR HORTON (D/B/A MELODY HOMES, INC.)
9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

CONTACT:
JENN SIMMONS
(720) 910-8219

PLANNER / LANDSCAPE ARCHITECT

TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513

CONTACT:
KRISTIN TURNER
(970) 532-5891
KRISTIN@TBGROUP.US

SITE ENGINEER/SURVEYOR

MANHARD ENGINEERING
7600 EAST ORCHARD ROAD, SUITE 150-N
GREENWOOD VILLAGE, CO 80111

CONTACT:
RICK MOORE
(303) 531-3215
RMOORE@MANHARD.COM

LAND USE TABLE

LAND USE	ACREAGE	TOTAL UNITS	PERCENT TOTAL
SINGLE FAMILY DETACHED	72.14	504	29.46
LARGE URBAN	TBD AT PLAT	-	-
GENERAL	TBD AT PLAT	-	-
SUBURBAN	TBD AT PLAT	-	-
DUPLEX	20.66	316	8.44
TOWNHOMES	9.53	190	3.89
ROW	49.88	-	20.37
PRIVATE DRIVES	8.34	-	3.41
PARKS	12.59	-	5.14
OPEN SPACE	71.71	-	29.29
TOTAL	244.85	1010	100.00

GROSS DENSITY - 4.12 DU/AC (1010 UNITS / 244.85 AC)

OUTLOT TABLE

DESCRIPTION	AREA (S.F.)	AREA (AC.)	PERCENTAGE (%) TOTAL	DESIGNATION
OUTLOT 1A	250,292.47	5.746	6.521310	DETENTION/OPEN SPACE/UTILITY EASEMENT
OUTLOT 1B	57,975.58	1.331	1.510540	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1C	10,934.16	0.251	0.284887	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1D	3,300.00	0.076	0.085981	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1E	2,135.99	0.049	0.055653	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1F	107,654.65	2.471	2.804916	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1G	2,423.90	0.056	0.063154	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1H	1,882.86	0.043	0.049057	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1I	101,824.36	2.338	2.653009	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1J	3,358.88	0.077	0.087515	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1K	3,065.69	0.070	0.079876	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1L	2,785.19	0.064	0.072567	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1M	8,710.91	0.200	0.226961	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1N	1,099.50	0.025	0.028647	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1O	246,584.16	5.661	6.424691	DETENTION/OPEN SPACE/UTILITY EASEMENT
OUTLOT 1P	16,656.32	0.382	0.433976	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1Q	48,160.98	1.106	1.254823	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1R	2,236.00	0.051	0.058258	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1S	12,294.29	0.282	0.320325	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1T	28,101.49	0.645	0.732178	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1U	25,212.02	0.579	0.656893	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 1V	1,161.80	0.027	0.030270	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2A	131,836.61	3.027	3.434971	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2B	20,179.69	0.463	0.525777	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2C	24,817.00	0.570	0.646601	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2D	3,821.79	0.088	0.099576	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2E	1,249.13	0.029	0.032546	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2F	93,996.11	2.158	2.449046	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2G	13,180.99	0.303	0.343428	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2H	2,235.97	0.051	0.058258	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2I	2,235.95	0.051	0.058257	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 2J	49,604.32	1.139	1.292429	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3A	414,597.84	9.518	10.802246	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3B	17,259.10	0.396	0.449682	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3C	1,112.10	0.026	0.028975	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3D	1,066.66	0.024	0.027792	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3E	2,236.00	0.051	0.058258	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3F	82,542.52	1.895	2.150625	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3G	55,947.30	1.284	1.457693	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3H	2,589.04	0.059	0.067457	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3I	3,752.50	0.086	0.097770	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3J	2,486.10	0.057	0.064775	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3K	2,712.21	0.062	0.070666	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3L	17,503.03	0.402	0.456037	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3M	7,900.65	0.181	0.205850	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3N	3,095.39	0.071	0.080650	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3O	18,770.52	0.431	0.489061	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3P	2,244.69	0.052	0.058485	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3Q	2,700.56	0.062	0.070362	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3R	1,419.53	0.033	0.036986	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3S	2,275.72	0.052	0.059293	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3T	2,527.24	0.058	0.065847	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3U	36,645.77	0.841	0.954797	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3V	2,052.23	0.047	0.053470	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3W	1,940.16	0.045	0.050550	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3X	1,036.37	0.024	0.027002	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3Y	1,541.48	0.035	0.040163	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3Z	1,812.56	0.042	0.047226	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 3AA	2,536.46	0.058	0.066087	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4A	2,108.00	0.048	0.054923	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4B	2,136.00	0.049	0.055653	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4C	2,136.00	0.049	0.055653	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4D	2,136.00	0.049	0.055653	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4E	2,136.00	0.049	0.055653	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4F	2,108.00	0.048	0.054923	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4G	2,057.00	0.047	0.053595	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4H	1,672.84	0.038	0.043585	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4I	186,032.00	4.271	4.847019	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4J	12,545.95	0.288	0.326882	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4K	941.3100	0.022	0.024526	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4L	2,170.52	0.050	0.056552	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4M	1,280.43	0.029	0.033361	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4N	1,830.48	0.042	0.047693	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4O	20,662.55	0.474	0.538358	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4P	16,929.80	0.389	0.441102	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 4Q	49,706.52	1.141	1.295091	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5A	509,746.46	11.702	13.281321	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5B	166,983.70	3.833	4.350720	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5C	118,810.32	2.728	3.095574	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5D	151,378.74	3.475	3.944136	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5E	151,737.79	3.483	3.953491	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5F	1,360.43	0.031	0.035446	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5G	2,566.18	0.059	0.066861	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5H	1,163.57	0.027	0.030317	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5I	1,383.37	0.032	0.036043	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5J	1,310.15	0.030	0.034136	OPEN-SPACE/UTILITY EASEMENT
OUTLOT 5K	449,728.01	10.324	11.717554	DETENTION/OPEN SPACE/UTILITY EASEMENT
TOTAL	3,838,070.61	88.110	100.00%	

CONDITIONS

1. TO BE PROVIDED BY CITY OF LOVELAND.

LEGAL DESCRIPTION

DESCRIBED AS PARCEL A AND PARCEL B IN SPECIAL WARRANTY DEED, RECORDED DECEMBER 16, 2019, AT RECEPTION NO. 20190079952.

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE NORTH END BY A FOUND 2" ALUMINUM CAP STAMPED "1994 LS 25372" AND AT THE SOUTH END BY A FOUND 3-1/4" ALUMINUM CAP STAMPED "PLS 16415", SAID EAST LINE BEARS SOUTH 00°13'50" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 4;

THENCE ON THE EAST LINE OF SAID NORTHEAST QUARTER SOUTH 00°13'50" WEST 1319.96 FEET;

THENCE DEPARTING SAID EAST LINE NORTH 89°33'56" WEST 70.00 FEET TO THE WEST LINE OF THAT LAND DESCRIBED IN DEED OF DEDICATION RECORDED AT RECEPTION NO. 20060030651, LARIMER COUNTY RECORDS, TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", BEING THE POINT OF BEGINNING;

THENCE ON SAID WEST LINE 70.00 FEET WEST, WHEN MEASURED AT RIGHT ANGLES, OF SAID EAST LINE SOUTH 00°13'50" WEST 1356.56 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", WHENCE THE EAST QUARTER CORNER OF SAID SECTION 4 BEARS SOUTH 89°49'11" EAST 70.00 FEET;

THENCE CONTINUING ON SAID WEST LINE SOUTH 00°14'32" WEST 419.07 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174";

THENCE DEPARTING SAID WEST LINE SOUTH 88°33'39" WEST 5221.42 FEET TO THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 4 TO A FOUND #4 REBAR;

THENCE ON SAID WEST LINE NORTH 00°21'28" EAST 488.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 4 AND A FOUND 2-1/2" ALUMINUM CAP STAMPED "2002PLS 20676";

THENCE ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 4 NORTH 00°22'14" EAST 2679.76 FEET TO A FOUND #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174", WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 00°22'14" EAST 19.03 FEET;

THENCE DEPARTING SAID WEST LINE NORTH 89°33'57" EAST 891.99 FEET TO A SET #5 REBAR WITH RED PLASTIC CAP STAMPED "ATWELL PLS 38452";

THENCE SOUTH 00°13'44" WEST 1301.03 FEET TO A #5 REBAR WITH BLUE PLASTIC CAP STAMPED "LS 34174";

THENCE NORTH 89°33'56" EAST 4319.98 FEET TO THE POINT OF BEGINNING;

COUNTY OF LARIMER,
STATE OF COLORADO.

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR SOUTH 00°14'04" WEST, BASED ON NAD83 (2011) COLORADO STATE PLANE NORTH ZONE (501) COORDINATES, AS MONUMENTED ON THE NORTH BY A 6 REBAR WITH 2" ALUMINUM CAP STAMPED "LS 25372 1994" IN MONUMENT BOX AND ON THE SOUTH BY 3" BRASS CAP STAMPED "1/4 SEC 4/3 T5N R69W" IN MONUMENT BOX.

BASIS OF ELEVATIONS: THE VERTICAL RELIEF IS BASED ON CITY OF LOVELAND BENCHMARK NUMBER 95 27, A 3" BRASS CAP STAMPED "1/4 SEC 4/3 T5N R69W" IN MONUMENT BOX LOCATED IN MEDIAN OF N. WILSON AVE. AT SOUTH END OF WOODWARD FACILITY, WITH A PUBLISHED NAVD 29 ELEVATION OF 5122.22 FEET.

GENERAL NOTES

1. TOWNHOME LAYOUT (NUMBER OF LOTS AND UNITS PER BUILDING) ARE CONCEPTUAL AND INTENDED TO GENERALLY DEPICT THE BUILDING LAYOUT AND OPEN SPACE AREAS. FINAL COUNTS AND BUILDING CONFIGURATION TO BE DETERMINED AT FINAL PLAT/SITE DEVELOPMENT PLAN.
2. THE NUMBER OF TOWNHOMES AT FINAL PLAT/SDP SHALL NOT EXCEED THE PERMITTED NUMBER OF UNITS PER THE APPROVED GDP.

SHEET INDEX:

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3	PH1	PHASING MAP
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5	SP 3	SKETCH PLAT
6	SP 4	SKETCH PLAT
7	SP 5	SKETCH PLAT
8	SP 6	SKETCH PLAT
9	SP 7	SKETCH PLAT
10	SP 8	SKETCH PLAT
11	SP 9	SKETCH PLAT
12	SP 10	SKETCH PLAT
13	LS 1	OVERALL LANDSCAPE
14	LS 2	TREE INVENTORY
15	LS 3	TREE INVENTORY
16	T 1	OVERALL TRANSPORTATION PLAN
17	CS1	TYPICAL STREET CROSS SECTIONS
18	CS2	TYPICAL STREET CROSS SECTIONS
19	U1	OVERALL UTILITY PLAN
20	U2	UTILITY AND STREET PLAN
21	U3	UTILITY AND STREET PLAN
22	U4	UTILITY AND STREET PLAN
23	U5	UTILITY AND STREET PLAN
24	U6	UTILITY AND STREET PLAN
25	U7	UTILITY AND STREET PLAN

PAGE #	SHEET	SHEET TITLE
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27	U9	UTILITY AND STREET PLAN
28	U10	UTILITY AND STREET PLAN
29	U11	UTILITY AND STREET PLAN
30	U12	UTILITY AND STREET PLAN
31	U13	LOT SERVICE DETAILS
32	G1	OVERALL GRADING PLAN
33	G2	GRADING CONCEPT
34	G3	GRADING CONCEPT
35	G4	GRADING CONCEPT
36	G5	GRADING CONCEPT
37	G6	GRADING CONCEPT
38	G7	GRADING CONCEPT
39	G8	GRADING CONCEPT
40	G9	GRADING CONCEPT
41	G10	GRADING CONCEPT
42	G11	GRADING CONCEPT
43	G12	GRADING CONCEPT
44	D1	DRAINAGE BASIN MAP - EAST
45	D2	DRAINAGE BASIN MAP - WAST
46	D3	DRAINAGE BASIN MAP - NORTHWEST
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48	S2	SECTION VIEWS
49	S3	SECTION VIEWS

TB GROUP
landscape architecture | planning | illustration
444 Mountain Ave.
Berthoud, CO 80513
TEL 970.532.5891
WEB TBGroup.us

SEAL

PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:
DR-HORTON
d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

DATE

APRIL 14, 2022

SHEET TITLE

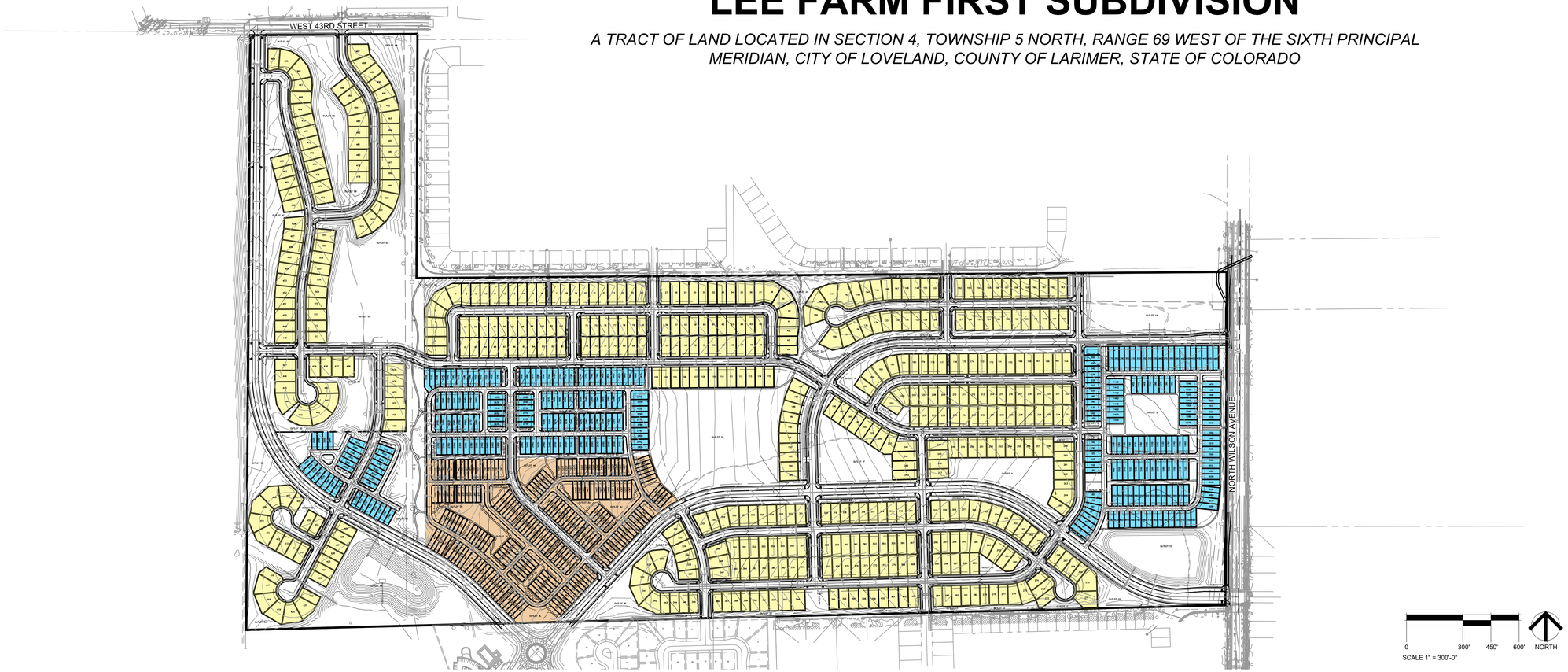
COVER SHEET

SHEET INFORMATION

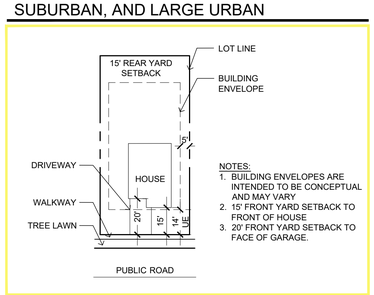
Sheet Number: SP 0

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

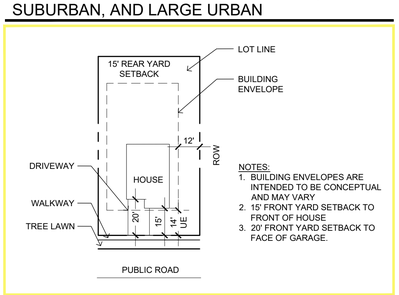


TYPICAL LOT SETBACKS: SINGLE FAMILY DETACHED - GENERAL, SUBURBAN, AND LARGE URBAN



NOTES:
1. BUILDING ENVELOPES ARE INTENDED TO BE CONCEPTUAL AND MAY VARY
2. 15' FRONT YARD SETBACK TO FRONT OF HOUSE
3. 20' FRONT YARD SETBACK TO FACE OF GARAGE.

TYPICAL LOT SETBACKS (CORNER): SINGLE FAMILY DETACHED - GENERAL, SUBURBAN, AND LARGE URBAN



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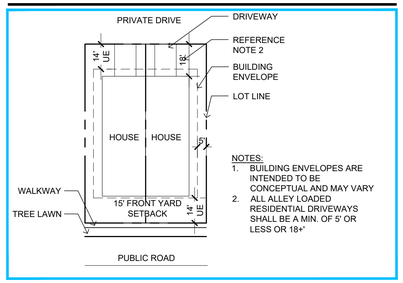
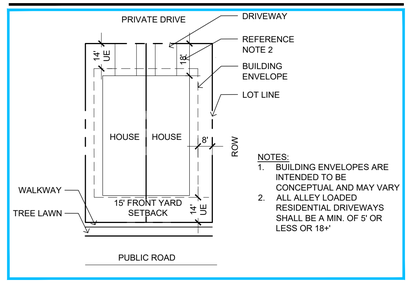
2. 15' FRONT YARD SETBACK TO FRONT OF HOUSE
3. 20' FRONT YARD SETBACK TO FACE OF GARAGE.

TYPICAL LOT SETBACKS: DUPLEX



NOTES:
1. BUILDING ENVELOPES ARE INTENDED TO BE CONCEPTUAL AND MAY VARY
2. ALL ALLEY LOADED RESIDENTIAL DRIVEWAYS SHALL BE A MIN. OF 5' OR LESS OR 18+'

TYPICAL LOT SETBACKS (CORNER): DUPLEX



NOTES:
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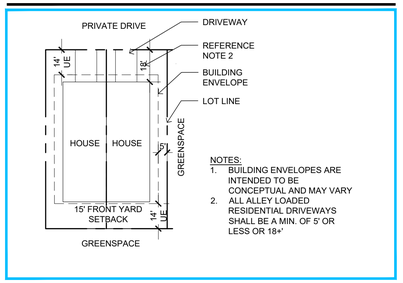
TYPICAL LOT SETBACKS: DUPLEX FRONTING GREEN SPACE



NOTES:
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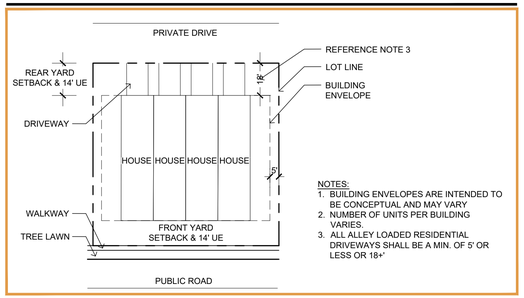
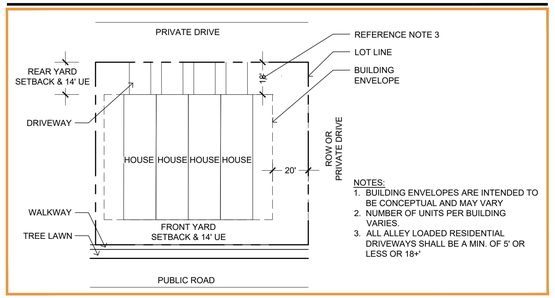
TYPICAL LOT SETBACKS: TOWNHOMES



NOTES:
1. BUILDING ENVELOPES ARE INTENDED TO BE CONCEPTUAL AND MAY VARY
2. NUMBER OF UNITS PER BUILDING VARIES.
3. ALL ALLEY LOADED RESIDENTIAL DRIVEWAYS SHALL BE A MIN. OF 5' OR LESS OR 18+'

TYPICAL LOT SETBACKS (CORNER):TOWNHOMES



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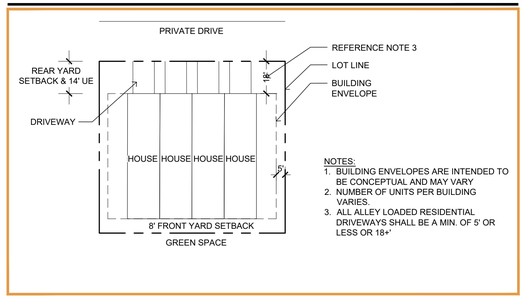
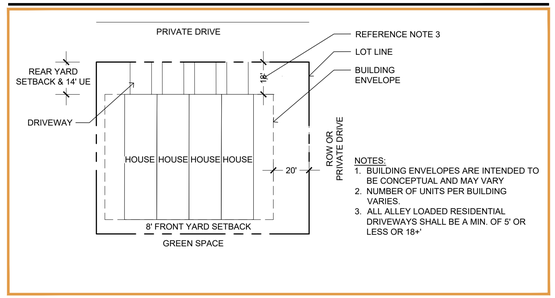
2. NUMBER OF UNITS PER BUILDING VARIES.
3. ALL ALLEY LOADED RESIDENTIAL DRIVEWAYS SHALL BE A MIN. OF 5' OR LESS OR 18+'

TYPICAL LOT SETBACKS: TOWNHOMES FRONTING GREEN SPACE



NOTES:
1. BUILDING ENVELOPES ARE INTENDED TO BE CONCEPTUAL AND MAY VARY
2. NUMBER OF UNITS PER BUILDING VARIES.
3. ALL ALLEY LOADED RESIDENTIAL DRIVEWAYS SHALL BE A MIN. OF 5' OR LESS OR 18+'

TYPICAL LOT SETBACKS (CORNER):TOWNHOMES



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2. NUMBER OF UNITS PER BUILDING VARIES.
3. ALL ALLEY LOADED RESIDENTIAL DRIVEWAYS SHALL BE A MIN. OF 5' OR LESS OR 18+'

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SEAL

PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

DATE

APRIL 14, 2022

SHEET TITLE

LOT TYPE KEY &
PLANNING TYPICALS

SHEET INFORMATION

Sheet Number: SP 1

PHASE 1	
82	DUPLEX
137	50' LOT WIDTH
219	**TOTAL**

PHASE 2	
68	DUPLEX
90	50' LOT WIDTH
7	68' LOT WIDTH
165	**TOTAL**

PHASE 3	
190	TOWNHOUSE
52	50' LOT WIDTH
2	68' LOT WIDTH
244	**TOTAL**

PHASE 4	
132	DUPLEX
115	50' LOT WIDTH
247	**TOTAL**

PHASE 5	
34	DUPLEX
26	50' LOT WIDTH
84	60' LOT WIDTH
144	**TOTAL**

N

0 100 200 400

SCALE: 1"=200'

THE PROPOSED UTILITY INFRASTRUCTURE WILL BE DESIGNED TO ACCOMMODATE THE PLANNED DEVELOPMENT WHICH CONSISTS OF SINGLE-FAMILY HOMES, TOWNHOUSES, AND DUPLEXES COMBINING FOR A MAXIMUM OF 1030 UNITS. WATER MAIN, SANITARY SEWER, AND STORM SEWER ARE PROPOSED THROUGHOUT THE SITE TO SERVE THESE LOTS.

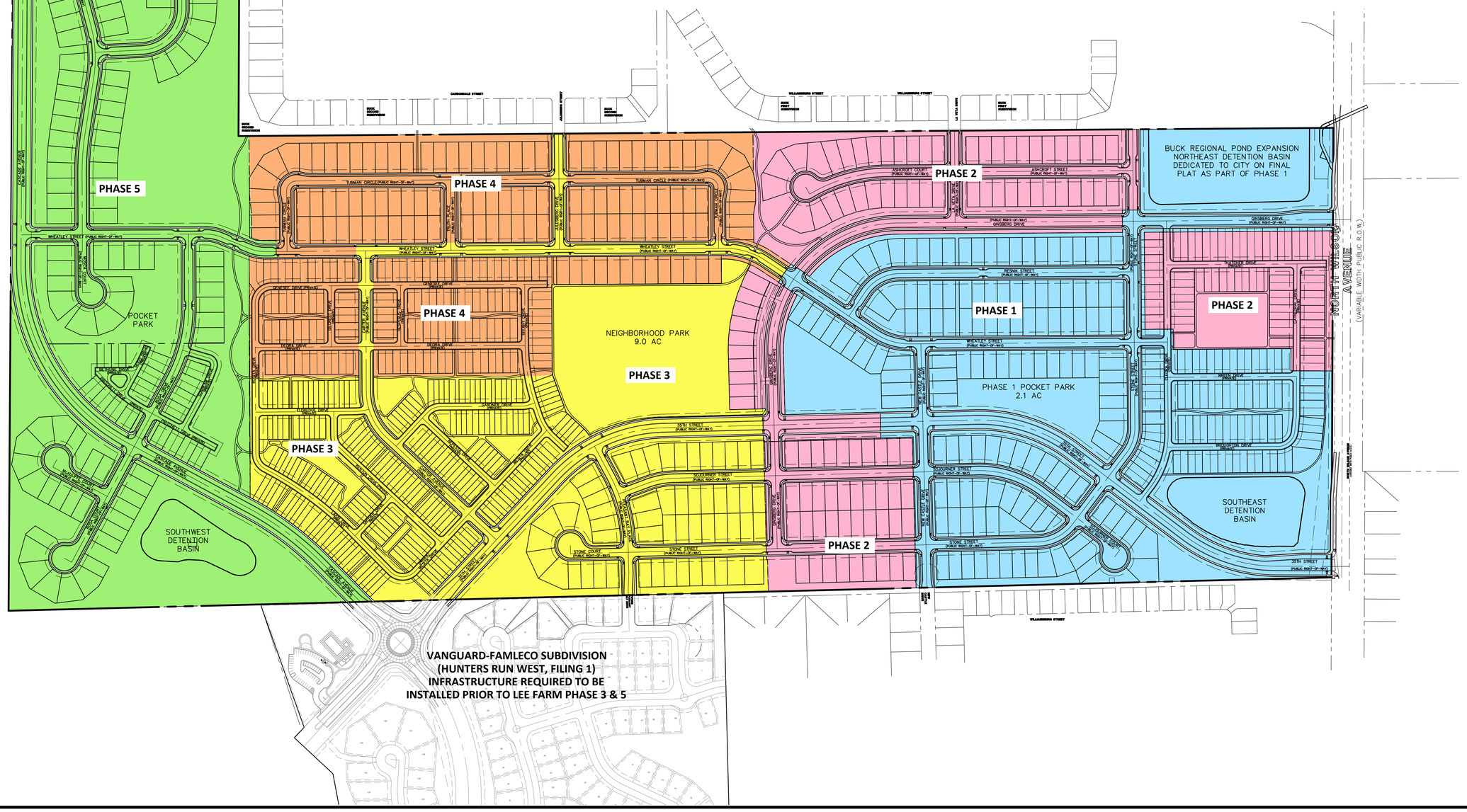
PHASE 1 WILL CONSIST OF INSTALLING PROPOSED ROADWAYS AND THE ASSOCIATED UTILITIES HIGHLIGHTED BELOW IN BLUE. PART OF GINSBERG DRIVE (MINOR COLLECTOR) AND 35TH STREET (MAJOR COLLECTOR) WILL BE INSTALLED DURING PHASE 1. THE WATER MAIN WILL BE CONNECTED TO THE EXISTING SYSTEM AT THE INTERSECTION OF GINSBERG DRIVE AND N. WILSON AVENUE, AND NEWCASTLE DRIVE AS AN EXTENSION OF PRESSURE ZONE 1. THE SANITARY SEWER WILL OUTFALL AT THE INTERSECTIONS OF GINSBERG DRIVE/N. WILSON AVENUE, AND 35TH STREET/N. WILSON AVENUE. THE STORM SEWER WILL OUTFALL INTO THE PROPOSED NORTHEAST AND SOUTHEAST DETENTION BASINS.

PHASE 2 WILL CONSIST OF INSTALLING PROPOSED UTILITIES AND ROADWAYS HIGHLIGHTED IN PINK. THE REMAINDER OF GINSBERG DRIVE (MINOR COLLECTOR) WILL BE INSTALLED DURING PHASE 2. THE SANITARY SEWER AND STORM SEWER WILL BE CONNECTED TO THE PHASE 1 SYSTEM WITH THE SAME OUTFALLS. THE WATER MAIN WILL BE CONNECTED TO THE PHASE 1 SYSTEM AS WELL AS THE EXISTING STUB ON LA VETA DRIVE.

PHASE 3 WILL CONSIST OF INSTALLING PROPOSED UTILITIES AND ROADWAYS HIGHLIGHTED IN YELLOW. 35TH STREET WILL BE COMPLETED ALONG WITH THE ACCOMPANYING LOCAL RESIDENTIAL ROADS. THE SANITARY SEWER AND STORM SEWER WILL BE CONNECTED TO THE PREVIOUS PHASED INSTALLATIONS. WATER MAIN WILL BE CONNECTED TO STUBS LOCATED IN THE FUTURE PLEASANT BAY DRIVE, JULESBERG DRIVE AND 35TH STREET EXTENDING PRESSURE ZONE 2. PHASE 3 WILL ALSO INCLUDE A PRESSURE REDUCING VALVE TO BE INSTALLED AT THE INTERSECTION OF GINSBERG DRIVE AND STONE STREET TO PROVIDE AN EMERGENCY TRANSITION BETWEEN PRESSURE ZONES 1 AND 2.

PHASE 4 WILL CONSIST OF INSTALLING PROPOSED UTILITIES AND LOCAL ROADWAYS HIGHLIGHTED IN ORANGE. THE SANITARY SEWER, STORM SEWER, AND WATER MAIN WILL BE CONNECTED TO THE PREVIOUS PHASED INSTALLATIONS.

PHASE 5 WILL CONSIST OF INSTALLING PROPOSED UTILITIES AND ROADWAYS HIGHLIGHTED IN GREEN. ALL OF CASCADE AVENUE (MAJOR COLLECTOR) WILL BE INSTALLED ALONG WITH THE ACCOMPANYING LOCAL RESIDENTIAL ROADS. THE WATER MAIN WILL BE CONNECTED TO THE PREVIOUS PHASED INSTALLATIONS INCLUDING TWO EXISTING STUBS WITHIN CASCADE AVENUE AT THE INTERSECTION WITH W 43RD STREET, AND TO THE SOUTH AT HUNTERS RUN WEST RESPECTIVELY. A CONNECTION FROM FIFE DRIVE TO W. 43 STREET IS ALSO NECESSARY TO PROVIDE SERVICE. THE SANITARY SEWER WILL OUTFALL SOUTH INTO THE EXISTING SYSTEM IN THE HUNTERS RUN WEST SUBDIVISION. ALL PHASE 5 STORM SEWER WILL OUTFALL INTO THE PROPOSED SOUTHWEST DETENTION BASIN.



DATE	REVISIONS	DRAWN BY

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Civil Engineering & Surveying | Geotechnical | Construction
Water Resource Management | Construction Management

THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
PHASING MAP

PROJ. MGR.: MID
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

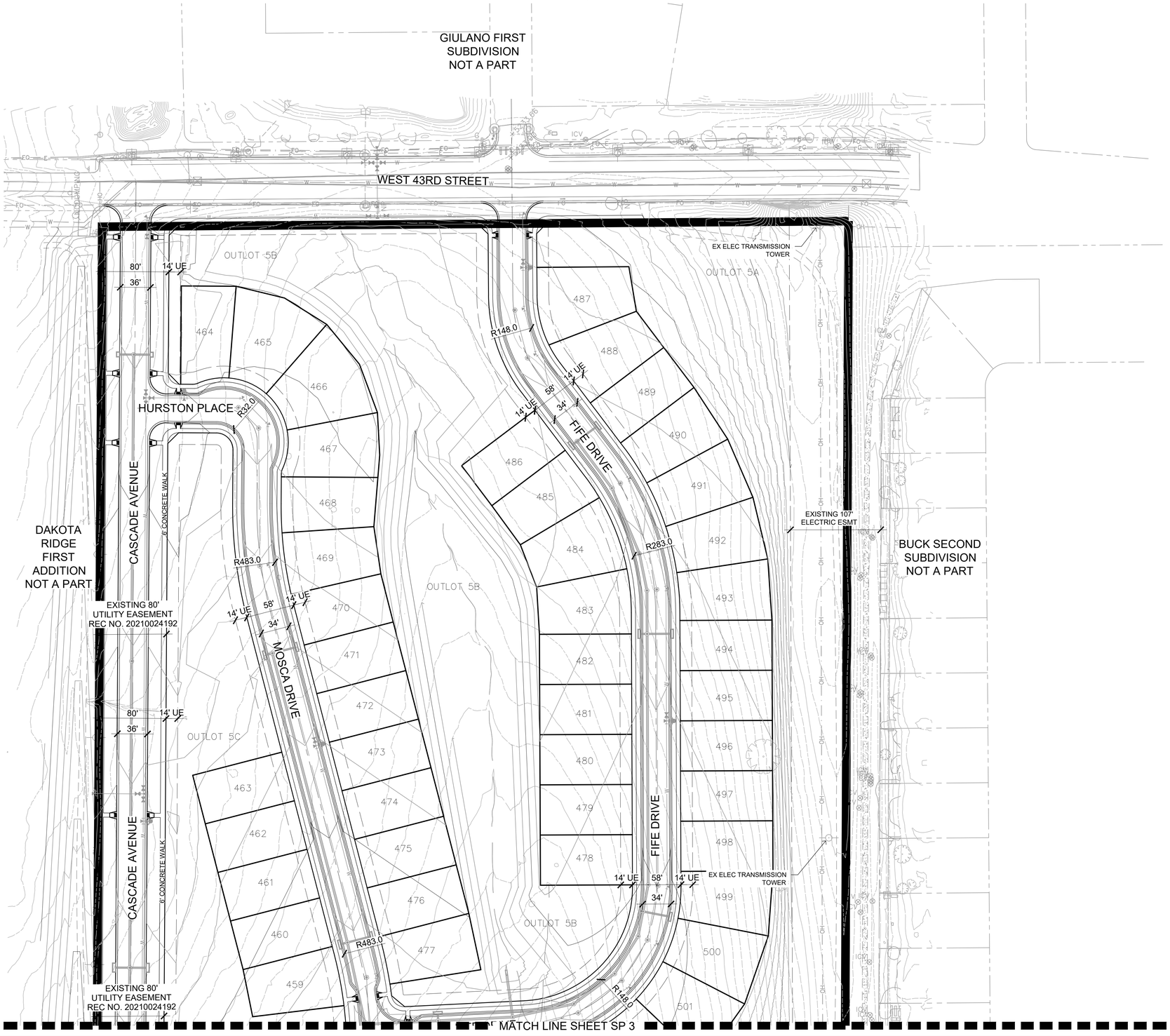
SHEET
PH1
3 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 1:51 PM Dwg Name: P:\Drilocc01\dwg\Eng\Preliminary\Exhibits Eng\Phasing Map\Phase Map ALT WEST.dwg Updated By: JHawthorne

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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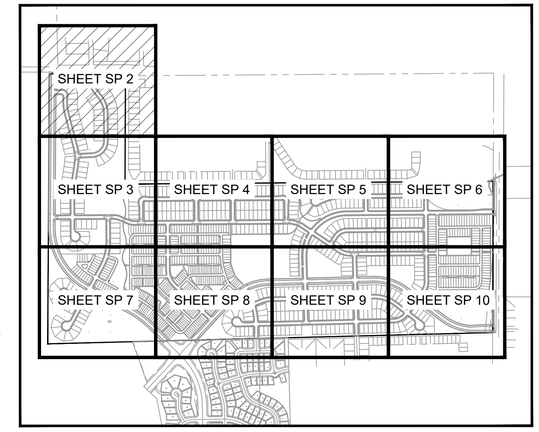

LEGEND:

PROPERTY BOUNDARY

0 60' 90' 120'
SCALE 1" = 60'-0"
NORTH

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WEB TBGroup.us

SEAL

PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

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APRIL 14, 2022

SHEET TITLE

SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 2

LEE FARM FIRST SUBDIVISION

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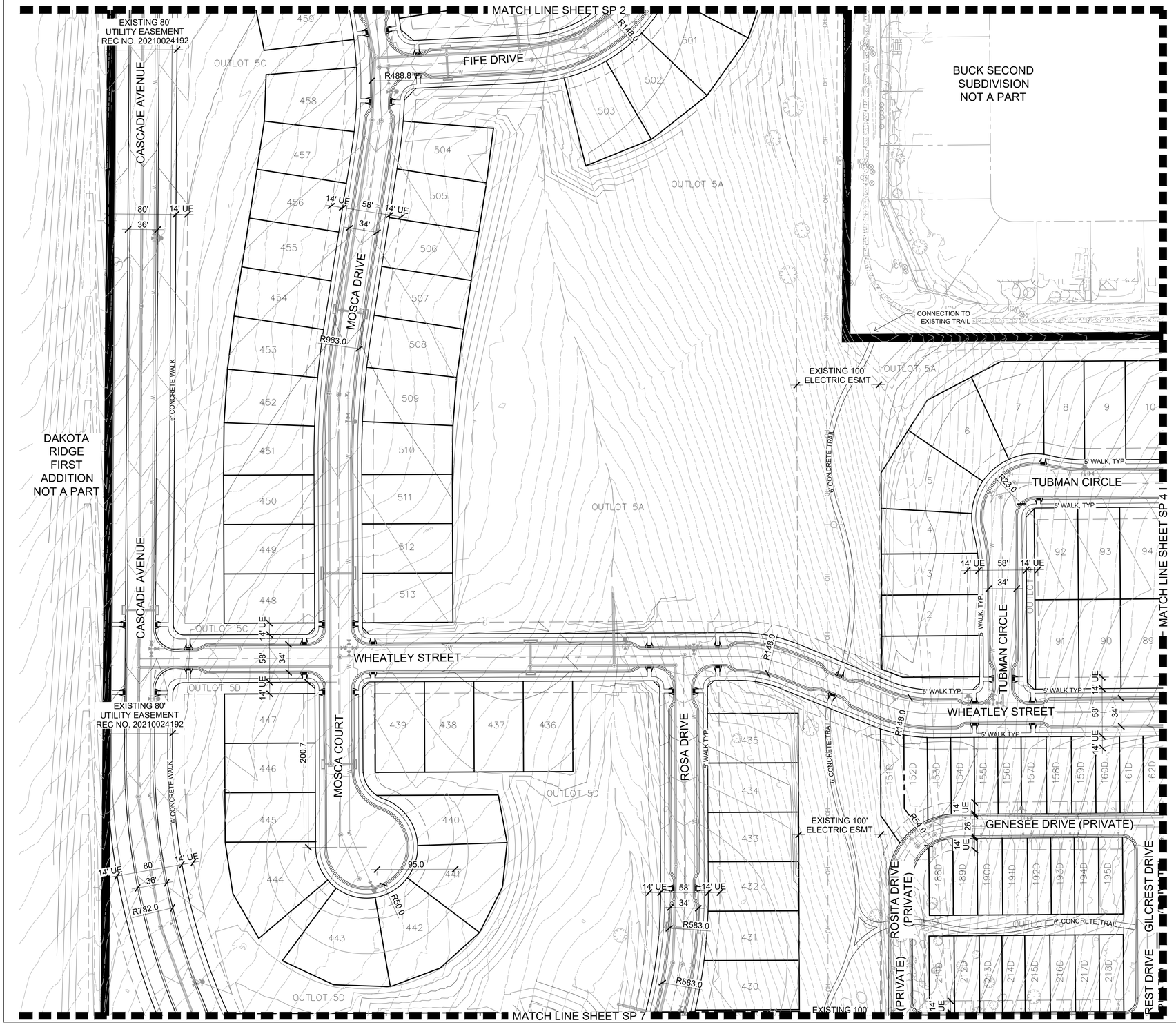

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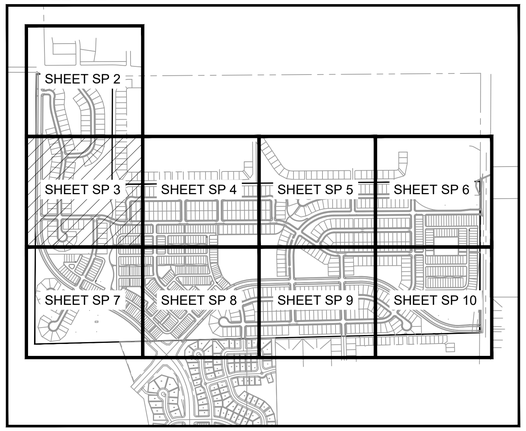

LEGEND:

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SHEET TITLE

SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 3

LEE FARM FIRST SUBDIVISION

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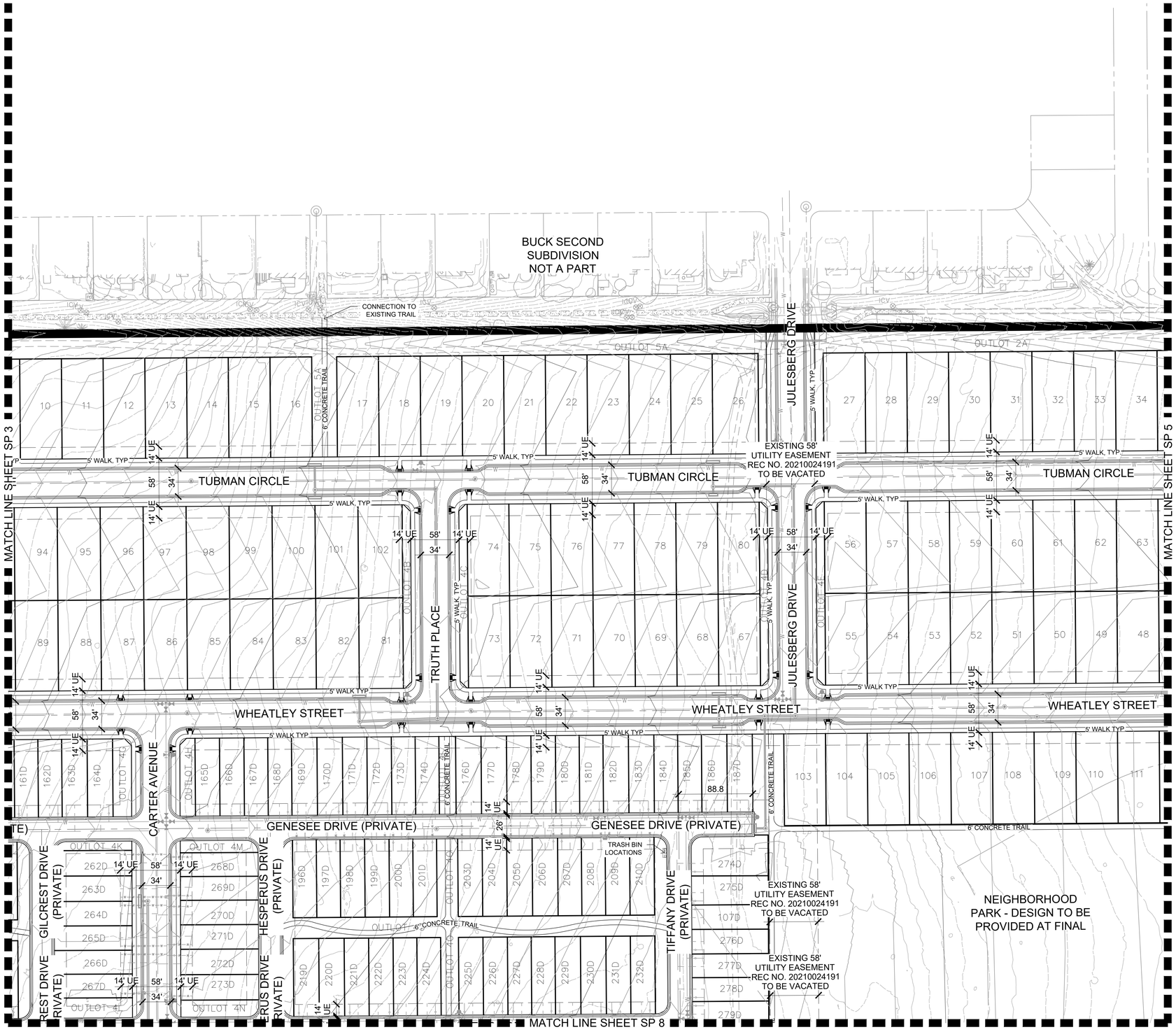

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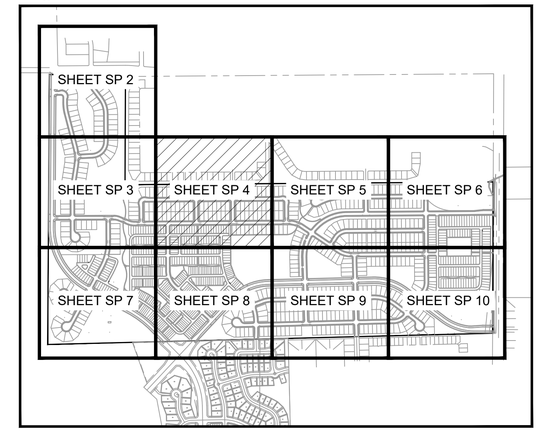

LEGEND:

PROPERTY BOUNDARY

SCALE 1" = 60'-0"

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SHEET TITLE

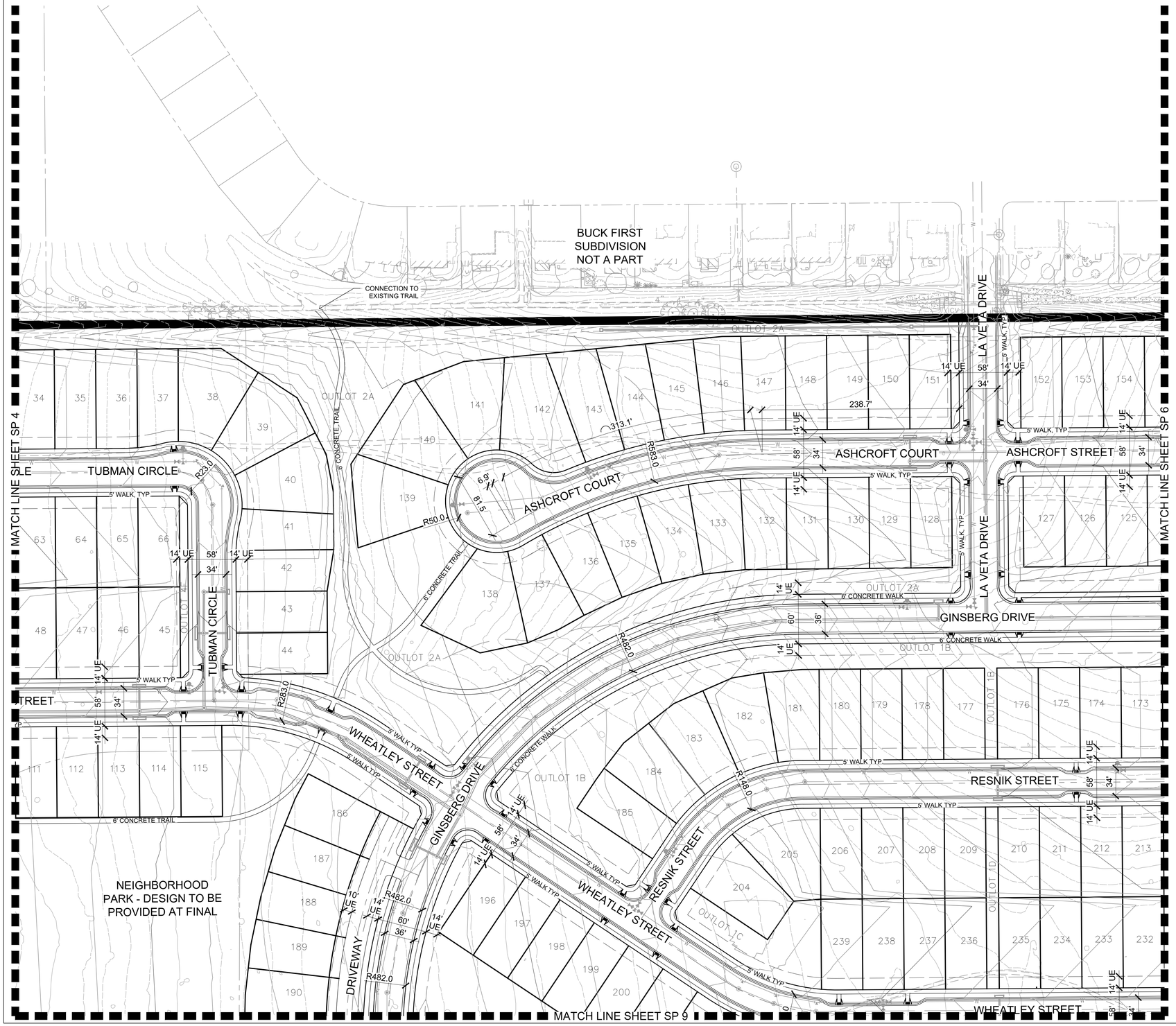
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 4

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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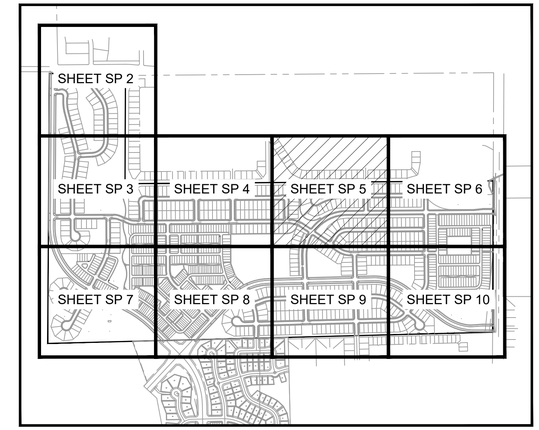

LEGEND:

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SCALE 1" = 60'-0"

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SHEET TITLE

SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 5

LEE FARM FIRST SUBDIVISION

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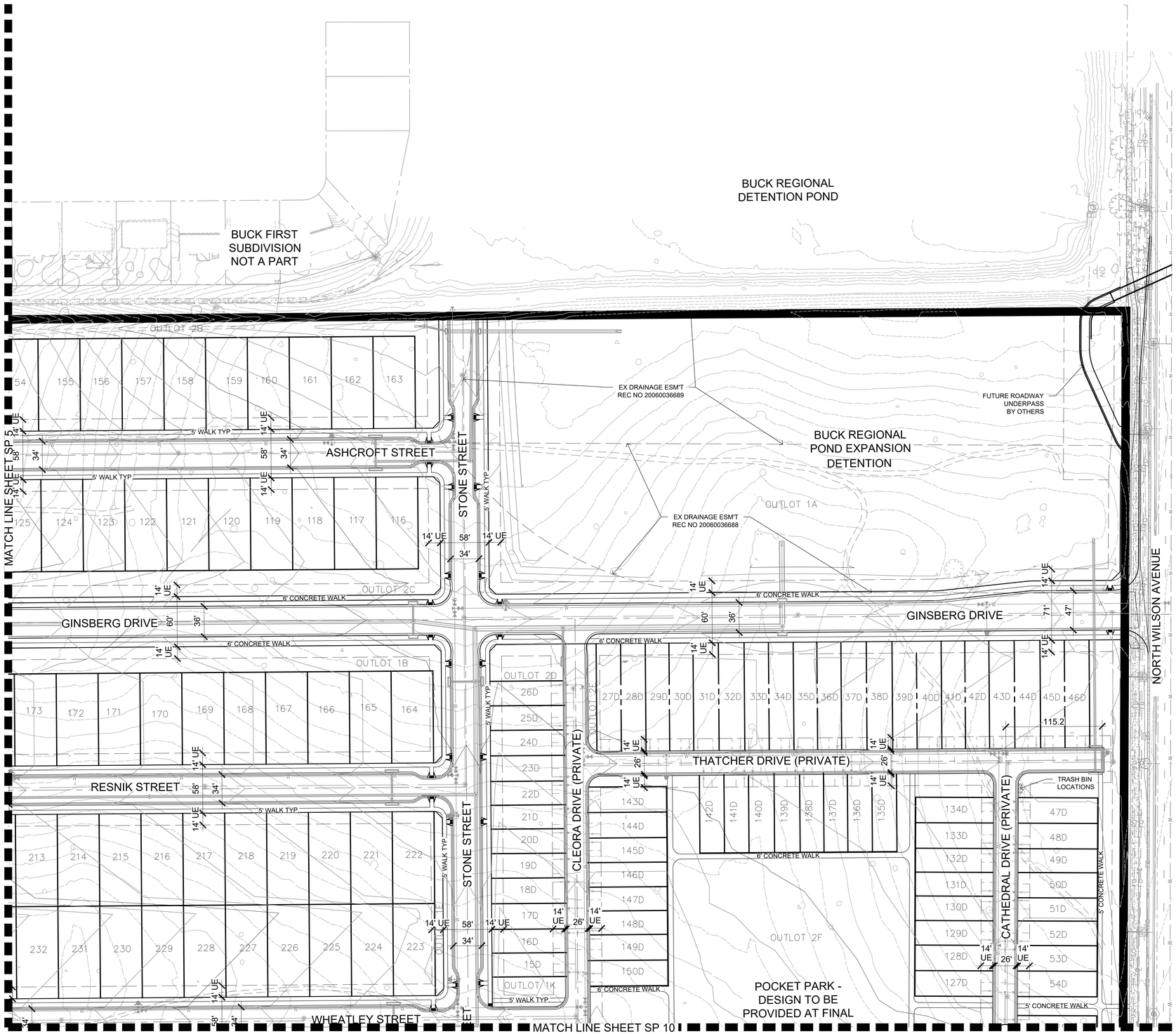

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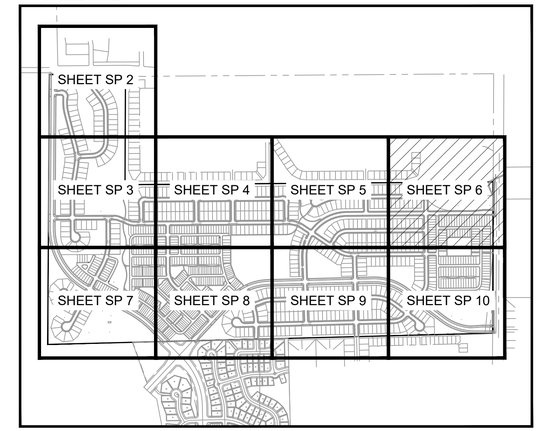

LEGEND:

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SKETCH PLAT

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SHEET TITLE

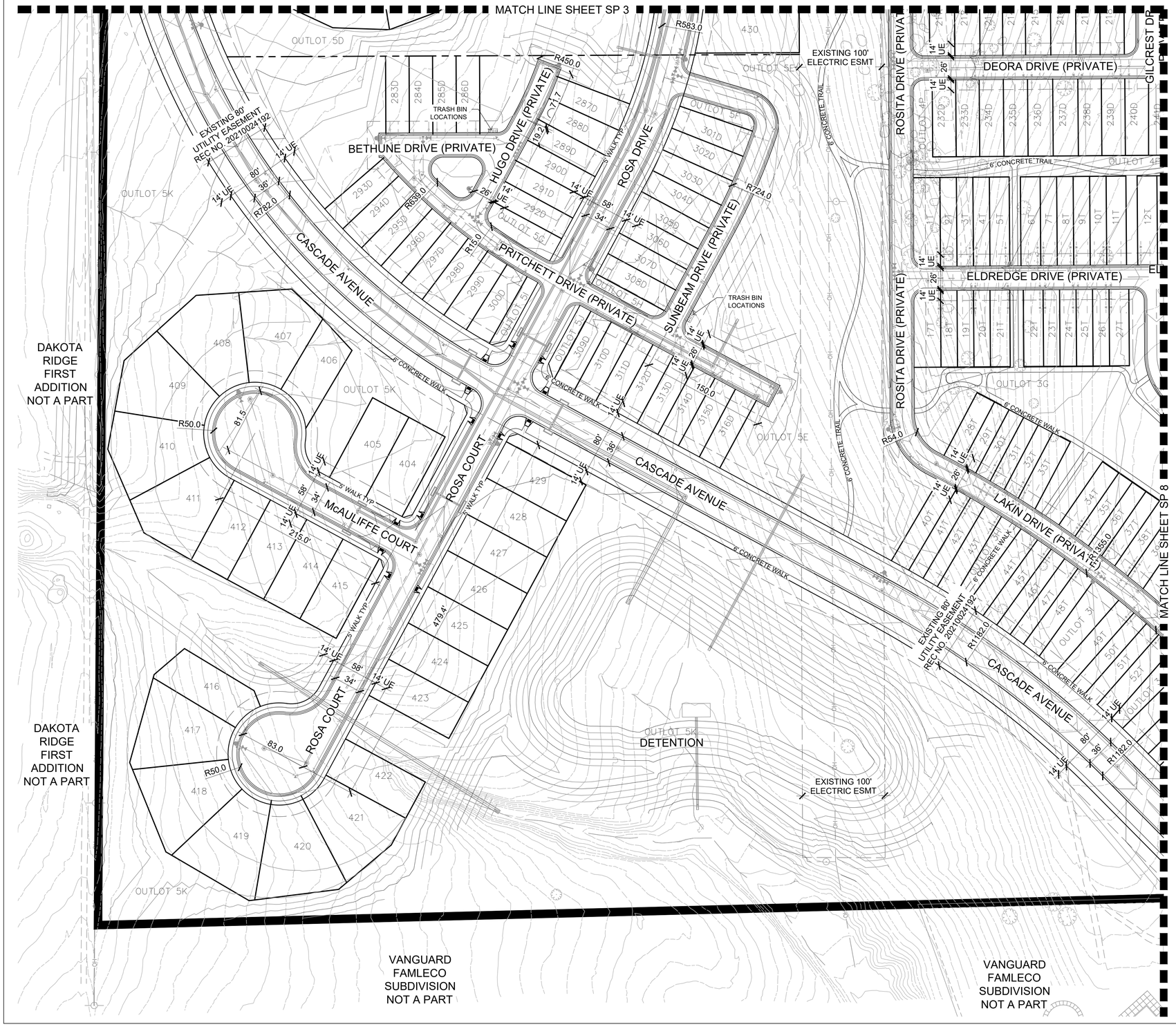
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 6

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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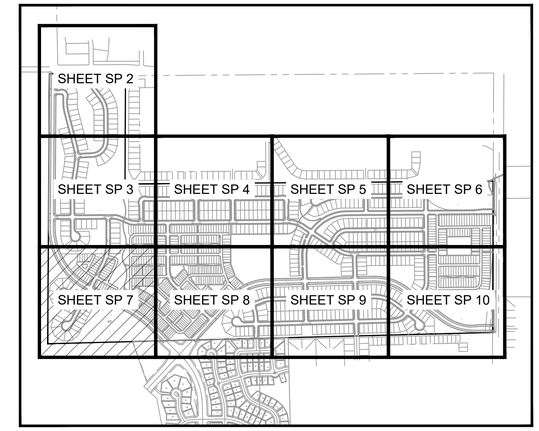

LEGEND:

PROPERTY BOUNDARY

0 60' 90' 120' NORTH

SCALE 1" = 60'-0"

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PROJECT TITLE

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SKETCH PLAT

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SHEET TITLE

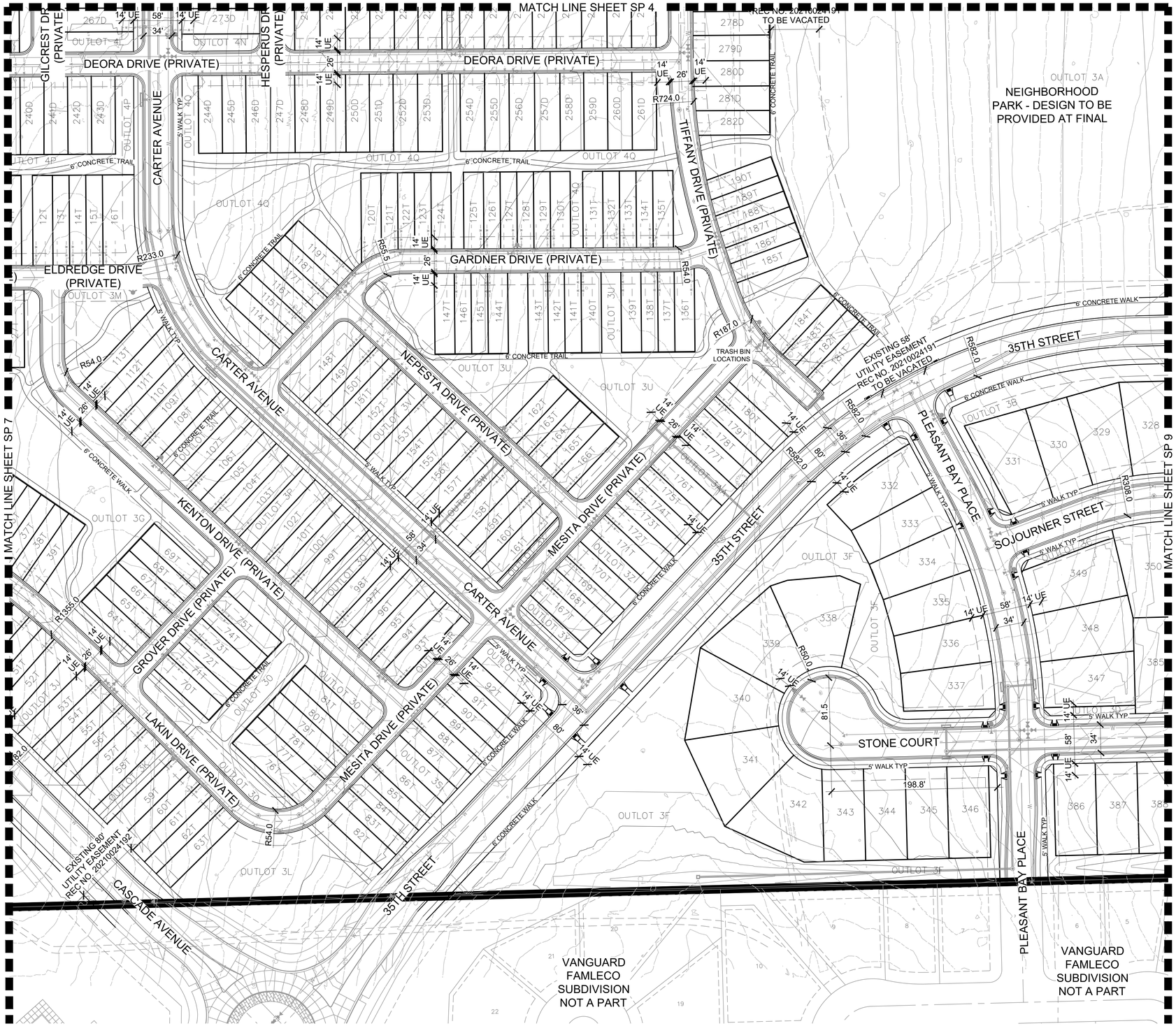
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 7

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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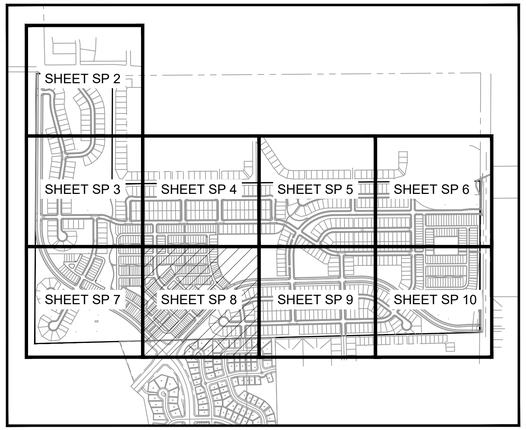

LEGEND:

PROPERTY BOUNDARY

0 60' 90' 120'
SCALE 1" = 60'-0"
NORTH

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PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

LOVELAND, CO

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SHEET TITLE

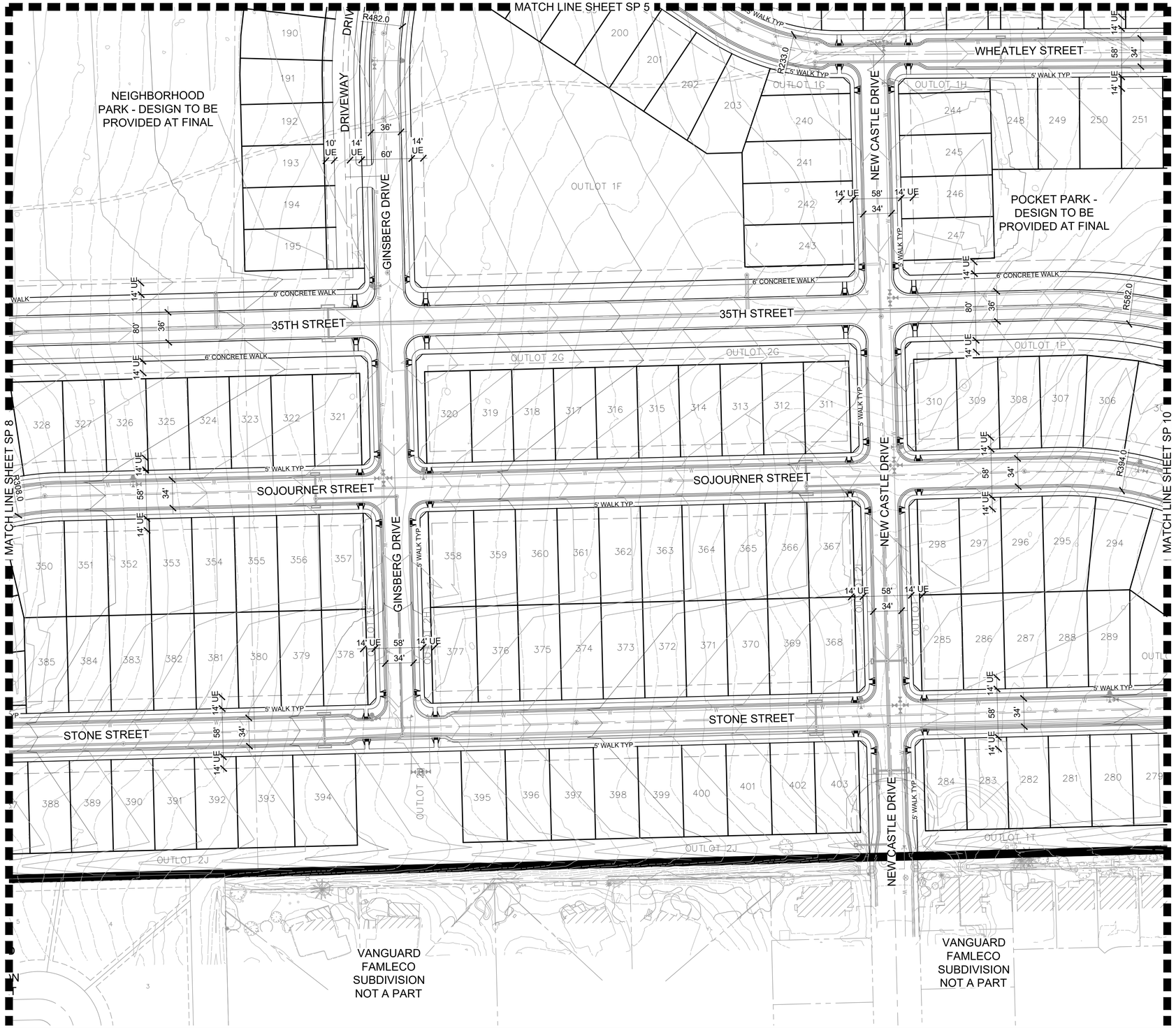
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 8

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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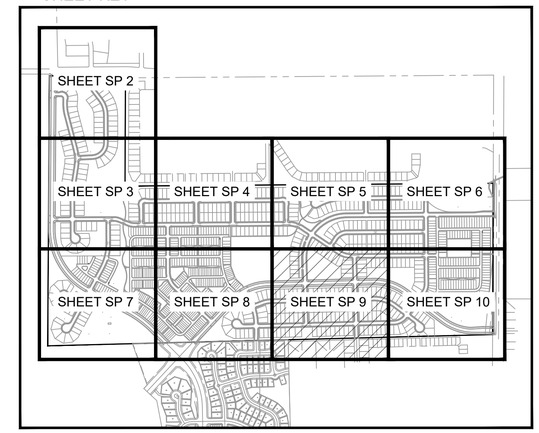

LEGEND:

PROPERTY BOUNDARY

0 60' 90' 120'
SCALE 1" = 60'-0"
NORTH

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PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

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SHEET TITLE

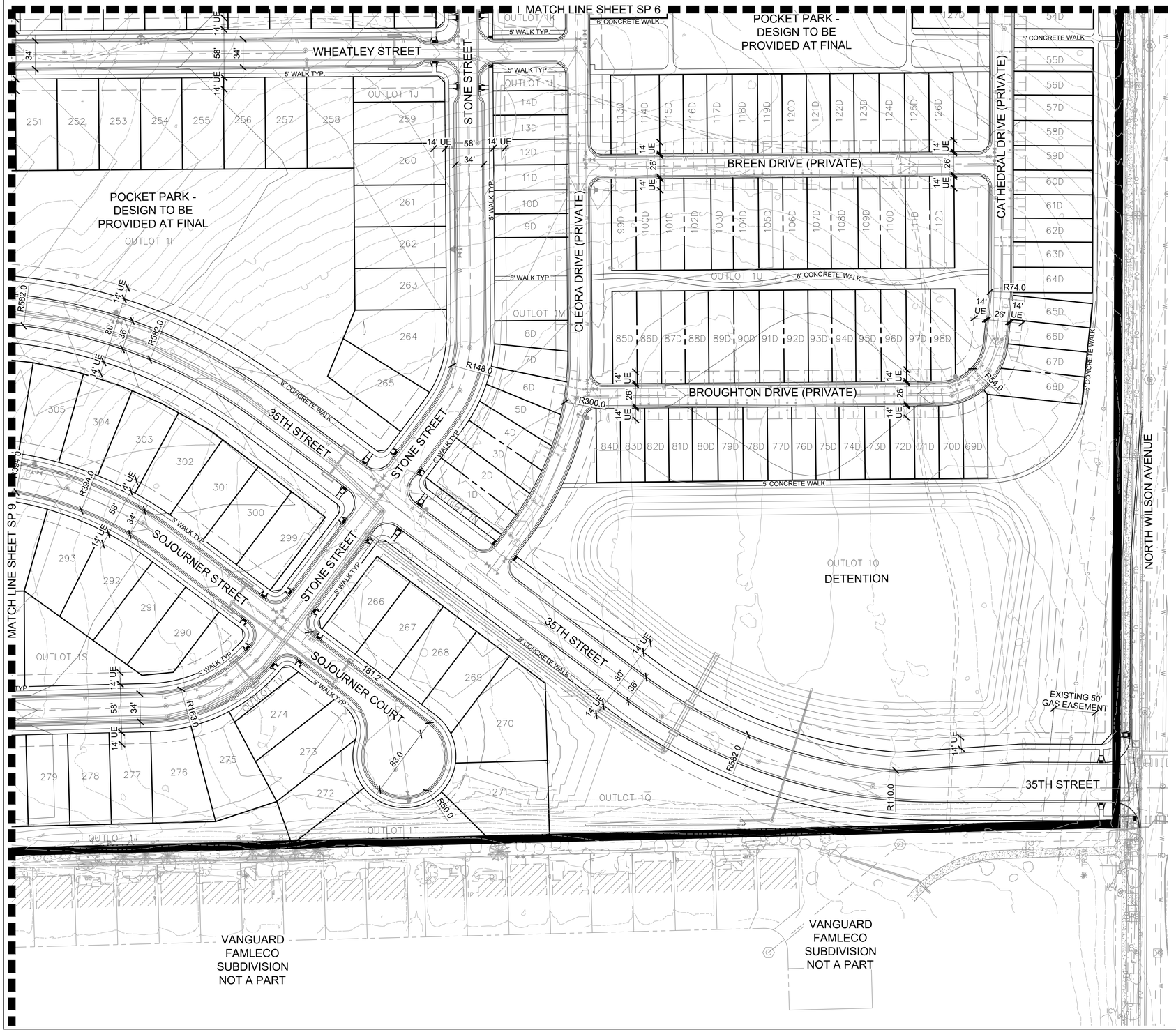
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 9

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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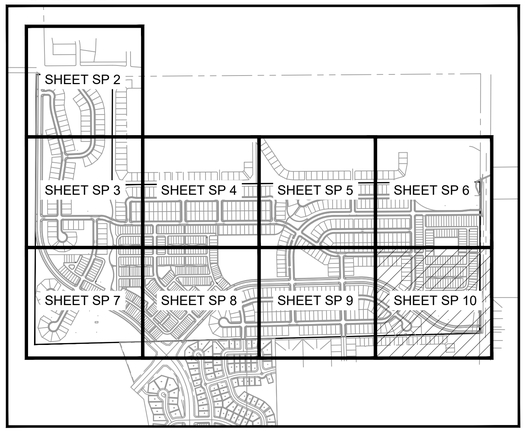

LEGEND:

PROPERTY BOUNDARY

SCALE 1" = 60'-0"

NORTH

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SEAL

PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

LOVELAND, CO

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ENGLEWOOD, CO 80112

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APRIL 14, 2022

SHEET TITLE

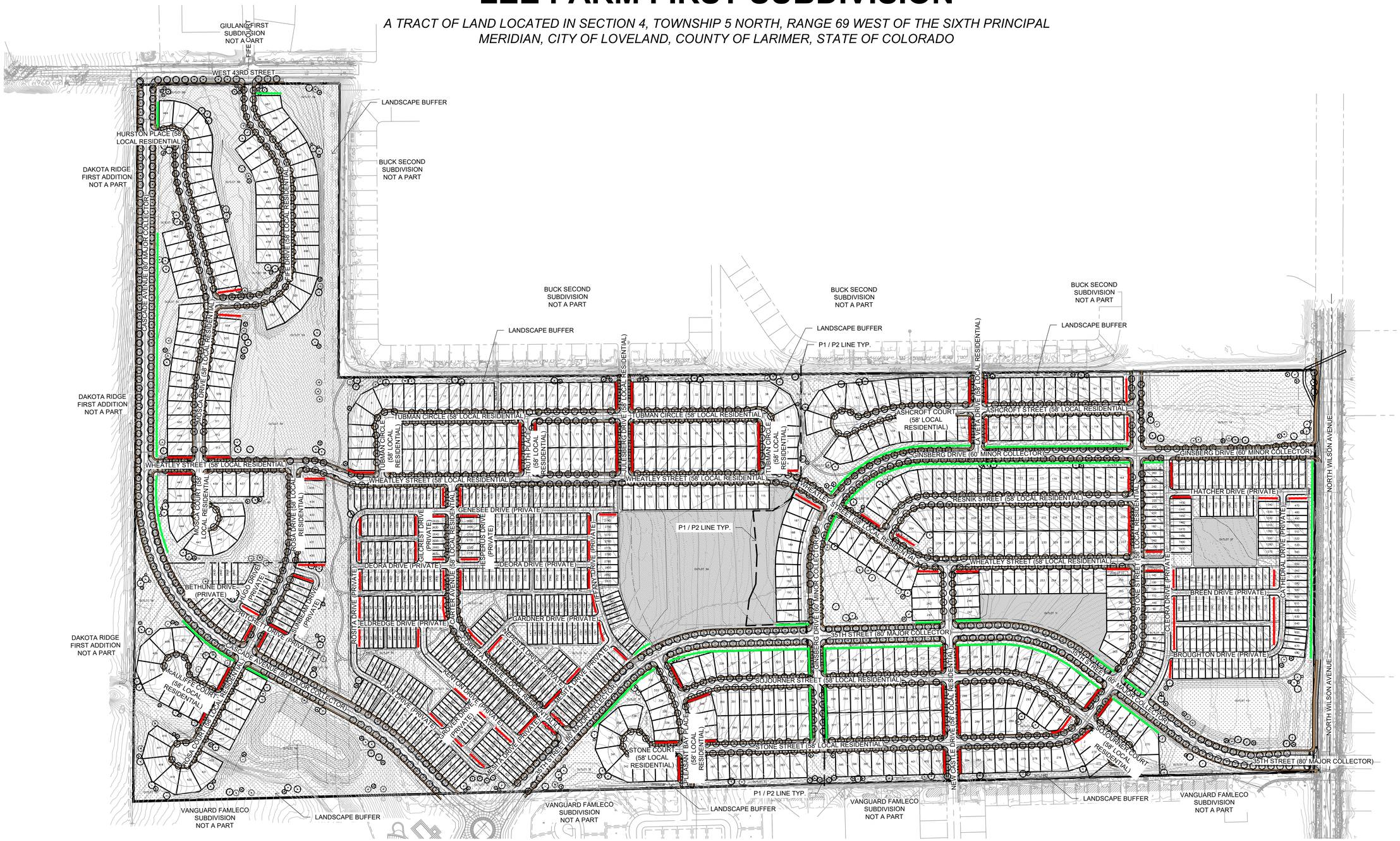
SKETCH PLAT

SHEET INFORMATION

Sheet Number: SP 10

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



BUFFERYARD LEGEND

TYPE A BUFFERYARD

TYPE B BUFFERYARD

LANDSCAPE NOTES

1. TREE LOCATIONS AND QUANTITIES ARE CONCEPTUAL. LOCATIONS AND QUANTITIES MAY CHANGE TO ACCOMMODATE STREET LIGHTS, FIRE HYDRANTS, UTILITY SEPARATIONS, SITE DISTANCE TRIANGLES ETC. FINAL LOCATIONS, SPECIES AND QUANTITIES TO BE DETERMINED AT FINAL PLAT.
2. A POTABLE WATER SYSTEM WILL BE USED FOR IRRIGATION OF BOTH COMMON AREAS AND PRIVATE LANDSCAPE.
3. WHERE REQUIRED TREES IN THE TREE LAWNS ARE PARALLEL TO PUBLIC STORM SEWERS THAT ARE LOCATED WITHIN THE STREETS, ROOT BARRIERS MAY BE USED TO LOWER ROOT SPREAD TO AN ELEVATION THAT IS BELOW THE STORM SEWERS, IF APPROPRIATE SEPARATIONS CAN NOT BE MAINTAINED OTHERWISE.

0 200' 300' 400' NORTH

SCALE 1" = 200'-0"

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SHEET TITLE

OVERALL LANDSCAPE PLAN

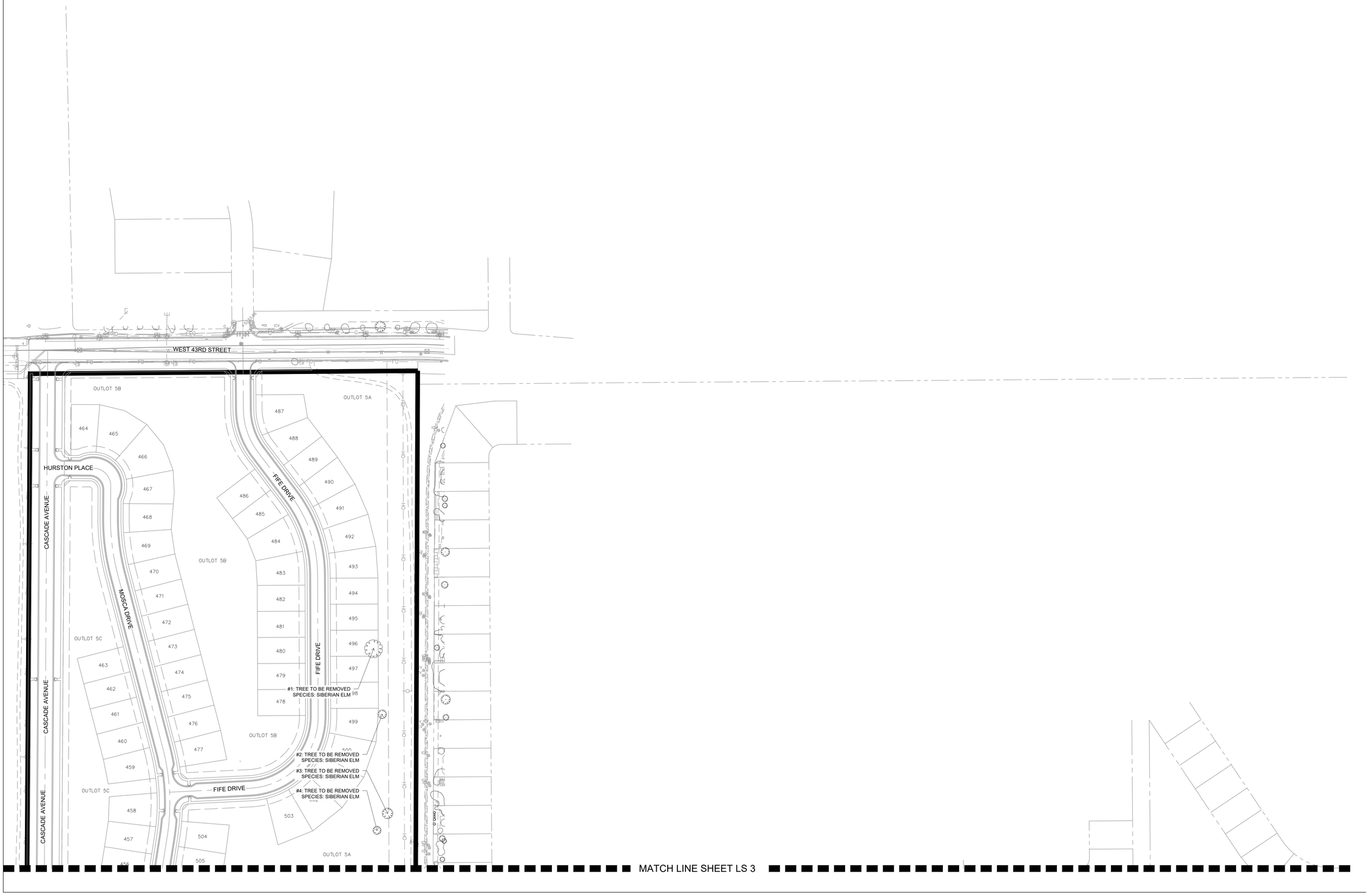
SHEET INFORMATION

Sheet Number: LS 1

Of: 49

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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Berthoud, CO 80513

TEL 970.532.5891
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SEAL

PROJECT TITLE

LEE FARM
FIRST
SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON

d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

DATE

APRIL 14, 2022

SHEET TITLE

TREE INVENTORY

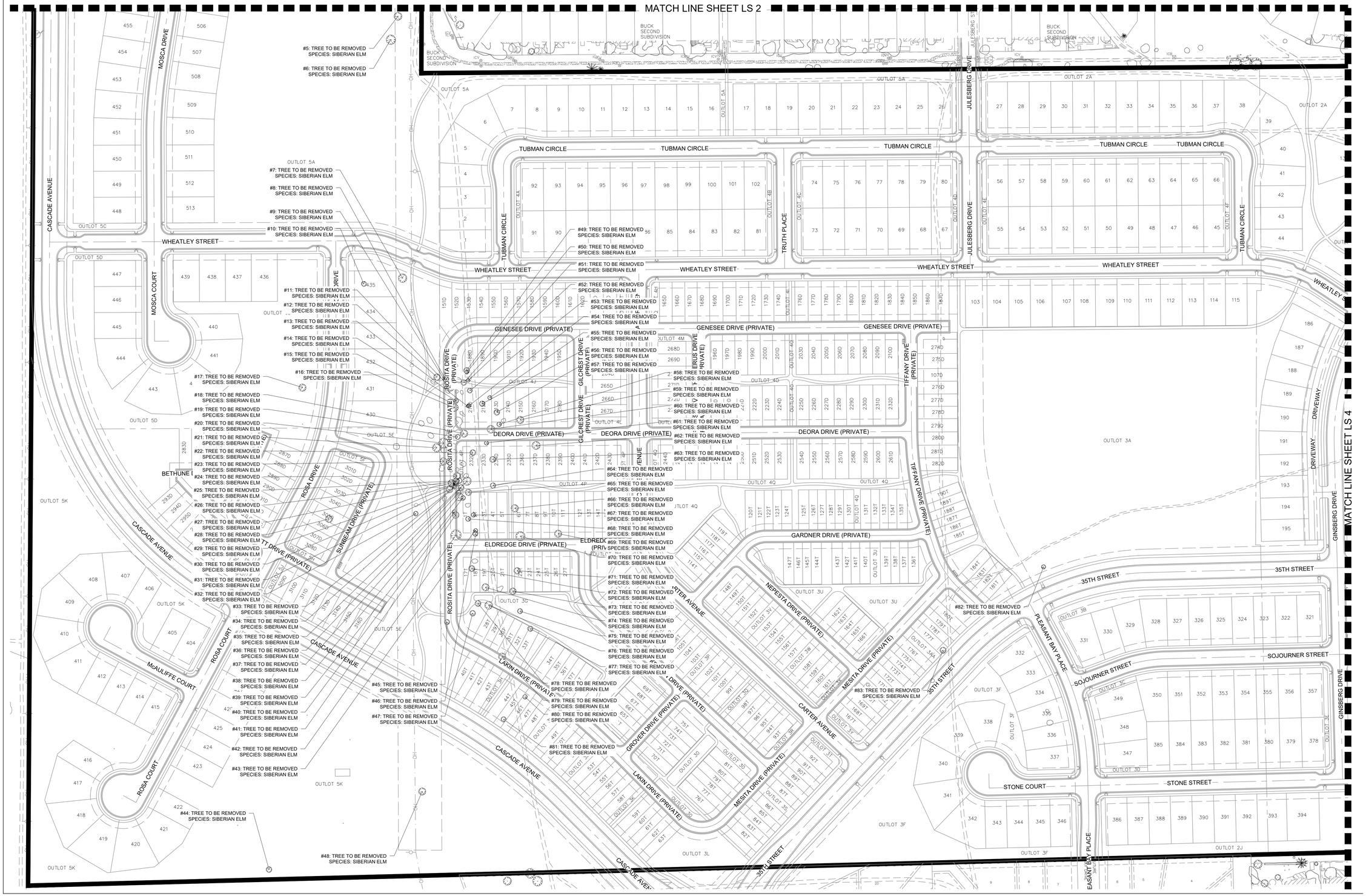
SHEET INFORMATION

Sheet Number: LS 2

Of: 49

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

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9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
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SHEET TITLE

TREE INVENTORY

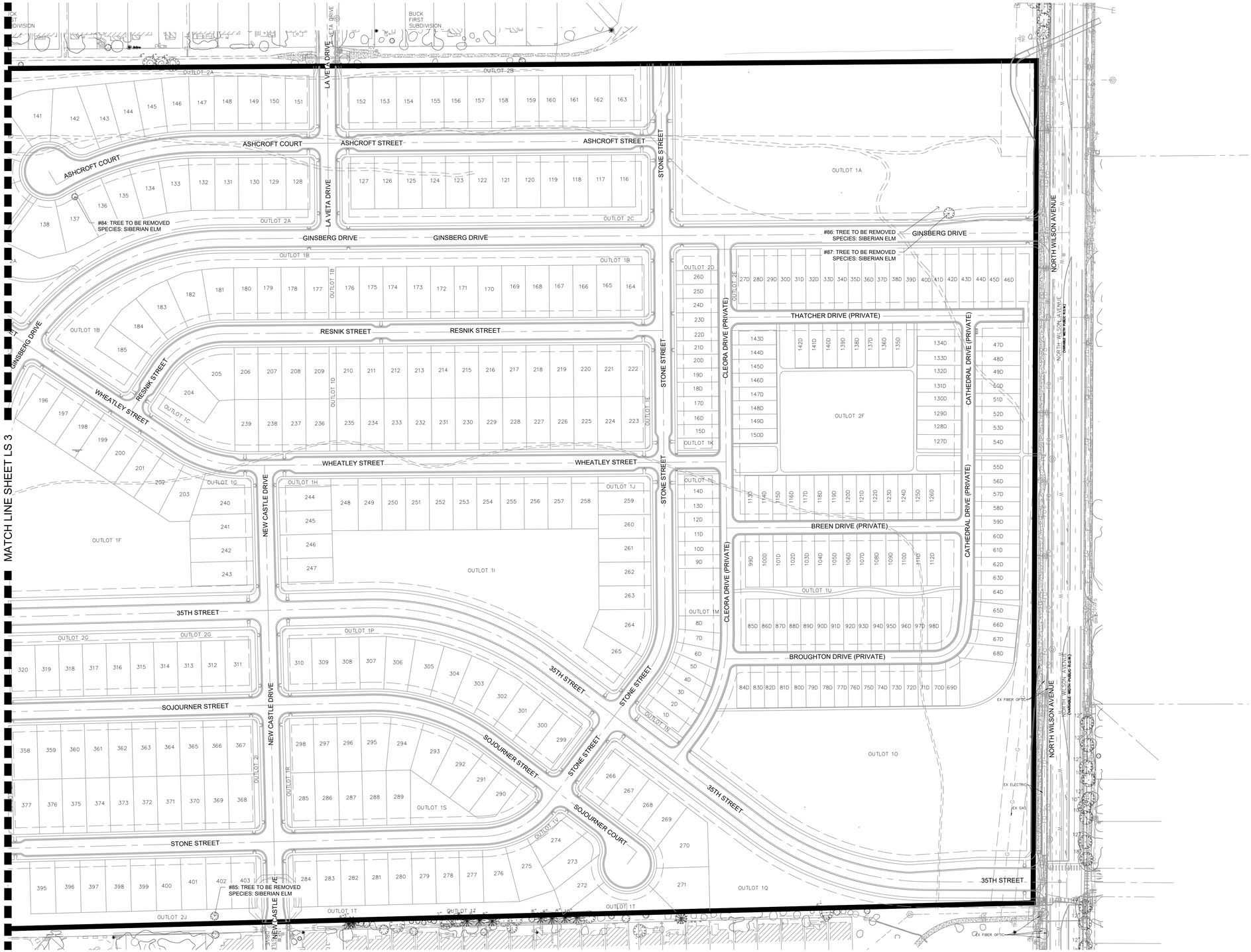
SHEET INFORMATION

Sheet Number: LS 3

Of: 49

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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PROJECT TITLE

LEE FARM FIRST SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:

DR-HORTON
d/b/a Melody Homes Inc.

9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

DATE

APRIL 14, 2022

SHEET TITLE

TREE INVENTORY

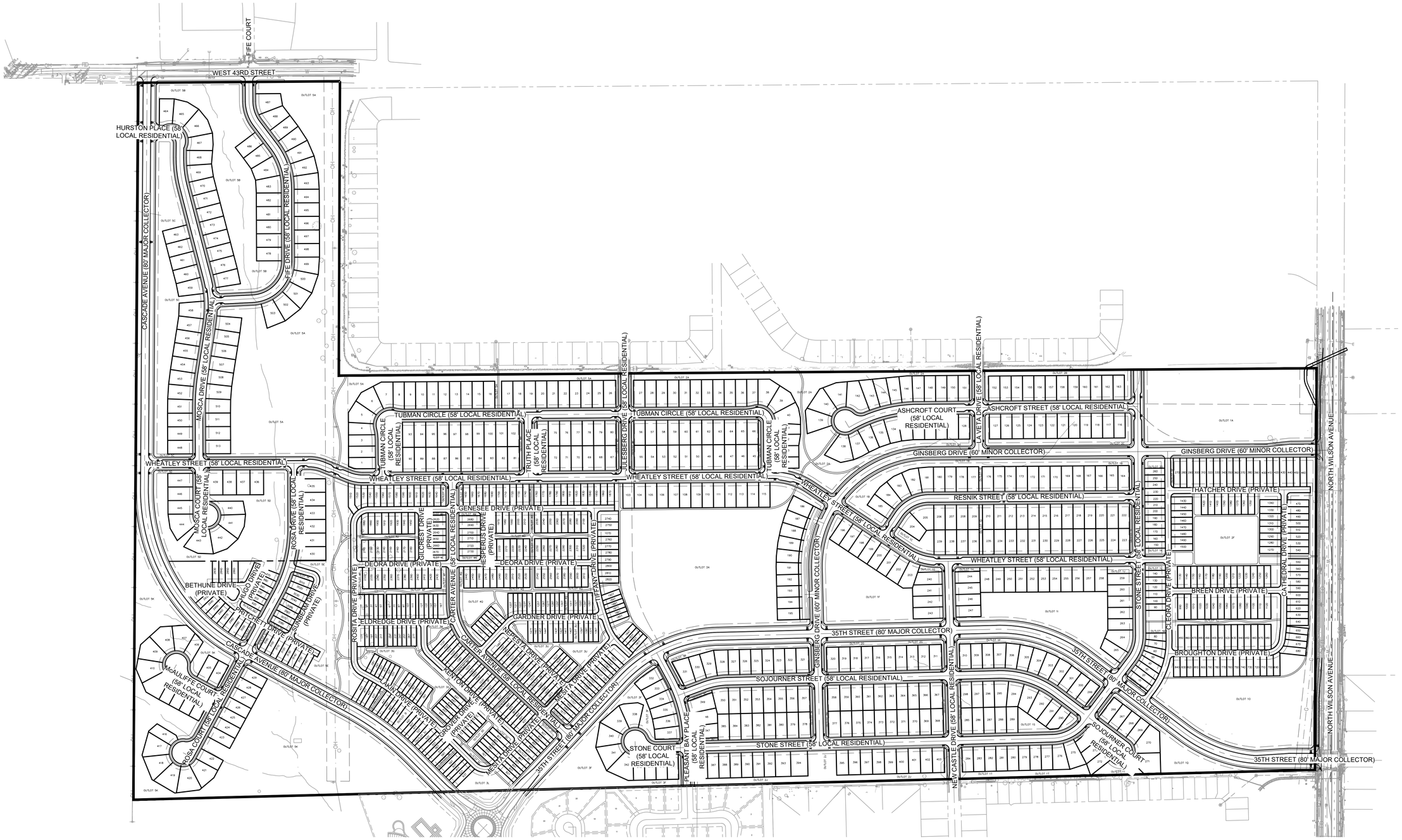
SHEET INFORMATION

Sheet Number: LS 4

Of: 49

LEE FARM FIRST SUBDIVISION

A TRACT OF LAND LOCATED IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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SUBDIVISION

SKETCH PLAT

LOVELAND, CO

PREPARED FOR

OWNER:

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9555 S. KINGSTON STREET
ENGLEWOOD, CO 80112

REVISIONS	DATE
REVISIONS	5.26.23
REVISIONS	8.18.23

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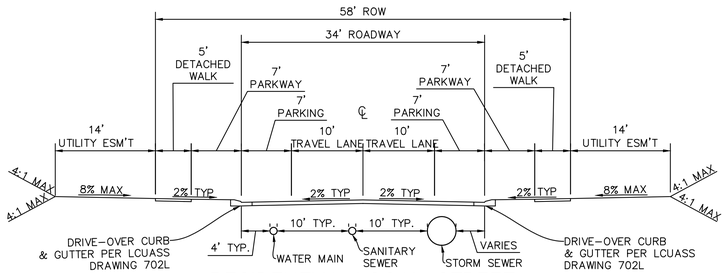
SHEET TITLE

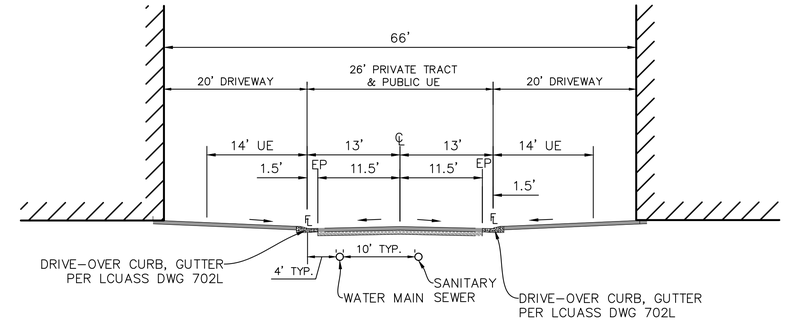
OVERALL
TRANSPORTATION PLAN

SHEET INFORMATION

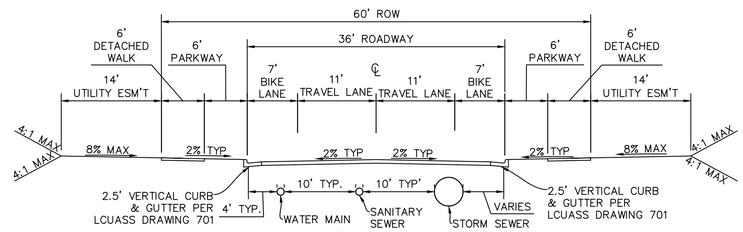
Sheet Number: T1



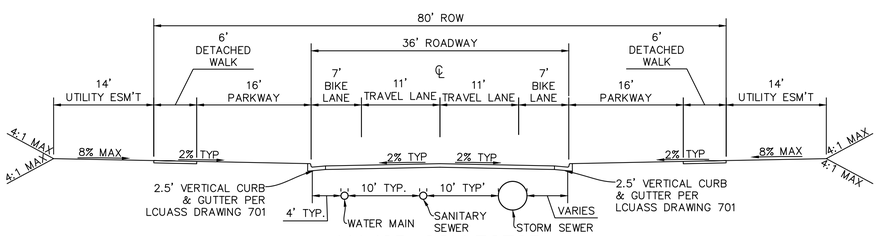
RESIDENTIAL LOCAL STREET



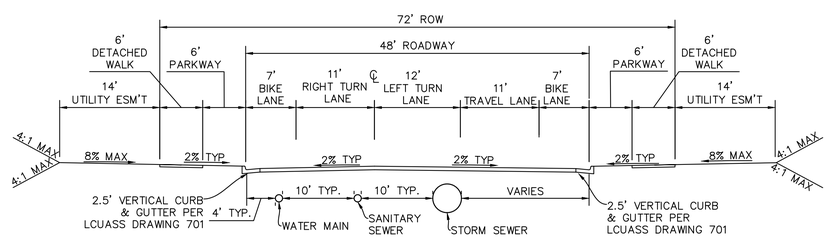
26' PRIVATE DRIVE SECTION WITH WATER & SANITARY SEWER



MINOR COLLECTOR

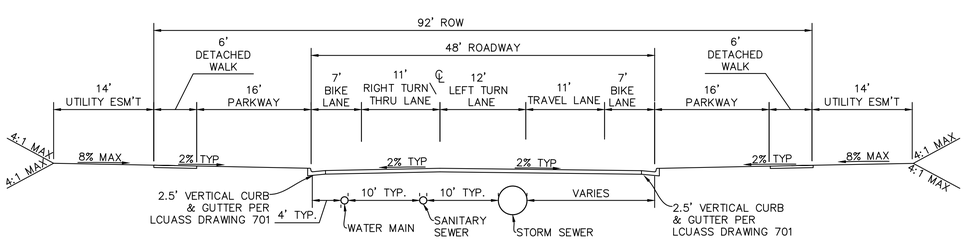


MAJOR COLLECTOR



MINOR COLLECTOR

(100' SECTION AT WILSON AVENUE)



MAJOR COLLECTOR

(100' SECTION AT WILSON AVENUE)

0 5 10 20

SCALE: 1"=10'

NOTE: PAVEMENT DEPTHS ARE FOR CONCEPTUAL PURPOSES ONLY. REFER TO GEOTECHNICAL REPORT FOR PAVEMENT MATERIALS AND DEPTHS.

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THE VILLAGES AT LEE FARM

CITY OF LOVELAND, COLORADO

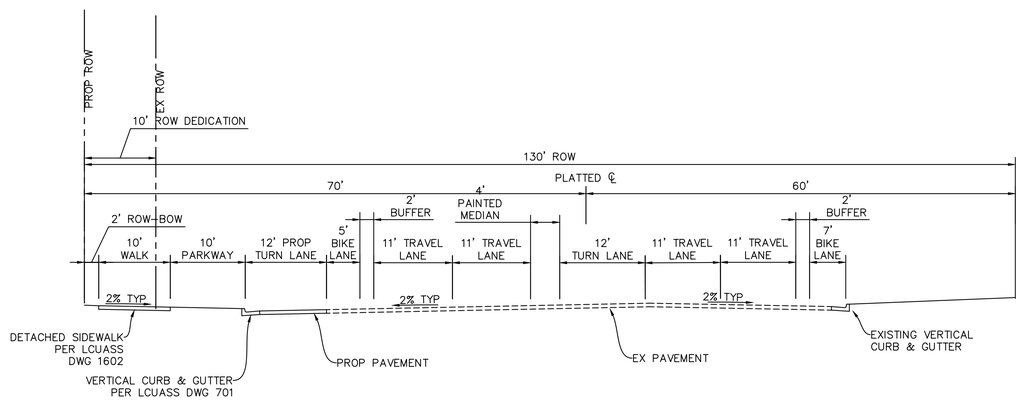
TYPICAL STREET CROSS SECTIONS

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY:
DATE: 04/2022

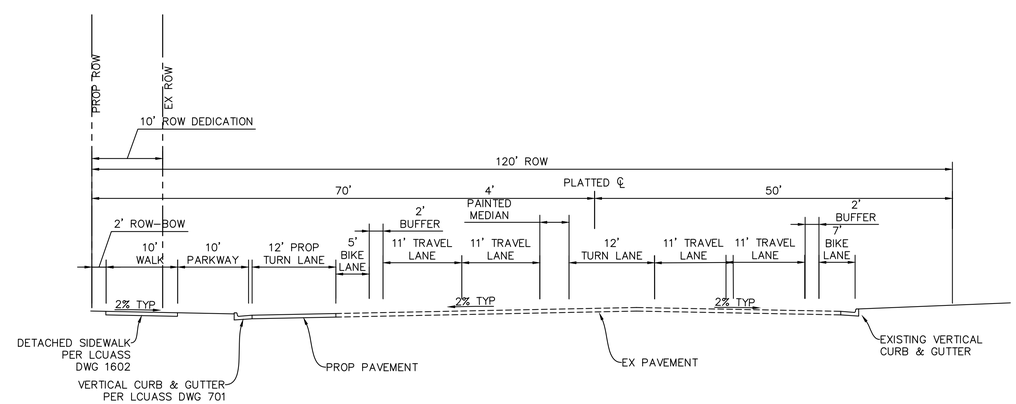
SHEET

CS1

PENDING APPROVAL - NOT FOR CONSTRUCTION



WILSON AVENUE AT SOUTHERLY ENTRY INTO LEE FARM



WILSON AVENUE AT NORTHERLY ENTRY INTO LEE FARM

0 5 10 20
SCALE: 1"=10'

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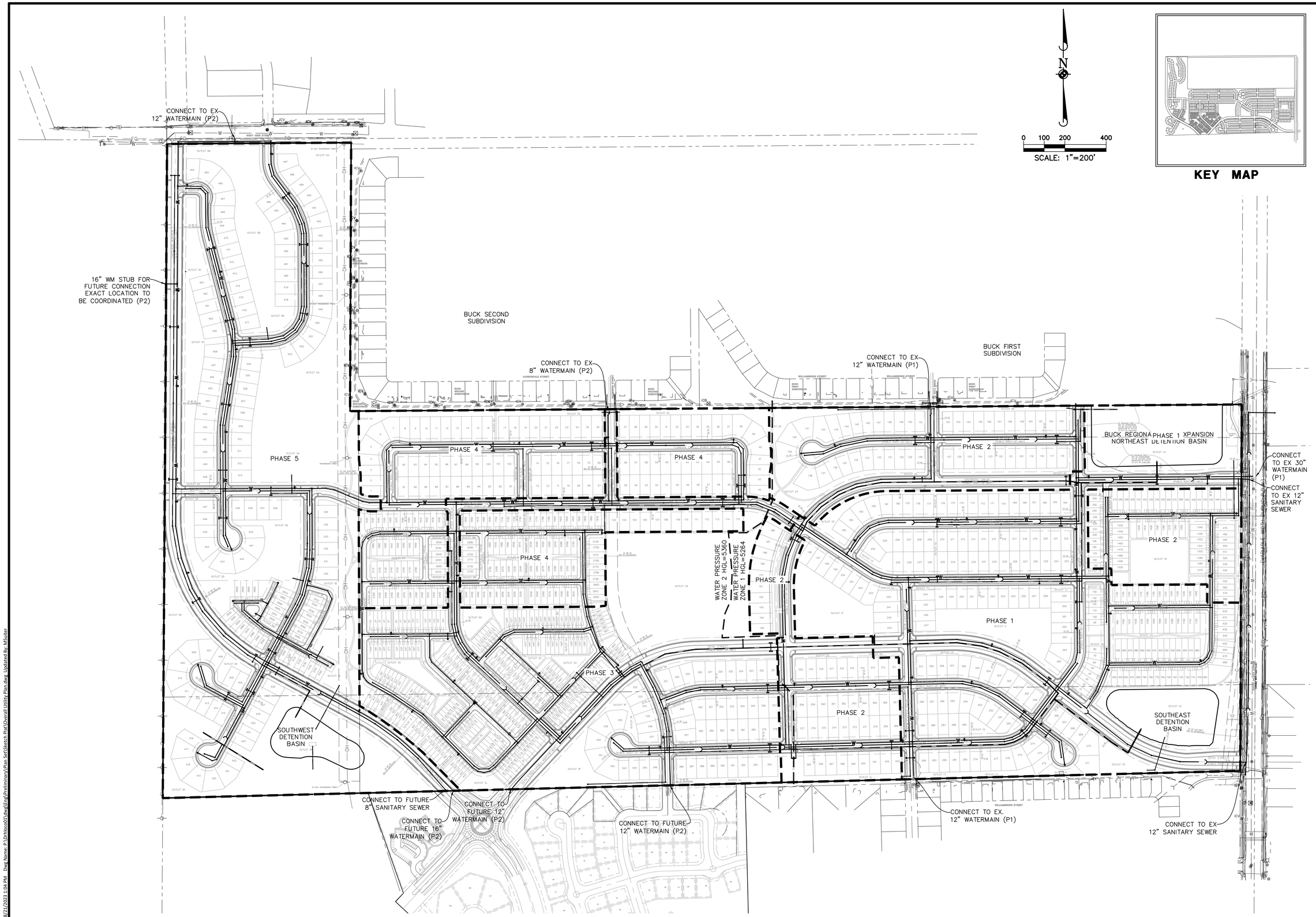
THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
TYPICAL STREET CROSS SECTIONS

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
CS2
18 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 1:51 PM Dwg Name: P:\Drlloco03\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Typical-Sections.dwg Updated By: JHawthorne



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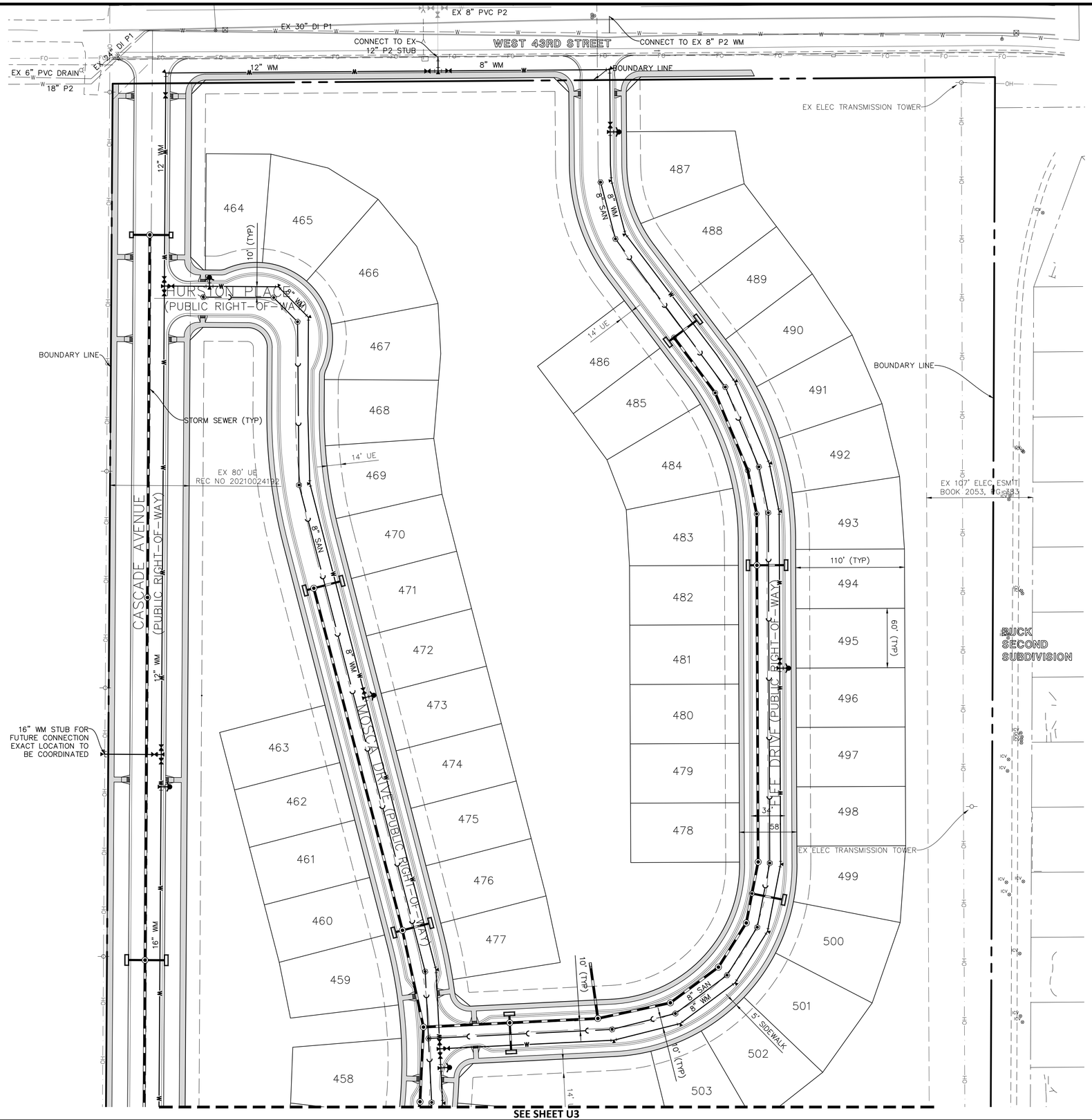
THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
OVERALL UTILITY PLAN

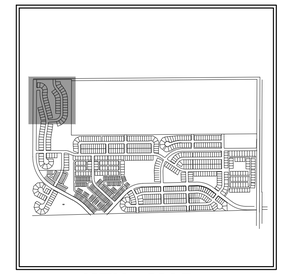
PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
U1
19 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/21/2023 1:04 PM Dwg Name: P:\Drilocs01\dwg\Eng\Preliminary\Plan Set\Sketch Plan\Overall Utility Plan.dwg Updated By: MSuiter





KEY MAP

N

0 25 50 100

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM

CITY OF LOVELAND, COLORADO

UTILITY AND STREET PLAN

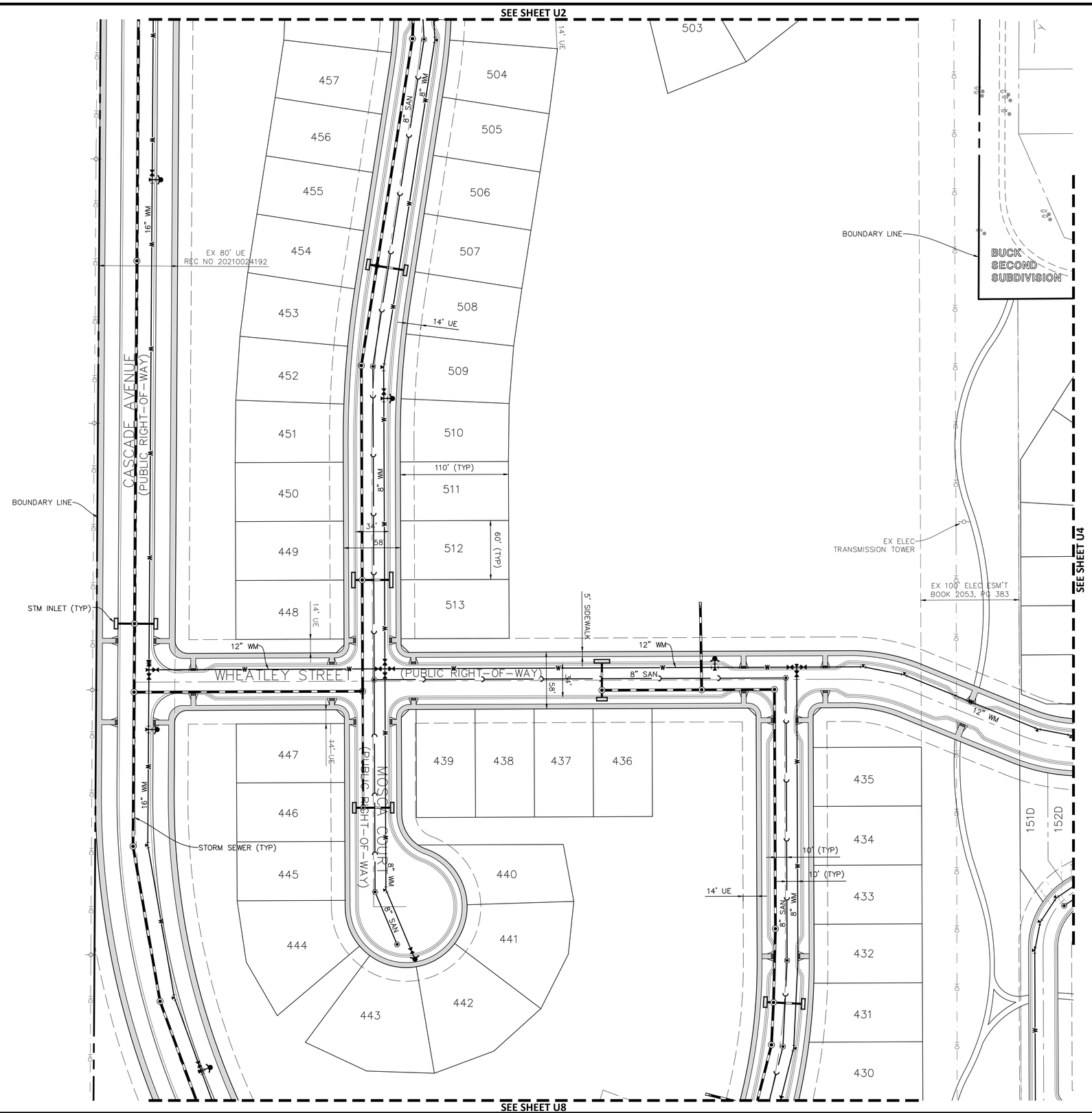
PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

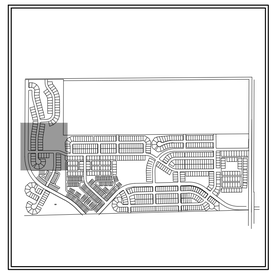
SHEET U2

20 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 1:53 PM Dwg Name: P:\Orthicor001\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Overall Utility Plan-north.dwg Updated By: JHawthorne





KEY MAP

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

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PROJ. ASSOC.:	GTI
DRAWN BY:	SMG
DATE:	04/2022

SHEET
U3
21 OF 49

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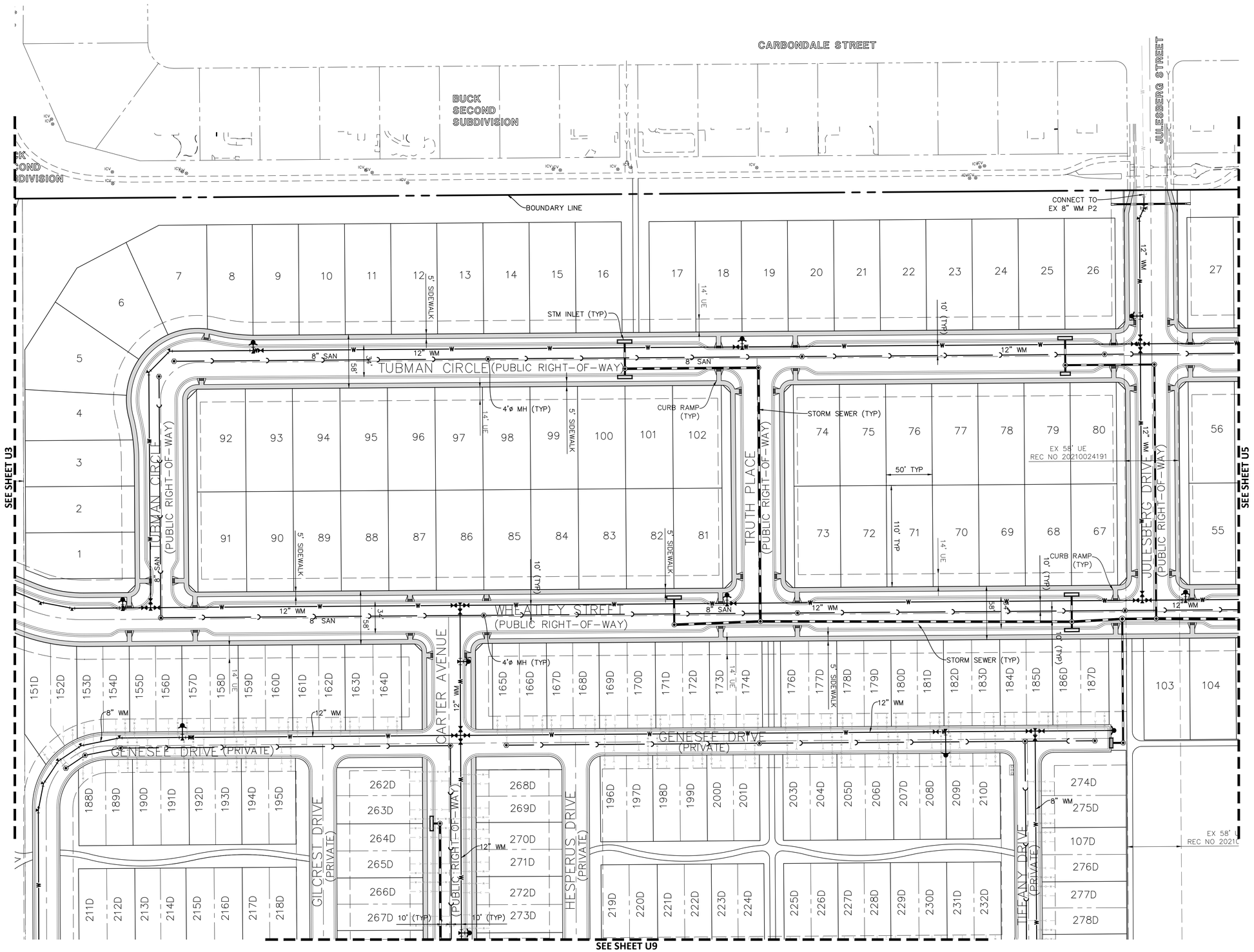

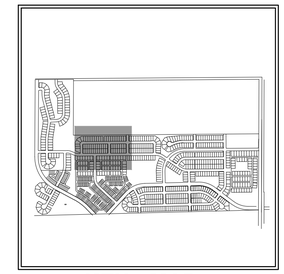

KEY MAP

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

PROJ. MGR.: MJD
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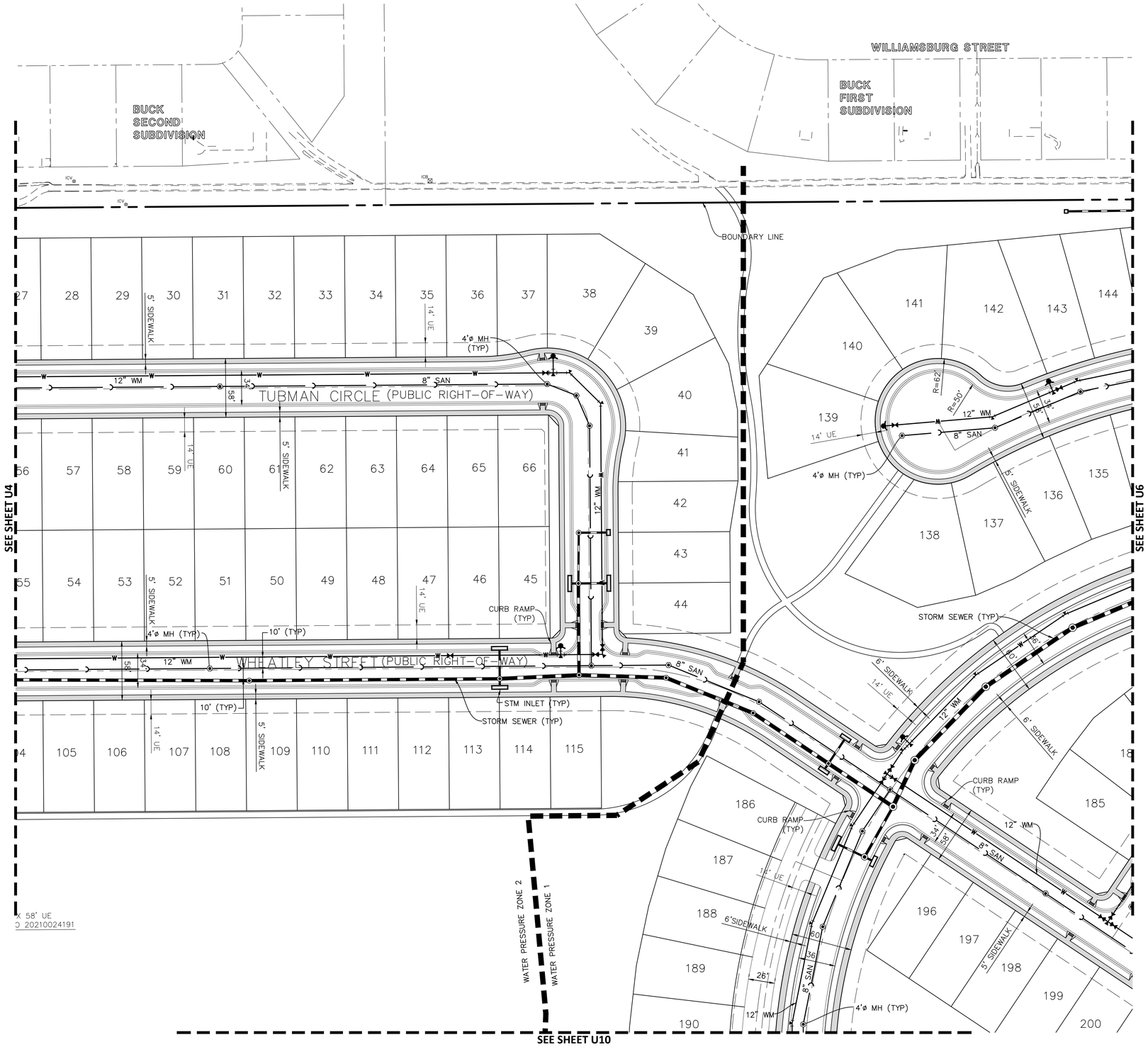
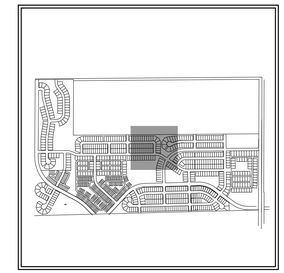
DRAWN BY: SMG
DATE: 04/2022

SHEET U4
22 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 1:33 PM Dwg Name: P:\Drtoco01\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Overall Utility Plan-north.dwg Updated By: Hawthorne





KEY MAP

N

0 25 50 100

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CITY OF LOVELAND, COLORADO

UTILITY AND STREET PLAN

PROJ. MGR.: MJD
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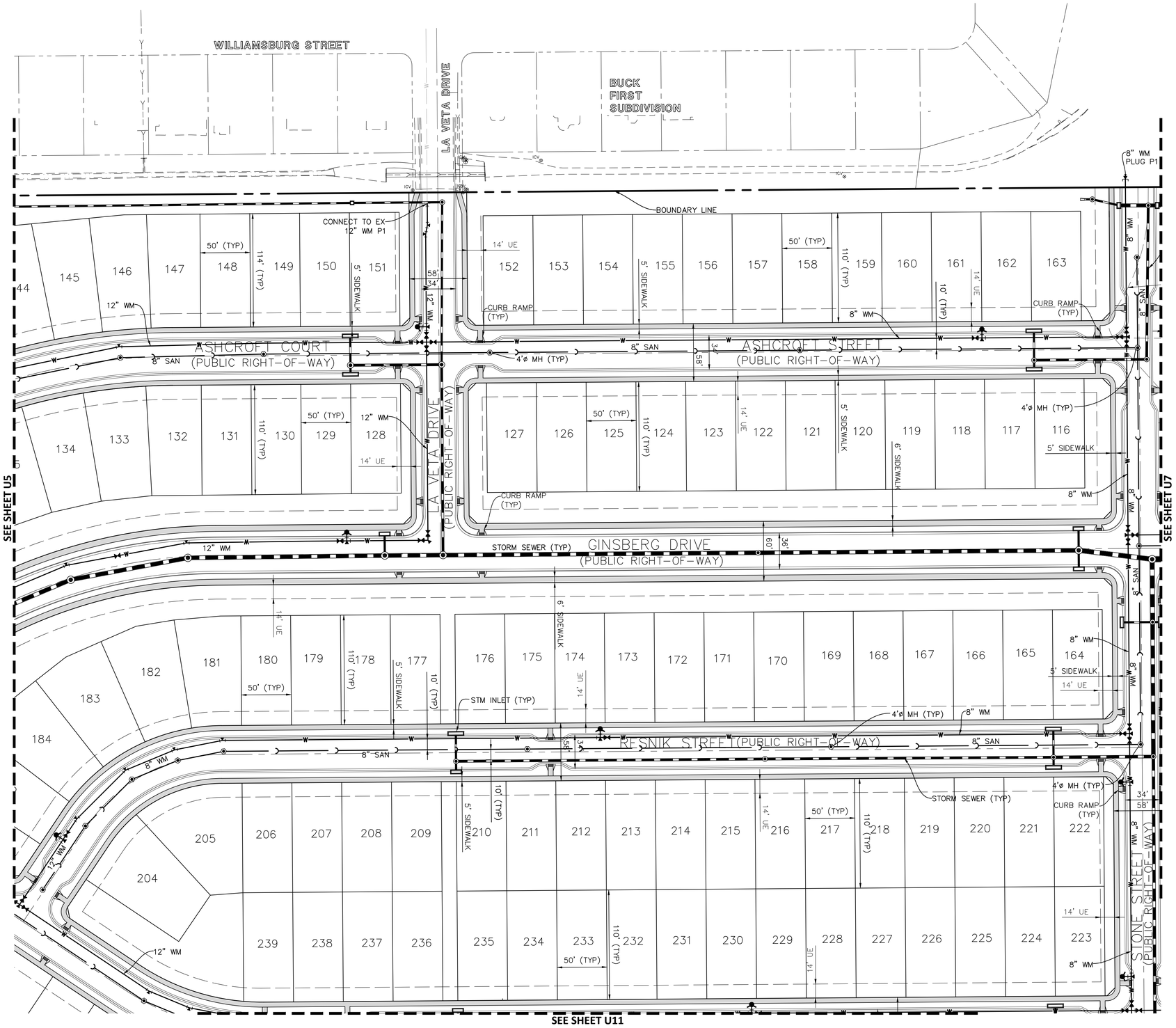
DATE: 04/2022

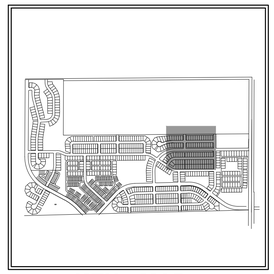
SHEET U5

23 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 1:53 PM Dwg Name: P:\Drlocoo01\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Overall Utility Plan-north.dwg Updated By: Hawthorne





KEY MAP

N

0 25 50 100

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM

CITY OF LOVELAND, COLORADO

UTILITY AND STREET PLAN

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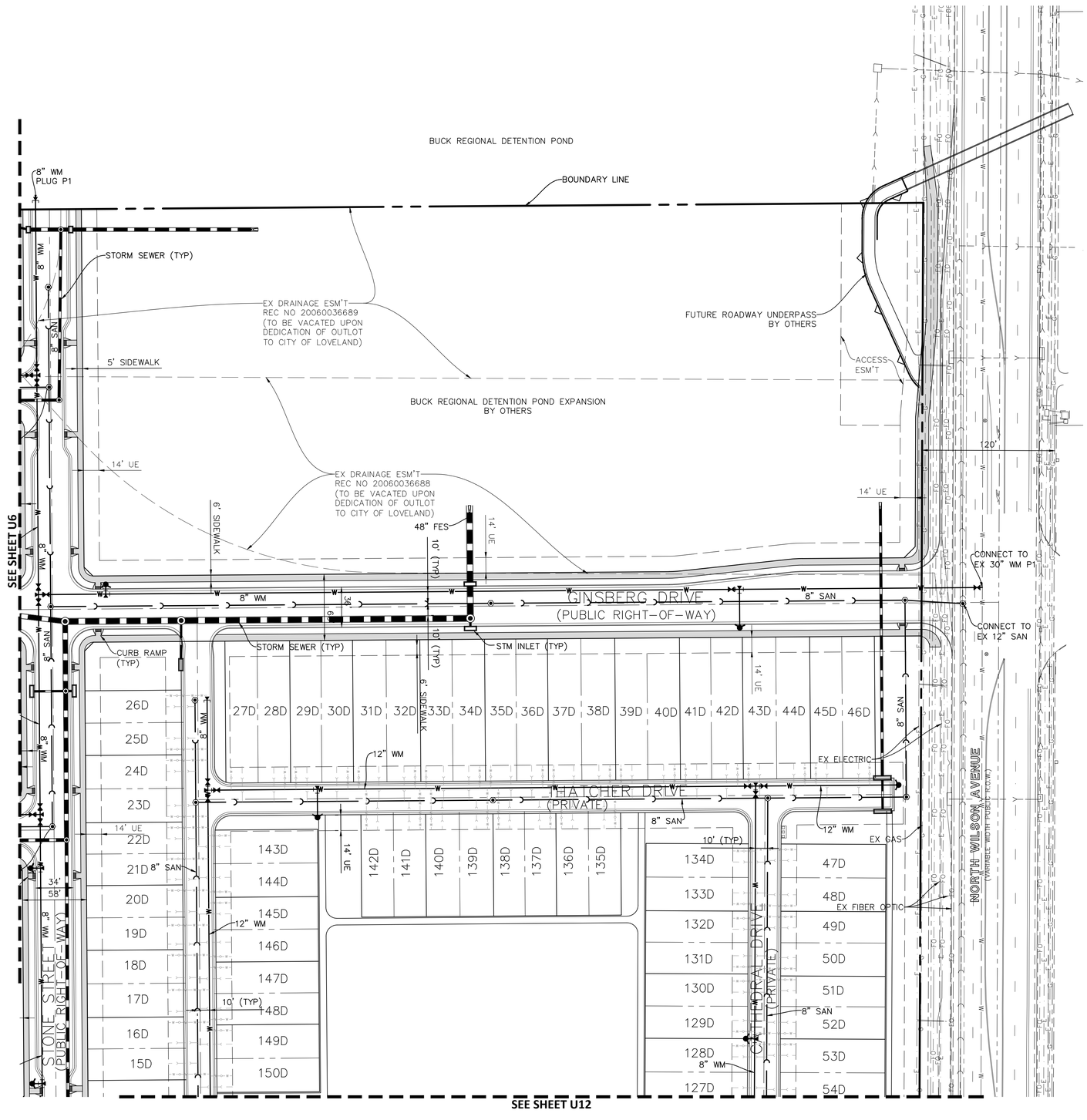
SHEET

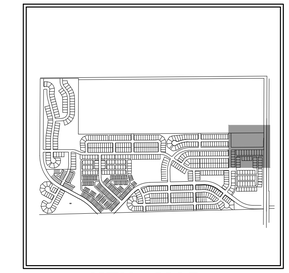
U6

24 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/15/2023 1:53 PM Dwg Name: P:\Dhilocor01\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Overall Utility Plan-north.dwg Updated By: JHawthorne





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CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

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DATE: 04/2022

SHEET
U7
25 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

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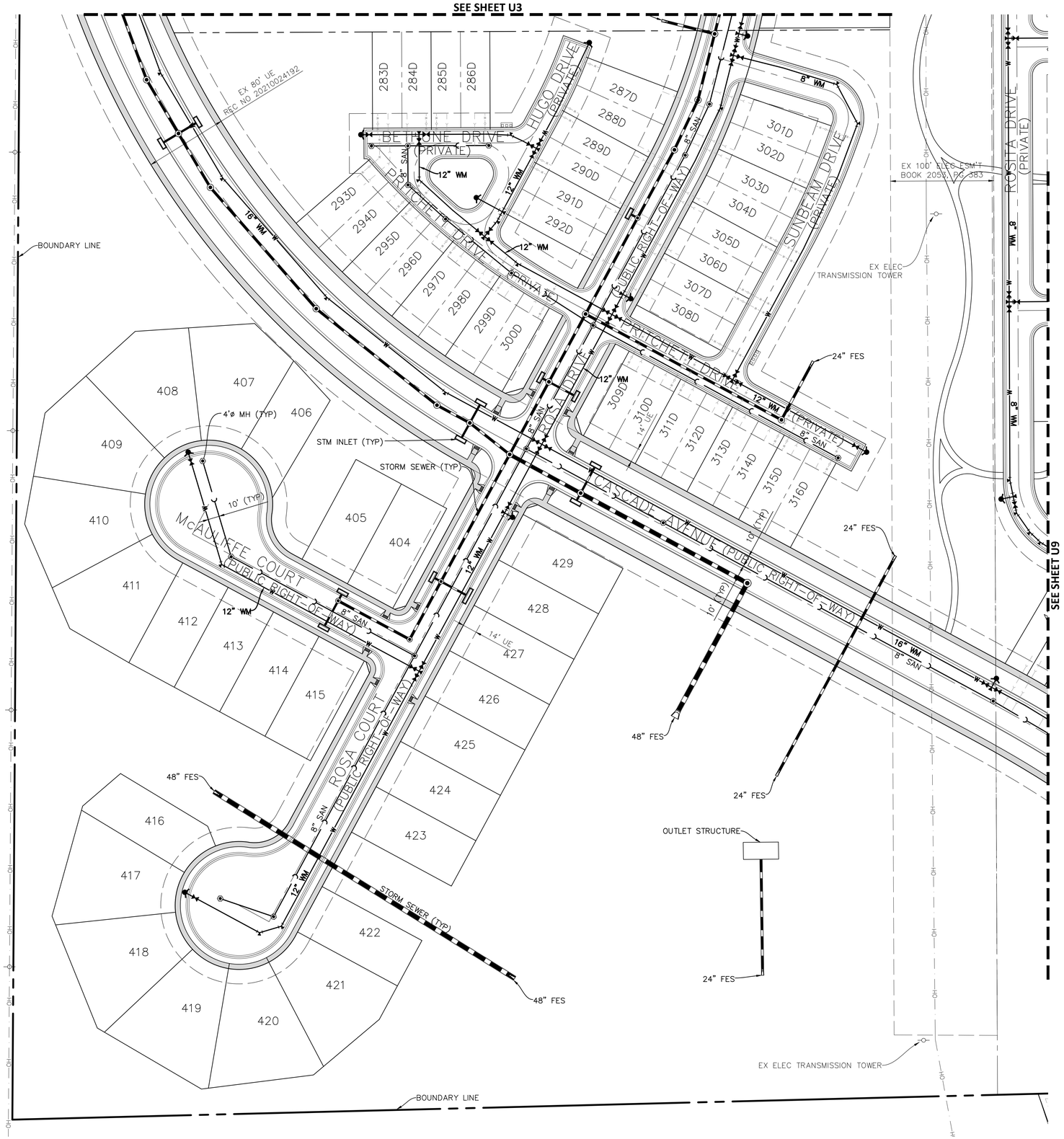

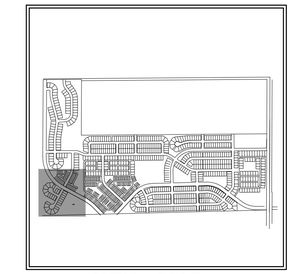

KEY MAP

SCALE: 1"=50'

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CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

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DRAWN BY: SMG
DATE: 04/2022

SHEET U8
26 OF 49

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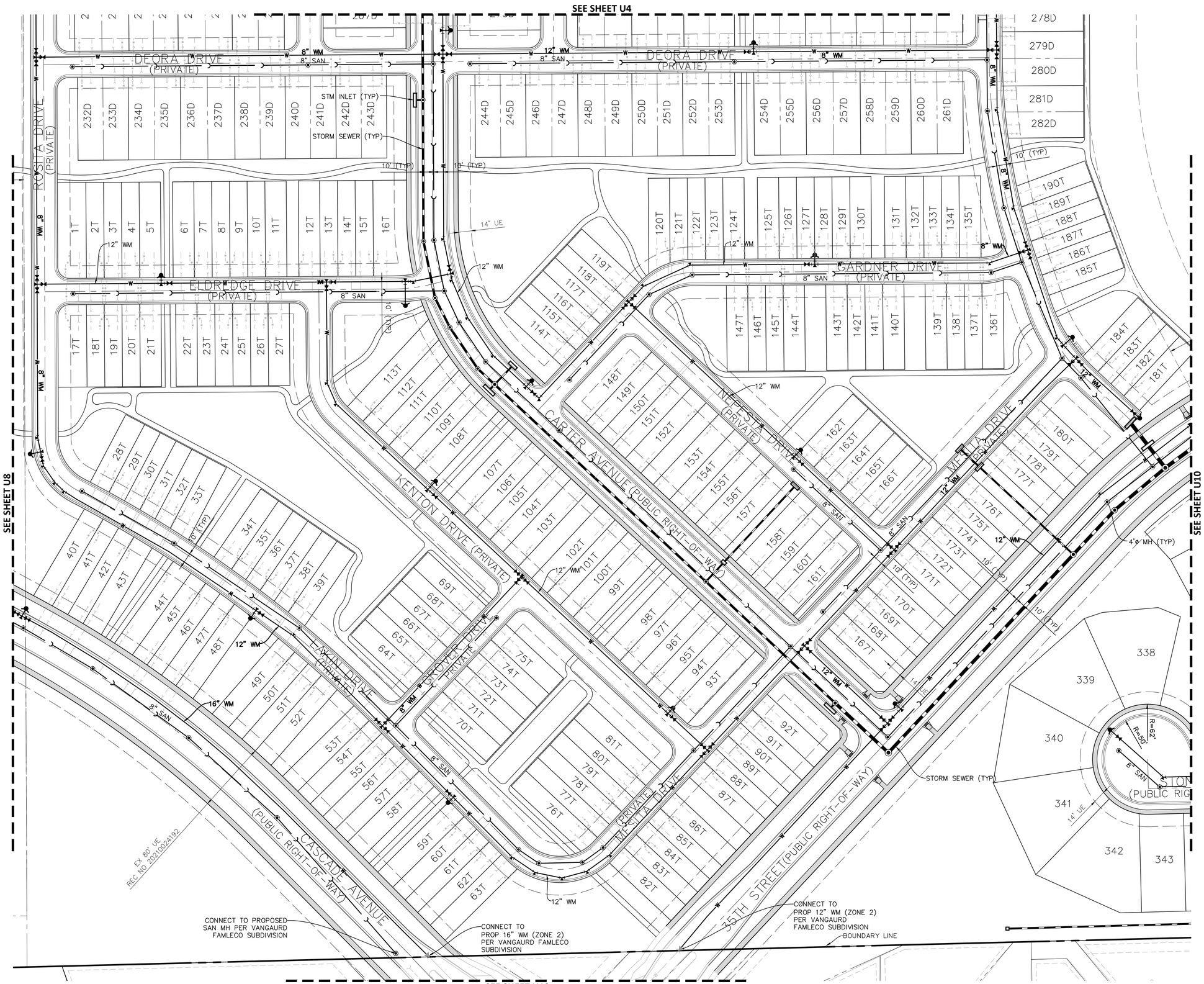
Plotted: 8/16/2023 1:55 PM Dwg Name: P:\Drilocoo31\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Overall Utility Plan-south.dwg Updated By: JHawthorne



KEY MAP

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET U9
27 OF 49

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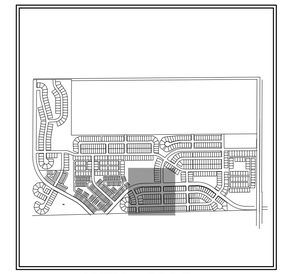

KEY MAP

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SHEET
U10
28 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

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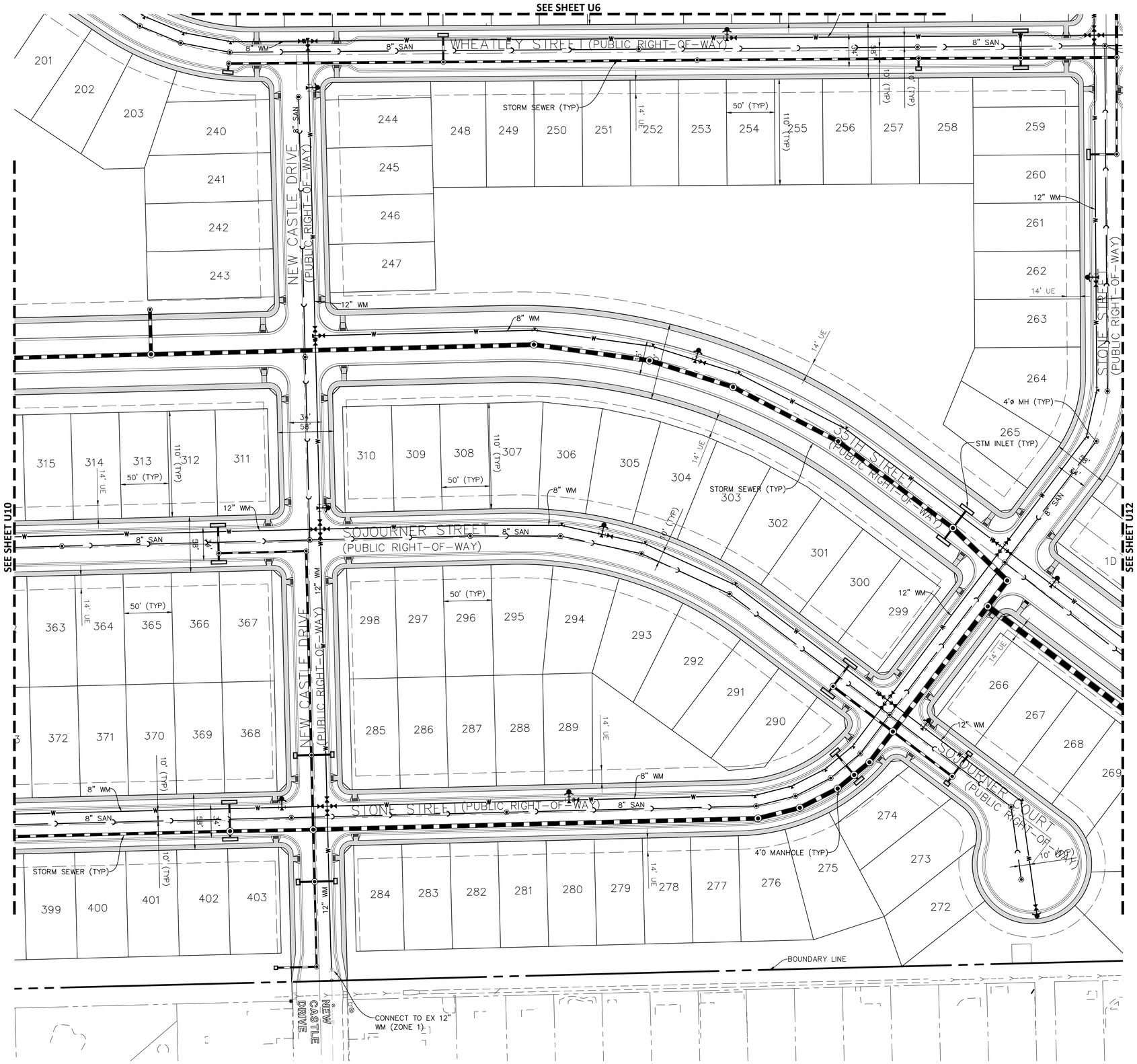

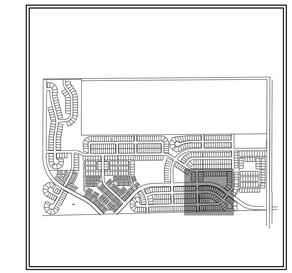

KEY MAP

N

0 25 50 100

SCALE: 1"=50'

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
UTILITY AND STREET PLAN

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
U11
29 OF 49

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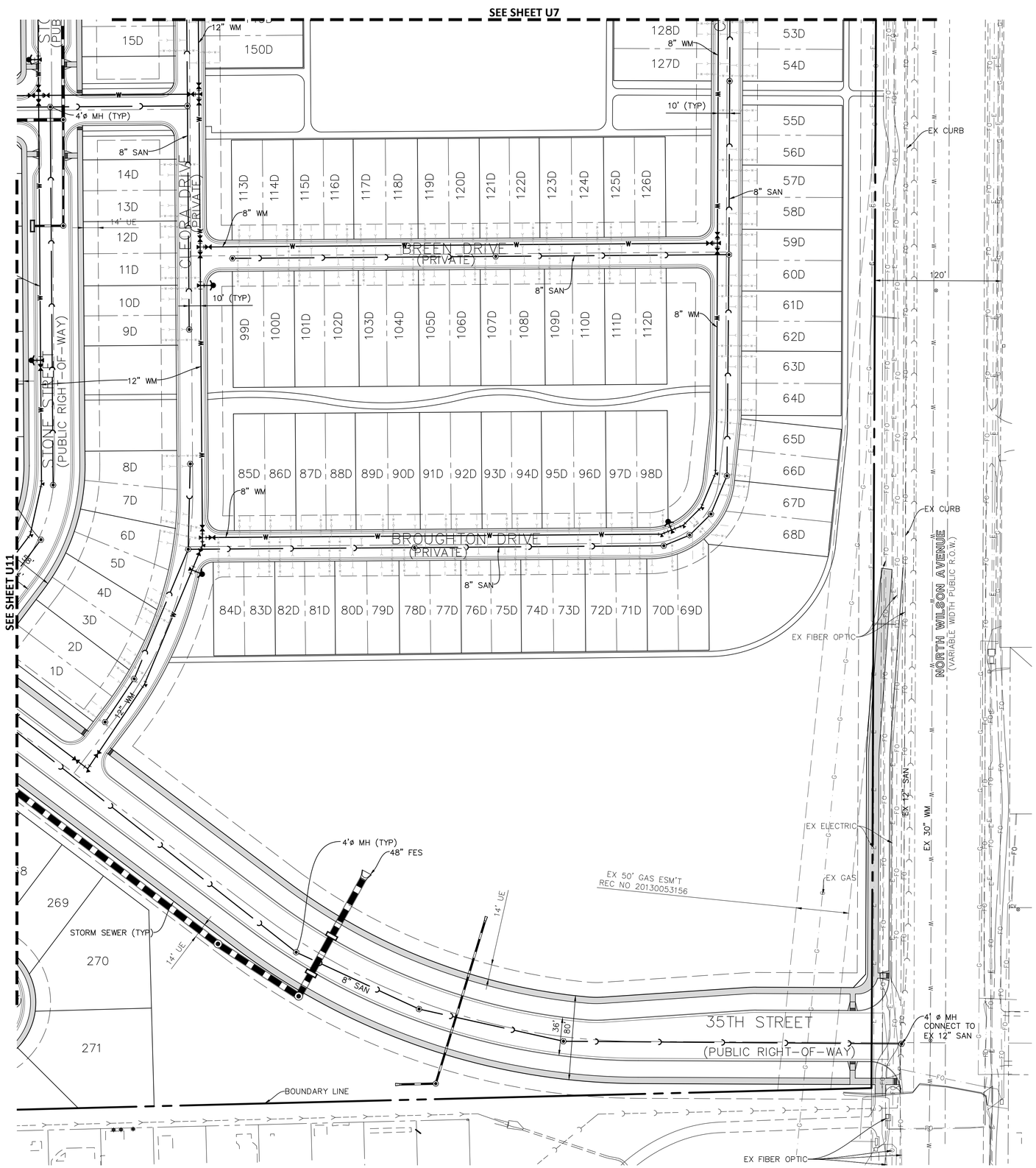

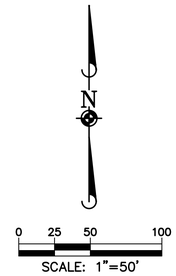

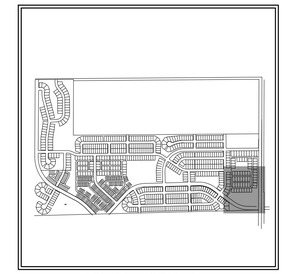

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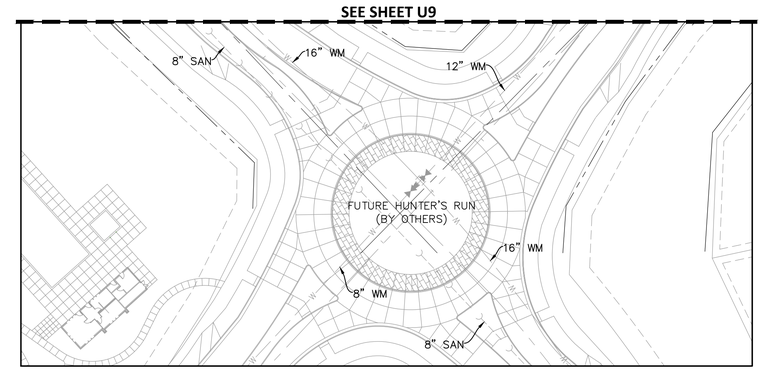

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UTILITY AND STREET PLAN

PROJ. MGR.: MID
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

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30 OF 49

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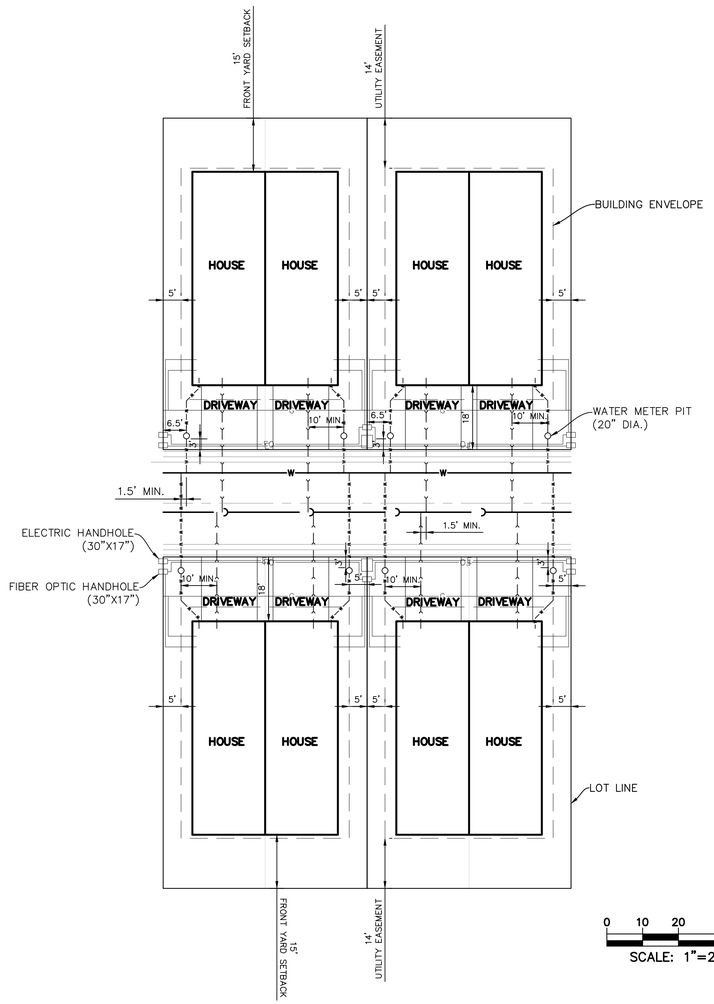
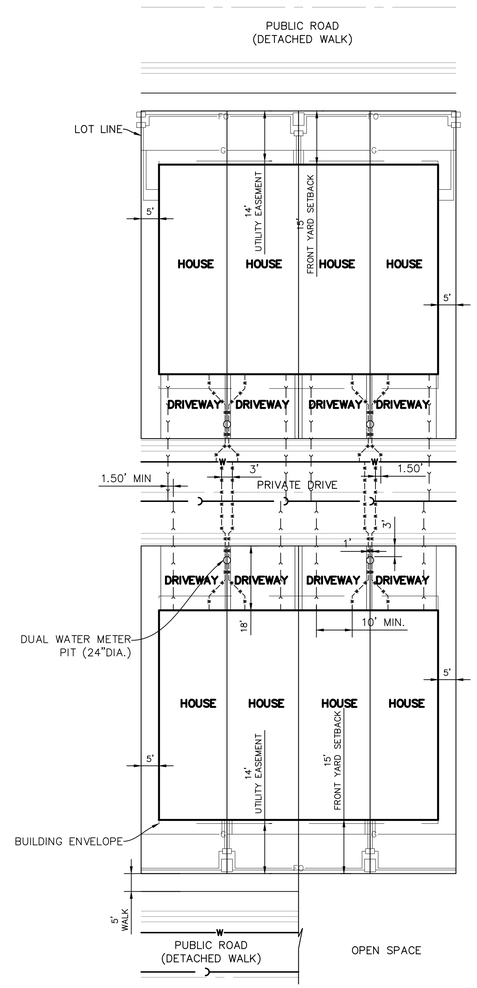
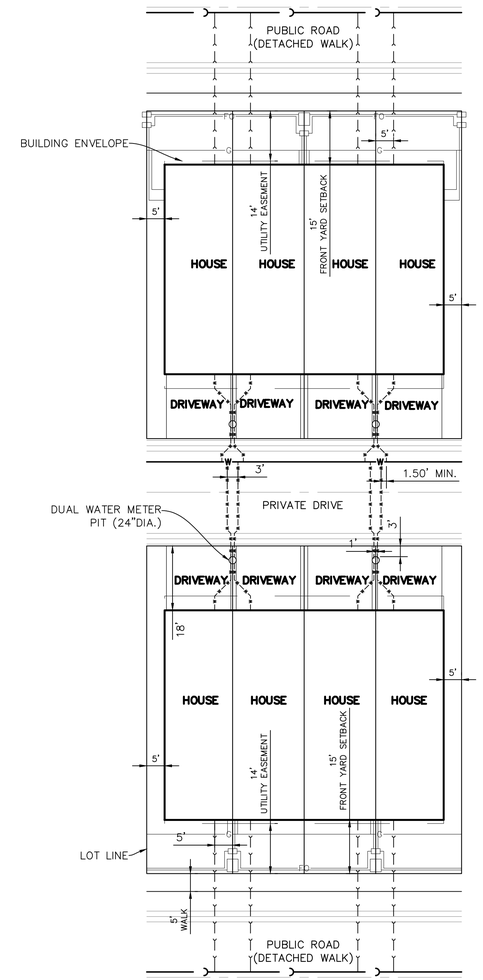


DUPLEX TYPICAL LOT SERVICE LAYOUT



TOWNHOME TYPICAL LOT SERVICE LAYOUT



TOWNHOME ALTERNATE LOT SERVICE LAYOUT

NOTES:

1. WATER METER PITS SHALL NOT BE LOCATED WITHIN DRIVEWAYS, SIDEWALKS, DRAINAGEWAYS OR SWALES. WATER METERS SHALL BE 5' MIN FROM ANY DRIVEWAYS.
2. TYPICAL ELEVATION OF WATER METER PIT IS FLUSH BETWEEN WALK AND BACK OF CURB.
3. MIN SEPARATION BETWEEN METER PITS TO TREES = 10', BUSHES AND ORNAMENTAL GRASSES = 5'.
4. SEWER AND WATER SERVICE SHALL BE A MINIMUM 10 FEET APART HORIZONTALLY.
5. WASTEWATER SERVICE SHALL BE CONSTRUCTED ON THE SHORTEST AND STRAIGHTEST ROUTE POSSIBLE WITH NO MORE THAN TWO 90° BENDS.
6. THE PORTION OF THE WATER SERVICE PIPE BETWEEN THE WATER MAIN AND THE CURB STOP AND/OR WATER METER WHEN INSTALLED MUST BE IN CONTINUOUS STRAIGHT JOINTS AND PERPENDICULAR, IF POSSIBLE, TO THE LINE OF THE MAIN. WATER SERVICES STUBBED INTO THE PROPERTY LINE SHALL BE OF SUFFICIENT LENGTH TO ALLOW DIRECT CONNECTION TO THE METER YOKE.
7. WATER SERVICE LOCATIONS SHALL BE MARKED WITH "W" ON THE CURB. SANITARY SEWER SERVICE LOCATIONS SHALL BE MARKED WITH "S" ON THE CURB. MARKINGS SHALL BE NEATLY STAMPED, CHISELED OR SAW CUT. PAINTED MARKING IS NOT ALLOWED.

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
LOT SERVICE DETAILS

PROJ. MGR.: MJD
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DRAWN BY: SMG
DATE: 04/2022

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U13
31 OF 49

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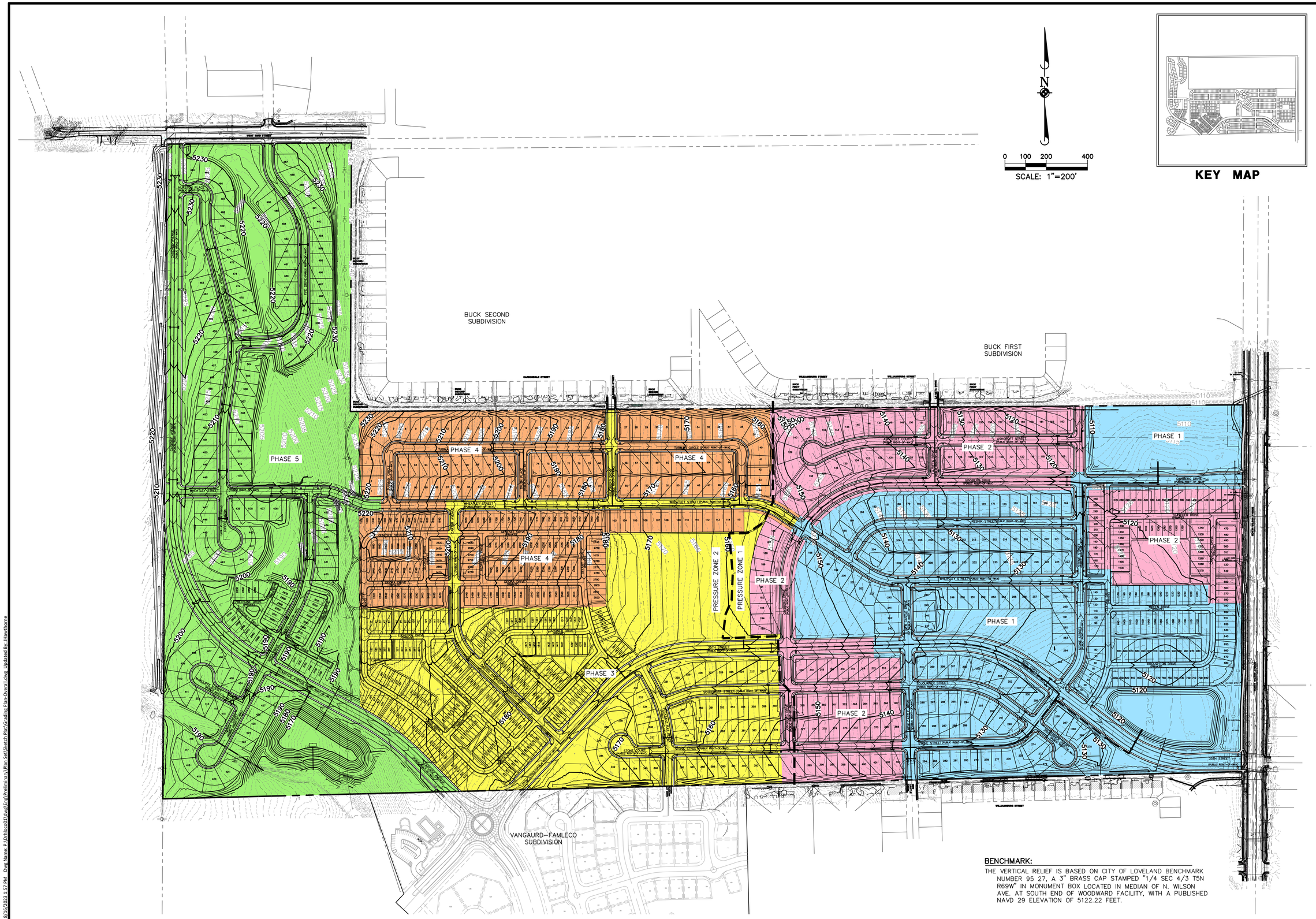

BENCHMARK:

THE VERTICAL RELIEF IS BASED ON CITY OF LOVELAND BENCHMARK NUMBER 95 27, A 3" BRASS CAP STAMPED "1/4 SEC 4/3 T5N R69W" IN MONUMENT BOX LOCATED IN MEDIAN OF N. WILSON AVE. AT SOUTH END OF WOODWARD FACILITY, WITH A PUBLISHED NAVD 29 ELEVATION OF 5122.22 FEET.

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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
OVERALL GRADING PLAN

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
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DATE: 04/2022

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G1
32 OF 49

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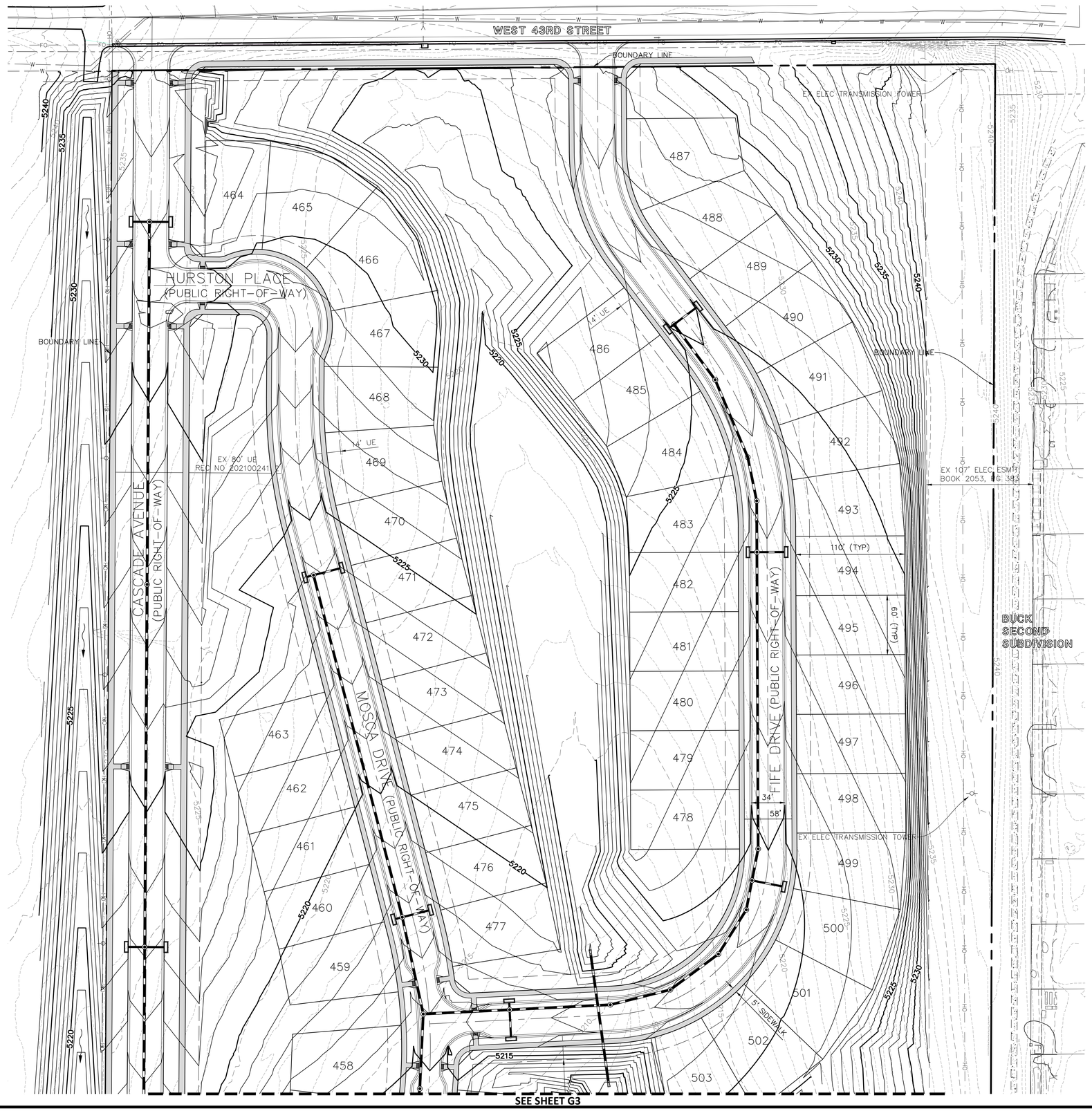

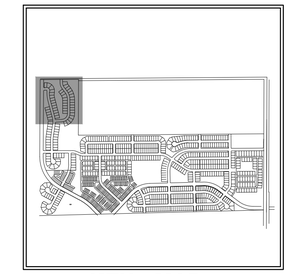

KEY MAP

N

0 25 50 100

SCALE: 1"=50'

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CITY OF LOVELAND, COLORADO
GRADING CONCEPT

PROJ. MGR.: MJD
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DATE: 04/2022

SHEET
G2
33 OF 49

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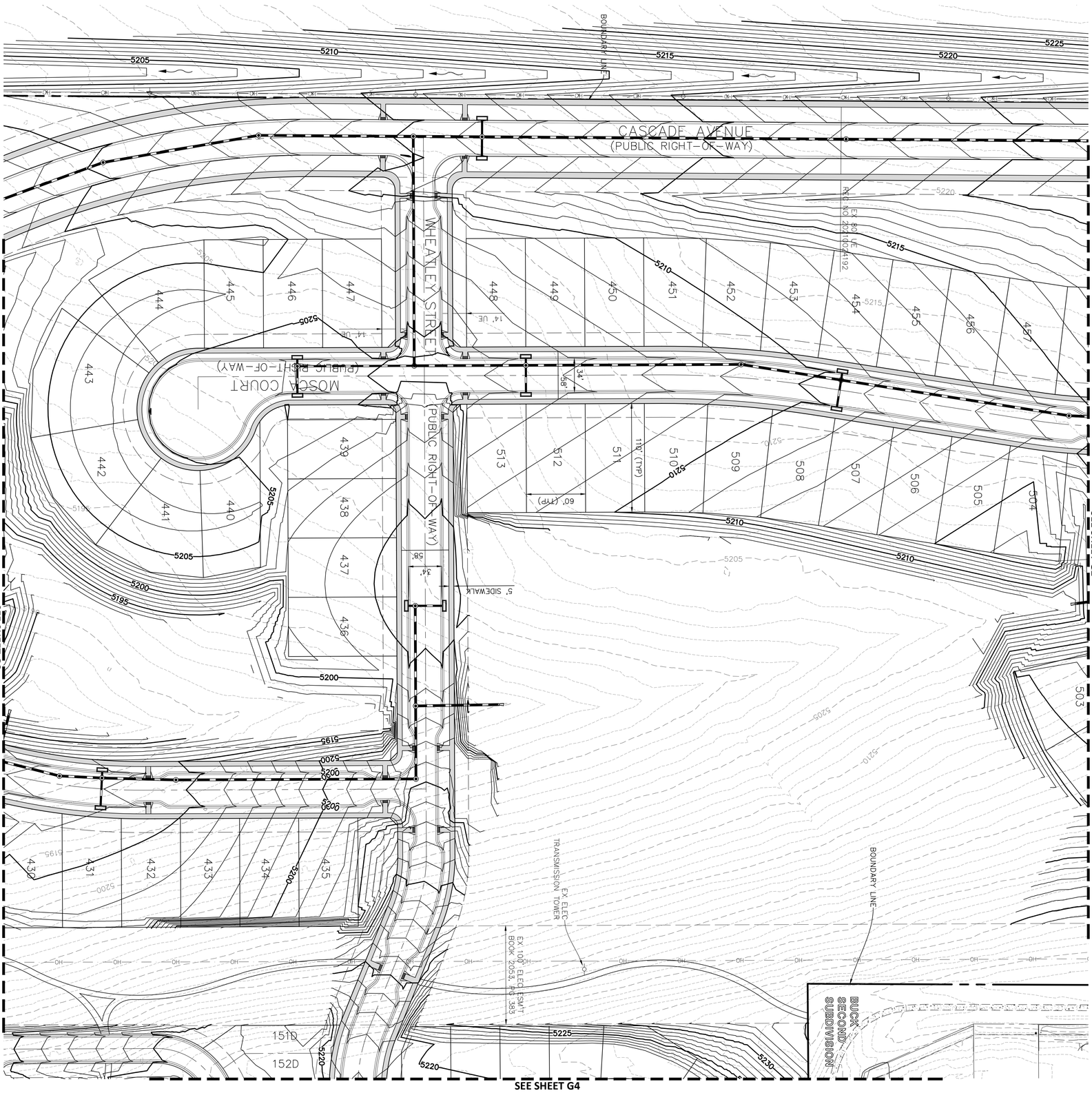

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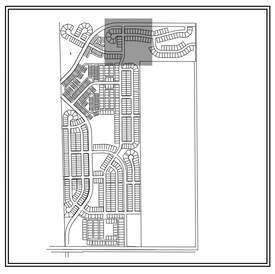
KEY MAP



SHEET G3 34 OF 49

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PROJ. ARSOC.: CJG
DRAWN BY: CJG
DATE: 04/2022

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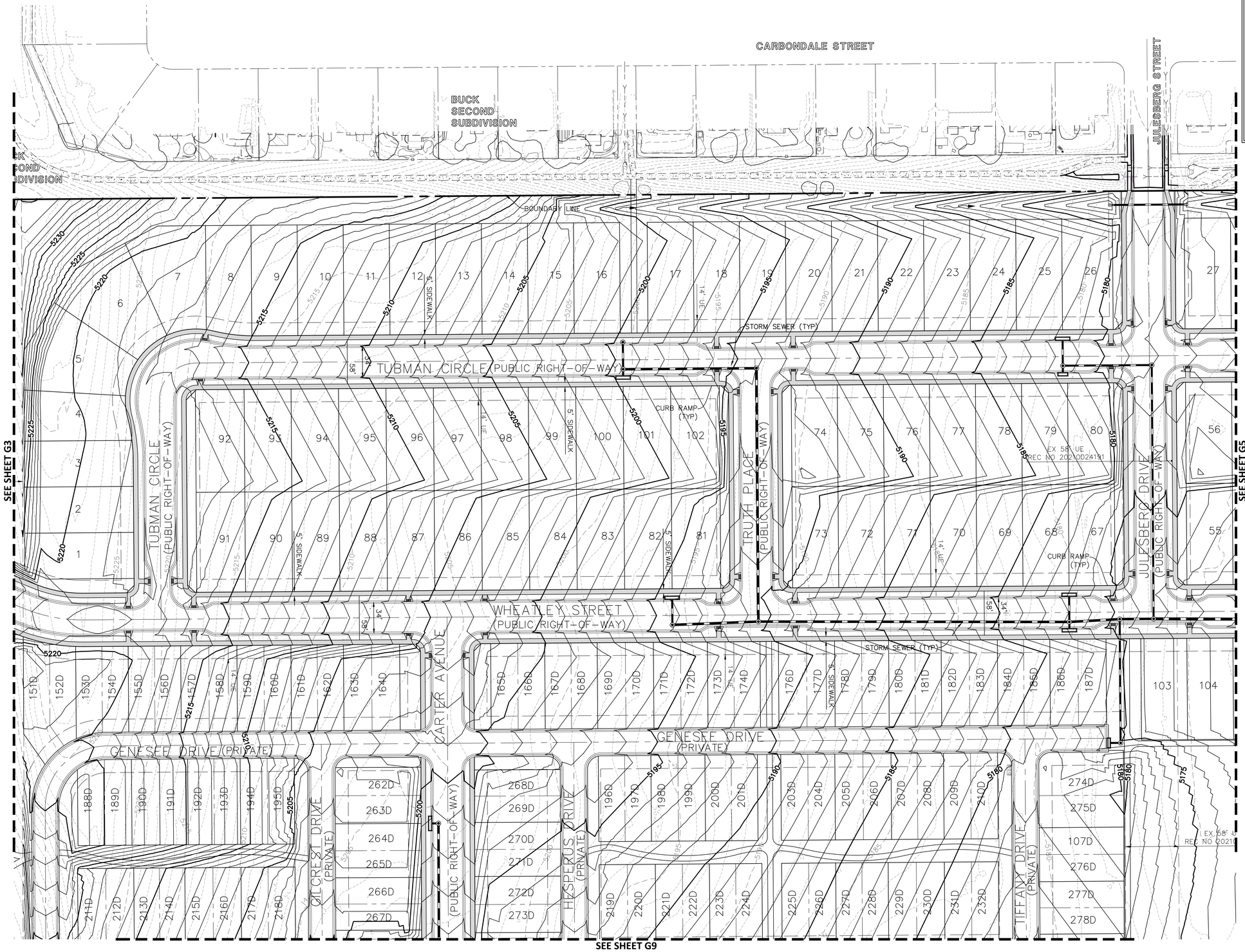

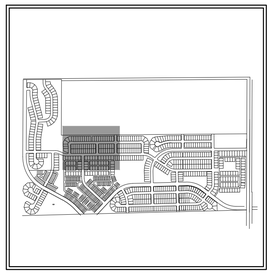

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G4
35 OF 49

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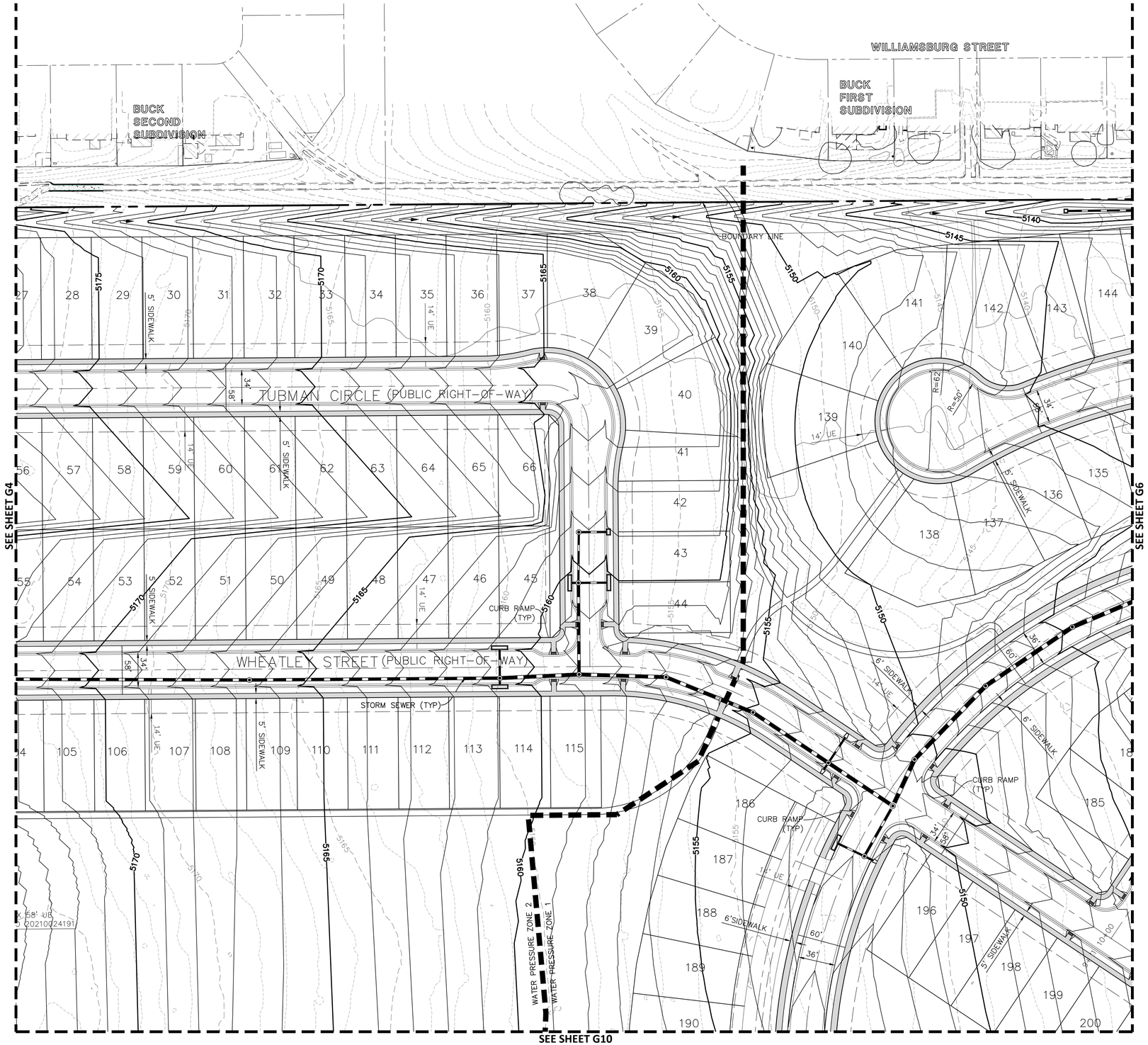

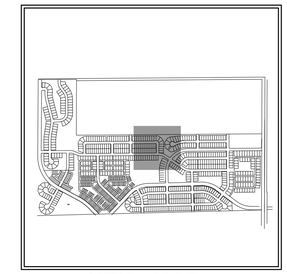

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G5
36 OF 49

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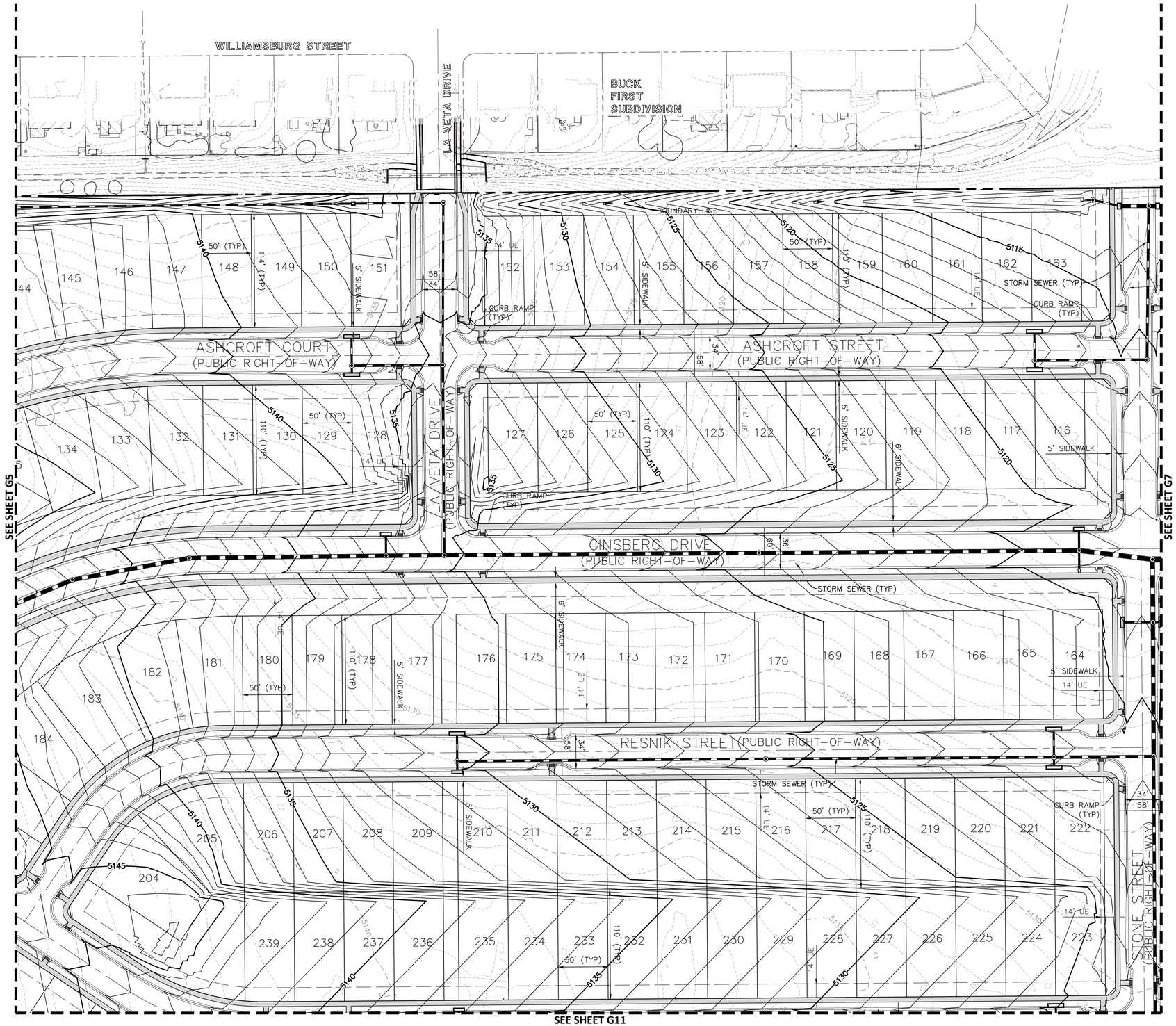

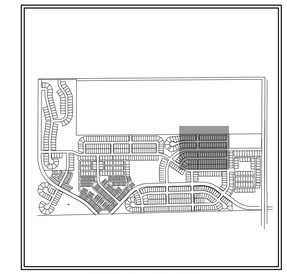

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SHEET

G6

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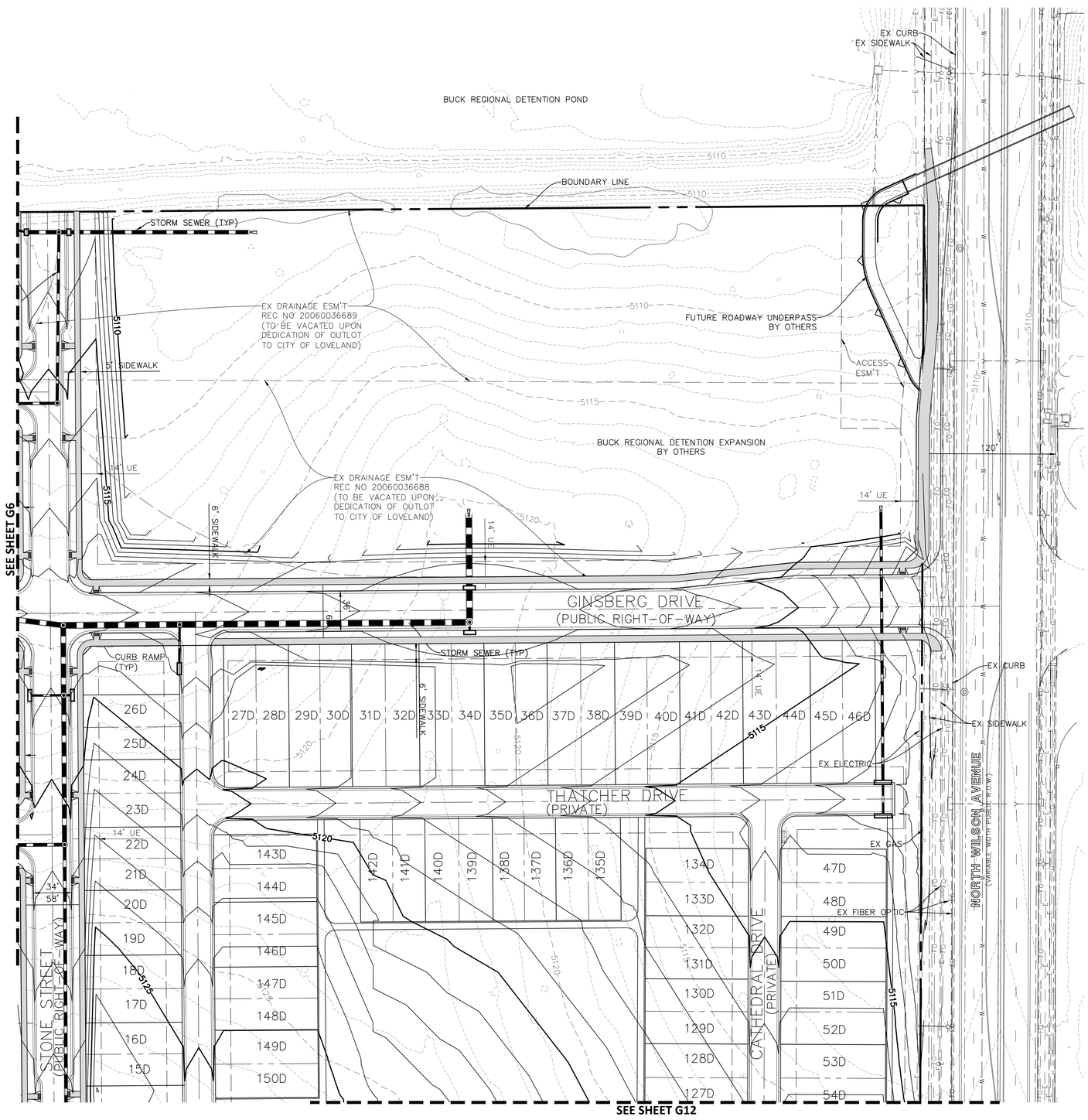

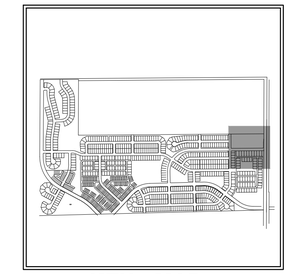

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G7

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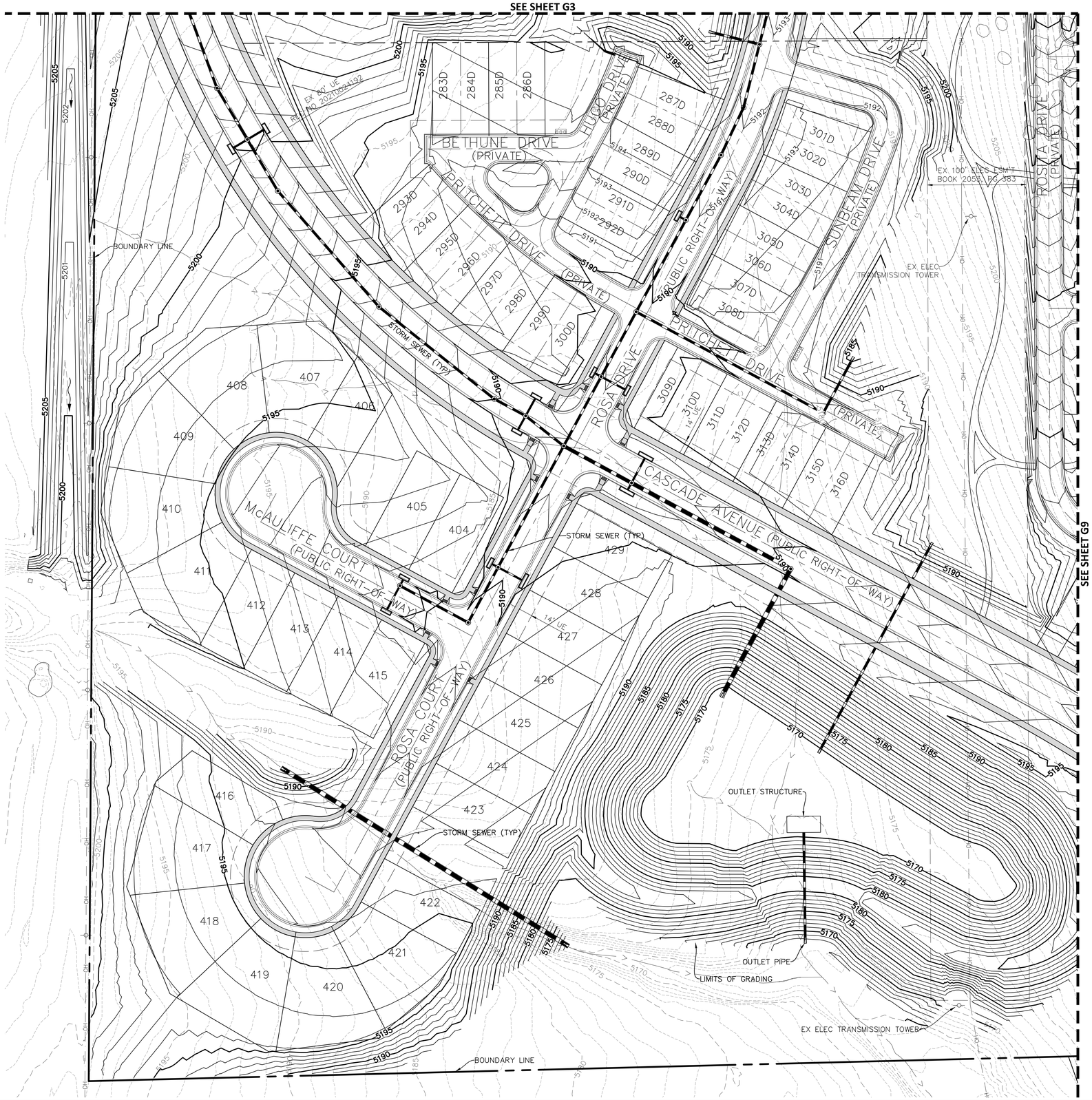

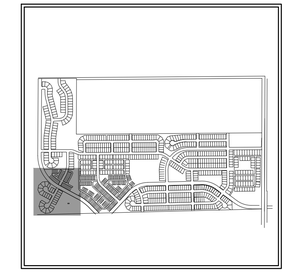

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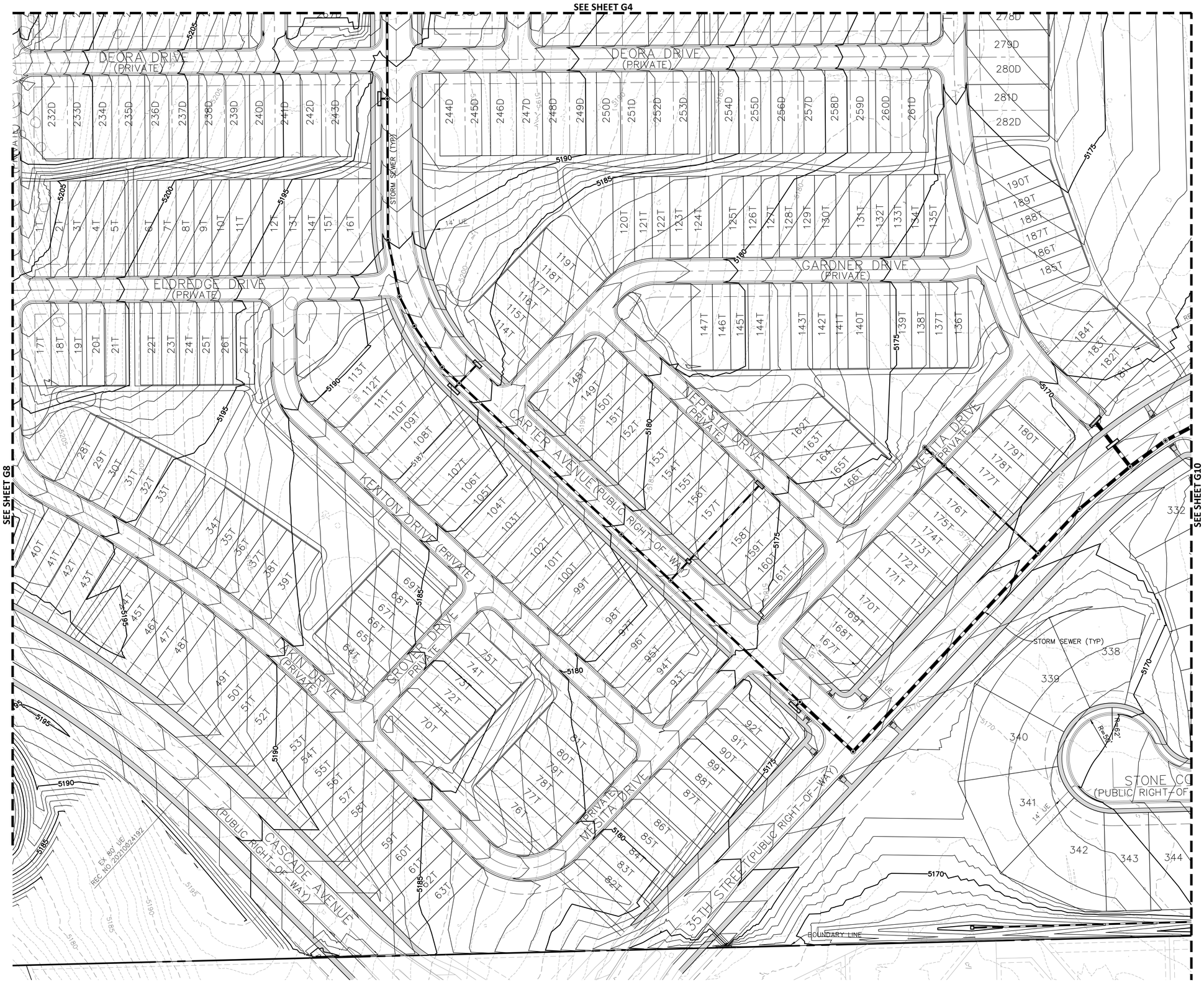

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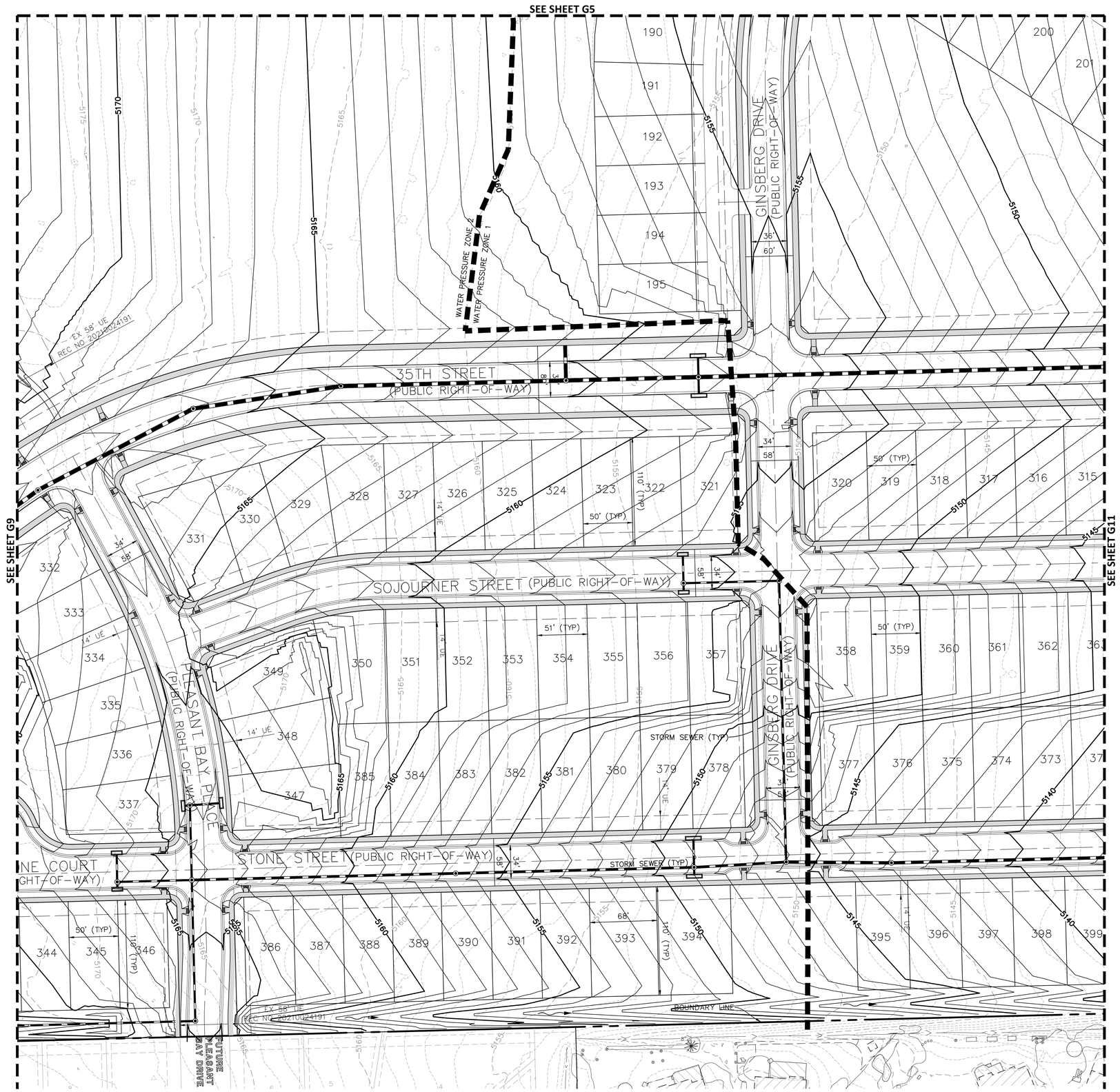

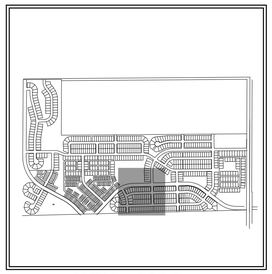

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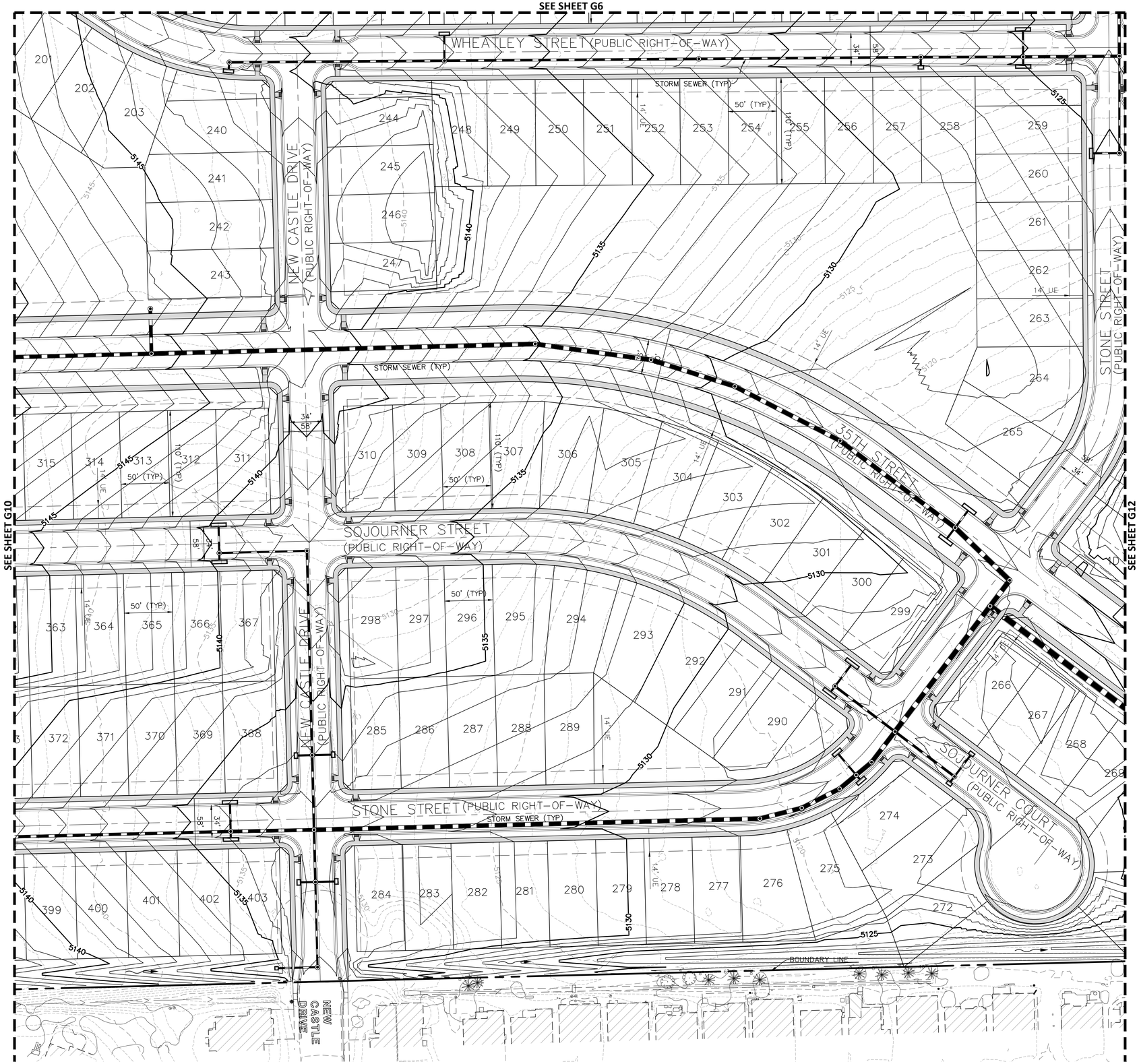

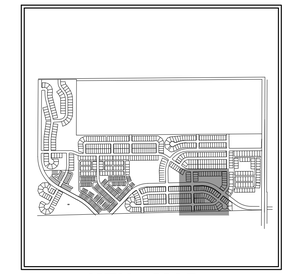

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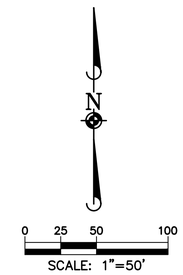

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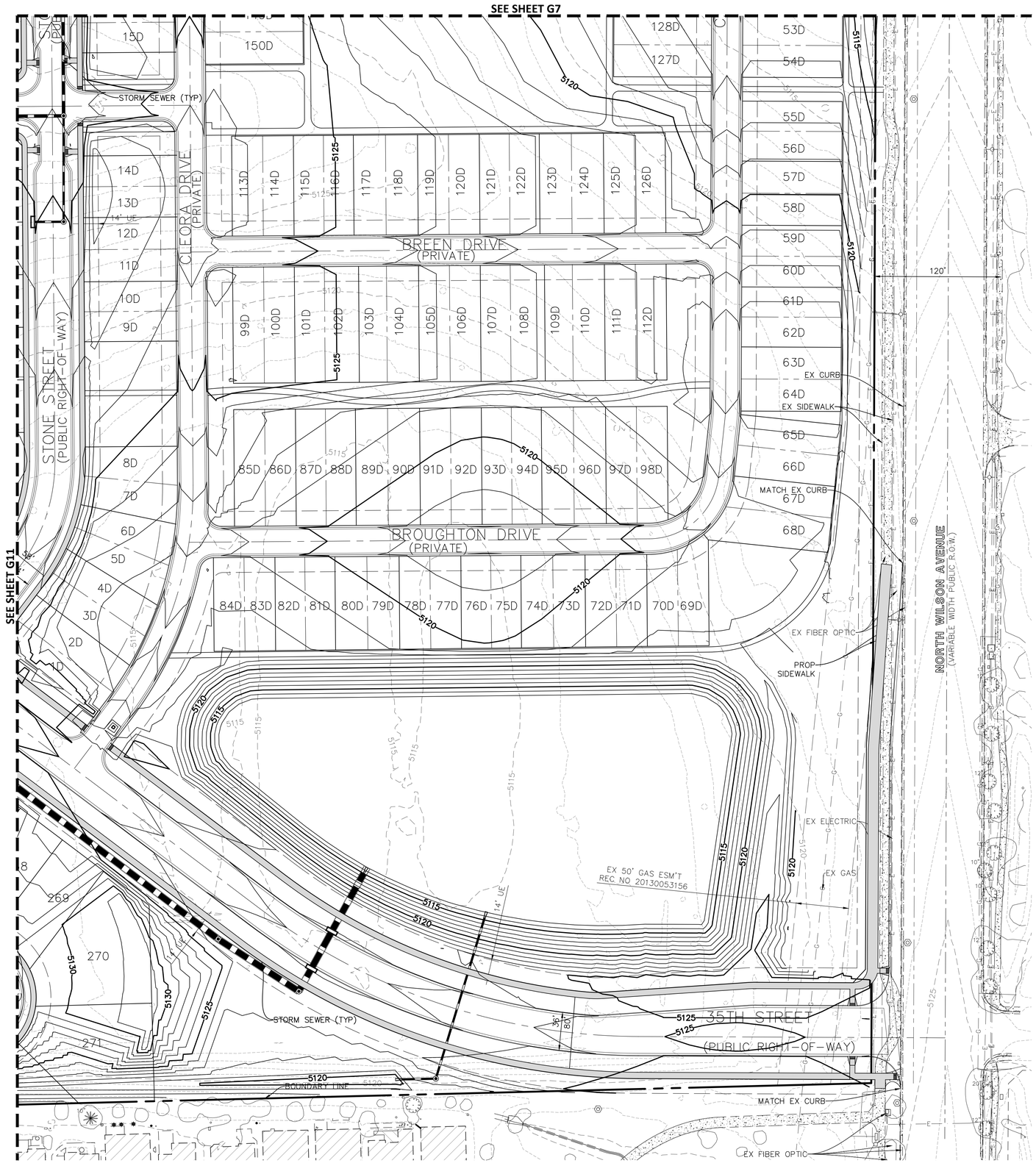

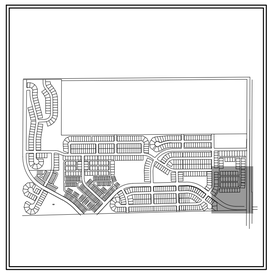

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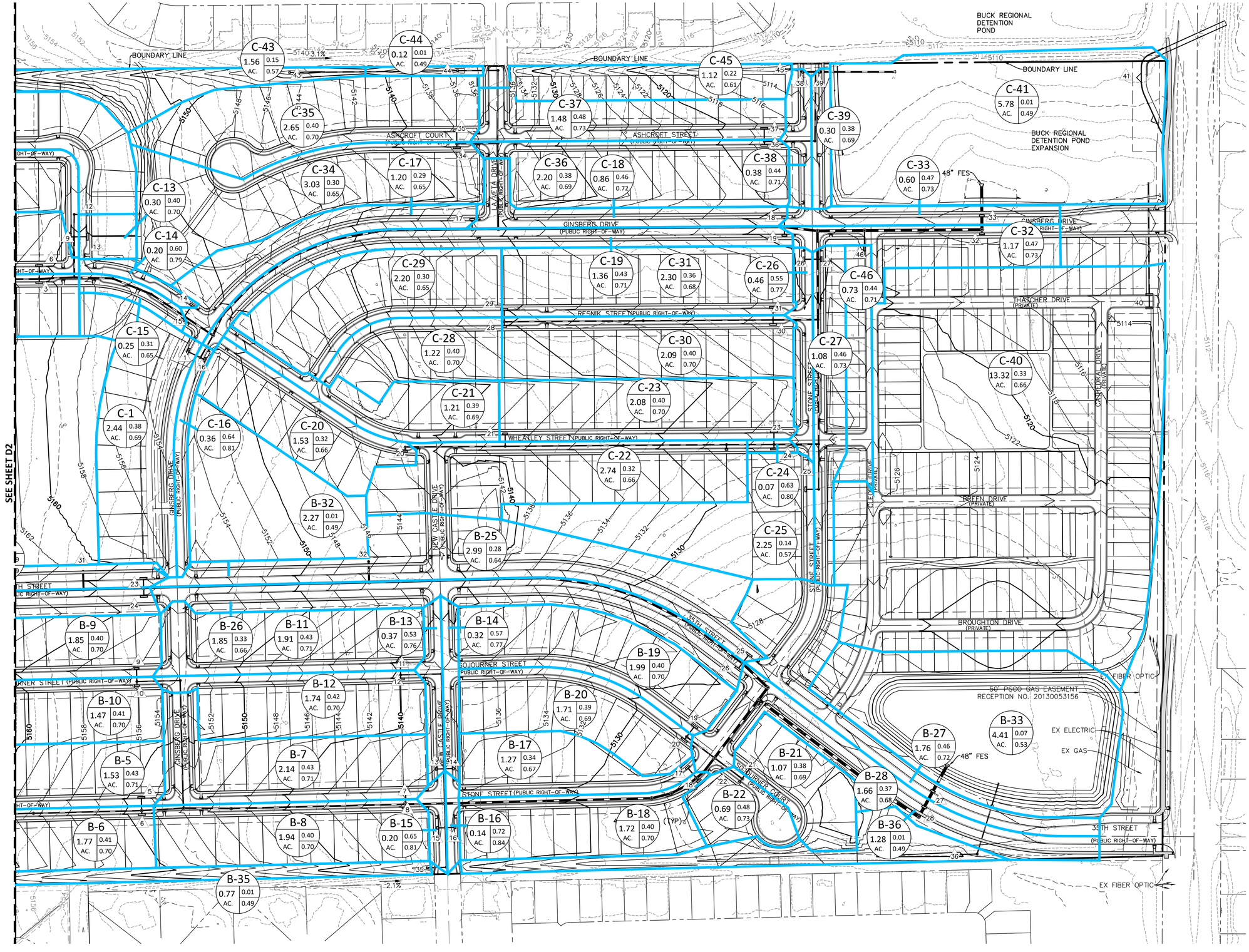
Plotted: 8/16/2023 2:00 PM Dwg Name: P:\Dnlocc001\dwg\Eng\Preliminary\Plan Set\Sketch Plat\Grading Plan - South.dwg Updated By: JHawthorne



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THE VILLAGES AT LEE FARM

CITY OF LOVELAND, COLORADO

DRAINAGE BASIN MAP - EAST

PROJ. MGR.: MJD

PROJ. ASSOC.: GTI

DRAWN BY: SMG

DATE: 04/2022

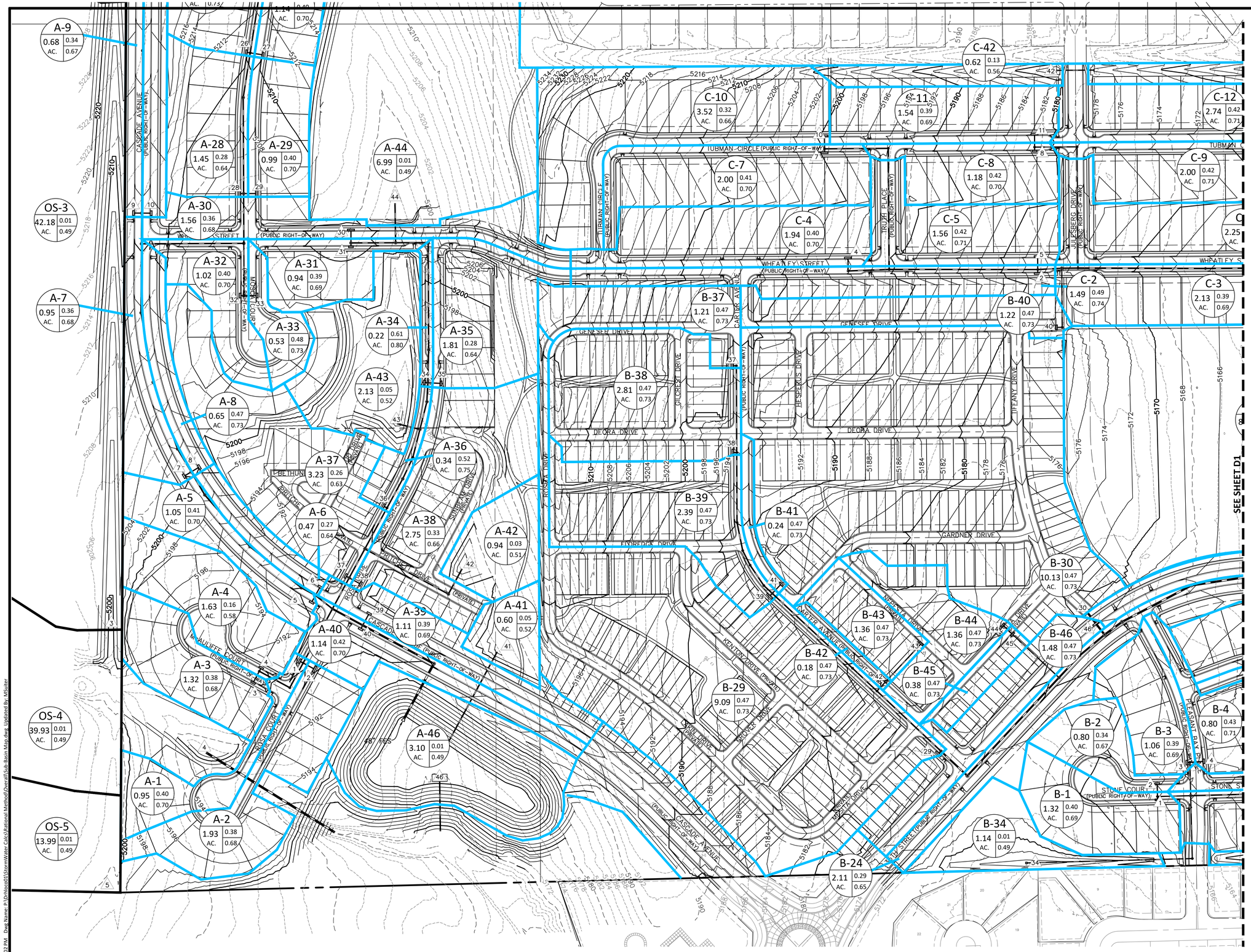
SHEET

D1

44 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 3:01 PM Dwg Name: P:\Johnson31\StormWater Calcs\Rational Method\Overall\Sub-Basin Map.dwg Updated By: MSutter



LEGEND

BASIN DESIGNATION

BASIN NAME — A-1
BASIN AREA — 122 AC. 12 12 — C_2 — C_{100}

DESIGN POINT
BASIN BOUNDARY
PROPOSED STORM SEWER
PROPOSED STORM INLET
PROPOSED STORM MANHOLE
EXISTING CONTOUR — 5120
PROPOSED CONTOUR — 5120

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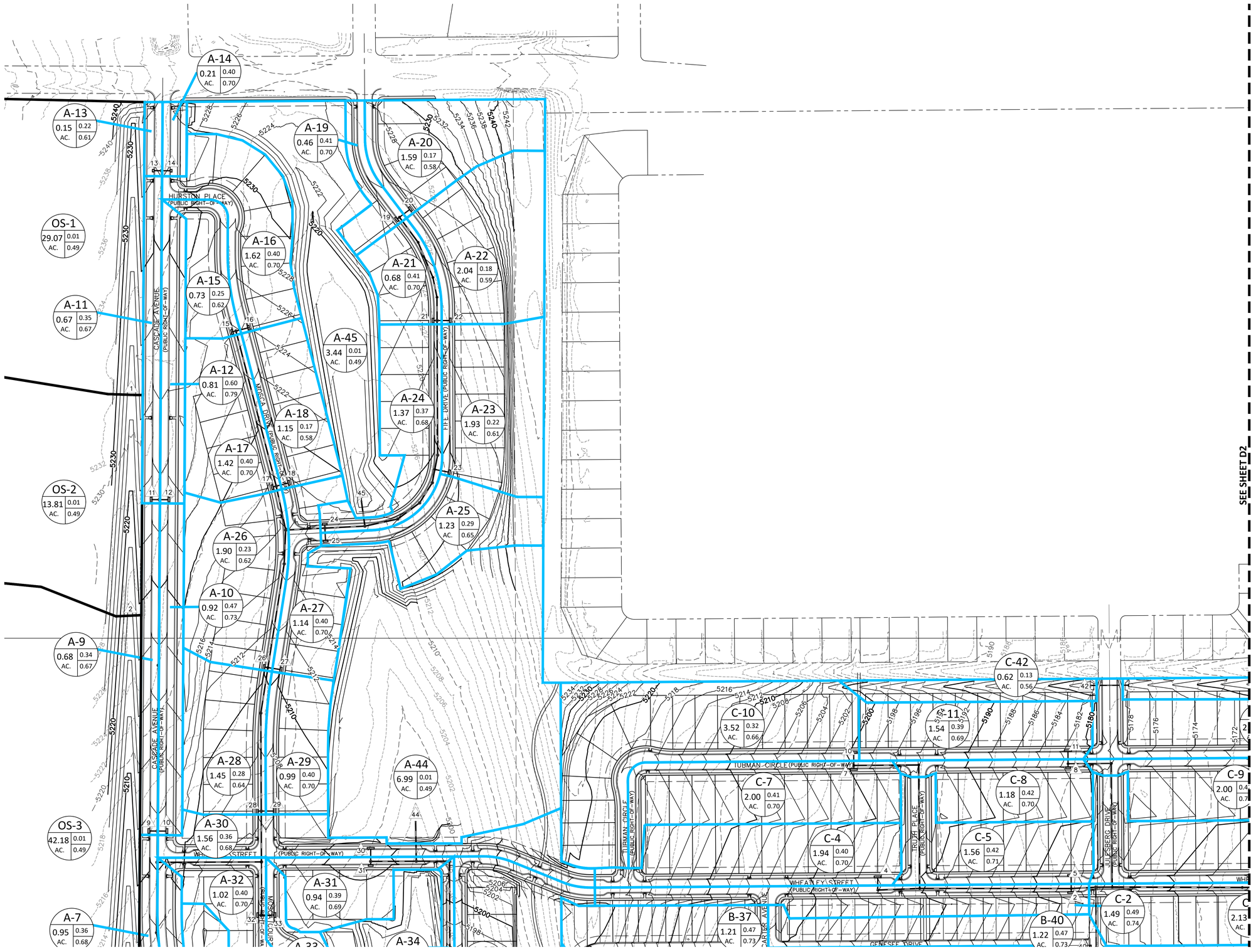
THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
DRAINAGE BASIN MAP - WEST

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
D2
45 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 2:02 PM Dwg Name: P:\Orlaco011\Storm\Water Calcs\Rational Method\Overall\Sub-Basin Map.dwg Updated By: MSutter



LEGEND

BASIN DESIGNATION

BASIN NAME — A-1
BASIN AREA — 122 AC. 12 (C_2) 12 (C_{100})

DESIGN POINT — 1

BASIN BOUNDARY

PROPOSED STORM SEWER

PROPOSED STORM INLET

PROPOSED STORM MANHOLE

EXISTING CONTOUR — 5120

PROPOSED CONTOUR — 5118, 5120

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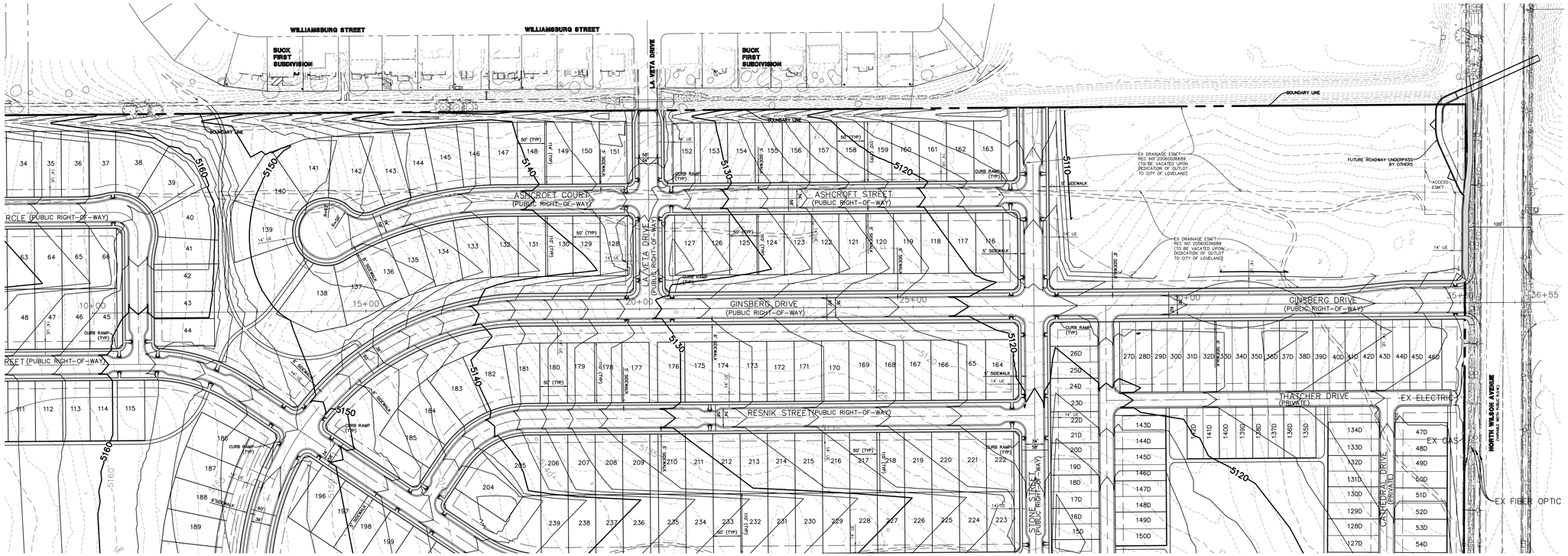
THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
DRAINAGE BASIN MAP - NORTHWEST

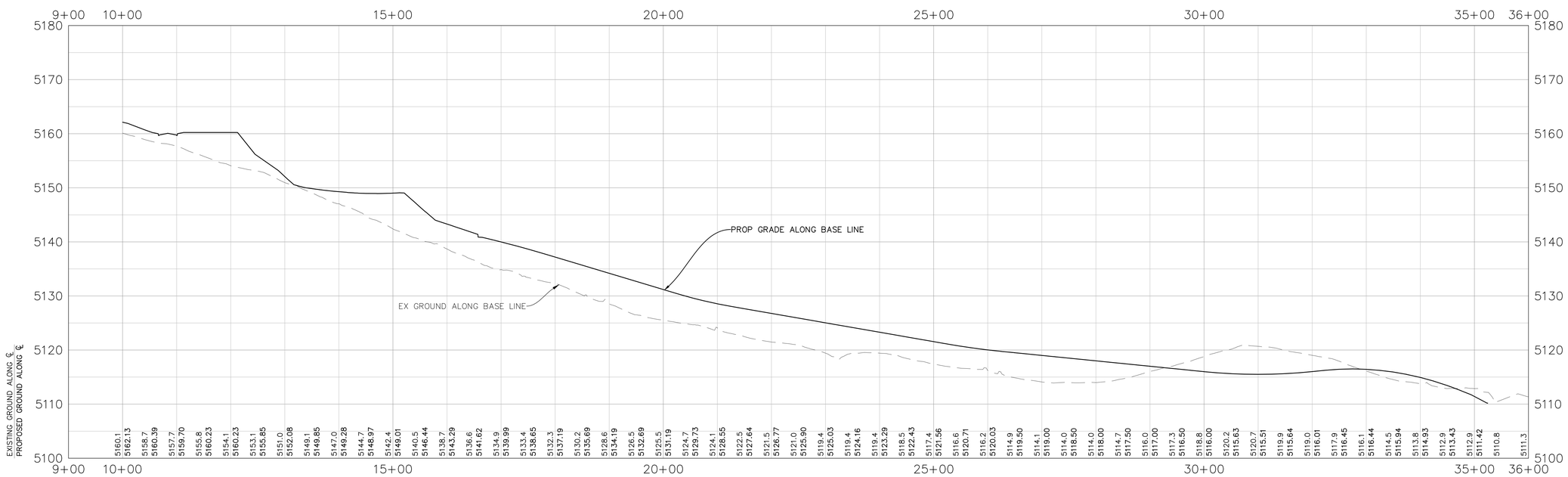
PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
D3
46 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

Plotted: 8/16/2023 2:02 PM Dwg Name: P:\Drbocs01\StormWater Calcs\Rational Method\Overall\Sub-Basin Map.dwg Updated By: MSutter





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THE VILLAGES AT LEE FARM

CITY OF LOVELAND, COLORADO

SECTION VIEWS

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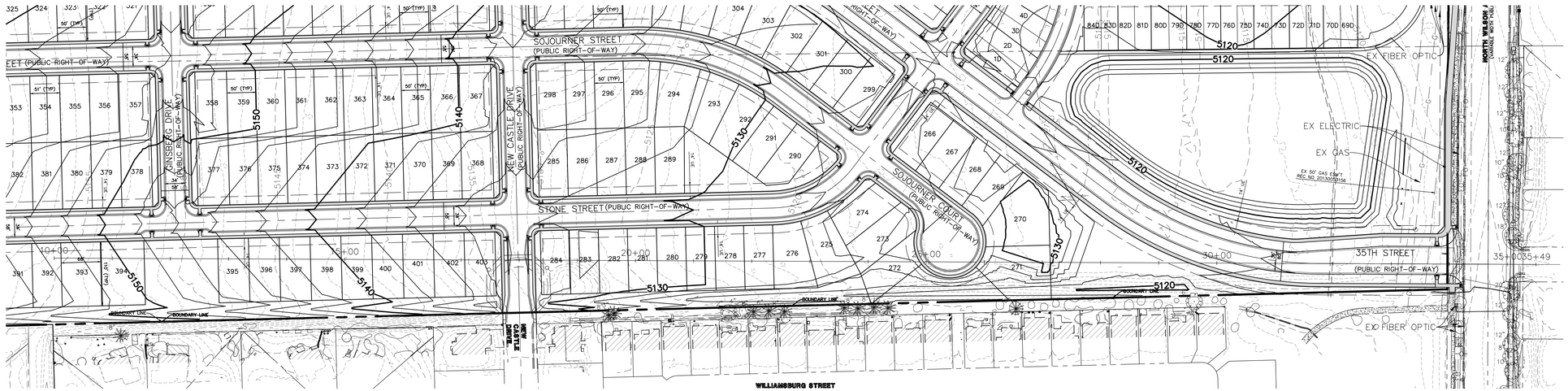
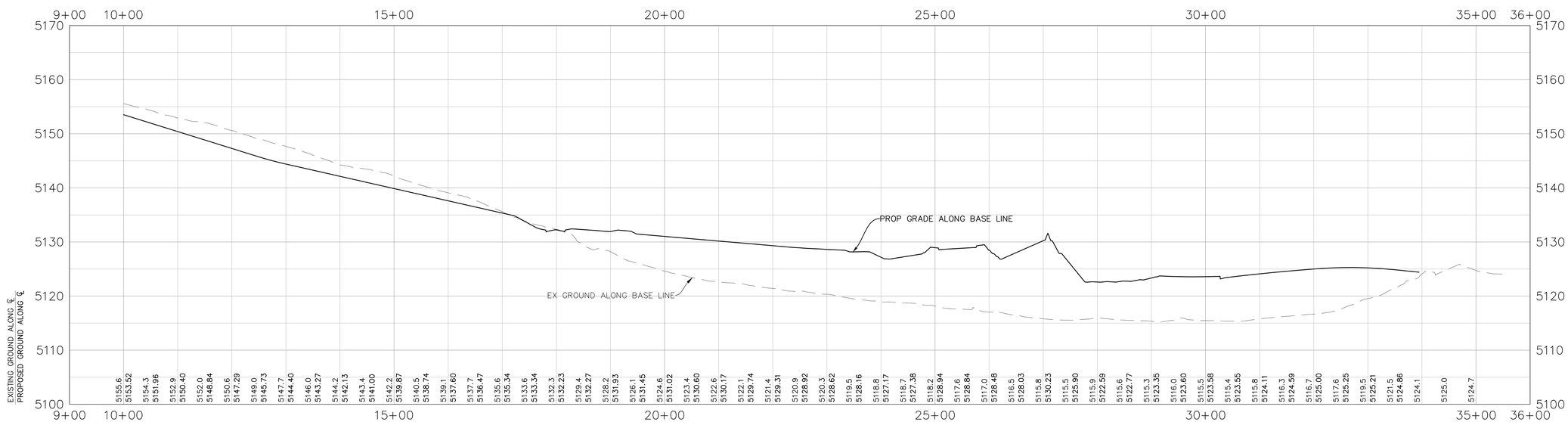
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

SHEET
S1
47 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION





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THE VILLAGES AT LEE FARM
CITY OF LOVELAND, COLORADO
SECTION VIEWS

PROJ. MGR.: MJD
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DATE: 04/2022

SHEET
S2
48 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION

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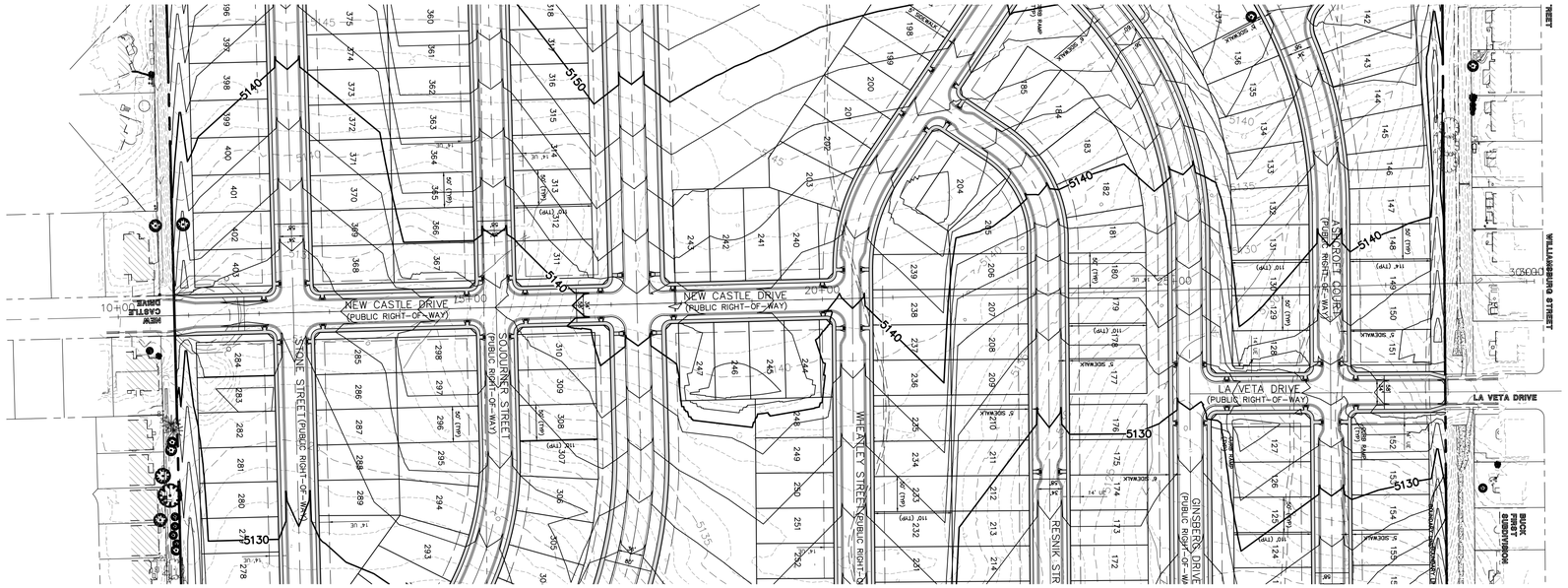

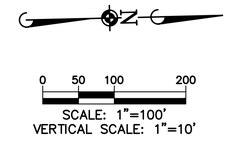

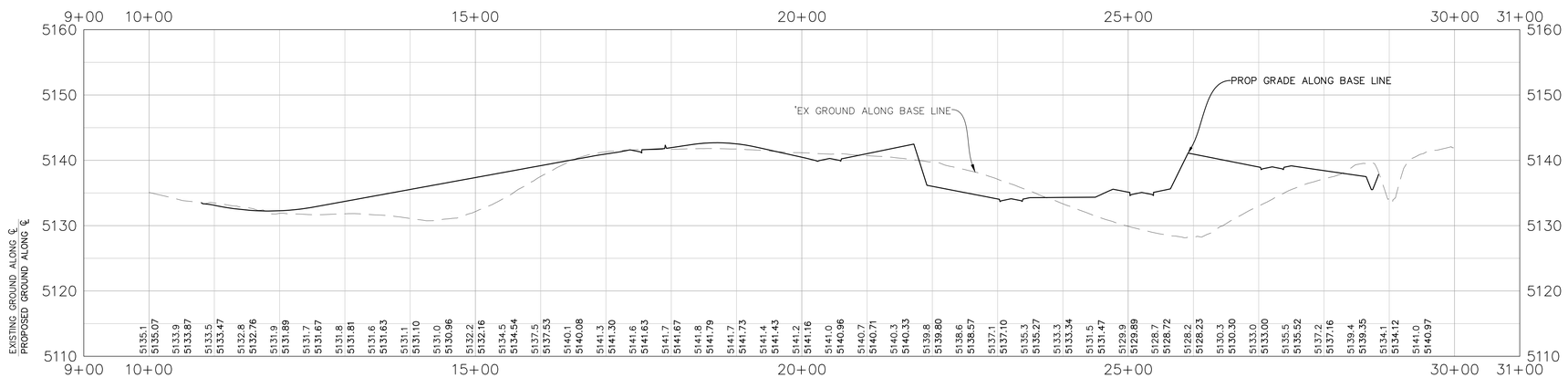

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CITY OF LOVELAND, COLORADO

SECTION VIEWS

PROJ. MGR.: MJD
PROJ. ASSOC.: GTI
DRAWN BY: SMG
DATE: 04/2022

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S3
49 OF 49

PENDING APPROVAL - NOT FOR CONSTRUCTION