City of Loveland

DEVELOPMENT SERVICES
Current Planning

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Planning Commission Staff Report

August 23, 2010

Agenda #:	Regular - Item #1
Title:	Lee Farm 1st Subdivision PUD
Applicant:	G.A. Lee Farm, LLC
Request:	PUD Preliminary Development Plan and subdivision Preliminary Plat
Legal Description:	Lee Farm Addition
Location:	along the west side of North Wilson Avenue between Buck PUD and Hunter's Run PUD.
Existing Zoning:	Lee Farm PUD (P# 91)

Summary of Analysis

This is a rescheduled public hearing to consider a phased PUD Preliminary Development Plan and subdivision Preliminary Plat for 246.86 acres.

The project includes 5 housing types and densities, a small neighborhood commercial area, and a community center with private park and athletic fields. Over 30% of the project area will be devoted to private open space.

If approved, the PDP will qualify for vested rights. No mineral rights hearing is necessary. Planning Commission action is quasi-judicial. Planning Commission action is final, but subject to appeal to City Council. Staff believes that all key issues have been resolved, based on City codes and standards. The neighborhood is in opposition to the project.

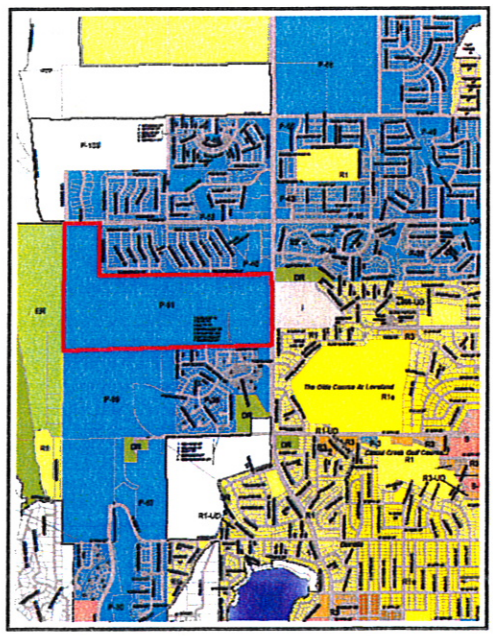
Staff Recommendation

APPROVAL of the PUD Preliminary Development Plan and subdivision Preliminary Plat, subject to the Conditions of Approval listed in Section VII of the August 23, 2010 staff report, and subject to additional evidence presented at the public hearing.

Recommended Motion

"Move to make the findings listed in Section VI. of the staff report dated August 23, 2010, and approve Resolution # 10-2, thereby approving the Lee Farm 1st Subdivision PUD Preliminary Development Plan; and, approve the Lee Farm 1st Subdivision Preliminary Plat, all subject to the conditions of approval in Section VII. of said report, as amended on the record".

Vicinity Map



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I. PROJECT SUMMARY

A. Process

This is a public hearing for consideration of a Preliminary Development Plan within a phased PUD, along with a subdivision Preliminary Plat w/ preliminary Public Improvements Construction Plans (PICPs). The hearing was originally scheduled for July 26, 2010; but prior to the hearing it was discovered that errors had been made by the Applicant in the mailing of public notice, thus requiring the hearing to be cancelled and rescheduled. The Planning Commission action on these applications are quasi-judicial, meaning that the Planning Commission must make a determination if the applications are consistent with adopted City codes, standards and policies for this type of development application.

The PUD General Development Plan (GDP) for the project was approved with the annexation in February 2006. The GDP approved development of maximum of 1,051 dwelling units, with a gross residential density of 4.25 du/ac, including:

- Medium Density Residential (patio homes, townhomes and condominiums);
- Low Density Residential (one-family residential of various densities);
- estate residential, (large lot residential);
- community center and park;
- a small neighborhood commercial area; and,

The PUD Preliminary Development Plan (PDP) incorporates the entire area covered by the General Development Plan and presents the actual preliminary design and lay-out for those uses. The PDP Plan implements the uses, standards and criteria previously approved in the General Development Plan; and sets forth the actual preliminary design for neighborhoods, open spaces and bufferyards, playfields, landscape, architecture, parking lot lay-out, and project identification signs. Staff believes that the proposed PDP is consistent with the approved GDP. If approved, the PDP will qualify as a site-specific development plan for achieving statutory vested rights. The preliminary plat depicts the survey lay-out of lots, tracts, outlots, streets, and easements for the proposed uses, in manner that is also consistent with the densities and lot sizes approved in the GDP. The Planning Commission action on both applications will be final, but subject to appeal to City Council.

B. General Description

The site is located along the west side of N. Wilson Ave, adjacent to Buck PUD on the north, Hunter's Run PUD on the south, and Dakota Ridge Addition on the west.

The plan proposes:

- 882 total dwelling units on 246.86 acres;
- 61 patio homes;
- 28 two-family dwellings;
- 326 multi-family units;

- 350 one-family dwellings (traditional lots);
- 117 SF dwelling units (estate lots);
- Total gross residential density of 3.6 du/ac;
- Approximately 9.7 acres for Community Center with private athletic fields and park;
- Approximately 2.04 acres of neighborhood commercial;
- Approximately 63 acres of private open space (33%);
- Average lot size for SF traditional lots is 7,630 sq. ft.;
- Average lot size for SF Estate lots is12,521 sq. ft.; and,
- Average lot size for two-family lots is 3,987 sq. ft.

The housing type around the entire perimeter of the site is traditional or estate one-family units, with lot sizes consistent with the abutting existing neighborhoods. The higher density uses are located internal to the site. The density also generally decreases toward the western portions of the site. Applicable requirements related to densities, lot sizes, and locations of housing types, as imposed at the time of annexation and PUD General Development Plan, have been met.

C. Neighborhood response

A neighborhood meeting was held on September 23, 2009 at the Gertrude B. Scott Meeting Room of the Loveland Public Library. The attendance sheet indicates 29 persons attended the meeting. Concerns and questions that were raised at the meeting included the following:

- Types of housing along the south perimeter
- Location of the multi-family elements
- Location of the neighborhood commercial
- Residents in Lee Farm may use the private open space in Buck PUD
- Additional stormwater run-off will make existing conditions worse
- Adequacy of stormwater design and features
- Existing sub-surface ground water problems will be worsened by additional lawn irrigation in Lee Farm
- Increases in traffic and more cars in the adjacent neighborhoods
- Will the new 35th St prompt the need for median in N. Wilson Ave?
- Increased impacts to schools
- Will sidewalk be provided from Hunter's Run to 43rd St along N. Wilson?
- Humane removal of prairie dogs from Lee Farm site
- Buck residents also want a 6 ft fence along rear lot lines abutting their open space
- Is this project needed in today's market?
- Effect of multi-family on other properties in abutting neighborhoods

D. Key Issues

Staff review has given careful attention to each aspect of the proposed development that is governed by City codes and standards and the provisions of the approved GDP for the site. Many of the matters raised by the neighborhood have been evaluated by staff and resolved on the basis of applicable codes and standards. However, some matters are beyond the control of the City,

such as trespass on private open space areas, the presence of sub-surface ground water, whether the project is needed, and the available facilities at affected public schools. However, neighborhood concern and opposition is clear.

II. ATTACHMENTS:

1. Vicinity Map
2. PDP narrative
3. Excerpts of Traffic Impact Study prepared by Delich Assoc.
4. Lee Farm PUD General Development Plan (information purposes only)
5. Lee Farm PUD Preliminary Development Plan
6. Lee Farm 1st Subdivision preliminary plat
7. Master grading plan
8. Sheet 62 of grading plans

III. SITE DATA

ACREAGE OF SITE (GROSS ACRES)	246.86 AC
EXISTING ZONING	LEE FARM PUD (P #92)
PROPOSED ZONING	NA
ACREAGE OF PDP-GROSS	244.03 AC
ACREAGE OF PDP-NET	189.59 AC
ACREAGE OF RIGHT-OF-WAY	54.44 AC
MASTER PLAN DESIGNATION	LDR/ER
EXISTING USE	VACANT/AG
PROPOSED USE	MIXED USE PUD.
NUMBER OF DWELLING UNITS PROPOSED	882
GROSS DENSITY (DU/A) PDP	3.6 DU/AC
NET DENSITY (DU/A) PDP	4.7 DU/AC
NON-RESIDENTIAL SQ. FOOTAGE	17,424 SF
NON-RESIDENTIAL FAR	0.25
PUD LANDSCAPE OPEN SPACE	33% NET
EXISTING ADJACENT ZONING AND USE - NORTH	P #40 - SF
EXISTING ADJACENT ZONING AND USE - EAST	I/R-1; IND/SF
EXISTING ADJACENT ZONING AND USE - SOUTH	P #36/P #89; SF/VACANT-AG
EXISTING ADJACENT ZONING AND USE - WEST	ER; VACANT-AG
UTILITY SERVICE PROVIDER - SEWER	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - ELECTRIC	CITY OF LOVELAND
UTILITY SERVICE PROVIDER - WATER	LITTLE THOMPSON WATER DIST

IV. BACKGROUND

2/26/06 – Approval of Lee Farm Addition and Lee Farm PUD General Development Plan

V. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification: An affidavit was received from Joe Quinn, certifying that written notice was mailed to all owners of property within 1,000 feet of the site on August 9, 2010; and notices were posted in prominent locations on the perimeter of the project site at least 15 days prior to the date of the hearing. In addition, a notice was published in the Reporter Herald on August 7, 2010. All notices stated that the Planning Commission would hold a public hearing on August 23, 2010.

There are no severed mineral estates for the property. Therefore, no notice was required, and no element of mineral rights must be considered in the public hearing.

B. Neighborhood Response: A neighborhood meeting was held at 6:30 pm on September 23, 2009 in the Gertrude B. Scott Meeting Room of the Loveland Public Library. The attendance sheet for the meeting indicates that 29 persons attended the meeting, along with City staff and the Applicant. See information in Section I. above for concerns voiced at the meeting.

VI. FINDINGS AND ANALYSIS

The Chapters and sections cited below are from the Loveland Municipal Code pertaining to PUD Preliminary Development Plans and subdivision preliminary plats.

A. City Utilities and Services

1. Loveland Municipal Code

a. Section 18.41.050.E.2:

(i) *Development proposed by the PDP will not have negative impacts on City utilities. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.*

(ii) *Whether development proposed by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's services and facilities.*

b. Section 16.20.030:

(i) *The proposed public facilities and services are adequate, consistent with the City's utility planning, and capable of being provided in a timely and efficient manner*

(ii) *The subdivision complies with the water rights requirements in Title 19.*

(iii) *The subdivision has been reviewed in accordance with the Loveland Comprehensive Master Plan, including the Parks and Recreation Functional Master Plan, and other pertinent plans approved and adopted by the City, to*

insure that the subdivision is designed in accordance with good engineering practices and provides for safe and convenient movement.

c. **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."*

d. **Section 16.24.090:**

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

(ii) *The subdivision proposal has adequate drainage provided to reduce exposure to flood damage.*

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

(iv) *The development proposal conforms to all federal, state, and local floodplain regulations*

(v) *When deemed necessary by the Director of Development Services or the Planning Commission for the health, safety, or welfare of the present or future population of the area or necessary to the conservation of water, drainage, and sanitary facilities, the subdivision of land within the flood fringe and floodway, or any stream, river, or drainage course has been prohibited.*

e. **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.*

f. **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, and Section 16.41.140 for storm drainage facilities.*

Power: The proposed development formerly was located in the certified service territory of Poudre Valley REA. When the property has been annexed into the City of Loveland which was formerly located within the REA certified territory, this property is subject to a five percent (5%) surcharge on electrical energy as defined in State of Colorado House Bill No. 1131 of May 27, 1986. This surcharge will expire ten years after effective date of the annexation.

An underground vault with 200-amp three-phase power is located at the southeast corner of the proposed annexation, on the west side of North Wilson Avenue. In addition, both 200-amp and 600-amp underground feeders and vaults are located along the east side of North Wilson Avenue. Power will be extended onto the site with future development at the Developer's cost per City Municipal codes.

The existing underground feeders are an available and adequate source for electric distribution for the proposed development. No negative impacts on the City's electric system are foreseen. The proposed development meets the criteria for level of service as outlined in the ACF ordinance.

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

1. The proposed development will not negatively impact City water and wastewater facilities.

2. The proposed development is in harmony with existing and future development and incorporates public infrastructure designed so that the proposed development will not negatively impact the levels of service of the City utilities adjacent to the development.

3. The proposed facilities shown on the Preliminary PICPs have been designed and pursuant to the City's Development Standards.

4. The proposed facilities have been designed to minimize flood damage and infiltration.

5. Adequate public wastewater facilities are available to serve the development.

6. Regarding water, the development site is situated in two different boosted water pressure zones. Typically, highest finished floor elevation below an elevation of approximately 5170 will be in the City's Master Plan boosted pressure zone #1 (BPZ1) while finished floor elevations situated above approximately 5170 will be in the City's Master Plan boosted pressure zone #2 (BPZ2). A line designating the different zones is shown on the PICPs.

   a. Adequate public water facilities exist for development situated in BPZ1.

   b. Adequate public water facilities are not available to serve any development situated within BPZ2, and the conditions herein noted requires special conditions of the Developer as follows:

      1.) Upgrades to the 29th Street Water Booster Station, and

      2.). Construction of water mains from the Water Booster Station through the adjacent development (Vanguard-Famleco 13th Subdivision) to the subject development.

(See **Conditions #14 and #15**)

Fire: The furthest point within this development is approximately 3 miles from the first due Engine Company (Station 2). In order to comply with the response distance requirements in the ACF ordinance, the first due Engine Company should be within 1 ½ miles of the furthest point within the development. This project falls within a Conceptual Fire Service Area.

This project shall comply with the interim standards in Table 2.3. The interim standards in Table 2.3 are designed to provide an increased level of individual structure fire protection where a project is outside the fire service areas. The Loveland Fire and Rescue Department believes the use of residential fire sprinkler systems is the best method of life safety where fire stations are not located within the 1 1/2 miles or a 5-minute Engine Company response time, as defined in the Fire Protection Master Plan. The ACF ordinance does not require fire sprinkler systems. There is certain risk assumed when homes are built beyond the standard response distances and without residential fire sprinkler systems. This project will comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.100.

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

1. When final designed and built, the proposed development will not negatively impact City storm drainage utilities.

2. No irrigation ditches traverse the site.

3. No natural drainage courses/open channels traverse the site.

Parks and Recreation: Staff believes that the Lee Farms preliminary development plan is in substantial compliance with the City of Loveland Comprehensive Master Plan with particular emphasis in supporting the Trail Plan a component of the Parks and Recreation Master Plan once all conditions have been met.

As outlined in the 2001 Parks and Recreation Master Plan an extension of the City Recreation Trail and a future underpass is planned to cross and connect to the existing trail on the east side of Wilson Avenue within this property. The Recreational Trail currently terminates at a point near the northeast corner (35th and Wilson Ave.) in Hunter's Run. At this point the trail currently crosses Wilson Ave. and continues on the east side of Wilson along the Woodward Governor frontage until it connects with the existing trail located in the open space north of Woodward.

As a condition of the annexation agreement and as noted in the conditions of the preliminary development plan, Lee Farms will dedicate trail and underpass easements and construct the widened sidewalk along Wilson Avenue in order to comply with the findings in the Comprehensive Master Plan. (See **Condition #13**.) The findings specify that development will not create any additional cost or burden on the current city trail or system and will enhance the quality of the community by providing land for the future trail and underpass. Once constructed, Lee Farms will be in compliance with the findings as it relates to the enhanced trail connections.

This project will be served by a future community park (Mehaffey Park) which is located approximately ¾ of a mile to the south. Therefore, the Parks and Recreation Department will not seek public parkland with this project.

Summary: Staff believes that these findings can be made.

B. Transportation

1. **Section 16.20.030:** *The subdivision has been reviewed in accordance with the Loveland Comprehensive Plan to insure that the subdivision is designed in accordance with good engineering practices and provides for safe and convenient movement.*
2. **Section 16.24.015:** *Streets, street signs, highways, curb and gutter, traffic control devices, and other improvements as required to be constructed with the subdivision have been designed in accordance with the Larimer County Urban Area Street Standards, as amended.*
3. **Section 16.24.040:**
   a. *Streets have been designed to have a logical relationship to topography and to the location of existing or platted streets in adjacent properties. Certain proposed streets, as determined by the City engineer, have been extended to the boundary of the subdivision to provide for traffic circulation within the vicinity*
   b. *As required by the Director, perpetual unobstructed pedestrian easements at least 20 feet in width have been provided within the subdivision to facilitate pedestrian access from roads to schools, parks, playgrounds, or other community or commercial services. Such easements shall generally not follow road rights-of-way.*
4. **Section 18.41.050.E.2:**
   a. *Development proposed by the PDP will not have negative impacts on traffic in the area. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.*
   b. *Whether development proposed by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by incorporating public facilities or infrastructure, or cash-in-lieu, that are reasonably related to the proposed development so that the proposed development will not negatively impact the levels of service of the City's services and facilities.*
5. **Section 16.41.110:** *A positive determination of adequacy, or a positive determination of adequacy with conditions, has been made for transportation facilities in accordance with Chapter 16.41 of the Loveland Municipal Code.*

Transportation Engineering Division: Section 16.41.110 of the Municipal Code (the ACF ordinance) requires a proposed PDP to comply with **one** of the following five standards in order for a positive determination of adequacy to be made: **(i)** all transportation facilities are currently in place or will be in place prior to issuance of a building permit for the development; or **(ii)** provision of transportation facilities are a condition of the development approval and are guaranteed to be provided at or before the approval of a final plat or issuance of the first building permit for the proposed development; or **(iii)** transportation facilities are under construction and will be available at the time that the impacts of the proposed development will occur; or **(iv)** provision of transportation facilities needed to achieve the Adopted Level of Service are guaranteed by an executed and enforceable development agreement which ensures that such

facilities will be in place at the time that the impacts of the proposed development will occur; or **(v)** transportation facilities needed to achieve the adopted level of services are included in the capital improvement program (CIP) and the CIP contains a financially feasible funding system from available revenue sources to fund the needed improvements and the transportation facilities are likely to be constructed and available at the time that the impacts of the proposed development will occur, or at the time the City extends the transportation facilities to provide a logical link to the project.

A positive determination of adequacy for transportation facilities for the proposed PDP has been made under the provisions of **paragraph ii,** above.

The Lee Farms Preliminary Development Plan (PDP) project site is located in the northwest quadrant of the Wilson Avenue and 35th Street intersection in Loveland, CO. The main access points to the site will be from: the signalized intersection at Wilson/35th Street; a full-movement access at Cascade/43rd Street; and a right-turns only access to Wilson Avenue. Unless constructed by others, upon full build-out the Lee Farms PDP will be responsible for: a.) extending 35th Street west from Wilson Avenue to Cascade Avenue; b.) extending Cascade Avenue north to 43rd Street; and c.) constructing a roundabout at the intersection of Cascade Avenue and 35th Street. (See **Condition #4**.) The Applicant's traffic engineer, Joseph Delich, P.E., has submitted a Traffic Impact Study (TIS) that indicates that the traffic associated with the proposed development will meet the City's standards. Upon full build-out, the proposed Lee Farms Preliminary Development Plan is estimated to generate approximately 539 weekday AM peak hour trips, and 730 weekday PM peak hour trips. Excerpts from the Traffic Impact Study are included in **Attachment # 3**.

In conclusion, the development of the subject property pursuant to any of the uses permitted by right under the zoning district will not adversely impact any existing City infrastructure when typical roadway improvements are constructed.

Staff believes that these findings can be made.

C. Land Use

1. Loveland Comprehensive Master Plan

a. Land Use Goals and Objectives, Section 4.2

Residential RES2: *Whether provision of facilities and services (i.e. police, fire, water sewer, parks, schools, roads, communication systems will be made available in a timely manner for proposed development.*

Residential RES3, 4, 5, 7: *Whether the PDP proposes development of a full range of housing types to meet the needs of all age and socio-economic groups; a mix of housing densities throughout the City; quality design and compatible land use relationships with proposed and existing developments; and a pedestrian and bicycle friendly development by having an existing or planned neighborhood park and an existing or planned elementary school within walking or biking distance and easy access to a community park, major employment centers, and existing or planned neighborhood shopping center.*

Residential RES6: *Whether the PDP proposes residential development in areas which have been officially designated as floodplain areas.*
Residential RES8: *Whether the PDP incorporates provisions for energy – conscious land use and site planning practices.*
Residential RES10: *Whether the clustering of development has been considered to promote open space.*
Residential RES12: *Whether the applicant has demonstrated that reasonable efforts have been made to assemble adjoining land parcels to allow for the preparation of a master plan for a larger area, rather than submit separate individual proposals.*

Current Planning Division: The application was sent to the Thompson School District R2-J for evaluation of impacts and levels of service for affected schools. At the time of this staff report, no response has been received from the school district. Staff will contact the district again to discover if they have an impact report to provide to the Planning Commission for consideration. If provided, staff will share this information with the Planning Commission at the hearing.

Providers of non-City utilities were also provided with copies of the development application for comment on impacts and services. No responses were provided from these providers. (For impacts to City services and utilities, see comments above.)

Five distinct housing types, lot sizes and densities are proposed in the PDP:

- patio homes;
- two-family/single family attached;
- multi-family units (townhomes/condominiums);
- one-family dwellings (traditional lots);
- one-family dwellings (estate lots);

This provides a variety of housing to be available on the site.

The overall provisions for sub-neighborhood placement, lot size, setbacks, landscape, open space architecture, and proximity to neighborhood commercial will provide a quality neighborhood. Pedestrian and bike facilities are available on all public streets and will also be provided via internal ped/bike links through the open spaces, resulting in a pedestrian and bike friendly environment.

The location and configuration of the sub-areas locate traditional and state residential along the project perimeters, abutting the existing neighborhoods, thus assuring compatible land use relationships with those abutting developments. The sub-areas are placed with sensitivity to internal context, and most of the distinct sub-areas within the development are separated by landscape bufferyards or open spaces, providing compatible land use relationships internally. The standards for open space will provide an appropriate amount of open space which can link with pedestrian and bike ways. This will allow a residential development that reflects a quality urban residential environment, with specific links to the Community Center and neighborhood commercial area.

No part of the site has been officially designated as flood plain. The City has no standards or guidelines for energy-efficient residential design, and this PDP does not present any proposal to implement such standards or guidelines for that purpose other than the proximity of the PUD to the adjacent commercial and employment area being zoned E.

As indicated on the PDP site plan, lots have been clustered in groups of various patterns, along the internal streets. This opens a substantial portion of the site for open space. The Land Use Table indicates that 33% of the net area of the development will be devoted to common open space. The clustering also establishes a sense of distinction between the various sub-area neighborhoods.

Staff believes that these findings can be made.

b. Major Arterial Corridors, Section 4.2
CORLU2: *Whether the development or redevelopment along the major corridor is designed in a manner that promotes a positive and attractive image including entry features that convey a distinctive and positive image, beautification of the streetscape with landscaping, public art and other pedestrian enhancements such as pocket parks and plazas, and design standards that are tailored to the existing conditions and character of the corridor.*

Current Planning Division: A Type D landscape bufferyard, with a width of 20-25 feet and meeting City standards, is proposed along the N. Wilson Ave frontage of the PUD. This bufferyard has also been customized to be compatible with the shared sidewalk/City trail that runs along the east perimeter of the site. This will present a high quality edge along this arterial and will also provide some privacy and screening for the double-frontage lots in the patio home sub-area. Additional landscaped open space and/or detention ponds are located at entryways and corners of the development along N. Wilson, creating visual edges to the project boundaries.

Staff believes that these findings can be made.

c. Community Design Objectives, Section 5.0: *Whether the PDP is consistent with the design elements set forth in the City of Loveland Community Design, including creating neighborhoods, ecological responsibility, streetscape, neighborhood aesthetics, pedestrian and bike ways, open spaces, historical preservation and maintenance.*

Current Planning Division: The primary focus of Section 5 of the Comprehensive Plan is to describe the values of building quality neighborhoods in the City and the important elements and relationships necessary for achieving quality neighborhoods. These values include such matters as appropriate combination of land uses, quality streetscape, neighborhood aesthetics, pedestrian and bike ways, open spaces. The project includes an appropriate combination of land uses that are in keeping with the recommendations of the Comprehensive Plan. This is further strengthened by the available links to the future commercial areas in Buck PUD and/or Giuliano PUD. The City has no standards or guidelines for ecological responsibility in the design of

development projects. Appropriate setbacks, building heights, landscape and architecture will provide a quality streetscape and positive neighborhood aesthetics. Pedestrian and bicycle facilities will be provided both on-street and off-street in private open spaces. staff believes that approval of this project will provide important components for development of a quality neighborhood in this sector of the City.

Staff believes that these findings can be made.

2. **Section 18.41.050.E.2:**
   a. *The PDP conforms to the intent and objectives of Title 18 with regard to Planned Unit Developments and any applicable area plan.*
   b. *The PDP is in compliance with the GDP on file with the City.*

Current Planning Division:

The intent of Chapter 18.41, as set forth in the Loveland Municipal Code, is described as, "*... to provide a procedure by which land may be uniquely zoned and developed to meet the needs of the City, property owners, residents and developers and to encourage flexibility and innovative design of residential commercial and industrial development to provide an alternative to compliance with conventional zoning and subdivision regulations.*"

Amongst the pertinent primary objectives are to:

- encourage variety and innovation in project design;
- encourage efficiency in use of public infra-structure;
- encourage conservation of land, open space and natural features;
- encourage best features of modern design;
- encourage suitable design to match the uniqueness of a site.

Staff believes that the variations in lot sizes, housing types and densities, and setbacks; specific architectural design guidelines; landscape and fence designs; provision of substantial open space features; and incorporation of natural areas indicate that this project is in harmony with the intent and objectives of the PUD ordinance.

The PDP is fully consistent with the GDP. The sub-areas are substantially consistent with those proposed by the GDP, assuring that the densities are consistent with adopted policies and a variety of housing types are provided. The neighborhood sub-areas are well placed and linked by the common open space network throughout the development. These provide a discernable distinction of sub-neighborhoods but overall unity within the development and the community as a whole. Inclusion of the north-south PRPA utility easement, as an enhanced open space in the western portion of the site, makes good use this major corridor and provides a quality off-street ped path and open space connection from Cascade Ave to W. 43rd St.

Staff believes that these findings can be made.

3. **Section 18.41.050.E.2:** *Development proposed by the PDP will not have detrimental impacts on property that is in sufficient proximity to the PDP to be affected by it. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff recommend either disapproval* of *the PDP or reasonable conditions designed to mitigate the negative impacts.*
4. **Section 16.20.030:** *The subdivision does not create, or mitigates to the extent possible, negative impacts on the surrounding property.*

Current Planning Division: When new development is proximate to existing development of the same overall uses and densities, staff normally believes that there will be no negative impacts to the existing properties. The neighborhoods on both north and south boundaries are mixed-use residential developments with densities and housing types suitable for the designated LDR areas. The Buck PUD to the north originally included a substantial area for development of higher density housing, but this was later amended to allow a much larger commercial area. North of W. 43rd St, the Giuliano PUD includes a sub-area for higher housing densities as well as a substantial commercial area. The Hunters Run PUD to the south also includes a sub-area for higher densities, in the form of townhomes. Across Wilson Ave to the east, the Emerald Park PUD (Emerald Glen) also includes two sub-areas for higher density housing, now known as Emerald Glen 6th Subdivision and Emerald Glen 8th Subdivision. In keeping with City policy for guiding placement of density, the higher densities in these developments are more interior, leaving the outer areas for more traditional SF densities. Land across Cascade Avenue to the west is annexed and zoned ER for development of estate residential.

In keeping with City policy, Lee Farm was required to include housing types and densities that are suitable for MDR (Medium Density Residential), LDR (Low Density Residential) and ER (Estate Residential) density. These housing types and densities were incorporated into the GDP which also stipulated that higher densities would be in interior portions of the project. Along the perimeters, abutting and near existing neighborhoods, housing types and densities consistent with those abutting land uses was required. The Lee Farm PDP is consistent with those City policies and determinations. Architecture and landscape for Lee Farm will be consistent with that used in Buck PUD and Hunters Run PUD. The open spaces in Lee Farm will be more generous that implemented in either of the abutting neighborhoods.

Staff believes that these findings can be made.

5. **Section 18.41.050.E.2:** *Development proposed by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by:*
   - **a.** *Incorporating natural physical features into the PDP design and providing sufficient open spaces considering the type and intensity of proposed land uses.*
   - **b.** *Incorporating site planning techniques that will foster the implementation of the Loveland Comprehensive Master Plan.*
   - **c.** *Incorporating physical design features that will provide a transition between the project and adjacent land uses through the provisions of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures.*

d. *Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings and street furniture.*

Current Planning Division: The land uses and densities are consistent with existing and planned development in the area. There are no significant existing physical features in the project, except for a very small intermittent wetland in the southwest corner of the project. This will be incorporated into, the proposed detention pond in Tract JJ and enhanced with landscape along the upper edges. As indicted in other comments, the project is consistent with pertinent elements of the City Comprehensive Plan.

Landscape features are provided at the major entryways from N. Wilson Ave, providing attractive entries. The major streets along the perimeters and through the project will be lined with street trees and full Type D bufferyards for those stretches abutted with double-frontage lots. A street tree in each lot along interior streets will be required. The application proposes to construct utility lines through the center of most roundabouts and cul-de-sacs in the project. This makes it difficult to place meaningful landscape in these areas to enhance the streetscape and provide shading for cars parked in the cul-de-sacs. The City normally encourages planting trees as part of the landscape of these areas for a quality public and private environment. Staff discussed this element with the developer, but the application does not reflect that recommendation. This has prompted staff to recommend **Condition # 20**.

Bicycle and ped circulation will be provided by both on-street design as well as off-street internal open space walkways. Inclusion of the north-south PRPA utility easement as an enhanced open space in the western portion of the site makes good use of this major corridor and provides a quality off-street ped path and open space connecting Cascade Ave to W. 43rd St. The PDP implements the GDP standards and criteria for lot areas, setbacks, building heights, architecture, landscape, etc. to produce a quality streetscape and development.

Staff believes that these findings can be made.

6. Section 16.20.030: *The subdivision provides desirable settings for buildings, protects views, and affords privacy, protect from noise and traffic, and uses resources such as energy and water in keeping with responsible resource stewardship.*

Current Planning Division: Most of the site is level to gently rolling, allowing normal construction techniques on the site. The geotechnical report prepared by Terracon indicates that soil and or ground water conditions are generally typical for this portion of the Colorado Front Range, and that standard construction techniques will be expected for construction of most buildings. However, the report also indicates that soft bedrock, as well as groundwater, was encountered in some places, making special construction techniques necessary in some portions the site. Construction of basements may require additional techniques to deal with these conditions where they occur. Property owners in Hunters Run have repeatedly complained of groundwater problems.

Quality views to both west and north will provide enjoyable views from private and common open spaces.

Existing off-site drainage from the west must be accommodated by this subdivision. This prompted a late revision to the grading plans to provide a significant drainage swale along the rear of Lots 12-16, Blk 24, and the west sideyard of Lot 9, Blk 24. The preliminary plat shows an easement on these lots to accommodate this swale; but the City has had very negative experiences with putting significant drainage swales within private lots. Even though the swales lie in platted easements, and are part of an engineered design by the Developer, homeowners often believe they have the right to fill in the swale for better yard purposes – disrupting its functions and possibly flooding properties and homes. It is best to plat a separate tract of land, to be owned and maintain by the HOA, to accommodate the swale. This has prompted **Condition # 23** for the final plat.

Staff believes that these findings can be made.

7. **Section 18.41.050.E.2:** *The PDP complies with applicable land use and development regulations in effect as of the date that the PDP is approved and any land use and development regulations adopted by the City after that date if the Planning Division and Planning Commission expressly find that compliance with such regulations is necessary to protect public health, safety, and welfare.*

Current Planning Division: The PDP will be developed in compliance with all applicable City codes and standards, except for the approved development standards in the GDP which are expressly divergent from normal City requirements. The standards that are divergent are primarily setbacks, lot sizes and lot widths which are all normal matters for PUDs and completely within the intent of the PUD chapter.

Staff believes that these findings can be made.

8. **Section 16.20.030:** *The lots and tracts are laid out to allow efficient use of the property to be platted.*
9. **Section 16.24.050:** *All lots comply with the standards set forth in the GDP and, to the extent practical, plot lines are at right angles to the street line or at right angles to the tangent of the curve of the street line.*

Current Planning Division: The lots are generally laid out in standard fashion for residential development, with lot lines perpendicular or radial to the adjacent street. A number of cul-de-sacs have been incorporated in the lay-out. The City has no adopted policy prohibiting or discouraging cul-de-sac lots in residential subdivisions. Staff has worked with the Developer to assure that ped. connections are made through some of these cul-de-sacs to lessen disruption of ped. circulation.

Staff believes that these findings can be made.

10. **Section 16.24.120:**
    a. *Landscaping complies with the requirements set forth in the GDP and bufferyards required pursuant to the GDP are within separate tracts of land, separate from individual residential lots.*
    b. *Street trees are located in compliance with the City's Site Development Performance Standards and guidelines, unless waived by the Director.*
    c. *The subdivision plat includes open space fields in compliance with the requirements set forth in Section 16.24.150, unless waived by the Planning Commission. The open space play fields are designed with respect to size, dimension, topography, and general character to be suitable for outdoor play activities*

Current Planning Division: The site will be generously landscaped, meeting the GDP standards, and meeting or exceeding the normal City requirements standards and performance guidelines. This will result in a high quality residential environment. A Type D bufferyard will be provided along all streets with abutting double-frontage lots. Street trees are included in the bufferyards for both external and internal streets. Front yard trees on internal lots will be required at time of home construction. Bufferyards between residential and commercial sub-areas will also be provided. Where appropriate, these bufferyards will be placed in separate tracts of land to be owned and maintained by the HOA(s) of the development.

The requirement of Section 16.24.150 is 1.0 acres of playfield for each 100 single-family detached dwellings. Not all open space is considered as playfield. Playfields are larger open areas that can be used for numerous active recreation and play activities and should generally be fairly flat. Based on 882 dwelling units, the normal requirement is 8.82 acres of playfield.

The primary playfield for this project is the formally arranged community center park and athletic fields. The area of Tract M is over 8.5 acres, and it will be graded and shaped to allow formal and informal play activities, including a private community swimming pool. The central location within the project is definitely a plus. The other large open space is the north-south PRPA corridor, comprised of Outlots GG, HH, LL, and lying between the SF residential lots and the estate lots. This open space and utility corridor has a combined area of 11.6 acres and will have varying but uniform slopes. This corridor will be landscaped with a row of shade trees along each edge of the utility easement, along with clusters of landscape at points of focus to lend an informal, semi-rural character, and will also include ped walk connections along the corridor. This area will also provide space for various other informal play and passive recreation activities. Smaller open spaces and connections are provided in several of the sub-areas where smaller lots are planned.

Staff believes that these findings can be made.

D. Environmental Impacts:

1. **Section 18.41.050.E.2:** *The PDP incorporates environmentally sensitive areas, including but not limited to wetlands and wildlife corridors, into the project design. "Environmentally sensitive areas" are defined in Section 18.41.110 as: slopes in excess of 20%; floodplain; soils classified as having high water table; soils classified*

as highly erodible, subject to erosion or highly acidic; land incapable of meeting percolation requirements, land formerly used for land fill operations or hazardous industrial use; fault areas; stream corridors; estuaries; mature stands of vegetation; aquifer recharge and discharge areas; habitat for wildlife; and other areas possessing environmental characteristics similar to those listed above.

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

Current Planning Division: At the time of GDP, the Applicant submitted a complete Environmentally Sensitive Areas Report (ESAR), prepared by Wildland Consultants, Inc. evaluating the site for natural areas and making recommendations for their treatment. This report indicated that the only environmentally sensitive area on the site was the small drainage-way, with small pockets of wetland, in the far southwest corner of the site. This drainage and possible wetland areas are somewhat intermittent, depending on the amount of annual run-off and accompanying temperatures. It was not determined if the small pockets of marginal wetlands within this drainage-way are jurisdictional wetlands, subject to federal regulations under the Army Corps of Engineers.

The ESAR from Wildland Consultants, Inc. indicated that this drainage-way was approximately 200 meters from, Natural Area #74, and fairly near and connecting to Natural Area #75. Proximity to these areas prompted comments that occasional presence and conflict with mule deer, elk, and mountain lion could occur on the western portions of the site. The western portion of the site is within the much larger area considered as winter range for bald eagles, but there are no trees on or near the site for nests or perches. The report notes that, at that time, there were no prairie dog colonies on the site. However, prairie dogs migrate and establish new colonies on a regular basis. Before site development activities commence, the presence of prairie dogs and appropriate removal measures should be re-determined. This has prompted **Conditions #17 and #18**.

The GDP approval included several conditions implementing the recommendation of this ESAR, stipulating that further, more detailed, evaluation of this drainage-way be performed at the time of PDP, and that appropriate separation and buffers be implemented if development would be located near this drainage-way. As part of the submittal of the Lee Farm PDP, a brief, updated wetland delineation, prepared by Wildland Consultants, Inc., was submitted to the City. This letter indicated that Army Corps of Engineers (COE) had also been contacted for a determination of jurisdictional wetlands on the site. Nothing was ever received from COE.

Based on the ESAR from Wildland Consultants, subsequent staff inspection of this drainage-way area, and normal City policies, the Applicant and staff agreed regarding the following: 1.) regardless of whether or not this drainage contained any jurisdictional wetlands, the area has little natural area value, and further professional evaluation would provide no additional value; 2.) the area is also well suited for a location of one of the necessary stormwater detention ponds, and the PDP design and lay-out should just accommodate preservation and enhancement of the area to implement the normal City policies. (See **Attachments #7 and #8**.) Staff believes that the approach taken in this PDP for preserving and enhancing the identified natural area is a fully

satisfactory manner in dealing with this issue for this site, and that this meets the City policies and standards.

Staff believes that these findings can be made.

VII. RECOMMENDED CONDITIONS

The following conditions are recommended by City staff:

A. PUD Preliminary Development Plan:

Current Planning:

1. No sign permit will be issued for uses within the Tract N commercial area of the PUD until a Planned Sign program is submitted by the Developer and approved by the City.

2. The City shall not approve any FDP or final Public Improvements Construction Plans (PICPs) for any phase(s) that includes the 100 foot wide PRPA easement within Tract HH until the Developer submits to the City a letter from PRPA confirming their approval of the proposed landscape and other open space improvements within said tract.

3. Before issuance of any applicable Certificate of Occupancy by the City for the townhomes or condominiums, the Developer shall ensure that all parking areas, drive lanes and related access drives from streets are paved, striped and signed in compliance with the approved plans.

Transportation Engineering:

4. Prior to the issuance of any building permits within this preliminary development plan (PDP), unless otherwise approved by the Director pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the following improvements shall be designed and constructed by the developer, unless designed and constructed by others. A cash-in-lieu payment, or financial security, may be accepted for all or part of these improvements if approved in writing by the City Engineer:

a) The four-lane arterial roadway improvements for Wilson Avenue adjacent to the PDP boundary, including sidewalk, as shown on the approved Final Public Improvement Construction Plans.

b) The Channelized-T raised median configuration in Wilson Avenue (restricting left-turns at the proposed right-in/right-out access while allowing full-movement access at the existing Woodward/Governor access), as shown on the approved Final Public Improvement Construction Plans.

c) The major collector roadway improvements for Cascade Avenue and 35th Street within the property as shown on the approved Final Public Improvement Construction Plans.

d) The intersection improvements to Wilson Avenue and 35th Street as shown on the approved Final Public Improvement Construction Plans.

e) The necessary traffic signal modifications at 35th Street and Wilson Avenue as deemed necessary by the City.

f) The southbound right-turn lane on Wilson Avenue approaching 35th Street.

g) The southbound right-turn lane on Wilson Avenue approaching the proposed right-turns only access.

h) The roundabout at the intersection of Cascade Avenue and 35th Street (if not already constructed by others).

5. Notwithstanding any information presented in the preliminary development plan (PDP) or accompanying preliminary plat and preliminary construction plan documents (text or graphical depictions), all public street improvements shall conform to the Larimer County Urban Area Street Standards (LCUASS) as amended, unless specific variances are requested and approved in writing.

6. The Developer shall acquire, at no cost to the City, any off-site right-of-way deemed necessary by the City for mitigation improvements associated with this development.

7. Prior to approval of the Final Development Plan (FDP) or final construction plans, a traffic signal plan will need to be reviewed and approved by the City for the necessary traffic signal modifications at 35th Street and Wilson Avenue.

8. The Developer shall obtain a Right-of-Way Obstruction Permit from the City for any proposed gates within a public right-of-way prior to the signing of the FDP or Final Public Improvement Construction Plan mylars.

9. All gates within this PDP shall remain permanently open unless otherwise specifically approved by Loveland City Council.

10. The following note shall be placed on the cover sheet of the final plat: "Local Streets within this subdivision are listed as Priority Three routes in the City of Loveland's Snow and Ice Control Plan, meaning that snow removal services are unlikely except in extreme circumstances. Privately contracted snow removal services are strongly recommended and are permissible when in accordance with the provisions of Section 12.16.240 of the Loveland City Code."

Fire:

11. All garage areas shall have heat detectors installed. Only garages protected by an automatic fire sprinkler system shall not require heat detectors.

Parks and Recreation:

12. No drainage pipes/systems, utilities, signage, landscaping or irrigation shall be allowed to encroach or be constructed in the underpass easements (temporary or permanent) without the Parks and Recreation Directors approval. Any landscaping proposed in Tract A may not be planted until after construction of the underpass. Funds shall be escrowed to complete the landscaping if the underpass is not constructed prior to the completion of Tract A. See the plat dedication statements for any exceptions or exclusions to this condition.

13. The sidewalk along Wilson, north of Iron City Drive may need to be installed with the construction of the underpass. Funds for the full 10 foot wide sidewalk/trail shall be escrowed if the City determines this to be best for the underpass project. This condition shall be finalized before the final mylars are signed and approved by the City. A temporary 5' wide sidewalk may be required if the permanent sidewalk is not installed.

Water/Wastewater:

14. Unless constructed by others, the Developer shall design and construct the following public improvements prior to the issuance of any building permits:

a. Public water infrastructure as illustrated in the Public Improvement Construction Plans (PICPs) for Vanguard-Famleco 13th Subdivision, aka Hunters Run West Filing 1.

15. Unless constructed by others, the Developer shall complete the design and construct the improvements to expand the 29th Street Water Booster Station in order to provide water to any property within the Boosted Pressure Zone 2 (BPZ2).

Stormwater:

16. Prior to approval of a Final Development Plan and Final Plat, the Developer shall provide the Loveland Stormwater Utility with a final drainage design for Cascade Avenue which complies with the major storm allowable flow depth of 0.75 feet as required by our criteria for a major collector street classification.

B. Preliminary Plat

Current Planning:

17. Prior to commencing any construction or grading on the site, the Developer shall submit a report from a qualified professional to indicate whether there are any active prairie dog burrows or colonies on the site. The report shall distinguish the presence of any black-tailed prairie dog burrows or colonies, as compared to other types of more common prairie dogs. If there are active black-tailed prairie dog burrows or colonies, all reasonable measures shall be taken by the Developer to relocate the black-tailed prairie dogs to any accepting prairie grasslands. If there are any other prairie dogs on the site, the Developer shall employ a professional exterminator, licensed by the Department of Agriculture, to humanely eliminate the dogs from the site. Before

extermination activities commence, the Developer shall provide to the City written confirmation from the Division of Wildlife and the licensed professional exterminator stating there will be no detrimental effect to endangered species or burrowing owls.

18. Prior to commencing any construction or grading on the site, and prior to any removal or extermination efforts of prairie dogs from the site, the Developer shall submit to the City a report prepared by a qualified professional to indicate whether there are any burrowing owls on the site. If such construction, grading or extermination activities are proposed outside the owls' normal activity period (March 1 – October 15), this shall not be required.

19. As part of the final plat, the drainage swale lying along the rear of Lots 12-16, Blk 24, and the west sideyard of Lot 9, Blk 24 shall be platted as a separate tract to accommodate the large drainage swale that runs through this area. (This was discussed at one of the intervening meetings with staff regarding the revised grading and drainage plan.)

20. At the time of final plat and final PICPs, the alignment of all water and sewer lines in public streets will be revised so that landscape areas within roundabouts and cul-de-sacs can include canopy trees for higher quality visual impacts and improved shading of the on-street parking areas. The landscape plan will also be revised commensurately to include such trees. (This had been discussed once before, with unsatisfactory results for City staff. It came up again during per review of the application last week. I believe our position on this is "agree to disagree", but it is my clear understanding that I have been directed to advocate for this position by this recommended condition.)

21. At the time if final plat and final PICPs, the 8 inch water line running through the northern portion of Lot 15, Blk 26 shall be relocated to lie near the north sideyard of said lot, or the easement area shall be platted as a separate tract to be owned and maintained by the HOA.

22. At the time of final plat and final PICPs, the final grading of the site will be substantially consistent with the preliminary grading plans. Artificial elevation of perimeter lots in order to create grading for walk-out lots will not be allowed.

23. At the time of final plat, the drainage/utility easement shown along the rear of Lots 12-16, Blk 24 and the west sideyard of Lot 9, Blk 24, shall be revised to a separate tract dedicated for drainage and utility purposes.

Fire:

24. Prior to approval of the Final Plat a "Fire Lane– No Parking" sign plan shall be submitted for approval for all courts and multifamily areas.

Parks and Recreation:

25. Specific dedication statements for the trail and underpass easements, located in Tract A and Outlot A shall be provided setting precedence for the trail as the primary use and all other easements as secondary to the trail and underpass easement. The City shall provide draft

language for these dedication statements on the final plat. There shall be dedication statements for both the temporary and permanent easements on the plat.

26. No additional encroachments, including blanket utility easements shall be allowed in the trail and underpass easements without the City of Loveland, Parks and Recreation Director, approval and as determined by the final dedication statements.

27. The following note shall be added to the final plat, "The City of Loveland is not responsible for any damage to irrigation heads or the irrigation system, or turf or landscape damage bordering the edge of trail if damaged due to routine snow removal or normal maintenance of the trail".

28. On the final plat, label Tract A in the table shown on plat as:

"Trail/Drainage/Landscape/Open Space to address the trail and access component of the easement."

RESOLUTION # 10-2

A RESOLUTION APPROVING THE LEE FARM 1st SUBDIVISION PRELIMINARY DEVELOPMENT PLAN, LOCATED WITHIN THE LEE FARM PUD (P# 91), CITY OF LOVELAND, LARIMER COUNTY, COLORADO

WHEREAS, a Preliminary Development Plan for the Lee Farm 1st Subdivision, being all of the Lee Farm PUD (# P-91) has been submitted to the Planning Commission for consideration, pursuant to Chapter 18.41 of the Loveland Municipal Code; and

WHEREAS, pursuant to section 18.41.050(E)(2) of the Loveland Municipal Code, the City of Loveland Planning Commission held a public hearing on August 23, 2010, regarding said Preliminary Development Plan; and

WHEREAS, at said hearing the recommendations of the Current Planning Division were received and duly considered by the Commission, as well as all necessary testimony by the applicant and public; and

WHEREAS, the Commission has considered the application in light of the intent and objectives of Chapter 18.41 of the Loveland Municipal Code, and more specifically the factors set forth in sections 18.41.050(E)(2)(a-c) and expressly including those set forth in sections 18.41.050(D)(4)(b) and (c), and has determined that pursuant to said factors the Preliminary Development Plan may be approved.

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

Section 1. That the Lee Farm 1st Subdivision PUD Preliminary Development Plan for 246.861 acres, more or less, being all of the Lee Farm Planned Unit General Development Plan (#P-91), which Preliminary Development Plan is on file in the office of the City of Loveland Current Planning Division, and is incorporated herein by this reference, is hereby conditionally approved, consistent with the recommendations of the Planning Staff Report dated August 23, 2010, as amended by the Planning Commission in public hearing on August 23, 2010.

The Lee Farm 1st Subdivision Preliminary Development Plan for Lee Farm Planned Unit Development applies to the following described real property:

"All portions of the Lee Farm Addition to the City of Loveland, County of Larimer, State of Colorado, as recorded in the office of the Larimer County Clerk and Recorder at Reception # 20060042451, and as more particularly described in Exhibit A, attached hereto".

Section 2. This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible.

Resolved this 23rd day of August, 2010.

ATTEST:

Planning Commission Secretary

PLANNING COMMISSION:

Rob Molloy, Chairperson
City of Loveland Planning Commission

APPROVED AS TO FORM:

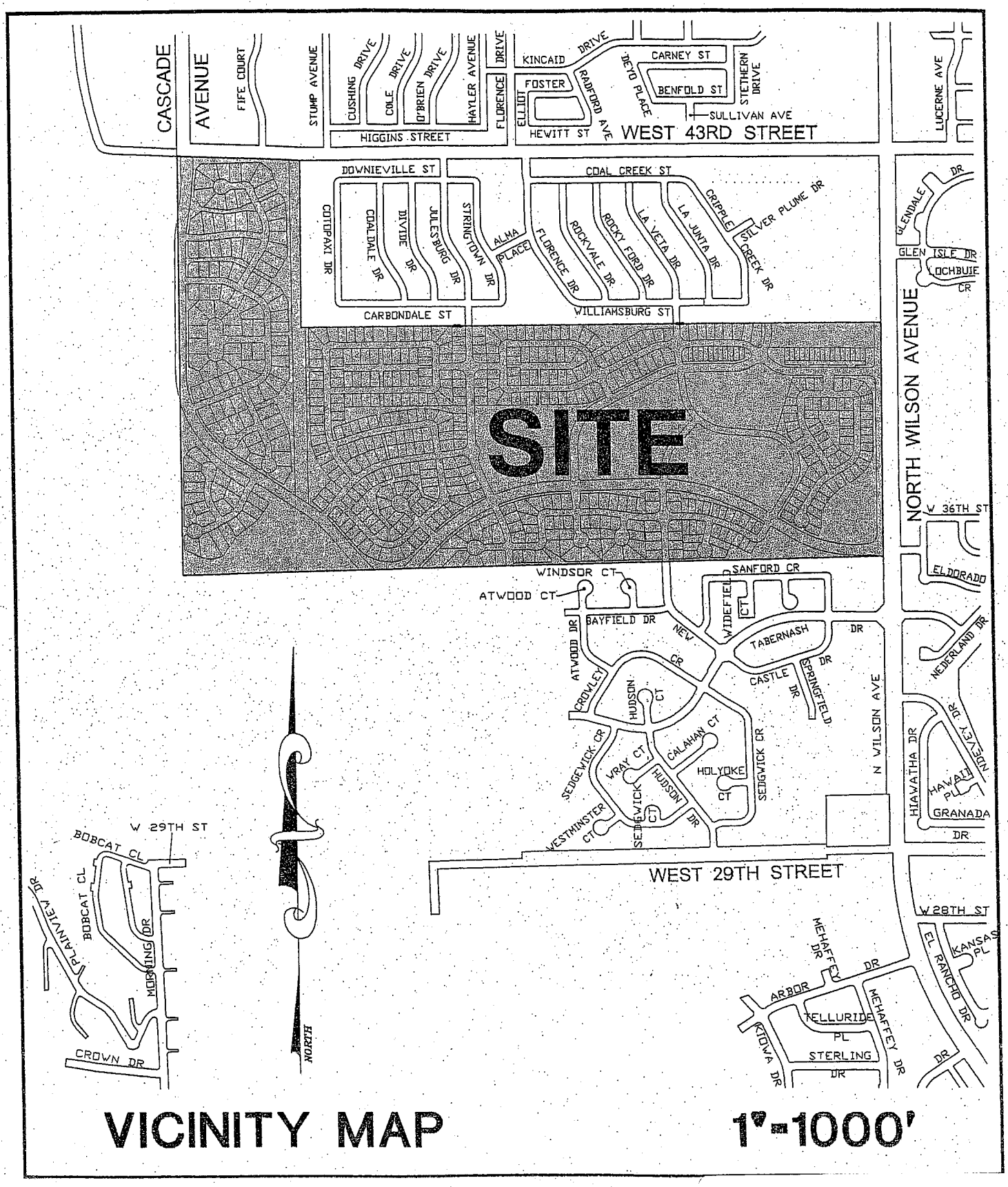
Assistant City Attorney

EXHIBIT A

That portion of Section 4, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

Considering the East line of the Northeast Quarter of said Section 4 as bearing South 00°00'27" West and with all bearings contained herein relative thereto:

Beginning at the Northeast corner of said Section 4; thence along the East line of the Northeast Quarter of said Section 4 South 00°00'27" West 1320.00 feet to a point on the Easterly prolongation of the South line of the plat of BUCK FIRST SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence along said Easterly prolongation of the South line of the plat of said BUCK FIRST SUBDIVISION South 89°20'42" West 30.00 feet, more or less, to a point on the East line of that certain parcel of land as described in deed at Reception No. 91011261, records of said County and the TRUE POINT OF BEGINNING; thence departing said Easterly prolongation of the South line of the plat of said BUCK FIRST SUBDIVISION and along said East line of said certain parcel of land as described in deed at Reception No. 91011261 South 00°00'27" West 1356.96 feet and again South 00°01'10" West 417.94 feet, more or less, to a point on the Easterly prolongation of the North line of the plat of VANGUARD-FAMLECO NINTH SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence departing said East line of said certain parcel of land as described in deed at Reception No. 91011261 and along said Easterly prolongation of the North line of the plat of VANGUARD-FAMLECO NINTH SUBDIVISION and along the North line of Tract C, VANGUARD-FAMLECO EIGHTH SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado and along the North line of Tract A, VANGUARD-FAMLECO SECOND ADDITION to the City of Loveland, County of Larimer, State of Colorado South 88°20'18" West 5261.57 feet, more or less, to a point on the West line of the Southwest Quarter of said Section 4; thence along said West line of the Southwest Quarter of said Section 4 North 00°08'28" East 488.64 feet, more or less, to the Southwest corner of the Northwest corner of said Section 4; thence along the West line of the Northwest Quarter of said Section 4 North 00°09'00" East 2698.81 feet, more or less, to the Northwest corner of said Section 4; thence along the North line of said Section 4 and along the South line of the plat of GIULIANO FIRST SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado North 89°20'42" East 891.92 feet, more or less, to the Northwest corner of the plat of BUCK SECOND SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence departing said North line of the Northeast Quarter of said Section 4 and said South line of the plat of GIULIANO FIRST SUBDIVISION and along the West line of said BUCK SECOND SUBDIVISION South 00°00'27" West 1320.00 feet, more or less, to the Southwest corner of said plat of BUCK SECOND SUBDIVISION; thence along the South line of the plat of said BUCK SECOND SUBDIVISION and along the South line of the plat of said BUCK FIRST SUBDIVISION North 89°20'42" East 4360.00 feet, more or less, to a point on said East line of said certain parcel of land as described in deed at Reception No. 91011261 and the TRUE POINT OF BEGINNING.
The above-described parcel contains 246.861 Acres, more or less.



VICINITY MAP

1"=1000'

ATTACHMENT 1

Lee Farm Preliminary Development Plan Narrative

Location and Existing Conditions

The property is located at the northwest corner of N. Wilson Avenue and 35th Street. The surrounding area is substantially zoned for and/or developed as low and medium density residential uses, with a neighborhood commercial center adjacent to the northeasterly boundary and Industrial/Light Manufacturing east of the site across N. Wilson Ave. To date the property has been dry land farmed.

Development Concept

The property involved in this Preliminary Planned Development is the entire 246.84 acre GDP. The proposed Plan includes a variety of residential uses including: Patio homes on +/- 6,491 square foot lots (average); single family homes on +/-7,630 square foot lots (average); two-family homes; Estate Homes; Single Family Attached; Condominiums; a two-acre Convenience Commercial center and a Community Center with neighborhood outdoor play areas. The overall density is in keeping with the approved General Development Plan.

The true residential gross density is 3.6 dwelling units per acre and the true residential net density is 4.7 dwelling units per acre net. Density calculations do not include Outlots. A Community Center, located on 8.5 acres, is located at the center of the site and is intended to be operated by the Master Homeowner's Association. It will include approximately 3 acres of open playfields and will include additional areas for outdoor playground facilities. There will also be one or more buildings, which will include indoor meeting and community rooms, and indoor recreation facilities. Uses will allow community meeting space, potential for City parks and recreation activities such as art classes, service club meeting rooms and other similar and related activities.

Net Open Space is 33 percent. The Community Park located centrally in the development is the central focal and gathering point. Greater than 3 acres is available for open playfields with an additional 30 acres of trails and open space areas throughout the development and are scattered throughout the site to satisfy the open space playfield standards. A total of +/-63.3 acres of general open space is present. Individual areas will be developed with each filing they are a part of. The Community Park space will be developed in phases. The playground area on the northern extremity and the community building will be developed after the first 20 percent of the homes have Certificates of Occupancy. The pool and Clubhouse will be constructed with the balance of the Community Park site after 40 percent of the homes have Certificates of Occupancy.

Development Objectives

The Plan (PDP) is a mixed-use development including residential, community space and convenience commercial activity. The aim is to satisfy the Loveland Comprehensive Plan while respecting the current adjacent uses and zoning. The overall density is in keeping with Loveland's Comprehensive Master Plan, which presently calls for both Low and Medium Density and Estate

ATTACHMENT 2

Residential uses. The circulation layout will encourage internal trips from adjacent development to use collector linkages to get to and from area commercial services. This concept will encourage some reduction in vehicle trips to arterials and should allow pedestrian and bicycle use. The development is able to fit contiguity of development policies as a result of being in-fill adjacent to existing development.

The Patio Homes in Area 1 are intended for and will be marketed to active, over 55 empty nesters. It has been designed to be off the major circulation route to permit a gated community, satisfying a demand shown in the marketing studies completed for the site. Recognizing the standards for the City, the interior streets will be private and the main entry and any secondary access will be designed to satisfy the requirements of emergency service providers.

Attached Single Family and Condominium areas are expected to attract a mix of seniors and young professional and singles. The center core of the project will continue to satisfy the majority demand for single family detached housing and that is for young families and move up housing for growing families. The Estate area to the west will accommodate mature families and will provide a desired transition to the open areas farther west. The development area is designed with a cluster concept with large lots and open spaces between lots.

The Community Center is the main focal point of the project with the community center building, recreation facilities and open space and playfields. The commercial Center contains the opportunity for 17,400 Square feet (net FAR) of convenience commercial to serve the immediate residents. Services may include personal services, day care small office and small retail vendors such as coffee and bagel shops.

Utilities/Public Facilities

Water	City of Loveland
Sewer	City of Loveland
Electric	City of Loveland
Natural Gas	Xcel Energy
Telephone	Qwest
Schools	Thompson School District R2-J

Design Standards

A. Landscaping.

All lots along local streets shall have one tree and corner lots shall have one tree per street frontage planted prior to the issuance of a certificate of occupancy.

Buffer yards. The Developer shall install all curbside buffer yards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge of buffer yards and open space. These improvements shall be installed prior to issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the Developer with the City. All formal landscaped areas shall be irrigated by a permanent, automatic irrigation system.

All areas shown as irrigated turf in the approved landscape plan shall be landscaped using drought tolerant species. All components of irrigation systems, except for sprinkler heads and control boxes, shall be buried at sufficient depth below ground surface to insure that normal open space maintenance measures will not damage the irrigation system.

A Type D landscape buffer yard shall be installed by the developer for all double frontage residential lots in the development. For purposes of meeting this requirement, the street trees for said buffer yards will be planted at 30-40 feet on center and the buffer yard shall be a minimum width of 20 feet.

The Developer shall plant the tree lawn along both sides of all interior arterial or collector streets with street trees and sod. The trees in the tree lawn shall be considered as a part of the required buffer. These trees shall be planted at 30-40 foot regular spacing except to allow for necessary driveways, clearances for underground utilities and overhead power lines. Permanent irrigation shall be included in this installation to insure the health and vitality of the sod and trees. The sod and street trees shall be planted before issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the developer with the City.

Open space landscaping. Developer shall ensure that the owner(s) of the common open spaces shall maintain all landscape or other improvements approved by the City in good condition at all times. Maintenance shall include, but not be limited to, appropriate irrigation, replacement of dead or dying plants, regular repair and flushing of irrigation systems, replacement of mulch and weed fabric, and control of weeds.

B. Irrigation, Maintenance, and Soils.

A watering system that is capable of providing sufficient water to maintain plants in a healthy condition shall be installed in all areas which are landscaped with live plants, pursuant to the requirements of this section.

All living plants required by this section, as shown on a landscape plan approved by the City, shall be maintained in a live and healthy state by the property owner. Dead or unhealthy plants shall be immediately replaced with the size and type of plants required on the applicable development plan and by this section.

C. Fencing.

Fences adjacent to Open space. Open rail fences will be used adjacent to open spaces.

Fences between private lots (Privacy fences). 6-foot solid wooden fences will be installed along the rear or side lot lines of Lots 1, 8, 9, 18, 19, 27-29, Block 20 & Lots 9 and 18, Block 23 as shown on Sheet 6 of this PDP. All other solid privacy fences shall be 5-feet.

Solid fences. Solid material fences, as defined in Chapter 18.48 of the Municipal Code, as amended, shall not be allowed in the front yard of any residential lot. No solid material fences shall be installed on any lot closer to any street that abuts the side of said lot than the minimum side yard setback on the lot.

D. Performance Standards.

1. Mix of Housing Models.

a) Any single family residential detached, patio home or two family home development area containing sixty (60) or more homes, shall have at least four (4) different *housing models*. Any development plan of fewer than sixty (60) single-family residential detached, patio or two-family dwelling units shall have at least three (3) different housing models. Any development plan containing one hundred (100) or more single-family residential detached, patio or two-family detached dwelling units shall have at least five (5) different housing models

b) Each housing model shall have at least three (3) characteristics, which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof-lines, garage placement, placement of the footprint on the lot, and/or building face. Three major styles are proposed to be used in Lee Farm: Craftsman style; Farmhouse style; and, Prairie style. Each of these are shown with several conceptual elevations and the concepts are listed with narrative typical features. At the time of the Final Development Plan a selection of styles and floor plans will be presented to firm up the models to be used in each development area.

The requirements in subparagraphs (a) and (b) above shall not apply to development plans containing ten (10) or fewer dwelling units.

2. Architectural Features Single Family, Patio and Two Family

Create a visible main-body roof form complemented by smaller roof planes or elements. Minor roof elements such as gable ends and dormers shall be proportional to the spaces covered and to the overall roof size and form. The elements below qualify for the quantity of roof breaks required.

a. There shall be a variation of roof massing for each home, with a minimum of two roof breaks. (a roof that turns a corner or has a change in elevation).

b. The minimum roof overhang (for all main body roofs) is 12 inches.

c. All roof vents, flashing, and soil stacks, shall be painted to match the roof color.

Create single story building volumes including recessed entries, covered porches, and decks that soften the building facade, acting as transitional elements to larger-scaled building volumes. (Items related to b., c. and d. below relate to front elevations only)

a. A recessed entry or covered porch shall be required for all homes.

b. Columns shall be a minimum ten inches square (Box Column) or ten inches in diameter (Round Column). Grouped Round columns (two or more) may be six inches in diameter. A round column is permitted to taper.

c. Columns shall be designed with a distinctive base, shaft, and capital.

d. Masonry shall be a minimum of 18" square and stucco piers shall be a minimum 12 inches square. Piers shall be crowned with a masonry cap.

Design homes to avoid long expanses of blank walls and windowless elevations. A home shall use building elements such as plane breaks and building projections that help segment the building mass and break-up large expanses of blank wall.

a. Wall plane articulation shall be provided based upon the following minimum requirements. The front facade of a porch shall meet the requirement of a wall plane, rear decks shall not meet the requirement of a wall plane:

Front Elevations

Single-Story: Two wall planes (separated by a minimum 10" off-set).

Two-Story: Three wall planes (separated by a minimum of 10" off-set).

Rear Elevations

a. Two wall planes (separated by a minimum 10" offset).

b. In addition to the two wall planes required for rear walkout elevations visible from public streets, rear elevations shall incorporate one of the following façade articulation elements such as: building projections/popouts (bay or box windows), one-story building volumes, roof skirts, decks, covered porches, gable ends, and chimney fireplace pop-outs.

Use building materials with strong textures and rich colors, such as brick, stone, shingles, and clapboards that create visual depth and detail. It is the intent to use a minimum of two different textures on building facades. Though not required, masonry on certain styles of structures is encouraged. Proposed architecture should follow the various historical styles and spin-off of these styles, with regards to masonry.

a. Lap siding shall not exceed eight inches exposed, to the weather.

b. Board and batten siding shall not exceed sixteen-inches (board) and three inches (batten) exposed, to the weather.

c. Color variety shall relate to changes of materials, such as a stone building base, clapboard facade, and composition roof.

d. Each home shall have a minimum of three colors (material or paint color) not counting roof material (color).

e. Rich roof colors shall be used such as, but not limited to: dark charcoal gray, greenish-gray, forest green. dark brown, and black to visually terminate the top of the home. No more than three homes in a row shall have the same roof color.

f. Composition roofing shall be Architectural Grade dimensional fiberglass shingles, straight cut or color-framed mitered corners, with a weathering grade asphalt and ceramic granules, heavy weight.

3. Architectural Features Single family Attached and Condominiums

Create Articulated building masses and forms that segment Single Family Attached buildings into a series of smaller controllable sizes.

a. Buildings shall use two-story masses, which appear to step-down to smaller building volumes. This can be achieved with different massing techniques and changes in material.

b. Buildings shall use single-story elements such as recessed entries or covered porches as transitional elements to larger-scaled upper-story building masses.

Create roof forms that reflect and harmonize with the architectural style of the building, providing both horizontal and vertical articulations.

a Create both horizontal and vertical roof articulations. A variety of roof breaks shall be provided.

b. The minimum roof overhang for all main body roof forms shall be 6 inches.

Create recessed entries, covered porches, and decks as transitional elements between the public and private realms, designed to complement the architectural style of the building.

a. A recessed entry or covered porch shall be provided for each dwelling unit that faces a public street

b. Recessed entries shall be a minimum 20 square feet in area, with a four-foot minimum depth.

c. Covered entry and porch steps shall be composed of solid materials such as concrete or masonry. Open risers shall not be permitted.

d. Covered porches shall be a minimum 20 square feet in area, with a five-foot minimum depth.

e. All deck elements such as balustrades, railings, columns, posts, and staircases shall be painted or stained to be compatible with the main building. Decks shall not be left untreated.

Design buildings to be four-sided, providing architectural embellishments and articulation on all building elevations.

a. Avoid long unbroken walls and box-like forms. The following wall articulation techniques shall be used to mitigate blank facades:

1. Recessed entry
2. Covered porch
3. Changes in material, texture and color.
4. Building projections two-feet deep, four-feet wide.

Use building materials with strong textures and rich colors that create visual depth and detail.

a. A material shall be chosen on front elevations that will anchor the building to the ground plane.

b. Front elevation wall cladding material dimensions shall be the same for all elevations.

c. Lap siding shall not exceed eight inches exposed, to the weather.

d. Board and batten siding shall not exceed sixteen inches (boards) and three inches (battens) exposed, to the weather.

Roof Material and Color

a. There shall be a minimum of three roof colors for each Town home or Condominium development.

b. Rich roof colors shall be used such as, but not limited to: dark charcoal gray, greenish-gray, forest green, dark brown, and black to visually reduce the top of the building.

c. Composition roofing shall be Architectural Grade dimensional fiberglass shingles, straight cut or color framed mitered corners, with a weathering grade asphalt and ceramic granules, heavy weight.

d. Alterative roofing material to standard composition shall be permitted. Synthetic, fiberglass, concrete and tile may be used.

e. Roof flashing, vents, and soils stacks shall be painted to match the roof color.

4. **Garage Placement and Design For Single-Family Detached, Patio Homes and Two-Family Dwellings.**

a. For single family detached and two-family dwellings garage doors visible as part of front building elevations shall not extend more than six (6) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

b. For single family detached dwellings on lots less than sixty-five (65) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

c. For two-family dwellings on lots less than ninety (90) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall not extend more than eight (8) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

d. Garage doors for single family detached dwellings shall not comprise more than forty (40) percent of the ground floor street-facing linear building frontage.

e. Garage doors for two-family dwellings shall not comprise more than sixty (60) percent of the ground floor street-facing linear building frontage.

5. **Garage Placement for Single Family Attached and Condominium Dwellings.**

a. Garage doors that are visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet across the front of the building, by six (6) feet in depth.

b. Individual access from the public rights-of-way to garages and/or parking areas for dwelling units containing four or more dwelling units shall not be permitted.

6. Architectural Features Commercial

Color and Preferred Materials

a. Color families should include:

Grays, warm and cool; greens and blues; reds and browns; and similar color families.

b. Preferred Materials include:

Brick; Textured concrete block, painted or integral color; Natural and synthetic stone products; Stucco; Wood as an accent material (no greater than 40 % of the façade); and Metal as a roof material or as an accent material (no greater than 20 % of the façade as an accent material).

Facade Treatment

a. No facade facing a street shall have a blank wall greater than 50 feet without two of the following: change in plane or color; change in texture, masonry pattern; windows (real or false); porticos, awnings or canopies; or vertical elements such as columns, pilasters or piers.

b. Architectural treatment shall be 360 degrees and lesser materials shall not be used on side or rear elevations.

c. Awnings shall be no longer than a single store front and with a compatible color treatment as the main structure.

Roof treatments

a. Buildings with a flat roof shall use at least one of the following treatments: sloping roof forms at building entrances; stepped parapets; or cornice treatments (other than colored stripes) with textured materials such as stone ,masonry or color changes.

b. Buildings with a full pitched roof shall not be required to provide parapet or cornice treatments.

Signage

1. Signs Allowed.

a. Entry signage to be freestanding type monuments with materials and design parameters to match the Sign Character Design as part of this project. Signage is to comply with the four (4) unifying elements stated on the Sign Character Design. Sign area shall be allowed 3.3 square feet of sign area per foot of setback up to a maximum one hundred (100) square feet per face. One foot of height for each foot of setback up to a maximum height of

twenty-five (25) feet shall be allowed. Setback to be measured from the face of curb or edge of pavement.

b. Commercial signage is to be wall mounted as indicated on the Sign Character Design as part of this project. Signage is to comply with the four (4) unifying elements stated on the Sign Character Design. Each tenant is allowed one (1) sign per frontage. Wall sign area shall be calculated as two (2) square feet per linear foot of frontage per tenant. Additional bonuses may be allowed with compliance to the Sign Character Design parameters. No individual wall sign can exceed a total of one hundred (100) square feet

c. Informational and directional signage may contain advertising material provided the sign does not exceed four (4) square feet and the area in advertising is included in the allowable square footage for freestanding signs. Logos and / or marketing insignias used on entry and / or exit signs shall not exceed two (2) square feet. Entry and exit signs are not permitted to contain traffic regulating messages. Entry signs must be located on tenants pad, and set back a minimum of forty (40) feet from main access.

2. Limitations.

a. No internal illumination shall be permitted as the commercial site area is adjacent to residential areas.

b. Wall signs may have white accent lighting or downward facing external lighting.

c. Freestanding signs will be limited to monument signs.

d. Pole signs shall not be permitted.

Access, Circulation and Parking

Collector streets will provide the primary circulation from the north end of the site to the south end of the site and links the eastern and western boundaries permitting maximum connectivity to and with the adjacent sites. Circulation is intended to provide connectivity to major transportation corridors adjacent to the site and thereby permits adjacent sites to at least one main entrance to any single family attached or multi-family area and facilitate circulation through this area to alternate arterial passages. The site has the potential to link adjacent properties with pedestrian ways for use in both recreation and commuter purposes. There are raised pedestrian crossings throughout the site which link the 2.5 miles of recreational pathways throughout the site in addition to all of the sidewalks in the site. The intersection of Leadville Dr./Ct. and W. 35th Street will be a four-way stop to promote traffic calming and pedestrian crossing safety. The design will permit efficient public safety connections as well as connections that will benefit the general public as adjacent properties eventually develop. Desired connectivity can be provided and reduction of traffic on adjacent arterials is possible, while designing access to those arterials at appropriate locations.

Required Number of Off-Street Parking Spaces

Parking space allocations to be based on standards in the Loveland Municipal Code and the City of Loveland Site Development Performance Standards and Guidelines. Parking shall be provided within each cul-de-sac at a rate of one space per lot in the cul-de-sac.

Yards, setbacks and building heights

A. Restrictions and Allowances.

1. Except as provided in paragraph (2), below, no building, structure, or parking lot shall be located within any yard required pursuant to this section.

2. The following structures and features may be located within a required yard:

a. Trees, shrubbery or other features of natural growth;

b. Fences, hedges, and walls;

c. Driveways and sidewalks;

d. Signs;

e. Bay windows, architectural design embellishments and cantilevered floor areas that do not project more than two 2 feet into the required yard or setback, are not more than ten (10) feet in length, and do not encroach into a public easement;

f. Eaves that do not project more than three (3) feet into the required yard or setback;

g. Open outside stairways, entrance hoods, terraces, canopies and balconies that do not project more than five (5) feet into a required front or rear yard or setback and not more than two (2) feet into a required side yard or setback, provided they do not encroach into a public easement;

h. Chimneys, flues and residential ventilating ducts that do not project more than two (2) feet into a required yard or setback, are not placed so as to obstruct light and ventilation, and do not encroach into a public easement;

i. Utility lines wires and associated structures.

j. Parking lot ingress and egress drives.

3. When an existing yard is reduced as a result of conveyance for a public use and the remaining yard is at least seventy-five (75) percent of the required minimum, then the yard remaining shall be deemed to be in compliance with the minimum requirements for such yard.

4. In the case of corner lots, the owner shall designate the front lot line for purpose of establishing the front yard for buildings and structures. Once designated, any change in the designation may be permitted only as part of an approved redevelopment application. No such change in designation shall be approved that creates nonconforming buildings or structures with respect to encroachments into yards.

5. Solar energy devices, including but not limited to, overhangs, movable insulating walls and roofs, detached solar collectors, sun reflectors and piping, may extend not more than three (3) feet into a required yard.

6. To maximize the amount of open space on a lot and allow beneficial use of property, the Director may approve a reduction, up to a twenty (20) percent, in the width of a yard, provided the Director finds that adequate light and air are preserved to adjoining properties, the fire protection standards for non-rated structures are met, and open space and property values are maintained. Any reduction greater than twenty (20) percent of the width otherwise required shall be subject to approval of a variance per the City Code.

B. Residential Yard Requirements.

Single Family Detached Dwellings.

a. Front. The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street.

b. Rear. The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height.

c. Side. The side yard shall be one (1) foot for each three (3) feet, or fraction thereof, of building height, but not less than five (5) feet. On corner lots the minimum side yard adjacent to the side street shall be fifteen (15) feet, except the minimum yard for a garage shall be twenty (20) feet where a vehicle access door faces the side street.

Two-Family and Patio Dwellings.

a. Front. The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street. Where more than two (2) two-family dwellings are located adjacent to each other, the front yard dimension shall be varied by at least four (4) feet and no front yard shall be less than fifteen (15) feet.

b. Rear. The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height. The rear yard for a garage not exceeding 12 feet in height and located adjacent to an alley shall be ten (10) feet.

c. Side. Zero lot lines shall be permitted within patio home areas, provided that at the time of preliminary plat, ten foot side lot utility easements are provided to ensure meter locations and underground utility lines may be located as desired by the Power Department of the City of Loveland. In addition, shrubs, trees, fences, driveways, and other features that will interfere with the trenching or maintenance of the utility lines may not be located within the utility easement area. Eaves, window wells and other architectural features may not extend into the utility easement area or over property lines. The City of Loveland shall not be responsible for repair or replacement of any of the items listed above in order to install or repair utility lines

and associated equipment within these utility easement areas. Zero lot lines shall not be permitted on exterior lot lines.

Building Height

Buildings shall utilize the building height regulations set forth in the Zoning Ordinance of the Loveland Municipal Code.

Single family detached, Patio, Two-family and single family attached: 35 feet. Accessory building or structure: 25 feet.

Single family attached: 35 feet. Accessory building or structure: 25 feet.

Condominium: 40 feet. Accessory building or structure: 25 feet.

Commercial and all other: 40 feet. Accessory building or structure: 25 feet.

ADDITIONAL STANDARDS

1. Notwithstanding the text or depictions in the PDP, no fence, landscape, sign or other object or feature may obstruct any safe-sight distance triangle. The final plat, PICP's, and FDP will include all depictions and information to assure full compliance with this limitation.

2. In the interpretation and implementation of the provisions of the PUD, whether text or depictions, to final development plans and/or building permit applications, the City shall deem the more restrictive provision as that which governs.

3. All development and use of the land within the Lee Farm 1st Subdivision PUD shall be governed by the provisions of all applicable portions of the Municipal Code, unless otherwise specifically provided otherwise in the PUD General Development Plan or PUD Preliminary Development Plan for Lee Farm Addition PUD.

4. The monument base for the freestanding project signs, as depicted on sheets 24 and 25 of the PDP, shall not be counted as sign area by the City, provided said monuments are designed and constructed in substantial consistency with said depictions.

5. For purposes of application of the City sign code to the commercial area shown as Tract N, shall be deemed as a single premise.

6. For purposes of application of the City sign code to the condominium areas shown as Tracts J, K, and L, each of these tracts shall be deemed as a single premise. If desired by the Developer, one r more of said Tracts may be combined for purposes of establishing a premise.

7. No sign permit will be issued for uses within Tracts J, K, or L, or any combination thereof, until a Planned Sign program is submitted by the Developer and approved by the City for each identified premise.

LEE FARM DEVELOPMENT
TRAFFIC IMPACT STUDY

LOVELAND, COLORADO

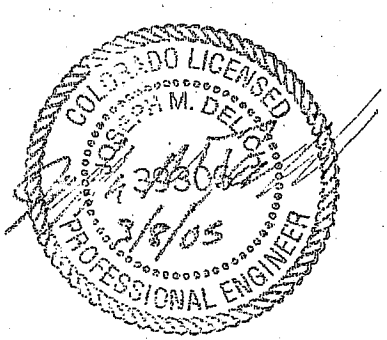
MARCH 2007

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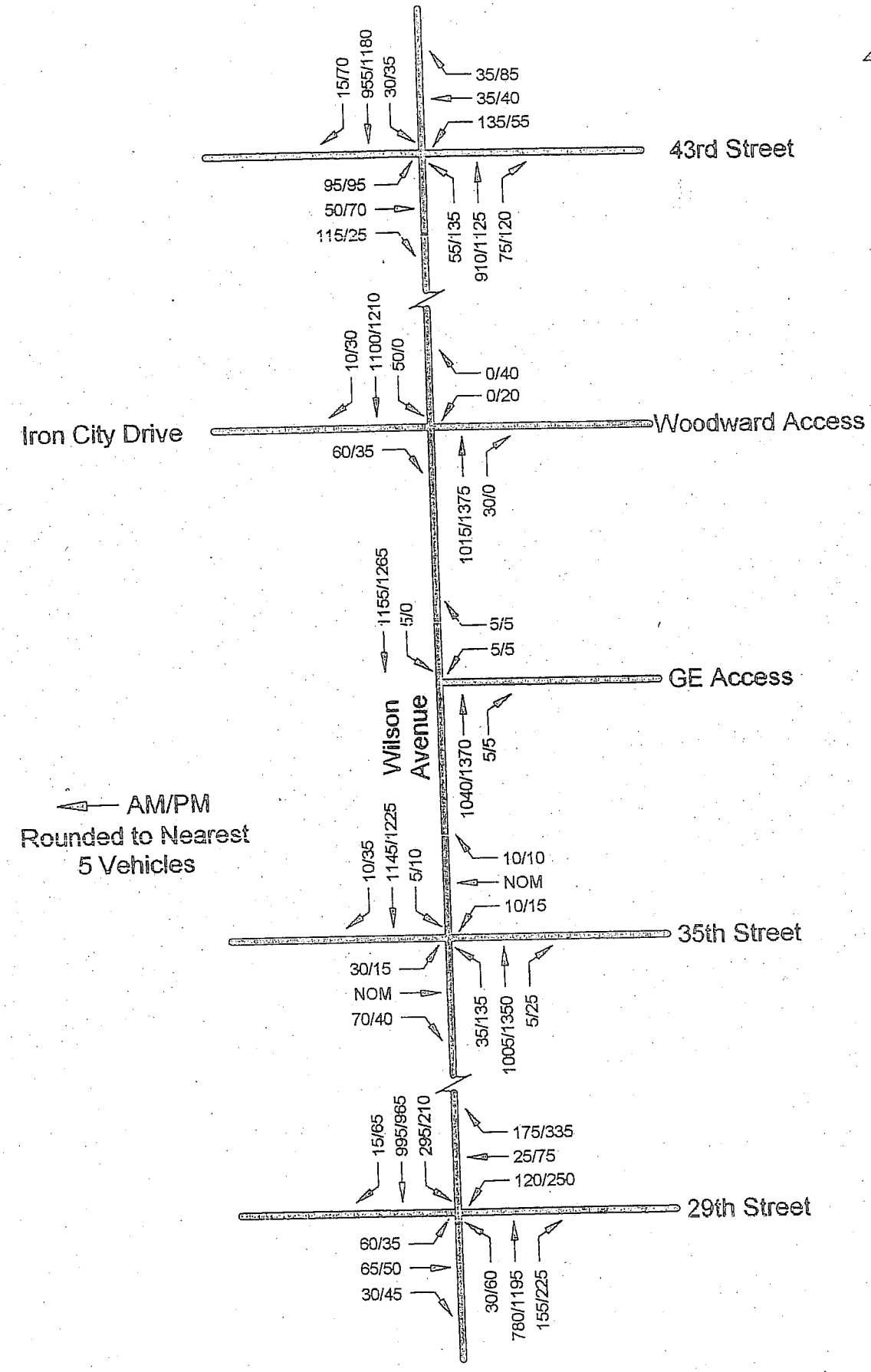
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ATTACHMENT 3

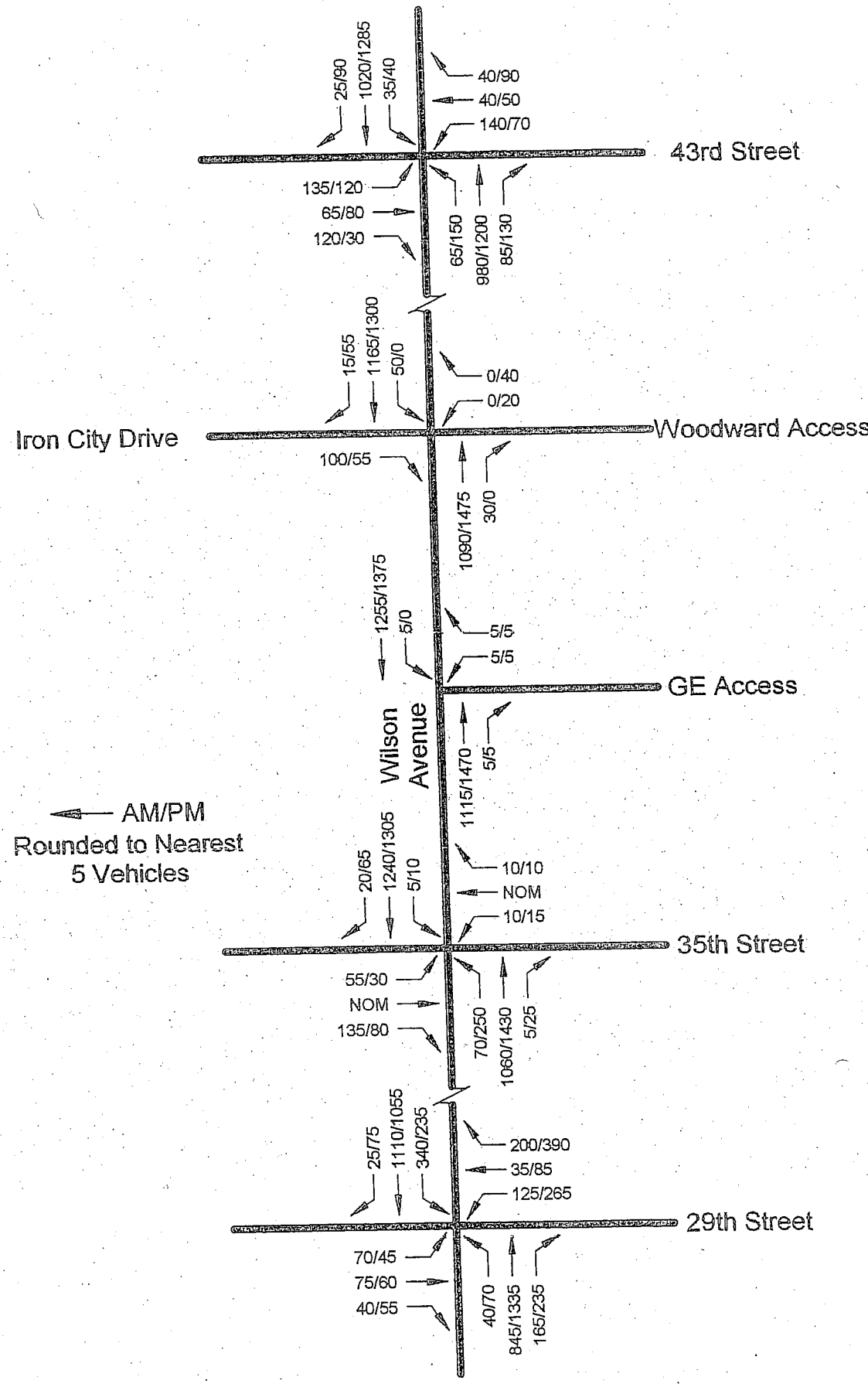
TABLE 2
Trip Generation

Code	Use	Size	AWDTE		AM Peak Hour				PM Peak Hour			
			Rate	Trips	Rate	In	Rate	Out	Rate	In	Rate	Out
Phase 1												
230	Patio Homes, Area 1	63 D.U.	5.86	370	0.07	4	0.37	23	0.35	22	0.17	11
210	Single Family, Area 2	16 D.U.	9.57	155	0.19	3	0.56	9	0.64	10	0.37	6
210	Townhomes, Area 3	74 D.U.	5.86	435	0.07	5	0.37	27	0.35	26	0.17	13
210	Condominiums, Area 4	88 D.U.	5.86	515	0.07	6	0.37	33	0.35	31	0.17	15
210	Single Family, Area 5	9 D.U.	9.57	85	0.19	2	0.56	5	0.64	6	0.37	3
210	Single Family, Area 6	12 D.U.	9.57	115	0.19	2	0.56	7	0.64	8	0.37	4
210	Single Family, Area 7	71 D.U.	9.57	680	0.19	13	0.56	40	0.64	45	0.37	26
210	Single Family, Area 10	31 D.U.	9.57	295	0.19	6	0.56	17	0.64	20	0.37	11
210	Single Family, Area 11	61 D.U.	9.57	585	0.19	12	0.56	34	0.64	39	0.37	23
Phase 1 Subtotal				3235		53		195		207		112
Phase 2												
210	Townhomes, Area 3	73 D.U.	5.86	430	0.07	5	0.37	27	0.35	26	0.17	12
210	Condominiums, Area 4	88 D.U.	5.86	515	0.07	6	0.37	33	0.35	31	0.17	15
814	Commercial, Area 9	16.5 KSF	44.32	730	0.38	6	0.30	5	1.19	20	1.52	25
210	Single Family, Area 12	179 D.U.	9.57	1715	0.19	34	0.56	100	0.64	115	0.37	66
210	Single Family, Area 13	100 D.U.	9.57	955	0.19	19	0.56	56	0.64	64	0.37	37
Phase 2 Subtotal				4345		70		221		256		155
Total				**7580**		**123**		**416**		**463**		**267**



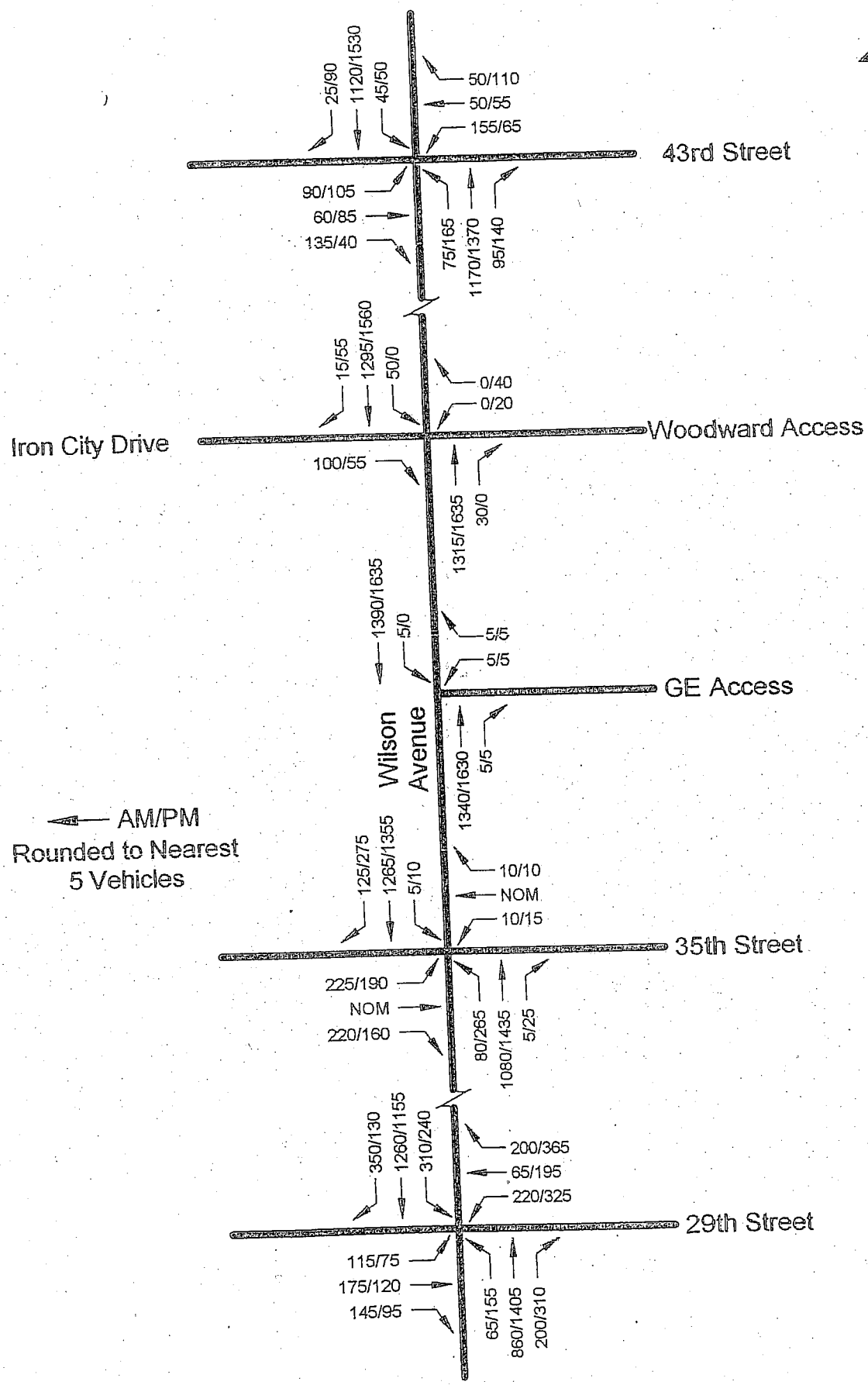
SHORT RANGE (2010) TOTAL PEAK HOUR TRAFFIC

Figure 11



MID RANGE (2015) TOTAL PEAK HOUR TRAFFIC

Figure 12



LONG RANGE (2025) TOTAL PEAK HOUR TRAFFIC

Figure 13

TABLE 3
Street Traffic Volume Summary for the Existing and Short Range (2010) Conditions

	Street Segment	Direction	Existing Traffic Volume (AM/PM)	Date Existing Volume Taken	Traffic from Other Proposed Development° And Regional Growth Traffic (2010) (AM/PM)	Site Generated Traffic (2010) (AM/PM)	Total Traffic (AM/PM)*	ACF Traffic Threshold	ACF Compliance (AM/PM)
9	29th Street west of Wilson Avenue	EB	54/35	7/06	155/130	0/0	155/130	955	Y/Y
		WB	25/51	7/06	70/200	0/0	70/200	955	Y/Y
10	29th Street east of Wilson Avenue	EB	332/222	7/06	475/460	39/22	515/485	2010	Y/Y
		WB	196/338	7/06	310/620	11/41	320/660	2010	Y/Y
11	35th Street west of Wilson Avenue	EB	N/A	N/A	N/A	97/55	100/55	645	Y/Y
		WB	N/A	N/A	N/A	44/166	45/165	645	Y/Y
12	35th Street east of Wilson Avenue	EB	4/36	7/06	10/35	0/0	10/35	110	Y/Y
		WB	22/20	7/06	20/25	0/0	20/25	110	Y/Y
13	Iron City Drive west of Wilson Avenue	EB	N/A	N/A	N/A	59/34	60/35	395	Y/Y
		WB	N/A	N/A	N/A	9/31	10/30	395	Y/Y
14	43rd Street west of Wilson Avenue	EB	198/143	7/06	230/170	30/17	260/190	905	Y/Y
		WB	141/118	7/06	105/245	0/0	105/245	905	Y/Y
15	43rd Street east of Wilson Avenue	EB	4/36	7/06	145/215	10/6	155/220	1790	Y/Y
		WB	22/20	7/06	200/170	3/11	205/180	1790	Y/Y

° Approved developments, not yet built:	Remaining Harvest Gold, Trimble Hills, Meadowbrook Ridge Phases 1& 2, Hunters Run West Phases 1 & 2, Buck Commercial, Eslan Park, Wilson Commons, and Giuliano Addition
° Proposed developments, not yet approved:	
Notes/Comments	Total traffic is rounded to the nearest five vehicles

TABLE 4
Street Traffic Volume Summary for the Existing and Short Range (2015) Conditions

	Street Segment	Direction	Existing Traffic Volume (AM/PM)	Date Existing Volume Taken	Traffic from Other Proposed Development° And Regional Growth Traffic (2015) (AM/PM)	Site Generated Traffic (2015) (AM/PM)	Total Traffic (AM/PM)*	ACF Traffic Threshold	ACF Compliance (AM/PM)
1	Wilson Avenue south of 29th Street	NB	571/661	7/06	1000/1460	48/181	1050/1640	2030	Y/Y
		SB	567/685	7/06	1115/1280	159/93	1275/1375	2030	Y/Y
2	Wilson Avenue north of 29th Street	NB	515/614	7/06	1040/1510	70/261	1110/1770	2030	Y/Y
		SB	618/538	7/06	1245/1160	230/134	1475/1295	2030	Y/Y
3	Wilson Avenue south of 35th Street	NB	525/559	7/06	1060/1445	70/261	1130/1705	2030	Y/Y
		SB	564/536	7/06	1150/1265	230/134	1380/1400	2030	Y/Y
4	Wilson Avenue north of 35th Street	NB	535/541	7/06	1065/1430	56/42	1120/1475	2030	Y/Y
		SB	556/534	7/06	1145/1260	116/118	1260/1380	2030	Y/Y
5	Wilson Avenue south of Iron City Drive-Woodward	NB	531/540	7/06	1065/1430	56/42	1120/1475	2030	Y/Y
		SB	557/533	7/06	1145/1255	116/118	1260/1375	2030	Y/Y
6	Wilson Avenue north of Iron City Drive-Woodward	NB	502/580	7/06	1035/1470	56/42	1090/1515	2030	Y/Y
		SB	608/516	7/06	1195/1235	33/117	1230/1355	2030	Y/Y
7	Wilson Avenue south of 43rd Street	NB	526/528	7/06	1065/1425	56/423	1120/1850	2030	Y/Y
		SB	561/499	7/06	1245/1265	33/117	1280/1385	2030	Y/Y
8	Wilson Avenue north of 43rd Street	NB	503/484	7/06	1045/1340	104/69	1150/1400	2030	Y/Y
		SB	365/529	7/06	1045/1300	33/114	1080/1415	2030	Y/Y

° Approved developments, not yet built:	Remaining Harvest Gold, Trimble Hills, Meadowbrook Ridge Phases 1& 2, Hunters Run West Phases 1 & 2, Buck Commercial, Eslan Park, Wilson Commons, and Giuliano Addition
° Proposed developments, not yet approved:	
Notes/Comments	Total traffic is rounded to the nearest five vehicles

TABLE 8
Short Range (2010) Total Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Wilson/29th (signal)	EB LT	D	D
	EB T	D	D
	EB RT	D	D
	EB APPROACH	D	D
	WB LT	D	D
	WB T	D	C
	WB RT	D	D
	WB APPROACH	D	D
	NB LT	A	B
	NB T	A	C
	NB RT	A	B
	NB APPROACH	A	C
	SB LT	B	C
	SB T	A	C
	SB RT	A	C
	SB APPROACH	A	C
	OVERALL	B	C
Wilson/35th (signal)	EB LT	D	D
	EB T/RT	D	D
	EB APPORACH	D	D
	WB LT	D	D
	WB T/RT	D	D
	WB APPROACH	D	D
	NB LT	A	A
	NB T/RT	A	A
	NB APPROACH	A	A
	SB LT	A	A
	SB T	A	A
	SB RT	A	A
	SB APPROACH	A	A
	OVERALL	A	A
Wilson/GE Access (stop sign)	WB LT	D	E
	WB RT	B	B
	WB APPROACH	C	D
	SB LT	B	A
	OVERALL	A	A

Continued on next page

Continued from previous page

TABLE 8
Short Range (2010) Total Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Wilson/Woodward Access-Iron City (stop sign)	EB RT	B	B
	WBLT	A	F
	WB RT	A	C
	WB APPROACH	A	D
	SB LT	B	A
	OVERALL	A	A
Wilson/43rd (signal)	EB LT	D	D
	EB T	D	D
	EB RT	D	D
	EB APPROACH	D	D
	WB LT	D	D
	WB T	D	D
	WB RT	C	D
	WB APPROACH	D	D
	NB LT	A	B
	NB T/RT	A	A
	NB APPROACH	A	A
	SB LT	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

Continued from previous page

TABLE 9
Mid Range (2015) Total Peak Hour Operation

Intersection	Movement	Level of Service	
		AM	PM
Wilson/Woodward Access-Iron City (stop sign)	EB RT	C	C
	WB LT	A	F
	WB RT	A	C
	WB APPROACH	A	E
	SB LT	B	A
	OVERALL	A	A
Wilson/43rd (signal)	EB LT	D	D
	EB T	D	D
	EB RT	D	D
	EB APPROACH	D	D
	WB LT	D	D
	WB T	C	D
	WB RT	C	D
	WB APPROACH	D	D
	NB LT	B	D
	NB T/RT	B	A
	NB APPROACH	B	B
	SB LT	A	A
	SB T/RT	A	A
	SB APPROACH	A	A
	OVERALL	B	B

IV. CONCLUSIONS/RECOMMENDATIONS

This study assessed the transportation impacts associated with the proposed Lee Farm PDP development in Loveland, Colorado. This study analyzed the transportation impacts in the short range (2010), mid range (2015) and long range (2025) futures. As a result of these analyses, the following is concluded:

- Full development of Lee Farm is feasible from a traffic engineering standpoint. In the short range, the Lee Farm Development will generate 3235 daily trip ends, 248 morning peak hour trip ends, and 319 afternoon peak hour trip ends. At full development, the Lee Farm Development will generate 7580 daily trip ends, 539 morning peak hour trip ends, and 730 afternoon peak hour trip ends.

- Current operation at the key intersections is acceptable based upon City of Loveland evaluation criteria.

- Peak hour signal warrants are not expected to be met any of the stop sign controlled intersections with the short range (2010) background traffic.

- Using the background traffic in the short range (2010) future, all of the key intersections operate acceptably.

- Using the background traffic in the mid range (2015) future, all of the key intersections operate acceptably.

- Using the background traffic in the long range (2025) future, all of the key intersections operate acceptably.

- In the short range (2010) future with development of the Lee Farm PDP and background traffic, all of the key intersections will operate acceptably. All street links meet the ACF criteria.

- In the mid range (2015) future with development of the Lee Farm PDP and background traffic, all of the key intersections will operate acceptably. All street links meet the ACF criteria.

- In the long range (2025) future with development of the Lee Farm PDP and background traffic, the key intersections will operate at acceptable levels of service.

- Short range (2010), mid range (2015), and long range (2025) geometry is shown in Figures 13, 14, and 15, respectively.

- Bicycle lanes exist along Wilson Avenue. Generally, there are sidewalks adjacent to developed parcels of land. As streets are improved, sidewalks will be incorporated to the standard cross sections.

- Table 12 shows a summary of the recommended improvements and the responsibility for that improvement.

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

TABLE 12
Recommended Improvements Summary

Improvement Description and Location	Responsible Party		
	Applicant	Background	Master Planned
SHORT RANGE (2010)			
On-site infrastructure	X		
Build 35th Street west of Wilson Avenue	X		
Build southbound right-turn lane approaching 35th Street	X		
Build Iron City Drive west of Wilson Avenue	X		
MID RANGE (2015)			
Build southbound right-turn lane approaching Iron City Drive	X		
LONG RANGE (2025)			
Add NB and SB left-turn phases at Wilson/43rd Intersection	X	X	
Add left-turn phases at Wilson/29th Intersection	X	X	

DELICH ASSOCIATES Traffic & Transportation Engineering
2272 Glen Haven Drive Loveland, Colorado 80538
Phone: (970) 669-2061 Fax: (970) 669-5034

MEMORANDUM

COLORADO REGISTERED MATTHEW J. DELICH 18993 PROFESSIONAL ENGINEER 12/17/07

TO: Bob Dildine, Dildine & Company
Mike Cole, Shear Engineering
Sean Kellar, Loveland Engineering

FROM: Matt/Joe Delich

DATE: December 17, 2007

SUBJECT: Lee Farm Development PDP Traffic Impact Study Addendum, Response to staff comments (File: 0682ME01)

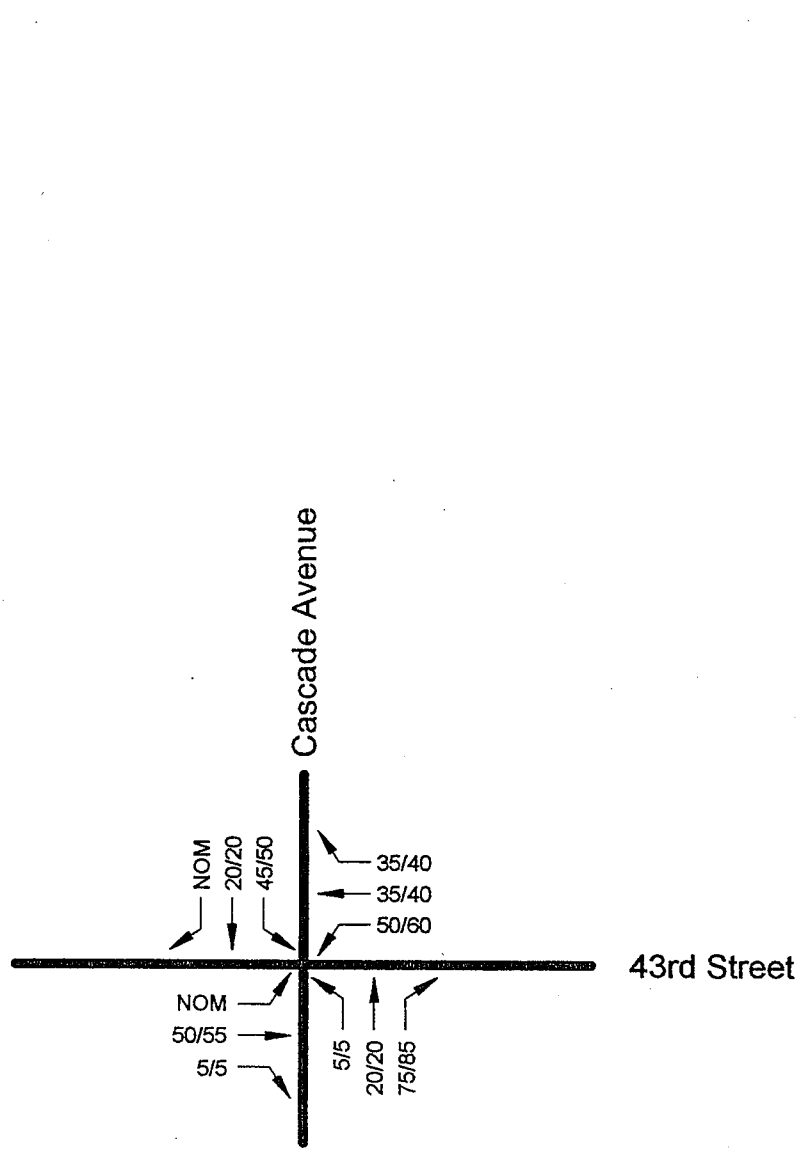
This memorandum serves as an addendum to the "Lee Farm Development Traffic Impact Study," March 2007. It responds to two staff comments: 1) analysis of the 43rd/Cascade intersection and 2) link volume analysis of New Castle Drive. The scope of this memorandum was discussed with Sean Kellar, Transportation Development Review, Loveland Engineering.

In the short range future (2010), the 43rd/Cascade intersection will not have a significant north leg or west leg, from a traffic perspective. Therefore it will merely be a 90 degree turn. Under this configuration, an intersection analysis is not necessary. It is not known whether this will be an actual intersection in the mid range (2015) future. That is a function of development in the area. However, with the expectation that development would occur by the long range future, traffic forecasts were developed based upon the Loveland Land Use Plan, the Loveland 2030 Street Plan, and a Master Traffic Impact Study for Dakota Ridge to the southwest of this intersection. Figure 1 shows the long range peak hour traffic forecast at the 43rd/Cascade intersection. It is assumed that this intersection would have two-way stop sign control with 43rd Street as the major street. Table 1 shows the long range peak hour operation. Calculation forms are provided in Appendix A. This intersection will operate acceptably.

New Castle Drive is a north/south local street that will provide a connection from 35th Street to the Hunters Run development to the south. City staff requested a link analysis in consideration of their expectation that the Wilson/Tabernash intersection would be restricted to right-in/right-out operation. Figure 2 shows the traffic forecast on New Castle Drive just south of 35th Street with this restriction. It includes the trip generation for the dwelling units, within Lee Farm that New Castle would serve, as well as the traffic assignment from the Hunters Run development that would desire to go to the north as provided in the "Hunters Run West, Phase 2 Traffic Impact Study,"

on-street parking. The ACF threshold volume for this street is 60 vehicles per hour per lane (vphpl). The calculation worksheet is provided in Appendix B. The forecasted peak hour traffic is expected to be less than 60 vphpl. Therefore, New Castle Drive, as designed, will meet the ACF link volume criteria.

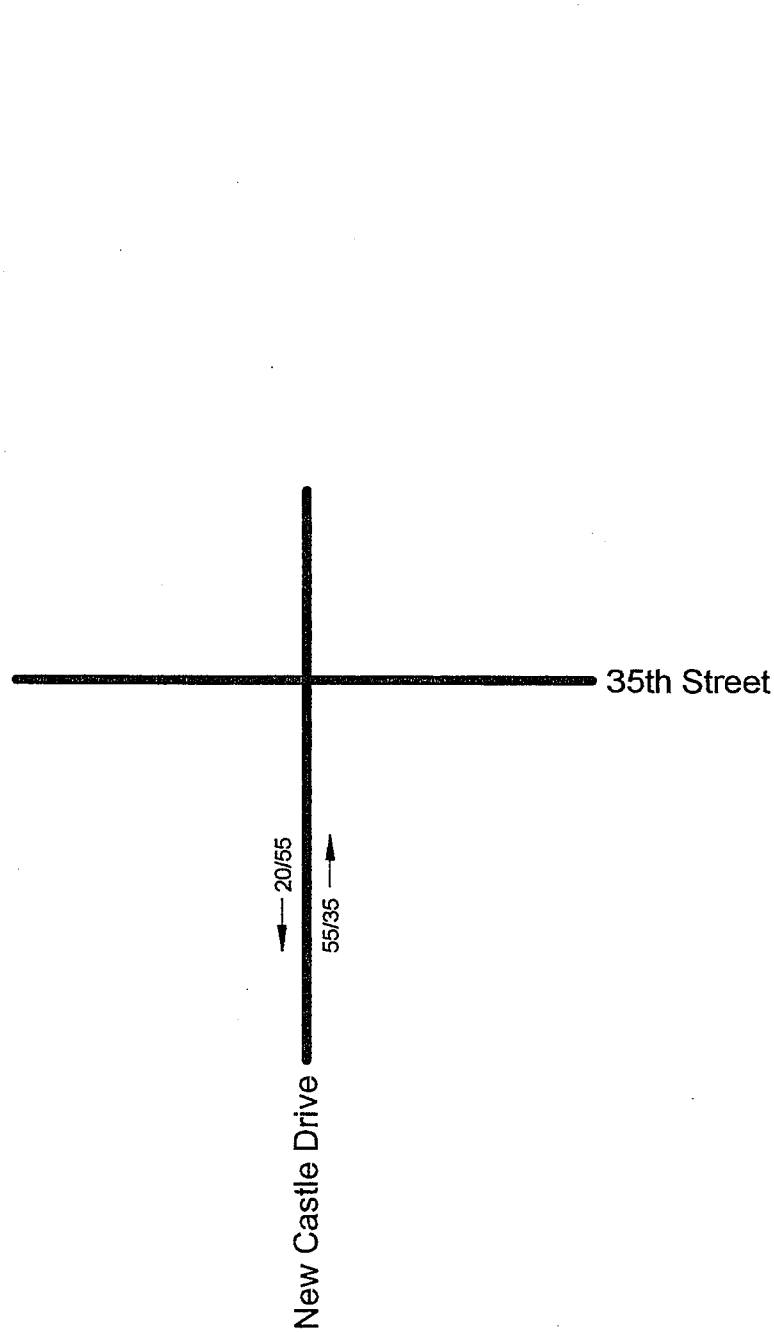
If there are questions regarding this memorandum or additional information is desired, do not hesitate to contact us.



LONG RANGE PEAK HOUR TRAFFIC

Figure 1

TABLE 1 Current Peak Hour Operation			
Intersection	**Movement**	**Level of Service**	
		AM	**PM**
43rd/Cascade (stop sign)	EB LT/T/RT	A	A
	WB LT/T/RT	A	A
	NB LT/T/RT	A	A
	SB LT/T/RT	B	B
	OVERALL	A	A



← AM/PM
Rounded to Nearest
5 Vehicles

LONG RANGE PEAK HOUR LINK VOLUMES

Figure 2

APPENDIX A

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Volume (veh/h)	0	50	5	50	35	35	5	20	75	45	20	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	53	5	53	37	37	5	21	79	47	21	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	74			58			226	234	55	305	218	55
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	74			58			226	234	55	305	218	55
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			97			99	97	92	92	97	100
cM capacity (veh/h)	1526			1546			693	644	1012	567	657	1012

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	58	126	105	68
Volume Left	0	53	5	47
Volume Right	5	37	79	0
cSH	1526	1546	889	592
Volume to Capacity	0.00	0.03	0.12	0.12
Queue Length 95th (ft)	0	3	10	10
Control Delay (s)	0.0	3.2	9.6	11.9
Lane LOS		A	A	B
Approach Delay (s)	0.0	3.2	9.6	11.9
Approach LOS			A	B

Intersection Summary			
Average Delay	6.2		
Intersection Capacity Utilization	30.3%	ICU Level of Service	A
Analysis Period (min)	15		

Movement	EBL	EBT	EBR	WBL	WBT	WBR	NBL	NBT	NBR	SBL	SBT	SBR
Lane Configurations		↕			↕			↕			↕	
Sign Control		Free			Free			Stop			Stop	
Grade		0%			0%			0%			0%	
Volume (veh/h)	0	55	5	60	40	40	5	20	85	50	20	0
Peak Hour Factor	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95
Hourly flow rate (vph)	0	58	5	63	42	42	5	21	89	53	21	0
Pedestrians												
Lane Width (ft)												
Walking Speed (ft/s)												
Percent Blockage												
Right turn flare (veh)												
Median type								None			None	
Median storage veh)												
Upstream signal (ft)												
pX, platoon unblocked												
vC, conflicting volume	84			63			261	271	61	350	253	63
vC1, stage 1 conf vol												
vC2, stage 2 conf vol												
vCu, unblocked vol	84			63			261	271	61	350	253	63
tC, single (s)	4.1			4.1			7.1	6.5	6.2	7.1	6.5	6.2
tC, 2 stage (s)												
tF (s)	2.2			2.2			3.5	4.0	3.3	3.5	4.0	3.3
p0 queue free %	100			96			99	97	91	90	97	100
cM capacity (veh/h)	1513			1539			654	609	1005	520	624	1001

Direction, Lane #	EB 1	WB 1	NB 1	SB 1
Volume Total	63	147	116	74
Volume Left	0	63	5	53
Volume Right	5	42	89	0
cSH	1513	1539	880	546
Volume to Capacity	0.00	0.04	0.13	0.14
Queue Length 95th (ft)	0	3	11	12
Control Delay (s)	0.0	3.4	9.7	12.6
Lane LOS		A	A	B
Approach Delay (s)	0.0	3.4	9.7	12.6
Approach LOS			A	B

Intersection Summary			
Average Delay	6.4		
Intersection Capacity Utilization	31.7%	ICU Level of Service	A
Analysis Period (min)	15		

APPENDIX B

NEW CASTLE AS A LOCAL STREET

Attachment F (Loveland city limits and GMA, and Fort Collins GMA)
Peak Hour Traffic Volume Worksheet for Non-Arterial Streets

***COLLECTOR STREETS:** For the street segment under study, add or subtract the adjustment factor in each row to a base volume of 300 vphpl (minor) or 550 vphpl (major) to determine the maximum ACF peak hour traffic.*

Evaluation Criteria	Condition	Factor	Condition	Factor	Condition	Factor
Lane Width	10'	-20	11'	0	12'	15
Shoulder/Bike Lane Width not including parking or gutter	less than 2'	-10	2' to 4.9'	0	5' or more	15
Driveway Frequency	more than 50/mile	-10	20 to 50/mile	-5	0 to 19/mile	0
Auxiliary Lanes	none, but needed	-20	lefts where needed	20	meets CDOT Access code	50
Parking On-street	both sides	-20	one side	-10	none	20
Pedestrian Activity	more than 60 per hour	-20	10 to 60 per hour	0	less than 10 per hour	20
Sidewalk Width	no walk (less than 3')	-20	3' to 4'	-5	5' to 8'	10
Sidewalk to Traffic Lane Distance	less than 5'	-5	5' to 15'	10	16' to 30'	20
Designated Pedestrian Crossings	more than 2 per mile	-10	2 per mile	-5	0 or 1 per mile	0
Proximity to Schools	within 500'	-10	500' to 1,000'	-5	more than 1,000'	0
Designated School Zones	2 or more per mile	-20	1 per mile	-10	none	0
Bicycle Activity	more than 30 per hour	-10	5 to 30 per hour	-5	less than 5 per hour	0
Adjacent Land Use (Zoning)	residential	0	com/industrial	50	agricultural/open space	70
Typical Home Orientation	face Collector	-10	not front facing	0	not front facing	0
Typical Building Setback	less than 30' to curb	-20	30' to 50'	0	between 50' and 150'	10

***LOCAL STREETS:** For the street segment under study, add or subtract the adjustment factor in each row to a base volume of 60 vehicles per lane to determine maximum ACF peak hour traffic.*

Evaluation Criteria	Condition	Factor	Condition	Factor	Condition	Factor
Land Use	residential	0	non-residential	100		
Street Width w/o parking	less than 24'	-25	24' to 28'	0	more than 28'	25
Street Width w/parking	less than 36'	0	36' to 42'	50	more than 42'	100

0
0
0

60
0
60

SCOTT DOYLE, CLERK
LARIMER COUNTY CO
08/09/2006
08:08:20
RECFEE 2006-0043192
PAGES 1
FEE $11.00 DOC $0.00 RECORDED

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN

BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENT THAT: G.A. Lee Farm, LLC, being all the lawful record owners of the property shown on this Preliminary Development Plan, except any existing public streets, roads or highways, do hereby certify that we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland, dated _____, and that we consent to the recordation of any information pertaining thereto.

G.A. Lee Farm, LLC
By Elizabeth R. Johnson
Owner Manager

STATE OF COLORADO)
Denver) SS.
COUNTY OF ~~LARIMER~~)

The foregoing instrument was acknowledged before me this 7th day of April, 2006 by Elizabeth R. Johnson as Manager of G.A. Lee Farm, LLC

Witness my hand and official seal. My Commision expires 02/04/2008

Notary Public Charles A. Miller

Address 1660 Lincoln St. Suite 2850 Denver, CO 80264

CHARLES A. MILLER NOTARY PUBLIC STATE OF COLORADO
My Commission Expires 02/04/2008

CERTIFICATION BLOCKS:

Planning Certfication

Approved this 11th day of May, 2006 by the Current Planning Manager of the City of Loveland, Colorado.

Current Planning Manager

Engineering Certfication

Approved this 10TH day of May, 2006 by the City Engineering Division of the City of Loveland, Colorado.
By:

Title: Sr. Civil Engineer

Attorney Certfication

Approved this 12th day of May, 2006 by the City Attorney of the City of Loveland, Colorado.

City Attorney

Planning Commision Certfication

Approved this 12TH day of MAY, 2006 by the City Planning Commision of the City of Loveland, Colorado.

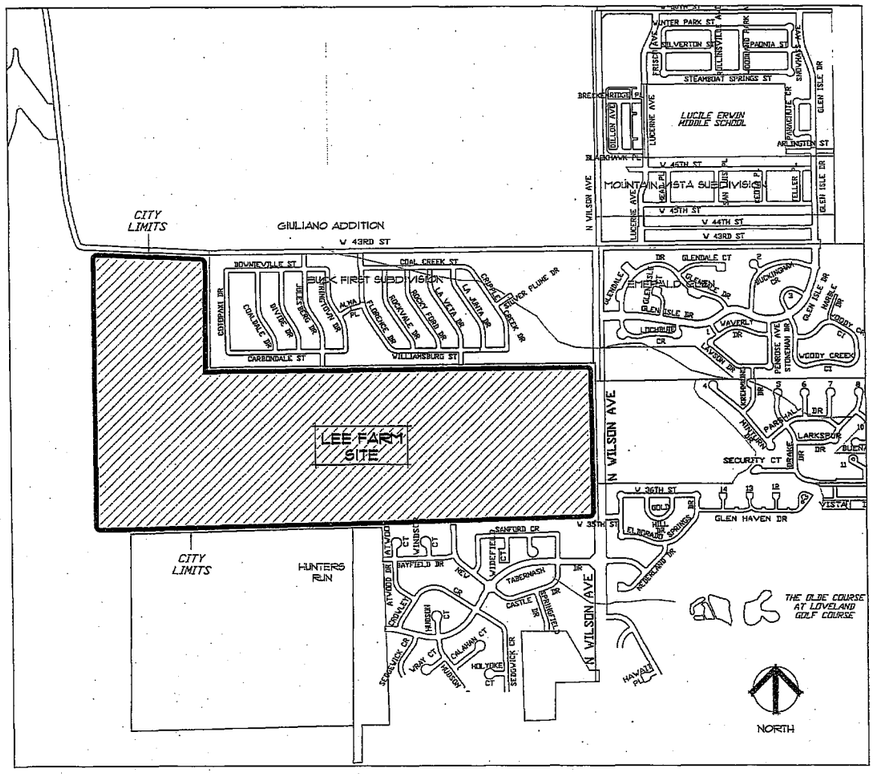
Chairperson

City Council Certfication

Approved this 21st day of February, 2006 by the City Council of the City of Loveland, Colorado.

Mayor Attest: Teresa J. Andrews

CITY OF LOVELAND SEAL COLORADO



VICINITY MAP NTS

LAND USE INFORMATION TABLE:

			SQUARE FEET (AREA)	ACRES (AREA)
TOTAL SITE AREA			10,751,116	246.8
AREA	ACRES	PROPOSED USE	PROPOSED UNITS	MAXIMUM GROSS DENSITY
A	72.5	CONDOS, PATIO HOMES, TWO-FAMILY AND ATTACHED SINGLE FAMILY	480	8 DWELLING UNITS/ACRE
B1,B2,B3,B4	64.0 TOTAL	DETACHED RESIDENTIAL *	320	4-6 D.U./ACRE*
C1	33.2	DETACHED- RESIDENTIAL *	116	3.5 D.U./ACRE
C2	2.0	CONVENIENCE COMMERCIAL		
CC	10.0	COMMUNITY CENTER		
D1,D2	67.1 TOTAL	LARGE LOT RESIDENTIAL	135	2 D.U./ACRE
E1	0.9	OPEN SPACE, WETLANDS		
			1,051 DU TOTAL	
OVERALL GROSS DENSITY of THE DEVELOPMENT				4.25 D.U./ACRE

* SEE SHEET 2 of 7

UTILITIES/PUBLIC FACILITIES PROVIDERS:

POLICE/FIRE:	City of Loveland
SCHOOLS:	Thompson School District R2-J
PARKS & OPEN SPACE:	City of Loveland
WATER:	City of Loveland
SANITARY SEWER:	City of Loveland
ELECTRIC:	City of Loveland
NATURAL GAS:	Xcel Energy
TELEPHONE:	Qwest Communications
CABLE:	Comcast Communications
DRAINAGE:	City of Loveland

PROJECT TEAM:

OWNER/DEVELOPER:	240 PARTNERS, LLC c/o Robert S. Dildine 2690 Joyce Street Golden, CO (303) 278-8736
PLANNER:	THOMAS E. HONN, AICP THinc. 1601 Quail Hollow Drive Fort Collins, CO 80525 (970) 223-1961
ARCHITECT/ LANDSCAPE ARCHITECT:	KENNEY & ASSOCIATES, LLC 209 East Fourth Street Loveland, CO. 80537 970-663-0548 970-669-2384 fax
CIVIL ENGINEER:	SHEAR ENGINEERING CORPORATION 4836 South College Avenue Fort Collins, CO 80525 (970) 226-5334
SURVEYOR:	INTERMILL LAND SURVEYING 1301 North Cleveland Avenue Loveland, CO 80537 (970) 669-0516

SHEET INDEX:

SHEET 1	COVER/SIGNATURE/VICINITY MAP
SHEET 2	PRELIMINARY OVERALL SITE PLAN
SHEET 3	NARRATIVE
SHEET 4	NARRATIVE
SHEET 5	NARRATIVE & CONCEPTS
SHEET 6	NARRATIVE & CONCEPTS
SHEET 7	PRELIMINARY UTILITY & GRADING PLAN

GDP RESUBMITTAL DATE APRIL 6, 2005

NOTICE: DUTY OF COOPERATION - Before any construction begins, all parties involved should carefully review these plans and specifications. Although the architect has exercised reasonable skill and care in the preparation of these plans and specifications, many details, dimensions and conditions must be verified at the job site. Failure to notify the architect of any discrepancy discovered by the use of these plans shall be regarded as approval of the plans as prepared. Commencement of any work based on these plans shall be construed as acceptance of the plans without any exception. Changes made from these plans without the consent of the architect may be dangerous and the architect will not be responsible for any consequences. Changes made from these plans without the consent of the architect will relieve the architect from responsibility for all consequences. Any claims against the architect must be made before construction commences or be waived. The architect's liability is limited to the amount of his fee.
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kenney & associates ARCHITECTS LLC (970) 663-0548

REVISIONS
A 8-15-05 City Comments
A 10-18-05 City Comments
A 12-05-05 City Comments

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

title 04/06/2006
drawn DRS
checked TEH
job no. 05-208

COVER/SIGNATURE VICINITY MAP

sheet 1 of 7

CITY CLERKS OFFICE
CITY OF LOVELAND
500 E 3RD ST
LOVELAND, CO 80537

ATTACHMENT4

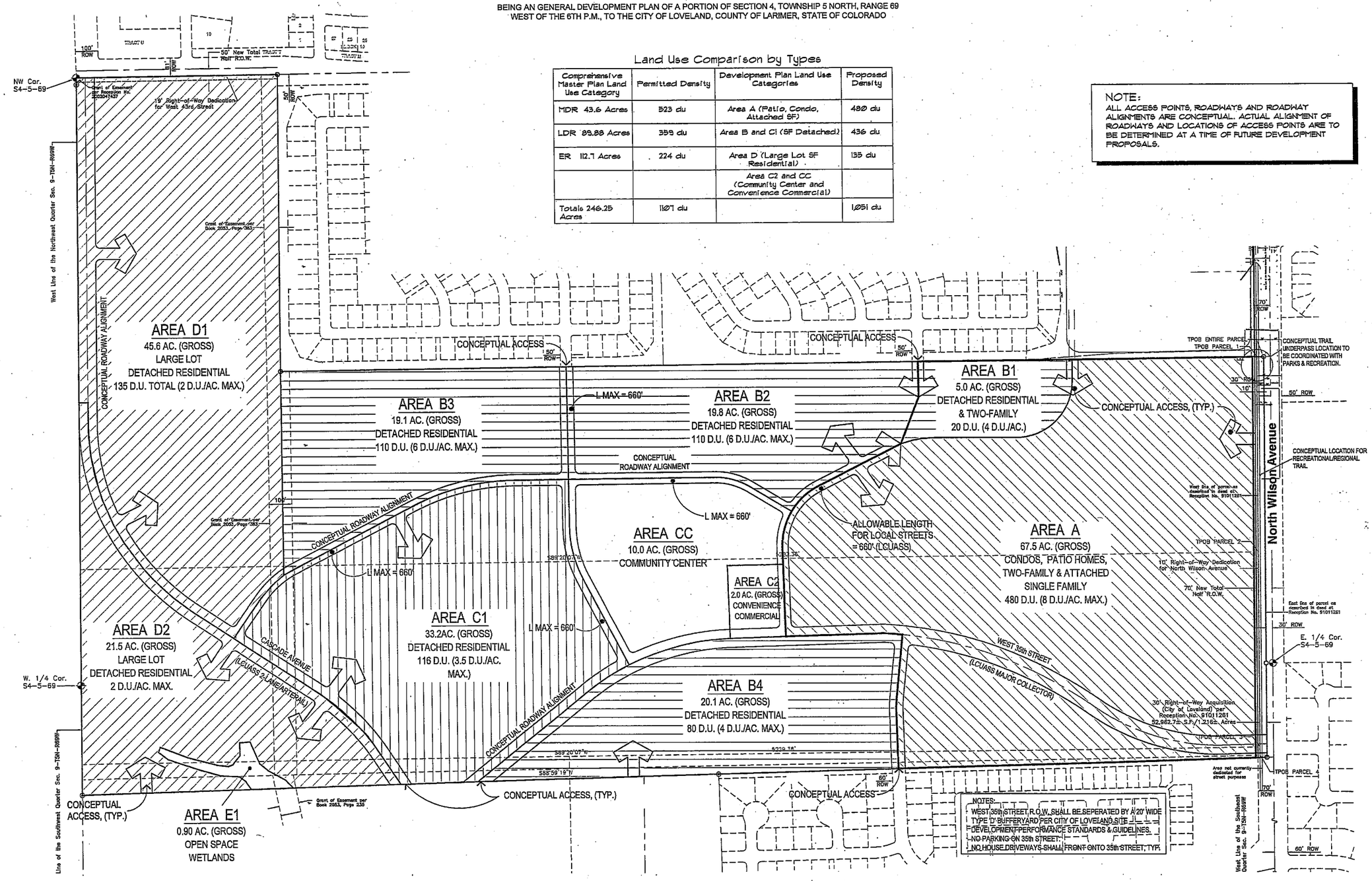
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GENERAL DEVELOPMENT PLAN

BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Land Use Comparison by Types

Comprehensive Master Plan Land Use Category	Permitted Density	Development Plan Land Use Categories	Proposed Density
MDR 43.6 Acres	523 du	Area A (Patio, Condo, Attached SF)	480 du
LDR 89.88 Acres	359 du	Area B and C1 (SF Detached)	436 du
ER 112.7 Acres	224 du	Area D (Large Lot SF Residential)	135 du
		Area C2 and CC (Community Center and Convenience Commercial)	
Totals 246.25 Acres	1107 du		1051 du

NOTE:
ALL ACCESS POINTS, ROADWAYS AND ROADWAY ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENT OF ROADWAYS AND LOCATIONS OF ACCESS POINTS ARE TO BE DETERMINED AT A TIME OF FUTURE DEVELOPMENT PROPOSALS.



PRELIMINARY OVERALL SITE PLAN

GDP RESUBMITTAL DATE APRIL 6, 2006

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect has performed his services with due care and diligence, they cannot guarantee perfection. Cooperation is required, and every contingency cannot be anticipated. Any alteration or deviation from the plans without the consent of the architect will relieve the architect of responsibility for all consequences arising out of such alteration.
THIS SET IS NOT VOID SHOULD SHT. A1 OR HEADER SHT. BE CENTER FROM THIS SET.
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revisions
A 2-15-06 City Comments
A 10-18-05 City Comments
A 11-21-05 City Comments

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LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY
OVERALL SITE PLAN
Loveland • Colorado

date 04/06/2006
drawn DRS
checked LEH
job no. 05-018

sheet 2 of 7

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL DEVELOPMENT PLAN NARRATIVE

Location and Existing Conditions

The property is located at the northwest corner of N. Wilson Avenue and 35th Street. North of the project is the Buck Addition, which consists of both small lot entry level single family homes and a recently approved neighborhood commercial center with 140,000 square feet including a grocery anchor. To the south is Hunter's Run, which contains a mix of town homes, small lot and large lot single family homes. East of the site is an industrial district that currently houses Woodward Governor facilities and related activity. West of the site is land that is vacant and remains in the County. To date the property has been dry land farmed.

Development Concept

The property involved in this zoning request is approximately 240 acres and is master planned as a Planned Unit Development (PUD) consistent with The City of Loveland Title 18. The surrounding area is substantially zoned for and/or developed as low and medium density residential uses, with a neighborhood commercial center adjacent to the northeasterly boundary and Industrial/Light Manufacturing east of the site across N. Wilson Ave. The proposed General Development Plan (GDP) includes a variety of residential uses including: Two-family Dwelling, Attached Single Family, Condominium and Detached Condominium ownerships (similar to a patio single family except rather than a fee simple lot, the ownership is within a condominium association for maintenance advantages); Patio Homes on 4,500 square foot lots (average); single family homes on 5,000 square foot lots (average); single family homes on 6,500 square foot lots (average); Large Lot Detached single family homes on 10,000 square foot lots (minimum); and a Community Center with neighborhood outdoor play areas, indoor craft and meeting rooms that can be available for neighborhood and public uses centrally located. A small two-acre Convenience Commercial site is proposed adjacent to the Community Center. The overall density is in keeping with Loveland's Comprehensive Master Plan, which calls for both Low Density and Estate Residential uses as well as Neighborhood Activity Center (NAC) along the N. Wilson frontage. With the approved Neighborhood Center to the north, a request to remove the NAC and replace it with a Medium Residential Density will accompany this GDP request. The medium density designation will be applied along the Wilson frontage in a comparable location as the NAC being replaced.

The property is currently undeveloped and in limited agriculture use. It is zoned Larimer County FA- Farming. Adjacent uses and zoning surrounding the site include:

East – Emerald Park Addition(Emerald Glen), Fairway West 6th Subdivision, and Woodward Governor First Subdivision : Zoned DR, I-Industrial and R-1
North – Buck Addition : Zoned PUD
South – Hunter's Run: Zoned PUD
West – Vacant : Zoned County FA 1

The plan mixes higher density residential uses along the easterly frontage, adjacent to N. Wilson Ave. and adjacent to Neighborhood Shopping and Industrial uses, to lower density residential at the western portion of the site. The westerly approximately 64 acres is designated for Estate residential densities. Because of the adjacent Natural Area and the natural drainage conditions of the southwesterly part of the site, it is desirable to use a clustered housing concept for the Estate area. The lower density is maintained but the environmental considerations are given preference with this approach. More openness adjacent to and within the residential development meets the goals of the Comprehensive Plan and benefits the Natural areas. By clustering lots, more efficiency is also gained for infrastructure installation and its ultimate maintenance.

The overall density of the development is approximately 4.25 dwelling units per acre. This blends Estate, LDR and proposed MDR portions. Estate densities of 2 dwelling units per acre are maintained in the westerly Estate designation. The Comprehensive Master Plan divides the site into Low-Density and Estate Residential uses and the Neighborhood Activity Center (NAC). Low-Density equates to 2 to 4 dwelling units per acre and Estate targets an average of two units per acre. The NAC area consists of 30 acres and will be requested to be reclassified from NAC to MDR concurrent with this GDP. The proposed MDR permits from 4 to 12 dwelling units per acre. The Master Plan allows density to be transferred throughout the site to take advantage of open natural areas such as drainages and permits lower densities to be balanced with higher densities in more appropriate locations within the site to accommodate buffers and other appropriate transitions. A Community Center is designed for the center of the site and is intended to be operated by the Master Homeowner's Association and will include outdoor recreation facilities, indoor meeting and community rooms, and indoor recreation facilities. Uses will allow community meeting space, potential for City parks and recreation activities such as art classes, service club meeting rooms and other similar and related activities. A two-acre convenience commercial site has been reserved as an option for neighborhood serving uses. These might include day-care, coffee shops, professional offices and similar retail activity.

Development Objectives

The General Development Plan (GDP) is a mixed-use development including residential, community space and convenience commercial activity. The aim is to satisfy the Loveland Comprehensive Plan while respecting the current adjacent uses and zoning. The overall density is in keeping with Loveland's Comprehensive Master Plan, which presently calls for both Low Density and Estate Residential uses. The circulation layout will encourage internal trips from adjacent development to use collector linkages to get to and from area commercial services. This concept will encourage some reduction in vehicle trips to arterials and should allow pedestrian and bicycle use. The development is able to fit contiguity of development policies as a result of being in-fill adjacent to existing development.

Phasing

Utility availability, especially water, will determine phasing of the project. Development will generally move from east to west.

Utilities/Public Facilities

Water	City of Loveland
Sewer	City of Loveland
Electric	City of Loveland
Natural Gas	Excel Energy
Telephone	Qwest
Schools	Thompson School District R2-J
Parks	City of Loveland
Police/Fire	City of Loveland
Drainage	City of Loveland

Definitions

General Provisions.
For words, terms, and phrases used herein that are not defined in the Loveland Zoning Code Title 18, or elsewhere in the Loveland Municipal Code, the Director shall interpret or define such words, terms, and phrases. In making such interpretations or definitions, the Director may consult secondary sources related to the planning profession for technical words, terms and phrases, including but not limited to: *A Survey of Zoning Definitions* - Planning Advisory Service Report Number 421, edited by Tracy Burrows (American Planning Association, Chicago, Ill. 1989); *Zoning and Development Definitions for the Next Century*, edited by Michael Davidson, in Zoning News (American Planning Association, August 1999); and The Illustrated Book of Development Definitions, by Harvey S. Moskowitz and Carl G. Lindbloom (Center for Urban Policy Research, Rutgers University. N.J. 3d ed. 1987). The Director may consult Webster's Unabridged Dictionary (Random House Reference & Information Publishing, New York, 1997), as supplemented, or other available reference source for other words, terms and phrases.

Definitions of Words, Terms, and Phrases.
Accessory use. shall mean a use of land or of a building or portion thereof customarily used with, and clearly incidental and subordinate to, the principal use of the land or building and ordinarily located on the same lot with such principal use.
Blank wall. shall mean an exterior building wall with no openings and a single material and uniform texture on a single plane.
Community facility. shall mean a publicly owned facility, including an office building, that is primarily intended to serve the educational, cultural, administrative or entertainment needs of the community as a whole; excluding repair, storage, and production facilities and public works yards, which are defined as a *"public service facility"*; outdoor sports facilities, which are defined as *"public outdoor recreational facilities"*; and electrical substations, water treatment or storage facilities, or sewage treatment or storage facilities, which are defined as *"heavy utilities"*.
Condominium. shall mean any residential or commercial use whose ownership is held in common with other owners of the property and specific improvements are owned by descriptions filed with the County Clerk and Recorder in a Condominium Plan.
Density, gross. shall be calculated in the following manner:
1. The gross acreage of all the land within the boundaries of the development shall be included in the density calculation except: (i) land previously dedicated, purchased or acquired for any public use; and (ii) land devoted to nonresidential uses such as commercial, office, industrial or civic uses.
2. The total number of dwelling units shall be divided by the gross residential acreage.

Drainage way. shall mean a natural or artificial land surface depression with or without perceptively defined beds and banks to which surface runoff gravitates and collectively forms a flow of water continuously or intermittently in a definite direction.
Dwelling, attached single-family. shall mean three (3) or more dwellings attached by a common wall, commonly called townhomes or condominiums.
Limited indoor recreation use. shall mean facilities established primarily to provide exercise and recreational services, such as dance studios, martial art schools, arts or crafts studios; or exercise or health clubs, but not including bowling alleys or establishments which have large-scale gymnasium-type facilities for such activities as tennis, basketball or competitive swimming.
Loveland Municipal Code. shall mean the Loveland Municipal Code 1974, as amended.
Multi-phased development. shall mean a development project that is constructed in stages, each stage being capable of existing independently of the other stages.
Open-air farmers market. shall mean an occasional or periodic market held in an open area or in a structure where groups of individual sellers offer for sale to the public such items as fresh produce, seasonal fruits, fresh flowers, arts and crafts items, and food and beverages (but not to include second-hand goods) dispensed from booths located on-site.
Patio Home. shall mean a detached dwelling intended to a minimal lot and yard area which may include zero side yard and may include common area condominium style ownership.
Public facilities. shall mean transportation systems or facilities, water systems or facilities, wastewater systems or facilities, storm drainage systems or facilities, fire, police and emergency systems or facilities, electric utilities, gas utilities, cable facilities or other public utilities.
Residential cluster development. shall mean a form of planned residential development that concentrates buildings on a part of the site (the "cluster area") to allow the remaining land (the "open space") to be used for recreation, common open space, and/or preservation of environmentally sensitive areas. The open space may be owned by either a private or public entity.

Land Use Information Table

Development Districts-Residential (Areas A, B1, B2, B3, C1, D1, and D2)

Purpose. To establish and preserve quiet residential neighborhoods for low density single family detached dwellings, medium density single-family detached dwellings, two-family dwellings, patio homes, condominium attached and detached homes, and attached single-family homes and complementary uses located convenient to commercial activity centers and public facilities such as schools and parks. Area A will be designed under a market concept for limited or controlled access. Market studies and neighborhood charettes have shown a strong interest in neighborhoods with security provisions, especially where marketed to a 55 and older market. At the time of PDP submittal, concepts and details for how such design will coordinate with emergency service needs will be in place to accommodate the concept.

Permitted Uses.

Residential. Single-family detached dwellings, two-family dwellings, patio homes, condominium attached and detached homes, and attached single-family homes.
Institutional/Civic/Public/Miscellaneous. bus stops and shelters; public and private schools for elementary and intermediate school education, neighborhood parks, unlighted; City/school recreation areas, unlighted; open lands/natural areas; essential public utility uses, facilities, services, and structures other than those primarily serving the City; personnel wireless service facilities; transit facilities; child day care facilities; group care facilities; and places of worship and assembly.
Recreational. neighborhood parks, lighted; City/school recreation areas, lighted; community parks; trails; neighborhood support/recreation facilities.

Density/Intensity
Area A - Maximum gross density shall not exceed 8 dwelling unit per acre.
Areas B1, B2, B3 – Maximum gross density shall not exceed 6 dwelling units per acre.
Area C1 – Maximum gross density density shall not exceed 5 dwelling units per acre.
Areas D1, D2 - Maximum gross density shall not exceed 2 dwelling units per acre.

Development Districts-Community Center (Area CC)

Purpose. To establish a gathering place, and activity center for the homeowners in the development and surrounding areas. The Community Center will be a privately run facility. The Master Homeowners' Association will be responsible for the operation and management of the facilities and will determine the range of activities, fees for use, and membership and guest usage.

Permitted Uses.

Bus stops and shelters; public and private schools for elementary and intermediate school education, neighborhood parks, unlighted; City/school recreation areas, unlighted; open lands/natural areas and, community center for the conduct of limited indoor recreation use, outdoor farmer's market, child day care center, meeting rooms and community service activities in conjunction with the City of Loveland Recreation Department.
Recreational. neighborhood parks, lighted; City/school recreation areas, lighted; community parks; trails; neighborhood support/recreation facilities;
Institutional/Civic/Public/Miscellaneous. essential public utility uses, facilities, services, and structures other than those primarily serving the City; personnel wireless service facilities; transit facilities; child day care facilities; group care facilities; and places of worship and assembly.

Development Districts-Convenience Commercial (Area C2)

Purpose. To establish a location for convenient commercial services that are intended to serve the immediate neighborhood.

Permitted Uses-Commercial/Retail. (a) child care centers; (b) professional offices/clinics; (c) financial services; (d) personal and business service shops; (e) parking lots; (f) veterinary small animal clinics; (g) clubs and lodges; (h) print shops with no more than three thousand (3,000) square feet of gross floor area; (i) restaurant, standard; (m) retail stores; (n) retail stores, small; (o) food catering; (p) limited indoor recreation use.

Performance Standards.
1. **Size of Development.** A convenience shopping center shall be situated on no more than two (2) acres.

Normative Guideline. Forms and finish materials of buildings, signage, and other accessory structures should be compatible with the architectural character of the adjacent area through compliance with the following guidelines:
1. All buildings should utilize a consistent architectural style, with different buildings, businesses or activities in the center distinguished by variations within the architectural style. The site plans shall apply the principles of reverse mode design (parking behind the structures).
2. The sides and backs of buildings should be as visually attractive as the front (360 degree architecture) through the design of roof lines, architectural detailing and landscaping features.
3. Quality finish materials shall be utilized. Such materials may include, but need not be limited to: (a) brick masonry or stone; (b) textured masonry block; (c) stucco; (d) wood siding. A minimum of 2 materials shall be used.
4. Sloped roofs and canopies should be covered with: (a) high profile asphalt shingles; (b) natural clay tiles; (c) slate; (d) concrete tiles with natural texture and color; (e) ribbed metal; or (f) wood shakes or shingles, provided the roof includes required fire protection.
5. Vending machines and other site accessories should be integrated into the architectural theme of the center.
6. Building Height shall not exceed two stories (24 feet), except architectural features which may extend above two stories (24 feet).
7. A single, large, dominant building mass shall be avoided. Horizontal masses shall not exceed a height to width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.

Accessory and Temporary Uses:

All accessory, and temporary uses are permitted as listed herein under Supplemental Regulations.

Total Site Area: 246.8 Acres (10,751,116 Sq.Ft.)

Area A
Units – 480
Gross Density – 6.6 Dwelling Units/Acre (DU/Acre)

Areas B1, B2, B3
Units – 330
Gross Density – 5.7 DU/Acre

Area C1
Units – 155
Gross Density – 4.9 DU/Acre

Area D1, D2
Units 135
Gross Density – 2.0 DU/Acre

Total Units – 1,100

Design Standards

Landscaping, Buffer yards, and Screening

A. General Performance Standard. Development sites shall be landscaped to accomplish the following performance standards:
1. Create a landscaped, quality view from state highways and arterial, collector and local streets.
2. Protect and enhance property values through the improvement of curbside buffer yards, screening conflicting land uses, and landscaping parking lots and building areas.
3. Create tree-lined streets with a deciduous canopy.
4. Use landscaping materials to clean the air, conserve the soil and to prevent blowing dust and dirt.
5. Purposefully locate landscaping materials where they will help conserve energy, and water resources.
6. Protect the health, safety and welfare of the citizens of Loveland by preserving and replacing vegetative cover which will reduce soil erosion, reduce flooding, provide shade, and enhance the attractiveness of the community.
7. Mitigate any adverse effects of citing different uses near or adjacent to one another through buffering.
8. Preserve native grasses, mature trees, and other vegetative cover by clustering development and replacing native grasses and trees when they are displaced by development.
9. Ensure significant canopy shading to reduce glare and heat build-up.

B. Landscape Materials.
1. **Performance Standards.**
   a. All landscape materials planted pursuant to the provisions of this section shall be healthy and be compatible with the local climate and the site soil characteristics, drainage and water supply.
   b. The quality and quantity of plant materials shall comply with the requirements of the Colorado Nursery Act, 1973 C.R.S., Title 35, Article 26, as amended.
   c. Seventy-five (75) percent of all landscaped areas shall be covered with living plant material within three (3) year of planting.
   d. All planting beds shall be covered with high quality mulch. The use of crushed aggregate, gravel, or river rock, in planting beds shall be limited to a maximum of thirty (30) percent of the area of each planting bed and the use of plastic or lava rock as a ground cover shall be prohibited.
2. **Normative Guidelines.**
   a. Deciduous trees that mature to a height of thirty (30) feet or more, should be at least two (2) inches in caliper. The caliper is measured six inches above the soil line.
   b. Deciduous trees which mature to a height less than 30 feet should be at least one and one-half (1.5) inches in caliper. The caliper is measured six inches above the soil line.
   c. Coniferous trees should be at least six (6) feet in height.
   d. Shrubs should be of a size generally known in the nursery industry as requiring at least a five gallon container.
   e. The recommended ground cover should be attained within three (3) years of the date of planting.
   f. Mulch should be keep at a depth of at least 3 inches to retain water around roots.
   g. Whenever the calculation of the quantity of landscape materials yields a fraction, the next highest whole number should be used.
   h. The use of very low and low water use plant materials is encouraged in all landscaped areas; such xeriscaping is achieved through:
      (1) The use of plant materials suited for drought tolerance or reduced water demand.
      (2) The use of appropriately designed irrigation or the redirection of natural moisture;
      (3) The limited use of bluegrass turf to only those areas of high use. Use buffalo grass, blue gamma, and/or brome/fescue combinations in other areas of turf.
      (4) Grouping plants with similar moisture requirements.
      (5) Locating plants based on sun exposure requirements.

C. Height and Location.
1. **Performance Standards.**
   a. Trees shall be planted on the project sites so as to allow for their full mature growth.
   b. Access to or view of fire hydrants shall not be obstructed from any side.
   c. To the maximum extent feasible, trees shall not be planted within five (5) feet of existing or proposed overhead or underground power lines.
   d. Landscaping shall not prevent access to utility structures or equipment.
   e. Landscape and utility plans shall be coordinated to comply with the objectives and standards established in this section.
   f. Plant materials shall comply with the guidelines for plants located in sight distance triangles.
2. **Normative Guidelines.**
   a. Plants, which will mature to a height of six inches or more should not be planted within three (3) feet of a fire hydrant.
   b. Separations between trees and utilities should comply with the following Table.

Separations Between Trees and Utilities

Utility	Minimum Distance from Tree (feet)
Street lights greater than 16 feet in height	Canopy - 35 Ornamental - 15
Water or sewer main	Canopy or ornamental - 10
Gas main	Canopy or ornamental - 4
Overhead or underground power line	Canopy or ornamental - 5

D. Irrigation, Maintenance, and Soils.
1. **Performance Standards.**
   a. A watering system that is capable of providing sufficient water to maintain plants in a healthy condition shall be installed in all areas which are landscaped with live plants, pursuant to the requirements of this section.
   b. All living plants required by this section, as shown on a landscape plan approved by the City, shall be maintained in a live and healthy state by the property owner. Dead or unhealthy plants shall be immediately replaced with the size and type of plants required on the applicable development plan and by this section.
   c. All fences, walls and similar structures shall be maintained in good condition. Chipped paint, missing fence pieces, leaning or fallen portions of a fence, or other signs of deterioration shall immediately be replaced or repaired by the property owner.
   d. All landscaping and irrigation facilities in each phase of a development shall either be installed prior to issuance of any Certificate of Occupancy or the installation of the landscaping and irrigation facilities shall be secured with a letter of credit or escrow in the amount of one hundred twenty-five (125) percent of the value of the landscaping and irrigation facilities and the cost of installation.
2. **Normative Guidelines.**
   a. Irrigation guidelines for large, small and xeriscaped areas are as follows:
      (1) Provision should be made for permanent, automatic irrigation of all plant materials requiring more than fifteen (15) inches of water per year;
      (2) Provision should be made to provide temporary irrigation for the purpose of establishing newly planted plant materials requiring less than fifteen (15) inches of water per year. The hose bib or other water source should be within at least fifty (50) feet from a border of the plants;
   b. All irrigation systems should be maintained in good working condition.
   c. Replacement of plants may be delayed whenever the Director determines that extenuating circumstances, beyond the owner's control, prevent the immediate replacement of the dead or unhealthy plants, and the owner agrees to replace the dead or unhealthy plants within a time established by the Director. In any event, the dead or unhealthy plants should be replaced within nine (9) months of the time the plants died or became unhealthy.
   d. Soil amendments appropriate for the intended materials and design of the site should be selected and used. Soil amendments are generally needed to provide better water absorption, aeration, water-holding capacity and nutrients. Soil should be improved where needed to accommodate permanent landscaping. Soils should be tested for acidity, available potassium, phosphorous, nitrogen, adding peat or compost and adjusting for pH with lime. Soil improvements can also reduce the amount of maintenance required and quantity of water needed by plants.

E. Landscape Design.
1. **Performance Standard.** All areas not covered by buildings, parking or other structures shall be aesthetically treated with landscape material including trees, shrubs and groundcovers consistent with the provisions in this section.
2. **Normative Guidelines.**
   a. Landscaping plans should be designed so that each plant serves a function of design, whether it be aesthetics, preventing soil erosion, unifying a site, screening outside storage, or buffering adjacent development.
   b. The type of canopy tree should be chosen that provides dominant neighborhood character and identity. Trees which are indigenous or adaptable to the local climate, require minimal maintenance and are disease and pest resistant are encouraged. To establish a landscape theme, the same design elements and materials that are used in existing, well-landscaped, nearby properties should by used on new development sites.
   c. Intermediate trees should be employed for under story screen, windbreak, and visual interest. Intermediate trees should be used to divide a large site into smaller components. Shrubs are encouraged to be used for low level buffers, enclosure, identify and reinforce pathways, and to provide visual interest and display.
   d. Planting design should be simple. Planting masses of shrubbery and groundcovers of appropriate scale with a predominance of one species for unity is one approach to simplicity in planting design.
   e. Planting areas should relate to and complement the architectural elements of the buildings on the site.
3. **Edge Treatment.** Edge treatment shall be designed to be in conformance with required buffers and landscape standards in the Loveland Site development and Performance Standards. Special attention will applied to the N. Wilson Ave. frontage and the incorporation of the sidewalk/trail. Fencing and landscaping will be used to help buffer the site from N. Wilson and at the same time create a positive visual appearance into the site.
4. **Installation and Maintenance.** Required landscaping and perimeter fencing shall be installed by the developer per approved plans and within each phase of the development. Such improvements will be done in conjunction with appropriate seasonal guidelines. Maintenance for landscaping and common area fencing and facilities shall be the responsibility of the Master Homeowner's Association.

F. Screening of Unsightly Areas.
1. **Performance Standards.**
   a. Unsightly areas shall be screened from view from public sidewalks, streets, trails, parks, and other properties which are used by the public, and residential areas. Unsightly areas shall include, but not limited to, outside trash receptacles, loading docks, outside storage areas, utility boxes, and open areas where machinery or vehicles are stored or repaired.
   b. The Director may determine that other areas similar to those specified herein are also unsightly areas and subject to the standards and guidelines in this subsection (J).
2. **Normative Guidelines.**
   a. The preferred method for screening unsightly areas is a six (6) foot high masonry wall with the required landscaping within the buffer yard located between the wall and the area from which the site may be viewed by the public.
   b. Whenever plants alone are used as a screen, the plants should be coniferous. They should provide an opaque screen within three (3) years of the time they are planted.
   c. Utility boxes, including, but not limited to, electric transformers, switch gear boxes, and telephone pedestals and boxes should be screened from view on all sides not used for service access.
   d. The materials and colors of the materials used to provide the screening should blend with the site and the surroundings.
   e. Trash enclosures should be placed around dumpsters and any other proposed receptacle of trash. The dumpster should be entirely screened from view. The enclosure should prevent trash from being scattered by wind or animals. The dumpster should be placed on a concrete pad, enclosed by an opaque wall at least six feet in height, with opaque gates. The enclosure should be sturdy and built with quality wood and/or masonry materials. The trash enclosure should be sited so the garbage truck has convenient access to the enclosure and has room to manuever without backing onto a public right-of-way.

GDP RESUBMITTAL DATE APRIL 6, 2005

NOTICE: DUTY OF COOPERATION - Release of these plans constitution further cooperation among the owner, his contractors, and the architects. Design and construction are complex and require the participation and cooperation of all parties involved to minimize change orders, delays and cost overruns. Any changes made in these plans during construction, whether made by the owner or anyone else working under his direction, must be approved in writing by the architect. Changes made without such approval will relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SAID ALTERATIONS BE CONTRUCTED. Read dimensions. Do not scale drawings. Verify all dimensions at the job site before beginning work. Report any discrepancies to the architect before proceeding. Contractor is responsible for all dimensions and conditions on the job site. Do not proceed with any work if in doubt. Ask for clarification. Figured dimensions govern over scaled dimensions. Contractor is responsible for compliance with all applicable codes and ordinances. Drawings are not to be used for construction purposes unless issued as such. Ownership of Documents: All drawings, specifications and copies thereof furnished by the architect are and shall remain the property of the architect. They are to be used only with respect to this project and are not to be loaned, copied or disclosed to any unauthorized party without written permission. All rights to these documents are reserved by the architect. Visual contact with these documents shall constitute prima facie evidence of acceptance of these restrictions. Any unauthorized use, disclosure or reuse without the written consent of the architect will be at the user's sole risk and without liability to the architect and user shall hold harmless the architect from all claims, damages, losses, and expenses including attorney's fees arising out of or resulting therefrom.
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revisions
A 3-15-05 City Comments
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LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/30/2005
drawn DRS
checked TEH
job no. 03-218

NARRATIVE

Loveland • Colorado

sheet 3 of 7

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GDP NARRATIVE

Landscaping (continued)

G. Fencing.

1. **Purpose.** Proper fencing can have a unifying effect upon a neighborhood or streetscape, but improper fencing can detract from the appearance of a neighborhood or streetscape. Fence containing several sections of dissimilar design and materials should be avoided. The coordination of fence design and materials among neighboring properties can have a positive effect on the visual and psychological harmony of an area. Preliminary fence designs shall be submitted at the time of the PDP.
2. **Applicability.** The standards and guidelines in this section shall apply to the installation of all fences, including fences on lots for single family and two-family dwellings.
3. **Performance Standards.**
   a. Fencing shall be designed to have a unifying effect within a neighborhood by coordinating the design and materials with neighboring properties.
   b. Fencing containing several sections of dissimilar design and materials shall be avoided.
   c. All fencing adjacent to a public or private street shall be constructed of a durable material which is compatible with adjoining buildings and fences.
   d. All fencing shall be constructed of either brick, wood, wrought iron, vinyl coated material, decorative concrete block, or similar material.
   e. All fencing shall be constructed so as to conceal or integrate into the architecture of the fence all structural members. In stockade fence construction, posts and cross members shall be visible on the side of the fence that is less visible to the public.
   f. All fencing adjacent to a public or private street, or required as part of a buffer yard, shall be maintained in good repair.
   g. Chain link fencing, with or without slats, shall not be used as a fencing material for screening purpose.
4. **Normative Guidelines.**
   a. The final selection of fencing materials and design should be made according to the use it will serve and the design character of adjacent or adjoining fences.
   b. Consideration in the selection of fencing materials should include its intended purpose, labor required for construction, maintenance requirements, longevity and cost.
   c. Color for fencing should be compatible with the architecture and reflect the materials used. Masonry should blend with the architecture and wood and metal colors should be in harmony with the colors in the architecture.
   d. Along arterial and collector streets, fencing should be designed and coordinated so as to provide a unified and positive image for the neighborhood and community.
   e. Fencing and walls should be considered an integral part of the architectural and site design for each unit.
   f. Fences and wall height shall meet requirements of the Loveland Municipal Code.
   g. Fencing should generally be stepped up or down to accommodate changes in topography rather than sloping with the ground.
   h. Location of fences and degrees of openness should take into account view or vistas, environmental concerns such as wind and air circulation, and the desired level of privacy.

H. Natural Areas Fencing and Landscaping

1. **Performance Standards.** The landscape plan for any open land or wetlands area will be based upon connecting areas of the site with each other as well as allowing connections to the adjacent developments to permit pedestrian connectivity. Landscape materials will consider and use, wherever practicable, natural plant communities and compatible plants with the character of any open land or wetlands. Fencing should not detract from the design, but should be used as an appropriate design element where desired. Because the site is generally devoid of canopy material, the design should take advantage of open vistas throughout the site.
2. **Open Space Edge Treatments.** Edge treatment adjacent to open space and wetlands and adjacent to Cascade Avenue, will be treated as enhanced native landscapes. The character will use drought tolerant species of shrubs and trees and will employ clustered and random placement rather than formal plant placement. The goal is to maintain the existing open vistas. Open fences of no greater than four feet in height will be allowed adjacent to wetlands and designated open lands which may include either formal and informal walkways.

Residential Standards

A. Purpose. The following standards and guidelines are intended to promote variety and visual interest in zoning districts predominately characterized by residential building development and to lessen the extent to which streetscapes are dominated by protruding garages and front Building Elevations are dominated by garage doors.

B. Applicability. In addition to all other applicable regulations in the Loveland Municipal Code, the following performance standards and normative guidelines shall apply to all development sites for residential buildings, including Site/Building Plans for single family and two-family dwellings.

C. Performance Standards.

1. **Mix of Housing Models.**
   a. Any development area (ex. B1) containing sixty (60) or more patio homes, single-family or two-family detached dwelling units shall have at least four (4) different housing models. Any development plan of fewer than sixty (60) single-family or two-family dwelling units shall have at least three (3) different housing models. Any development plan containing one hundred (100) or more single-family or two-family detached dwelling units shall have at least five (5) different housing models The applicant shall include in the application for approval of the development plan documentation showing how the development plan complies with the foregoing requirement.
   b. Each housing model shall have at least three (3) characteristics which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.
   c. The requirements in subparagraphs (a) and (b) above shall not apply to development plans containing ten (10) or fewer dwelling units.
2. **Garage Placement and Design For Single-Family Detached, Patio Homes and Two-Family Dwellings.** The following standards shall apply to single-family detached and two-family dwellings.
   a. For single family detached and two-family dwellings garage doors visible as part of front building elevations shall not extend more than six (6) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.
   b. For single family detached dwellings on lots less than sixty-five (65) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.
   c. For two-family dwellings on lots less than ninety (90) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall not extend more than eight (8) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.
   d. Garage doors for single family detached dwellings shall not comprise more than forty (40) percent of the ground floor street-facing linear building frontage.
   e. Garage doors for two-family dwellings shall not comprise more than sixty (60) percent of the ground floor street-facing linear building frontage.
3. **Single Family Attached and Multi-Family Dwellings.**
   a. Garage doors for single family attached and multi-family dwellings that are visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet across the front of the building, by six (6) feet in depth.
   b. Individual access from the public rights-of-way to garages and/or parking areas for dwelling units in a single family attached or multi-family dwelling containing four or more dwelling units shall not be permitted.
   c. Roofs shall be gabled, hipped, gambrel, or other sloping forms. Minimum roof pitch for the predominant roof mass shall be 5:12; sloped roofs over porches, dormers, and/or other similar architectural elements may have a slope less than 5:12, provided the combined surface area of such roofs does not exceed thirty (30) percent of the total surface area of all roofs on the building.
   d. At least one main entrance to any single family attached or multi-family dwelling shall face and open directly onto a walkway connected to a public sidewalk.
   e. No wall that faces a street shall have a blank, uninterrupted length exceeding thirty (30) feet without including two (2) of the following: change in plane; change in texture or masonry pattern; windows; or an equivalent element that subdivides the wall into human scale proportions.
   f. All sides of the dwelling visible from a public right-of-way or other public place shall include materials and design features consistent with those on the front of the dwelling.
   g. Single family attached and multi-family dwellings shall provide variation in the architectural design of the dwelling, including changes in roof lines, changes in façade plane, prominent entry features, use of color in trim and accent features, and similar techniques.

Signage

1. **Sign Permit Required.**
   a. Except as provided in the Loveland Municipal Code, it shall be unlawful to display, erect, relocate, or alter any sign without first filing with the City an application in writing and obtaining a sign permit.
   b. When a sign permit has been issued by the City, it shall be unlawful to change, modify, alter, or otherwise deviate from the terms or conditions of said permit without prior approval of the City. A written record of such approval shall be entered upon the original permit application and maintained in the building permit files of the Building Division.
2. **Application for Permit.**
   a. The application for a sign permit shall be made in writing on forms furnished by the City and shall be signed by the owner of the property on which the sign is to be located.
   b. No sign permit shall be issued for a sign to be connected to an electrical source unless the applicant provides a copy of an electrical permit issued by the City.
3. **Limitations.**
   a. No internal illumination shall be permitted as the commercial as the commercial site area is adjacent to residential areas.
   b. Wall signs may have white accent lighting or downward facing external lighting.
   c. Freestanding signs will be limited to monument signs.
   d. Pole signs shall not be permitted.

Access, Circulation and Parking

Collector streets will provide the primary circulation from the north end of the site to the south end of the site and links the eastern and western boundaries permitting maximum connectivity to and with the adjacent sites. Circulation is intended to provide connectivity to major transportation corridors adjacent to the site and thereby permits adjacent sites to least one main entrance to any single family attached or multi-family circulate through this area to alternate arterial passages. The site has the potential to link adjacent properties with pedestrian ways for use in both recreation and commuter purposes. The design will permit efficient public safety connections as well as connections that will benefit the general public as adjacent properties eventually develop. Desired connectivity can be provided and reduction of pressures on adjacent arterials is possible, while designing access to those arterials at appropriate locations.

Performance Standards

A. Purpose. These performance standards and normative guidelines shall apply to all development, including single family and two-family development, and are intended to ensure that the parking lots, access drives, and pedestrian and bicycle facilities outside public rights-of-way are well designed with regard to safety, efficiency and convenience, both within development sites and to and from surrounding areas. Sidewalk and/or bicycle facilities may be required to extend off-site based on needs created by a proposed development.

B. General Performance Standards.

1. The parking and circulation system within each development shall accommodate the movement of vehicles, bicycles, pedestrians and transit throughout the proposed development and to and from surrounding areas, safely and conveniently, and shall contribute to the attractiveness of the development. The on-site pedestrian system shall provide adequate directness, continuity, street crossings, visible interest and security as defined by these performance standards and normative guidelines. The on-site bicycle system shall connect to the City's on-street bikeway network. Connections to the City's off-road trail system shall be made, to the extent reasonably feasible.
2. Backing and turning movements associated with parking layout shall not obstruct or conflict with traffic, either on or off-site.
3. All parking lots containing three or more parking spaces shall be designed to provide adequate room to allow vehicles to turn around and traffic controlled therein so all vehicles are able to travel in a forward direction when entering an adjoining public right-of-way, excluding rights-of-way for alleys.
4. Parking features, such as parking stalls and access drives, shall be clearly and permanently defined on the parking surface.
5. Curbs, wheel stops or other barriers shall be provided in parking lots to prevent vehicles from extending beyond the perimeter of the parking lot and to prevent vehicles from contacting a wall, fence, sidewalk, or landscaping.
6. Parking lots shall be designed using the angles, layout and dimensions shown below unless other angles, layout or dimensions have been approved by the City Engineer.
7. All off-street parking lots, including loading, maneuvering and access drives, shall be paved with asphalt, concrete or similar material approved by the City Engineer, except that such parking areas on a lot on which a single family detached dwellings and two-family dwellings is being developed or redeveloped and areas designated for outdoor storage shall be surfaced with asphalt or concrete, compacted gravel or other surfacing that does not create dust.
8. All off-street parking areas shall be unobstructed and free of other uses. No part of an off-street parking required for any building or use to comply with the provisions of this section shall be included as part of an off-street parking area similarly required for another building or use and no part of an off-street parking area required for any building or use to comply with the provisions of said section shall be converted to any use other than parking area unless additional parking area is provided to replace such converted parking area and to meet the requirements of any use to which such parking space is converted.
9. Unobstructed vehicular access to and from a public street shall be provided for all off-street parking lots. Vehicular access shall be provided in such manner to protect the safety of persons using such access or traveling in the public street from which such access is obtained and to maintain the traffic-carrying capacity of the public street from which such access is obtained.
10. Required off-street parking areas shall be located on the same lot or premises as the building or use for which such spaces are required unless otherwise approved by the Director for shared parking or remote parking.
11. Off-street guest parking spaces for multi-family dwellings shall be located no more than two hundred (200) feet from any dwelling unit intended to be served by such parking space.
12. Light fixtures provided for any off-street parking lot adjacent to a residential use or residentially zoned area shall shield the source of light from sight and prevent the spillover of direct light onto such use or zoned area, while still providing security to motorists, pedestrians and bicyclists.
13. The property owner shall be responsible for maintaining any parking lot in good condition and free of refuse and debris.
14. All off-street parking lots with ten (10) or more spaces shall be screened.
15. All off-street parking lots with fifteen (15) or more spaces shall contain interior parking lot landscaping.
16. Sidewalks along public streets shall be designed, constructed, and maintained in accordance with the City of Loveland Street Standards.
17. All lighting poles in commercial areas will be 20 feet in height or less. All lighting will be downward facing and full cut off.

C. General Normative Guideline. No required parking space should be located more than three hundred (300) feet from the use which generates the parking space needs.

D. Vehicular Access.

1. **Performance Standards.**
   a. All development shall be subject to the requirements for obtaining City approval of the design, number and location of vehicular accesses of the City Street Standards.
   b. Approval of any particular design plan by the City shall not relieve the developer of the responsibility to comply with the requirements of this subsection.
   c. Access and associated site design configuration shall meet the requirements set forth in the City of Loveland Street Standards.
   d. Fire apparatus access roads shall be provided and maintained in accordance with the provisions of the Loveland Municipal Code.
   e. Every access to a state highway shall comply with the State Highway Access Code.
2. **Normative Guidelines.**
   a. It is the policy of the City to protect the mobility of through traffic on non-local streets by restricting the number of access points to private property to a minimum. However should it be necessary for the efficient development of private property, more than one access to a public street may be permitted when the additional access will not be hazardous to future safety and operation of the street, and the additional access is necessary to promote the safe, efficient and free flow of traffic on and off-site, as determined by the City Engineer.

E. Parking Lot Layout.

1. **Performance Standards.**
   a. Parking lots shall be designed and constructed to meet the following objectives;
      (1) Provide well-defined, safe, convenient, and functional circulation routes for vehicles, bicycles and pedestrians.
      (2) Minimize conflicts between pedestrian and vehicular traffic.
      (3) Minimize the number of vehicular turning movements and points of vehicular conflict, particularly at access points.
      (4) Logically connect adjacent properties.
      (5) Provide for emergency vehicle access and prevent access to service areas or loading zones from obstruct emergency vehicle access drives.
      (6) Provide adequate space to allow the staging of fire fighting efforts.
      (7) Install standard traffic control signs and devices to direct traffic where necessary within a parking lot.
      (8) Provide users the necessary sight distances, parking lot stacks, and traffic control devices to ensure the safest and most predictable system of parking and circulation.
   b. The parking lot layout shall specifically address the interrelation of pedestrian, vehicular and bicycle circulation in order to provide continuous, direct pedestrian access with a minimum of driveway and access drive crossings.
2. **Normative Guidelines.**
   Parking and landscape design shall conform with the Loveland Site Development Performance Standards (SDPS).

F. Safety Considerations.

1. **Performance Standards.**
   a. Parking lots, access drives, and landscaping shall be designed to provide adequate site distances for safe and efficient movement of pedestrians, bicycles and vehicles.
   b. To the maximum extent feasible, pedestrians shall be separated from vehicles and bicycles.
   c. Parking lots and access drives, including access drives to loading zones and service areas, shall be designed so that there is no vehicle queuing into a public right-of-way.
2. **Normative Guidelines.**
   a. Sight distance triangles should be calculated, in accordance with the procedures set forth in the City of Loveland Street Standards, for all intersection of access drives, access drives and pedestrian walkways, access drives and bicycle lanes or trails, and access drives and public streets.
   b. The design speeds for roadways set forth in the City Street Standards shall be used for the purposes of calculating such sight distance triangles.
   c. No plants, foliage, wall, fence, or sign, higher than twenty-four (24) inches above the top of the curb should be located within a sight distance triangle and all trees located within a sight distance triangle should be limbed to a height of eight (8) feet.
   d. Where complete separation of pedestrians from vehicles and bicycles is not possible, potential hazards should be minimized by the use of techniques such as special paving, grade separations, pavement marking, signs or striping, bollards, median refuge areas, traffic calming features, landscaping, lighting or other means to clearly delineate pedestrian areas, for both day and night use.
   e. Where pedestrians and bicyclists share walkways, the pedestrian/bicycle system should be designed to be wide enough to easily accommodate the amount of pedestrian and bicycle traffic volumes that are anticipated. A minimum width of eight (8) feet shall be required for such shared walkways and such walkways shall meet American Association of State Highway and Transportation Officials (AASHTO) guidelines, Guide for Development of Bicycle Facilities, as amended. Additional widths, of up to four feet, may be required to accommodate higher volumes of bicycle and pedestrian traffic within and leading to development sites in the RE, R, RA, NC, and E zoning districts and leading to recreational, institutional, civic, and public uses.
   f. Development plans should include site amenities that enhance safety and convenience and promote walking or bicycling as an alternative means of transportation. Site amenities may include drinking fountains, canopies and benches.

G. Curb cuts and Ramps Performance Standards.

1. Curb cuts and ramps shall be located at convenient, safe locations for the physically disabled, for bicyclists and for people pushing strollers or carts.
2. The location and design of curb cuts and ramps shall meet the requirements of City Street Standards and the Americans With Disabilities Act and shall avoid crossing or funneling traffic through loading areas, drive-in lanes and outdoor trash storage/collection areas.

H. Walkways.

1. **Performance Standards.**
   a. Walkways within a development site shall be located and aligned to directly and continuously connect areas or points of pedestrian origin and destination, and shall not be located and aligned solely based on the outline of a parking lot configuration that does not provide such direct pedestrian access. Walkways shall link street sidewalks with building entries through parking lots.
   b. Where it is necessary for the primary pedestrian walkway to cross access drives, the pedestrian safety shall be given a priority. The material and layout of the pedestrian access shall be continuous as it crosses the access drive, with a break in continuity of the access drive paving and not in the pedestrian walkway surface.
2. **Normative Guidelines.**
   a. Pedestrian walkways in parking lots should be separated from the surface of the parking lot with an elevated paved surface not less than five (5) feet in width.
   b. Pedestrian walkways in parking lots should be well-marked using pavement treatments, signs, striping, signals, lighting, traffic calming techniques, median refuge areas and landscaping.

I. On-Site and Off-Site Pedestrian and Bicycle Facilities Connections Performance Standards.

1. The pedestrian and bicycle circulation system required on a development site shall be designed to provide, or allow for, direct connections to off-site pedestrian and bicycle facilities providing access to major destinations including, but not limited to, parks, schools, neighborhood and convenience shopping centers, and transit stops that are located either within the development or adjacent to the development.
2. The pedestrian and bicycle circulation system required on a development site shall provide, or allow for, on-site connections to existing or planned off-site pedestrian and bicycle facilities at points necessary to provide direct pedestrian and bicycle travel from the development to major pedestrian destinations located within the neighborhood. In order to provide direct pedestrian connections to these destinations, the City may required the developer to construct additional sidewalks or walkways not associated with a street, or an extension of a sidewalk from the end of a cul-de-sac to another street or walkway.

J. Shared Parking.

1. **Performance Standards.**
   a. Shared parking may be allowed only if such spaces are provided collectively by two (2) or more buildings or uses on adjacent lots in a single parking lot located within the boundaries of those adjacent lots, and the total number of parking spaces provided is equal to the number of spaces required collectively for the uses sharing the parking.
   b. Once established, shared use of a parking lot shall continue until the properties which share parking spaces are, independently, in compliance with the access, parking and circulation requirements in this section.
   c. The establishment or discontinuance of any shared use of a parking lot shall be subject to approval of an appropriate Development Plan by the City.
2. **Normative Guideline.** If the City determines that insufficient information is available concerning a shared parking plan, the property owners requesting shared parking should provide the City with a parking accumulation study. Parking accumulation studies should: analyze the compatibility, size, type, safety and configuration of existing and proposed shared parking; analyze peak parking demands for similar existing facilities with shared parking; and project the parking space needs for weekly, monthly and annual peak hour periods.

L. Required Number of Off-Street Parking Spaces

Parking space allocations to be based on standards in the Loveland Municipal Code and the City of Loveland Site Development Performance Standards and Guidelines.

Supplemental Regulations

Child Care Centers, Group Care and Child Day Care Facilities.

Shall comply with the Lovelannd Municiple Code.

Temporary Uses.

A. Applicability. The standards and requirements in this section shall apply to the establishment, reestablishment and continued operation subsequent to the adoption of these provisions of the following temporary uses:

1. **Temporary Merchant.** Any person who engages in the business of selling, offering for sale, or soliciting orders for goods or services from a single location, including, but not limited to, the sale of Christmas trees, fireworks, pumpkins, produce, rugs, art work, and animals, and recycling containers. The site on which a temporary merchant engages in such business may contain outdoor display and sales areas and display structures.
2. **Temporary Construction Office.** A mobile office unit located on a lot where construction activity authorized by the City is occurring and the office is not accessible by the general public.
3. **Residential Sales Offices.** A mobile office unit or model home used by sales personnel to market and sell residential properties within the same subdivision in which the temporary sales office is located. No properties may be marketed or sold from a temporary sales office that are not located within the same subdivision as such temporary sales.
4. **Temporary Expansion of Use.** A modular or mobile building used to expand a permanent building containing a principal use, including but not limited to temporary school classrooms and offices.
5. **Temporary Establishment of Use.** A modular or mobile building used to establish a principal use on a vacant lot prior to construction of the permanent building for such use.

C. Permit Requirements. No temporary use shall be conducted in the City unless such use has been authorized by the City through the issuance of a "temporary use permit" in accordance with the procedures outlined in the Loveland Municipal Code.

D. Additional Standards For Certain Temporary Uses.

1. **Temporary Construction Office.**
   a. Temporary construction offices shall be permitted only on lots where construction activity is, or will be, occurring, pursuant to authorization by the City. No temporary construction office shall be installed on a construction site until the City has granted authorization for such construction activity.
   b. If a mobile office unit is used to establish a temporary construction office, then such office unit shall comply with the City Code.
2. **Residential Sales Offices.**
   a. Residential sales offices shall be located only within the residential subdivision containing the properties being marketed and sold from such sales office.
   b. If a mobile office unit is used to establish a residential sales office, then such office unit shall comply with the City Code.
   c. Sales offices located in a model home shall comply with the City Code.
   d. Each subdivision shall be allowed only one sales office in either a mobile office unit or model home for purposes of sale of lots or dwelling units within the subdivision.
   e. No temporary use permit shall be issued for a residential sales office unless a Site Plan meeting the standards set forth in the development application informational requirements master list is approved by the City.
   f. Residential sales offices shall meet the requirements of the City Building Code, the American Disabilities Act, and the City Fire Code.
   g. At the discretion of the Director, the lot containing the sales office shall be landscaped to be consistent with the character of a residential neighborhood.

E. Time Limits for Temporary Use Permits. The time limits set forth in the City Code shall apply to temporary use permits.

F. Termination and Removal of Temporary Uses.

1. If the active and continuous display and sale of merchandise or the provision of a service is not carried on as a temporary use during a period of thirty (30) days, the temporary use shall be terminated and shall be removed from the site. Removal shall occur within ten (10) days of the expiration of the thirty (30) day period.
2. Upon vacating the premises, the site shall be left in a condition that is equal to or better than the appearance of the site prior to the establishment of the temporary use.

GDP RESUBMITTAL DATE APRIL 6, 2006

NOTICE: DUE TO COOPERATION - Retainer of these plans acknowledges his/her cooperation among the owner, his/her contractor, and the architect. Dimensions and construction are not to be changed without consent of the architect. Contractor is responsible for verifying all dimensions and conditions at the job site. Any discrepancies found in these plans must be reported to the architect before proceeding with the work. Contractor is responsible for all construction means, methods, techniques, sequences and procedures and for all safety precautions and programs in connection with the work. Contractor is responsible for all deviations from these plans without the consent of the architect. Architect is not responsible for any deviations from these plans without the consent of the architect. Architect is not responsible for the acts or omissions of the contractor, subcontractors, any of their agents or employees, or any other persons performing any of the work. Contractor is responsible for all construction means, methods, techniques, sequences and procedures and for all safety precautions and programs in connection with the work. Contractor is responsible for all deviations from these plans without the consent of the architect. Architect is not responsible for the acts or omissions of the contractor, subcontractors, any of their agents or employees, or any other persons performing any of the work.
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revisions
1 03-15-06 City Comments
2 06-16-06 City Comments
3 12-15-06 City Comments

kenney & associates ARCHITECTS LLC
(970) 663-0548

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

date 04/06/2006
drawn DSB
checked TEH
job no. 05-018

NARRATIVE

Loveland • Colorado

sheet 4 of 7

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GDP NARRATIVE

Temporary Uses (continued)

G. **Modifications.** Changes or modifications to a temporary use permit shall require the submittal of a new application, paying of all application review fees, and approval of a new temporary use permit, except that the Director may authorize minor variations in the location of structures or improvements caused by engineering or other unforeseen difficulties. Such changes or modifications authorized by the Director shall not modify the character or use of an approved temporary use permit. The Director may require the applicant to submit a revised Site Plan.

H. **Appeals.** The applicant for a temporary use permit may appeal decisions of the Director to the Planning Commission in accordance with the provisions of the City Code.

I. **Enforcement.**
1. It shall be unlawful for the owner of any property subject to temporary use permit issued by the City to allow such use to be operated in any manner other than in compliance with such permit and the standards set forth in this section.
2. The applicant for all uses subject to the requirements of this section and for which a temporary use permit has been issued by the City shall display such permit in a manner making such permit readily visible. If such permit is not displayed in accordance with this requirement, the City may require the immediate termination and removal of the temporary use and all appurtenances associated with such use.

Accessory Buildings, Structures, and Uses.

A. **General Standards.** Accessory buildings, structures, and uses shall meet the following general standards:
1. Any accessory building, structure, or use shall be clearly subordinate in area, extent, and intensity and incidental to the principal use on a lot.
2. Any accessory building, structure, or use shall be located on the same lot as the principal use.
3. Any accessory building, structure, or use shall be customary in connection with the principal use and ordinarily located on the same lot as the principal use.

B. **Examples.** Accessory buildings, structures, and uses shall include, but not be limited to, the following:
1. Home occupations;
2. Private swimming pools, recreation facilities, and clubhouses;
3. Family foster care for up to four (4) children unrelated to the caretaker for regular twenty-four-hour care, provided that such children are received from any state-operated institution for child care or from any child placement agency as defined in Section 26-6-102(2), C.R.S.;
4. Private tennis courts;

Yards.

A. **Restrictions and Allowances.**
1. Except as provided in paragraph (2), below, no building, structure, or parking lot shall be located within any yard required pursuant to this section.
2. The following structures and features may be located within a required yard:
a. Trees, shrubbery or other features of natural growth;
b. Fences, hedges, and walls;
c. Driveways and sidewalks;
d. Signs;
e. Bay windows, architectural design embellishments and cantilevered floor areas that do not project more than two 2 feet into the required yard or setback, are not more than ten (10) feet in length, and do not encroach into a public easement;
f. Eaves that do not project more than three (3) feet into the required yard or setback;
g. Open outside stairways, entrance hoods, terraces, canopies and balconies that do not project more than five (5) feet into a required front or rear yard or setback and not more than two (2) feet into a required side yard or setback, provided they do not encroach into a public easement;
h. Chimneys, flues and residential ventilating ducts that do not project more than two (2) feet into a required yard or setback, are not placed so as to obstruct light and ventilation, and do not encroach into a public easement;
i. Utility lines, wires and associated structures.
j. Parking lot ingress and egress drives.
3. When an existing yard is reduced as a result of conveyance for a public use and the remaining yard is at least seventy-five (75) percent of the required minimum, then the yard remaining shall be deemed to be in compliance with the minimum requirements for such yard.
4. In the case of corner lots, the owner shall designate the front lot line for purpose of establishing the front yard for buildings and structures. Once designated, any change in the designation may be permitted only as part of an approved redevelopment application. No such change in designation shall be approved that creates nonconforming buildings or structures with respect to encroachments into yards.
5. Solar energy devices, including but not limited to, overhangs, movable insulating walls and roofs, detached solar collectors, sun reflectors and piping, may extend not more than three (3) feet into a required yard.
6. To maximize the amount of open space on a lot and allow beneficial use of property, the Director may approve a reduction, up to a twenty (20) percent, in the width of a yard, provided the Director finds that adequate light and air are preserved to adjoining properties, the fire protection standards for non-rated structures are met, and open space and property values are maintained. Any reduction greater than twenty (20) percent of the width otherwise required shall be subject to approval of a variance per the City Code.

Setback Table

Type	Setback		
	Front	Rear	Side
Single Family Detached	20'*	15'*	5'*
Two Family Dwellings	20'*	15'*	5'*
Attached Single Family	20'*	15'*	5'*

* See exceptions below.

B. **Residential Yard Requirements.**
1. **Single Family Detached Dwellings.**
a. **Front.** The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street.
b. **Rear.** The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height.
c. **Side.** The side yard shall be one (1) foot for each three (3) feet, or fraction thereof, of building height, but not less than five (5) feet. On corner lots the minimum side yard adjacent to the side street shall be fifteen (15) feet, except the minimum yard for a garage shall be twenty (20) feet where a vehicle access door faces the side street.

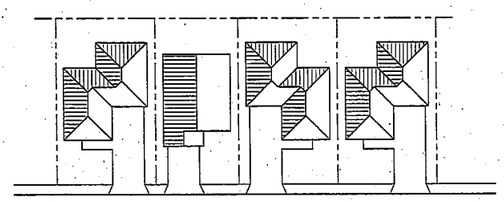
2. **Two-Family, Patio and Condominium Detached Dwellings.**
a. **Front.** The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street. Where more than two (2) two-family dwellings are located adjacent to each other, the front yard dimension shall be varied by at least four (4) feet and no front yard shall be less than fifteen (15) feet.
b. **Rear.** The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height. The rear yard for a garage not exceeding 12 feet in height and located adjacent to an alley shall be ten (10) feet.
c. **Side.** Zero lot lines shall be permitted within patio home areas, provided that at the time of preliminary plat, ten foot side lot utility easements are provided to ensure meter locations and underground utility lines may be located as desired by the Power Department of the City of Loveland. In addition, shrubs, trees, fences, driveways, and other features that will interfere with the trenching or maintenance of the utility lines may not be located within the utility easement area. Eaves, window wells and other architectural features may not extend into the utility easement area or over property lines. The City of Loveland shall not be responsible for repair or replacement of any of the items listed above in order to install or repair utility lines and associated equipment within these utility easement areas. Zero lot lines shall not be permitted on exterior lot lines.

3. **Single Family Attached Dwellings and Condominiums.**
a. **Front.** The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street and where more than two (2) single family attached dwellings are located adjacent to each other, the front yard dimension shall be varied by at least four (4) feet and no front yard shall be less than fifteen (15) feet.
b. **Other Yards.** For development plans containing more than fifteen thousand (15,000) square feet the minimum yard between any building and any boundary of the development plan shall be two (2) feet for each three (3) feet, or fraction thereof, of building height, but not less than fifteen (15) feet for principal buildings and accessory buildings, including garages. For development plans containing less than fifteen thousand (15,000) square feet the minimum yard between any building and any boundary of the development plan shall be one (1) foot for each three (3) feet, or fraction thereof, of building height, but not less than fifteen (15) feet for principal buildings and accessory buildings, including garages.

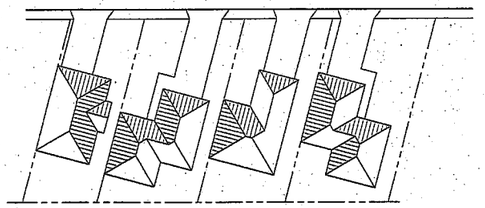
4. **Convenience Commercial**
The minimum distance of any building from a street right-of-way or zoning district boundary line shall be twenty (20) feet. The minimum distance of any building to an alley right-of-way or public alley easement boundary line shall be fifteen (15) feet.

C. **Non-Residential Yard Requirements.**
1. **Exceptions.** The standards in this subsection (C) shall apply to all non-residential development.
2. **Standards.**
a. **Arterial Street.** Minimum yard width shall be thirty-five (35) feet measured from an arterial street right-of-way.
b. **Non-Arterial Street.** Minimum yard width shall be twenty-five (25) feet measured from a non-arterial street right-of-way.
c. **Alley.** Minimum yard width shall be five (5) feet measured from an alley right-of-way or public alley easement.
d. **Other Yards.** Minimum yards other than as set forth in paragraphs (a), (b), (c), and (d), above, shall be the greater of the following, except that there shall be no yard requirements adjacent to any portion of a lot line located between two commercial/retail uses:
(1) Minimum of twenty (20) feet;
(2) One (1) foot for every foot of building height.
e. **Parking Lots.** Parking lots shall be setback a minimum of five (5) feet from the lot line of an adjacent non-residential uses and a minimum of twenty (20) feet from the lot line of an adjacent residential uses, other than a mixed-use residential dwelling, except that the setback shall be zero (0) feet along a lot line between buildings or uses with shared parking areas.

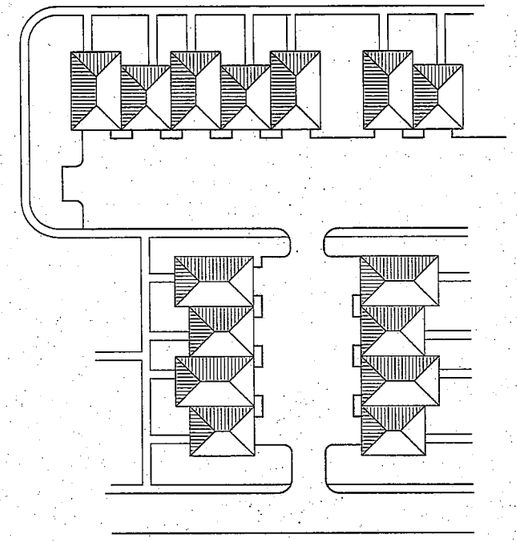
Building Height.
Buildings shall utilize the building height regulations set forth in the Zoning Ordinance of the Loveland Municipal Code.



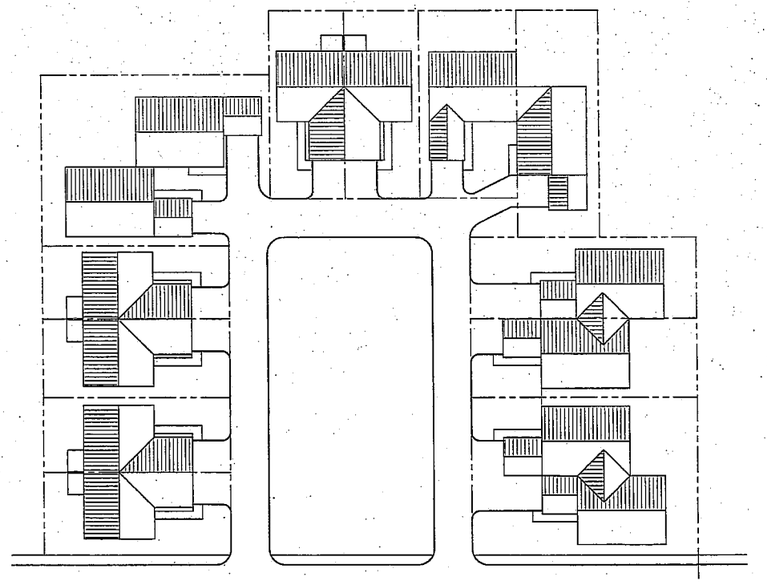
PATIO HOME (CONDO) CONCEPT NO SCALE



PATIO HOME (CONDO) ZERO LOT CONCEPT NO SCALE



ATTACHED SINGLE FAMILY OR CONDOMINIUM CONCEPT NO SCALE



TWO-FAMILY DWELLING CONCEPT NO SCALE

GDP RESUBMITTAL DATE APRIL 6, 2006

NOTICE: DUTY OF COOPERATION - Release of these plan computations by the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is complex and contractors, suppliers and subcontractors must cooperate by a single notice to the architect shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NOT A CONSTRUCTION SET UNLESS SIGNED BY THE ARCHITECT.
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revisions
A 8-15-06 City Comments
A 10-16-06 City Comments
A 12-12-06 City Comments

kenney associates ARCHITECTS LLC
(970) 663-0548

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

date 04/06/2006
drawn DSP
checked TEH
job no. 05-018

NARRATIVE

Loveland, Colorado

sheet 5 of 7

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN

BEING AN GENERAL DEVELOPMENT PLAN OF A PORTION OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Conditions of Approval

Power

1. For all multiplex buildings of three units or more, electric meters will be located centrally on or near the building, and the developer or his representative will be responsible for installing and maintaining the underground electric service to the meter per the National Electric Code. If Water and Power requirements for location of meters and other electrical equipment can be met on multiplex Town homes, the Town homes will have individual services and meters per City code.
2. Five foot rear lot utility easements and five foot side lot utility easements for continuity are required for the installation of cable and telephone utilities. Joint trench with electric is not allowed in residential areas. Fourteen foot front lot utility easements are required on all streets.

Water/Wastewater

1. The Developer shall execute an agreement, with the City, stipulating responsibilities of cost sharing, timing, construction, design and other matters related to water booster station and infrastructure requirements which facilitate adequate service to areas of the proposed P.D.P., within BP24. The agreement shall be executed and finalized prior to approval of the Final Plat and Final Development Plan.

Storm water

1. The Developer shall provide detention pond preliminary and final designs such that the detention ponds will collect 100-year developed storm water runoff from the subdivision and release the detained storm water runoff at the 2-year rate in accordance with City of Loveland criteria found within UD&FCD Volume 2 Table SO-1.
2. The Developer shall provide on the preliminary and final plats wording associated with the existing City of Loveland Regional Detention Pond expansion such that the expansion within the Lee Farm Addition is "Dedicated to the City of Loveland, Colorado by this Plat and drainage infrastructure within the Regional Detention Pond shall be maintained by the City."

Fire Prevention

1. All garage areas shall have heat detectors installed. Only garages protected by an automatic fire sprinkler system do not require heat detection

Parks and Recreation

1. The developer shall dedicate a maximum 30' wide pedestrian easement for the Recreational Trail prior to FDP approval. Final easement size and location will be determined at time of PDP.
2. The developer shall dedicate a maximum 30' wide pedestrian easement for the Regional County Trail prior to FDP approval. Final easement size and location will be determined at time of PDP.
3. The developer shall dedicate an adequately sized easement for the Recreational Trail underpass for Wilson Avenue. The easement size and location shall be determined at time of PDP and shall minimize the need for retaining walls and meets ADA requirements.
4. The developer shall construct a 10' wide combined trail/sidewalk, meeting City of Loveland trail and sidewalk walk standards, the entire length of the west property line along Wilson Avenue and connecting into the future underpass.

Engineering

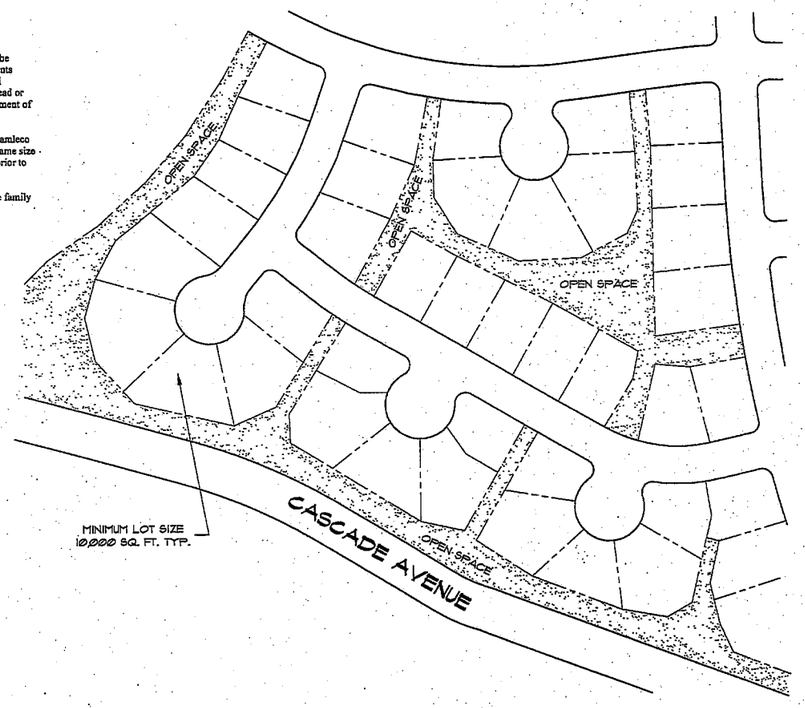
1. All future development within this GDP shall comply with the Larimer County Urban Area Street Standards (LCUASS) adopted October 2002 and the Transportation Plan adopted October 2001 and any updates to either in effect at the time of a site specific development application. Any and all variances from these standards and plans require specific written approval by the City Engineer.
2. Notwithstanding any conceptual information presented in the GDP submittal; street layout, street alignments, access locations, intersection configurations and intersection operations (traffic controls) shall be determined at the time of application for site specific development.
3. Notwithstanding any information presented in the Master Traffic Impact Study for the GDP, the developer shall provide any additional traffic information, corrections, revisions and analysis required by the City to verify compliance with the Adequate Community Facilities ordinance at the time of application for site specific development plan review and approval. Future traffic impact studies for site specific development plans shall use a study area determined by considering the cumulative trip generation within the entire GDP (i.e. – traffic from the proposed use plus traffic from previously approved site specific development plans).
4. The owner shall dedicate to the City, at no cost to the City, right-of-way for all street facilities adjacent to, or within, this addition that are shown on the adopted Transportation Plan. Unless otherwise approved by the City Engineer, the timing of the dedication(s) shall be as follows:
   a. Right-of-way for 43rd Street and Wilson Avenue shall be dedicated prior to the recording of the annexation.
   b. Right-of-way for Cascade and 35th Street shall be dedicated prior to, or concurrent with, approval of the first development application within this addition.
4. The developer agrees to acquire, at no cost to the City, any off-site right-of-way necessary for mitigation improvements. Prior to the approval of any site specific development applications within this addition, the developer shall submit documentation satisfactory to the City Attorney and the City Engineer, establishing the developer's unrestricted ability to acquire sufficient public right-of-way for the construction and maintenance of any required street improvements to both adjacent and off-site streets.
5. The ultimate roadway improvements, including sidewalk, adjacent to the property for 43rd Street and Wilson Avenue shall be designed and constructed by the developer, unless designed and constructed by others. A cash-in-lieu payment may be accepted for all or part of the improvements, if approved by the City Engineer. The timing and detailed scope of these improvements will be determined through review and approval of the site specific development plans.
6. No parking will be allowed on 35th Street within this GDP. Additionally, no house or driveway shall front onto 35th Street within this GDP.
7. Cascade Avenue shall be designed and constructed to the LCUASS 2-lane arterial roadway standards within this GDP unless otherwise modified on the adopted Transportation Plan.

Site Lighting

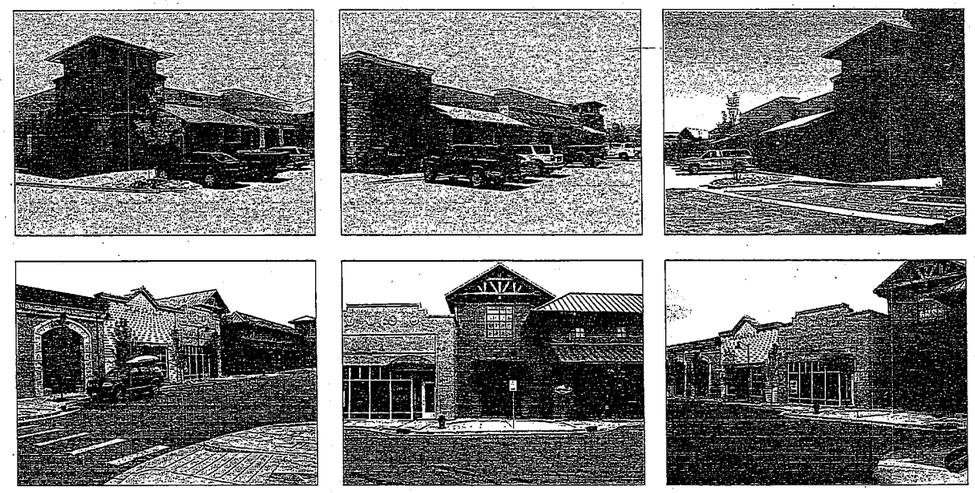
1. No light poles shall exceed twenty-five (25) feet in height. All lights shall include full cut off. No SAG lenses are allowed.

Current Planning

1. Within Area A, a minimum of 15.0 acres shall be developed as a land use other than single family detached dwellings and as otherwise permitted in Area A, unless the applicant demonstrates, and the Current Planning Manager concurs, that at time of PDP there is not a sufficient market for such other land use.
2. Staggered setbacks shall be incorporated within the single-family areas. A setback matrix shall be included in the preliminary development plan submittals that contain single family uses.
3. Garages for paired residential units shall not extend more than 12 feet beyond the front of the façade of the living portion of the dwelling.
4. All lots along local streets shall have one tree and corner lots shall have one tree per street frontage planted prior to the issuance of a certificate of occupancy.
5. Any application for any preliminary development plan in which a wetland is located shall not be considered complete by the City unless the application includes correspondence with or a copy of any permit required by the Army Corps of Engineers for disturbance of a wetland.
6. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that the existing wetlands will be preserved in a condition similar to its present state. To preserve the wetlands, the applicant shall submit a report detailing potential impacts of the development on the wetlands and include mitigation measures to address these impacts. At a minimum, the report shall address the post-development water regime of the wetlands and buffering proposed for water quality and wildlife habitat around the wetlands.
7. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that there is no net loss in the extent to which the existing wetlands with the Lee Farm Addition would retain the quantity and quality of storm water runoff prior to being discharged.
8. Any application for a preliminary development plan within Area E (wetland area) shall include a complete updated Environmentally Sensitive Area Report by a qualified professional. No development shall be approved in areas identified in said reports as wetland or otherwise environmentally sensitive or buffer areas recommended in said report.
9. No private lots shall extend into existing or developed wetlands or other environmentally sensitive areas or within the buffers established as part of the mitigation and protection of these wetlands and other environmentally sensitive areas.
10. Garage doors for single-family detached dwellings shall not comprise more than 40% of the ground floor street-facing linear building frontage. Single-family dwellings on lots less than 65 feet wide, measured at the front building setback, shall not be permitted a garage where garage doors for more than two (2) cars are visible as part of the building elevation facing any adjacent street.
11. On lots with less than 65 feet of frontage on a public street, garage doors that are visible as part of the front building elevations shall be recessed behind either the front façade of the living portion of the dwelling, or a covered porch by at least four feet. Covered porches referred to herein shall measure at least eight feet across the front of the building by six feet deep.
12. Buffer yards. The Developer shall install all curbside buffer yards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge of, buffer yards and open space. These improvements shall be installed prior to issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the Developer with the City. All formal landscaped areas shall be irrigated by a permanent, automatic irrigation system.
13. All areas shown as irrigated turf in the approved landscape plan shall be landscaped using drought tolerant species. All components of irrigation systems, except for sprinkler heads and control boxes, shall be buried at sufficient depth below ground surface to insure that normal open space maintenance measures will not damage the irrigation system.
14. A Type D landscape buffer yard shall be installed by the developer for all double frontage residential lots in the development. For purposes of meeting this requirement, the street trees for said buffer yards may be planted at spacing no greater than thirty-five feet on center and the buffer yard shall be a minimum width of 20 feet.
15. The Developer shall plant the tree lawn along both sides of all interior arterial or collector streets with street trees and sod. The trees in the tree lawn shall be considered as a part of the required buffer in 14 above. These trees shall be planted at 30-40 foot regular spacing except to allow for necessary driveways. Permanent irrigation shall be included in this installation to insure the health and vitality of the sod and trees. The sod and street trees shall be planted before issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the developer with the City.
16. All private walks and/or paths and other open space and/or private park amenities shall be installed by the developer before issuance of the first building permit in that construction phase, unless adequate financial security is filed with the City.
17. Erosion control fence. Before any grading or other disturbance to any portion of the land within Lee Farm, a temporary 4 foot mesh fence and erosion control fence, or a continuous anchored hay bale fence, shall be installed by the Developer. For those areas for which modification and/or enhancements are expressly approved by the City and/or ACOE, the fence shall be installed by the Developer after completion of all approved modifications and/or enhancements.
18. Solid fences. Solid material fences, as defined in Chapter 18.48 of the Municipal Code, as amended, shall not be allowed in the front yard of any residential lot. No solid material fences shall be installed on any lot closer to any street that abuts the side of said lot than the minimum side yard setback on the lot.
19. Open space landscaping. Developer shall ensure that the owner(s) of the common open spaces shall maintain all landscape or other improvements approved by the City in good condition at all times. Maintenance shall include, but not be limited to, appropriate irrigation, replacement of dead or dying plants, regular repair and flushing of irrigation systems, replacement of mulch and weed fabric, and control of weeds.
20. Lots on the southern side of Lee Farm that abut either the Vanguard Famleco 9th or Vanguard Famleco 13th Subdivisions shall be substantially the same size as the lots within Vanguard Famleco 9th and Vanguard Famleco 13th prior to staff sign off.
21. Lots that abut the Buck Addition within the bubble B-1 shall be single family detached units.



CONCEPTUAL LARGE LOT CLUSTER LAYOUT NO SCALE



CONCEPTUAL CONVENIENCE COMMERCIAL ELEVATIONS

GDP RESUBMITTAL DATE APRIL 6, 2006

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, its contractor, and the architect. Design and construction is complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Consequently, it is important that owner, contractor, and architect cooperate to the end that errors, inconsistencies or omissions may be discovered and corrected before construction is executed. Owner agrees to notify the architect of any such matters promptly and to give the architect the opportunity to correct them. Owner also agrees to compensate the architect for additional services made necessary by such errors, inconsistencies or omissions. Any increase in construction cost, delay or other impact arising out of such matters is the responsibility of the owner and contractor, not the architect, and owner agrees to make no claim against the architect on account thereof. Owner agrees to indemnify and hold the architect harmless from any claim, liability or expense, including attorneys' fees and costs of defense, arising out of such matters. This SET IS NOT A CONSTRUCTION SET. Verify that you have the latest revision before using this plan. Any use of these plans without the consent of the architect, are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.
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revisions
1 01.25.06 City Comments
2 02.16.06 City Comments
3 04.06.06 City Comments

kenney & associates
ARCHITECTS LLC
(970) 663-0548

LEE FARM ADDITION
GENERAL DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/06/2006
drawn DBS
checked TEH
job no. 05-018

NARRATIVE

sheet 6 of 7

Loveland • Colorado

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

NOTE: ALL ACCESS POINTS, ROADWAYS, AND ROADWAY ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENT OF ROADWAYS AND LOCATIONS OF ACCESS POINTS ARE TO BE DETERMINED AT FUTURE DEVELOPMENT PROPOSALS.

LEGEND

- HANDICLE & FLOW ARROW
- SANITARY SEWER LINE
- EX. SANITARY SEWER LINE
- WATER VALVES
- WATER BENDS
  - 11.25°
  - 22.50°
  - 30°
  - 45°
  - 90°
- FH ASSEMBLY
- WATER LINE
- EX. WATER LINE
- EXIST FIRE HYDRANT ASSEMBLY

GIULIANO FIRST SUBDIVISION

BUCK SECOND SUBDIVISION

BUCK FIRST SUBDIVISION

Tract H Giuliano First Subdivision

Tract G Giuliano First Subdivision

Giuliano Third Subdivision

Lot 1, Block 1 Mountain Vista First Subdivision

Emerald Glen PUD First Subdivision

Emerald Glen PUD Third Subdivision

Portion of Tract A Emerald Park Addition Parcel No. 95032-05-002

Lot 1 Woodward Governor Plant Subdivision

DOWNIEVILLE ST.

COTOPAXI DRIVE

STRINGTOWN DRIVE

VELOCIPEDE DRIVE

ROCKVALE DRIVE

ROCKY FORD DRIVE

LAJUNTA DRIVE

CRIPPLE CREEK DRIVE

PIPELINE EASEMENT

TEXAS ENTRE PIPELINE

NW Cor. S4-5-69 24" MAIN TO WATER TANK

W. 1/4 Cor. S4-5-69

SW Cor. S4-5-69

S. 1/4 Cor. S4-5-69

E. 1/4 Cor. S4-5-69

SE Cor. S4-5-69

POB-PARCEL 2

WATER ZONE PRESSURE 2

WATER ZONE PRESSURE 1

PERMAN FROM THE BOOSTER STATION AND UP TO THE NEW WATER TANK

BAYFIELD DRIVE

WINDSOR CT.

CASTLE DRIVE

SANFORD CIRCLE

WOBFIELD CT.

HITCHINGS CT.

VANGUARD - FAIRLEGO NINTH SUBDIVISION

W. 35TH ST.

35TH ST.

FAIRWAY W ESTATES SUBDIVISION

PRICOLIFE AVENUE

ELDORADO SPRINGS DR

60' ROW

TABERNASH DRIVE

FAIRWAY WEST 4TH SUBDIVISION

Found No. 4 rebar (length unknown) No cap or markings

10-18-05 MC @ 10:30 AM

REVISIONS			
Date	By	Description	
Date	By	Description	
Date	By	Description	

Date OCTOBER, 2005 Drawn D.M.C.
Field Book Checked B.W.S.
Scale 1" = 200' Approved B.W.S.

CLIENT: 240 PARTNERS, LLP

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

PRELIMINARY UTILITY PLAN
LEE FARM
LOVELAND, COLORADO

PROJECT NO.: 2150-01-05
MUTIL-2.DWG

SHEET, NO. 7 NO. OF SHEETS 7

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

OWNER'S CERTIFICATION:

KNOW ALL MEN BY THESE PRESENTS THAT: G.A. Lee Farm, LLC, being all the lawful record owners of the property shown on this Preliminary Development Plan, except any existing public streets, roads or highways, do hereby certify that we accept the conditions and restrictions set forth on said plan and in the conditions of approval by the City of Loveland, dated _____, and that we consent to the recordation of any information pertaining thereto.

_____
Owner

STATE OF COLORADO)
) SS.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this _____ day of _____, 20___, by _____

_____

Witness my hand and official seal.
My Commision expires _____

Notary Public _____

SIGNATURE BLOCKS:

Planning Certfication

Approved this _____ day of _____, 20___ by the Current Planning Manager of the City of Loveland, Colorado.

_____
Current Planning Manager

Engineering Certfication

Approved this _____ day of _____, 20___ by the City Engineering Division of the City of Loveland, Colorado.

_____
City Engineer

Attorney Certfication

Approved this _____ day of _____, 20___ by the City Attorney of the City of Loveland, Colorado.

_____
City Attorney

Planning Commision Certfication

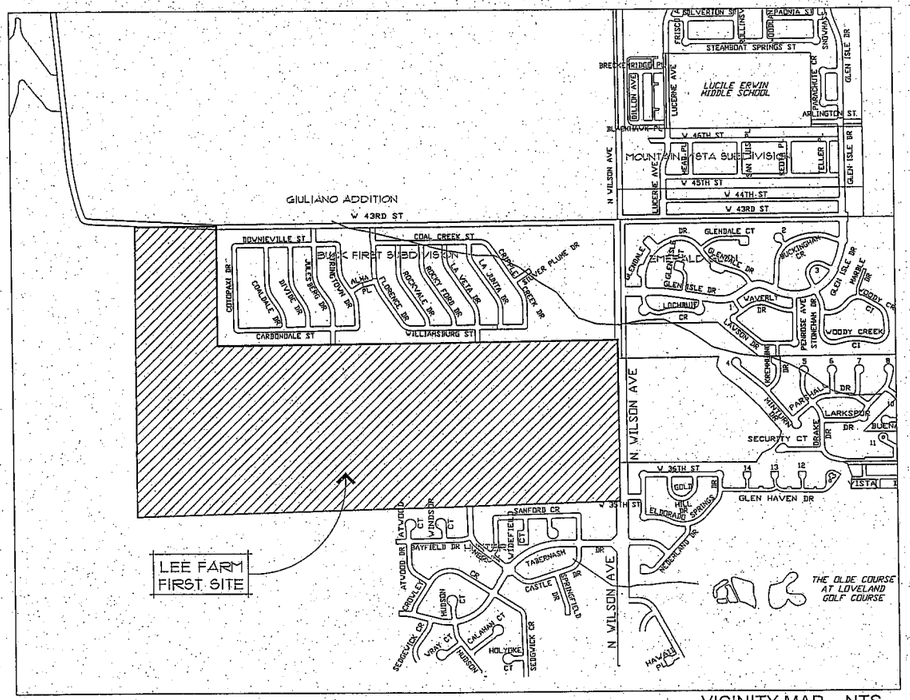
Approved this _____ day of _____, 20___ by the City Planning Commision of the City of Loveland, Colorado.

_____
Chairperson

Parks and Recreation Department

Approved this _____ day of _____, 20___ by the Parks and Recreation Department of the City of Loveland, Colorado.

_____
Chairperson



VICINITY MAP NTS

UTILITIES/PUBLIC FACILITIES PROVIDERS:

POLICE/FIRE:	City of Loveland
SCHOOLS:	Thompson School District R2-J
PARKS & OPEN SPACE:	City of Loveland
WATER:	City of Loveland
SANITARY SEWER:	City of Loveland
ELECTRIC:	City of Loveland
NATURAL GAS:	Xcel Energy
TELEPHONE:	Qwest Communications
CABLE:	Comcast Communications
DRAINAGE:	City of Loveland

PROJECT TEAM:

OWNER/DEVELOPER:	G.A. LEE FARM, LLC Attn: Joe Quinn
LANDSCAPE ARCHITECT:	KENNEY & ASSOCIATES, Inc. Attn: Jarvis Fosdick 209 East Fourth Street Loveland, CO. 80537 (970) 663-0548
CIVIL ENGINEER:	SHEAR ENGINEERING CORPORATION Attn: Brian Shear, P.E. 4836 South College Avenue Fort Collins, CO. 80525 (970) 226-5334
LAND SURVEYOR:	INTERMILL LAND SURVEYING Attn: Rob Persichitte, PLS 1301 North Cleveland Avenue Loveland, CO. 80537 (970) 669-0516
TRAFFIC ENGINEER:	DELICH & ASSOCIATES Attn: Matt Delich, PE 2272 Glen Haven Drive Loveland, CO. 80538 (970) 669-2061

SHEET INDEX:

SHEET 1.....COVER/SIGNATURE/VICINITY MAP
SHEET 2.....LAND USE TABLE
SHEET 3.....PDP NARRATIVE
SHEET 4.....PRELIMINARY OVERALL SHEET KEY & DETAILS
SHEET 5.....PRELIMINARY SETBACK MATRIX & PLANT SCHEDULE
SHEET 6.....PRELIMINARY FENCE & BUFFERYARD PLAN
SHEET 7.....PRELIMINARY GROUND COVER PLAN
SHEET 8.....PRELIMINARY COMMUNITY CENTER LANDSCAPE PLAN
SHEET 9.....PRELIMINARY CONDOMINIUM & SINGLE FAMILY ATTACHED LANDSCAPE PLAN
SHEET 10-17.....PRELIMINARY LANDSCAPE PLAN ENLARGEMENTS
SHEET 18.....PRELIMINARY SINGLE FAMILY RESIDENTIAL ELEVATIONS
SHEET 19.....PRELIMINARY PATIO HOMES ELEVATIONS
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SHEET 22.....PRELIMINARY COMMUNITY CENTER & POOL HOUSE ELEVATIONS
SHEET 23.....TYPICAL STREET SECTIONS
SHEET 24 & 25.....PRELIMINARY SIGN CHARACTER DESIGN
SHEET 26.....LANDSCAPE PLANTING DETAILS
SHEET 27.....TYPICAL BUFFERYARD PLANTING STRATEGIES
SHEET 28.....CUL-DE-SAC & ROUNDABOUT PLANTING STRATEGIES
SHEET 29.....SINGLE FAMILY ATTACHED AND CONDOMINIUM PLANTING STRATEGIES
SHEET 30.....PRELIMINARY LANDSCAPE PLAN ALONG WILSON AVENUE

ICE! DUTY OF COOPERATION: Because of these plans' complexities, further cooperation among the owner, his contractor, and the architect, Design and construction are complex, and errors, omissions, and conflicts in the construction documents are anticipated. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Cooperation is required of the contractor to report such errors, omissions, and conflicts to the architect immediately upon discovery. Failure to cooperate by a simple notice to the architect shall relieve the architect of responsibility for all consequences arising out of such omissions. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect for clarification. Failure to do so shall make the user responsible for all consequences arising out of such ambiguities or discrepancies. Changes made from the plans without the consent of the architect are prohibited and relieve the architect from reasonable liability for all consequences. Changes made from the plans without the consent of the architect are prohibited and relieve the architect from reasonable liability for all consequences arising out of such changes. THIS SET IS NULL I VOID SHOULD SHT. A1 OR THE COVER SHT. BE OMITTED FROM THIS SET.

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REVISIONS
05-05-08 City Comments
01-31-09 City Comments
05-22-2009 City Comments
06-08-2010 City Comments

RECEIVED
JUL 07 2010
BY:

kenney & associates ARCHITECTS INC
(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

COVER/SIGNATURE

date 07/07/2008
drawn DEF/DRS

sheet 1

ATTACHMENTS

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

GDP Conditions of Approval

Power

1. For all multiplex buildings of three units or more, electric meters will be located centrally on or near the building, and the developer or his representative will be responsible for installing and maintaining the underground electric service to the meter per the National Electric Code. If Water and Power requirements for location of meters and other electrical equipment can be met on multiplex Town homes, the Town homes will have individual services and meters per City code.
2. Five foot rear lot utility easements and five foot side lot utility easements for continuity are required for the installation of cable and telephone utilities. Joint trench with electric is not allowed in residential areas. Fourteen foot front lot utility easements are required on all streets.

Water/Wastewater

1. The Developer shall execute an agreement, with the City, stipulating responsibilities of cost sharing, timing, construction, design and other matters related to water booster station and infrastructure requirements which facilitate adequate service to areas of the proposed P.D.P., within DP24. The agreement shall be executed and finalized prior to approval of the Final Plat and Final Development Plan.

Storm water

1. The Developer shall provide detention pond preliminary and final designs such that the detention ponds will collect 100-year developed storm water runoff from the subdivision and release the detained storm water runoff at the 2-year rate in accordance with City of Loveland criteria found within UD&FCD Volume 2 Table SO-1.
2. The Developer shall provide on the preliminary and final plats wording associated with the existing City of Loveland Regional Detention Pond expansion such that the expansion within the Lee Farm Addition is "Dedicated to the City of Loveland, Colorado by this Plat and drainage infrastructure within the Regional Detention Pond shall be maintained by the City."

Fire Prevention

1. All garage areas shall have heat detectors installed. Only garages protected by an automatic fire sprinkler system do not require heat detection

Parks and Recreation

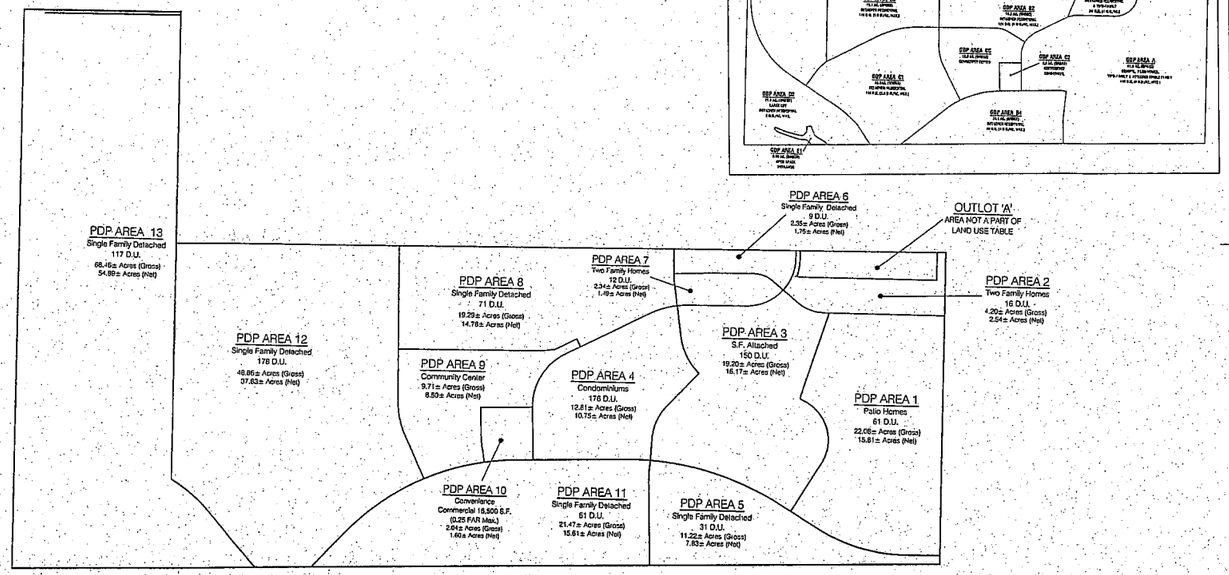
1. The developer shall dedicate a minimum 30' wide pedestrian easement for the Recreational Trail prior to FDP approval. Final easement size and location will be determined at time of PDP. If the trail can be located in the public ROW, the total width of the easement may be reduced, as determined by the Parks and Recreation department.
2. The developer shall dedicate a minimum 30" wide pedestrian easement for regional County trail prior to FDP approval. Final easement size and location will be determined at time of PDP. If the trail can be located in the public ROW, the total width of the easement may be reduced, as determined by the Parks and Recreation department.
3. The owner/HOA shall maintain in perpetuity the easements associated with the trail/sidewalk along Wilson Avenue. Until the underpass is constructed, the owner/HOA shall also maintain the recreational, regional trail and associated pedestrian easements. The City will only maintain the 10 foot wide concrete trail once the underpass is completed. Any land dedicated to the City for the purposes of said underpass or trail shall be maintained by the City of Loveland. No private easements or uses will be granted within these areas unless an agreement is in place regarding maintenance.
4. The developer shall dedicate an adequately sized easement for the Recreational Trail underpass for Wilson Avenue. The easement size and location shall be determined at time of PDP and should minimize the need for retaining walls and meets ADA requirements.
5. An agreement shall be executed prior to FDP approval between the City of Loveland and the developer specifying the following conditions:
   a. The developer shall pay for the construction of all retaining walls on the west side of the proposed underpass should one be needed due to the expansion of the proposed regional detention pond to the south.
   b. The developer shall pay for the construction of all at-grade trail connections to the underpass opening on the west end of the proposed underpass from Wilson trail-sidewalk.
   c. The developer shall construct a 10' wide combined trail/sidewalk, meeting City of Loveland trail and sidewalk standards, the entire length of the east property line along Wilson Avenue and connections to the future underpass.
   d. The developer shall provide a preliminary underpass design for the purposes of locating it on the west side of Wilson Ave. The preliminary design shall include utility information based on pot-holing (field verified utility depth and location), proposed final grades with proposed retaining wall, and proposed at-grade trail connections. The design shall meet ADA requirements, safety and access grades for both sides of Wilson Avenue.

Engineering

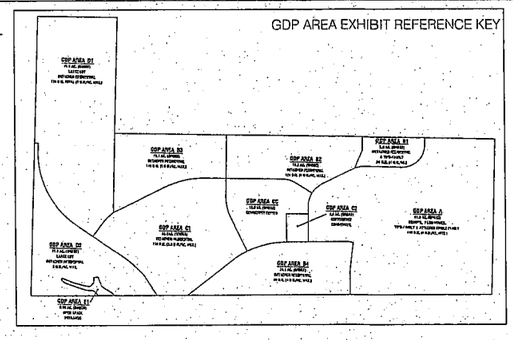
1. All future development within this GDP shall comply with the Larimer County Urban Area Street Standards (LCUASS) adopted October 2002 and the Transportation Plan adopted October 2001 and any updates to either in effect at the time of a site specific development application. Any and all variances from these standards and plans require specific written approval by the City Engineer.
2. Notwithstanding any conceptual information presented in the GDP submittal; street layout, street alignments, access locations, intersection configurations and intersection operations (traffic controls) shall be determined at the time of application for site specific development.
3. Notwithstanding any information presented in the Master Traffic Impact Study for the GDP, the developer shall provide any additional traffic information, corrections, revisions and analysis required by the City to verify compliance with the Adequate Community Facilities ordinance at the time of application for site specific development plan review and approval. Future traffic impact studies for site specific development plans shall use a study area determined by considering the cumulative trip generation within the entire GDP (i.e. – traffic from the proposed use plus traffic from previously approved site specific development plans).
4. The owner shall dedicate to the City, at no cost to the City, right-of-way for all street facilities adjacent to, or within, this addition that are shown on the adopted Transportation Plan. Unless otherwise approved by the City Engineer, the timing of the dedication(s) shall be as follows:
   a. Right-of-way for 43rd Street and Wilson Avenue shall be dedicated prior to the recording of the annexation.
   b. Right-of-way for Cascade and 35th Street shall be dedicated prior to, or concurrent with, approval of the first development application within this addition.
5. The developer agrees to acquire, at no cost to the City, any off-site right-of-way necessary for mitigation improvements. Prior to the approval of any site specific development applications within this addition, the developer shall submit documentation satisfactory to the City Attorney and the City Engineer, establishing the developer's unrestricted ability to acquire sufficient public right-of-way for the construction and maintenance of any required street improvements to both adjacent and off-site streets.
6. The ultimate roadway improvements, including sidewalk, adjacent to the property for 43rd Street and Wilson Avenue shall be designed and constructed by the developer, unless designed and constructed by others. A cash-in-lieu payment may be accepted for all or part of the improvements, if approved by the City Engineer. The timing and detailed scope of these improvements will be determined through review and approval of the site specific development plans.
7. No parking will be allowed on 35th Street within this GDP. Additionally, no house or driveway shall front onto 35th Street within this GDP.
8. Cascade Avenue shall be designed and constructed to the LCUASS 2-lane arterial roadway standards within this GDP unless otherwise modified on the adopted Transportation Plan.

Current Planning

1. Within Area A, a minimum of 15.0 acres shall be developed as a land use other than single family detached dwellings and as otherwise permitted in Area A, unless the applicant demonstrates, and the Current Planning Manager concurs, that at time of PDP there is not a sufficient market for such other land use.
2. Staggered setbacks shall be incorporated within the single-family areas. A setback matrix shall be included in the preliminary development plan submittals that contain single family uses.
3. Garages for paired residential units shall not extend more than 12 feet beyond the front of the façade of the living portion of the dwelling.
4. All lots along local streets shall have on tree and corner lots shall have on tree per street frontage planted prior to the issuance of a certificate of occupancy.
5. Any application for any preliminary development plan in which a wetland is located shall not be considered complete by the City unless the application includes correspondence with or a copy of any permit required by the Army Corps of Engineers for disturbance of a wetland.
6. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that the existing wetlands will be preserved in a condition similar to its present state. To preserve the wetlands, the applicant shall submit a report detailing potential impacts of the development on the wetlands and include mitigation measures to address these impacts. At a minimum, the report shall address the post-development water regime of the wetlands and buffering proposed for water quality and wildlife habitat around the wetlands.
7. No preliminary development plan in which wetlands are located shall be approved unless the applicant demonstrates that there is no net loss in the extent to which the existing wetlands with the Lee Farm Addition would retain the quantity and quality of storm water runoff prior to being discharged.
8. Any application for a preliminary development plan within Area B (wetland area) shall include a complete updated Environmentally Sensitive Area Report by a qualified professional. No development shall be approved in areas identified in said reports as wetland or otherwise environmentally sensitive or buffer areas recommended in said report.
9. No private lots shall extend into existing or developed wetlands or other environmentally sensitive areas or within the buffers established as part of the mitigation and protection of these wetlands and other environmentally sensitive areas.
10. Garage doors for single-family detached dwellings shall not comprise more than 40% of the ground floor street-facing linear building frontage. Single-family dwellings on lots less than 65 feet wide, measured at the front building setback, shall not be permitted a garage where garage doors for more than two (2) cars are visible as part of the building elevation facing any adjacent street.
11. On lots with less than 65 feet of frontage on a public street, garage doors that are visible as part of the front building elevations shall be recessed behind either the front façade of the living portion of the dwelling, or a covered porch by at least four feet. Covered porches referred to herein shall measure at least eight feet across the front of the building by six feet deep.
12. Buffer yards. The Developer shall install all curbside buffer yards, common open space, private walks and/or paths and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge
13. All areas shown as irrigated turf in the approved landscape plan shall be landscaped using drought tolerant species. All components of irrigation systems, except for sprinkler heads and control boxes, shall be buried at sufficient depth below ground surface to insure that normal open space maintenance measures will not damage the irrigation system.
14. A Type D landscape buffer yard shall be installed by the developer for all double frontage residential lots in the development. For purposes of meeting this requirement, the street trees for said buffer yards may be planted at spacing no greater than thirty-five feet on center and the buffer yard shall be a minimum width of 20 feet.
15. The Developer shall plant the tree lawn along both sides of all interior arterial or collector streets with street trees and sod. The trees in the tree lawn shall be considered as a part of the required buffer in 14 above. These trees shall be planted at 30-40 foot regular spacing except to allow for necessary driveways. Permanent irrigation shall be included in this installation to insure the health and vitality of the sod and trees. The sod and street trees shall be planted before issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the developer with the City.
16. All private walks and/or paths and other open space and/or private park amenities shall be installed by the developer before issuance of the first building permit in that construction phase, unless adequate financial security is filed with the City.
17. Erosion control fence. Before any grading or other disturbance to any portion of the land within Lee Farm, a temporary 4 foot mesh fence and erosion control fence, or a continuous anchored hay bale fence, shall be installed by the Developer. For those areas for which modification and/or enhancements are expressly approved by the City and/or ACOE, the fence shall be installed by the Developer after completion of all approved modifications and/or enhancements.
18. Solid fences. Solid material fences, as defined in Chapter 18.48 of the Municipal Code, as amended, shall not be allowed in the front yard of any residential lot. No solid material fences shall be installed on any lot closer to any street that abuts the side of said lot than the minimum side yard setback on the lot.
19. Open space landscaping. Developer shall ensure that the owner(s) of the common open spaces shall maintain all landscape or other improvements approved by the City in good condition at all times. Maintenance shall include, but not be limited to, appropriate irrigation, replacement of dead or dying plants, regular repair and flushing of irrigation systems, replacement of mulch and weed fabric, and control of weeds.
20. Lots on the southern side of Lee Farm that abut either the Vanguard Fameco 9th or Vanguard Fameco 13th Subdivisions shall be substantially the same size as the lots within Vanguard Fameco 9th and Vanguard Fameco 13th prior to staff sign off.
21. Within the bubble B-1 shall be single family detached



LAND USE PLAN N.T.S.



LAND USE INFORMATION TABLE:

GDP Area	PDP Area	Use	Blocks, Lots and Tracts Included	Gross Area (Acres)	Net Area (Acres) Does not include ROW	Density / FAR D.U. / AC Gross / Net	Open Space (Acres) (% of Net)	Units
A	1	Patio Home	Block 1, 2, 3 Tract P, Q, R, S	22.08± Ac.	15.81± Ac.	2.8 / 3.9	6.72± Ac. 43%	61
	2	Two Family Homes	Block 4 Tract A, B, C, RR	4.20± Ac.	2.54± Ac.	3.8 / 6.3	1.19± Ac. 47%	16
	3	Single Family Attached	Tract K, L	19.20± Ac.	16.17± Ac.	7.8 / 9.3	6.36± Ac. 38%	150
	4	Condominiums	Track J	12.81± Ac.	10.75± Ac.	13.7 / 16.4	3.90± Ac. 36%	176
	5	Single Family Detached	Block 22 & 23 Tract T, U	11.22± Ac.	7.83± Ac.	2.8 / 4.0	3.08± Ac. 41%	31
B1	6	Single Family Detached	Block 6 Tract D	2.35± Ac.	1.76± Ac.	3.8 / 5.1	0.10± Ac. 6%	9
	7	Two Family Homes	Block 5 Tract E	2.34± Ac.	1.49± Ac.	5.1 / 8.1	0.30± Ac. 20%	12
B2	8	Single Family Detached	Block 7, 8, 9, 10 Tract F, G, H	19.29± Ac.	14.76± Ac.	3.7 / 4.8	2.35± Ac. 16%	71
CC	9	Community Center	Tract M	9.71± Ac.	8.50± Ac.	0.25 FAR Max.	8.50± Ac. 100%	
C2	10	Convenience Commercial	Tract N	2.04± Ac.	1.6± Ac.	0.25 FAR Max.	20% Min.	
B4	11	Single Family Detached	Block 17, 18, 19, 20, 21 Tract V, W, X, Y	21.47± Ac.	15.61± Ac.	2.8 / 3.9	1.78± Ac. 41%	61
B3, C1	12	Single Family Detached	Block 11, 12, 13, 14, 15, 16 & 17 Tract Z, AA, BB, CC, DD, EE, FF, GG & E1/2 of HH	48.86± Ac.	37.83± Ac.	3.6 / 4.7	7.73± Ac. 20%	178
D1, D2, E1	13	Single Family Detached (Estate or Large Lot)	Block 24, 25, 26 & 27 Tract JJ, LL, MM, QQ, PP & W1/2 of GG	68.46± Ac.	54.94± Ac.	1.7 / 2.1	21.26± Ac. 39%	117
Total				244.03± Ac.*	189.59± Acres	3.6 / 4.7	63.25 Acres (33% of net)	882 units

*Does not include Outlot A

GDP Areas A and B1 Allowed Units = 500; PDP Actual Units = 455 (Areas 1-7)
GDP Areas B2, B3, B4 and C1 allowed Units = 436; PDP Actual Units = 310 (Areas 8, 11, 12)
GDP Areas D1 and D2 Allowed Units = 135; PDP Proposed Units = 117 (Area 13)

LOT SIZES:

Two Family Units	Minimum Lot Size:	3,547 sq ft
	Maximum Lot Size:	5,056 sq ft
	Average Lot:	3,987 sq ft
Single Family Residential Lots	Minimum Lot Size:	4,660 sq ft
	Maximum Lot Size:	23,690 sq ft
	Average Lot:	7,630 sq ft
Single Family Residential (Estate Lots)	Minimum Lot Size:	9,070 sq ft
	Maximum Lot Size:	23,085 sq ft
	Average Lot:	12,521 sq ft

NOTICE: OUT OF COOPERATION - Release of these plans constitutes further cooperation among the owner, the architect and the consultants that the proposed use of these plans shall be restricted immediately to the architect. Failure to notify the architect of unauthorized use shall relieve the architect of responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect from responsibility for consequences arising out of such changes.
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REVISED
date 03/05/2008
drawn JSC / DRS
checked
job no. 05-210

JUL 13 2010
PLANNING

kenney & associates ARCHITECTS INC
Loveland • Colorado
(970) 663-0548

REVISIONS
06-25-08 City Comments
01-31-08 City Comments
05-23-2008 City Comments
06-26-2008 City Comments

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LAND USE INFORMATION TABLE
LOVELAND COLORADO

sheet 2

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY DEVELOPMENT PLAN NARRATIVE

Location and Existing Conditions

The property is located at the northwest corner of N. Wilson Avenue and 35th Street. The surrounding area is substantially zoned for and/or developed as low and medium density residential uses, with a neighborhood commercial center adjacent to the northeasterly boundary and Industrial/Light Manufacturing east of the site across N. Wilson Ave. To date the property has been dry land farmed.

Development Concept

The property involved in this Preliminary Planned Development is the entire 246.84 acre GDP. The proposed Plan includes a variety of residential uses including: Patio homes on +/- 6,491 square foot lots (average); single family homes on +/-7,620 square foot lots (average); two-family homes; Estate Homes; Single Family Attached; Condominiums; a two-acre Convenience Commercial center and a Community Center with neighborhood outdoor play areas. The overall density is in keeping with the approved General Development Plan.

The true residential gross density is 3.6 dwelling units per acre and the true residential net density is 4.7 dwelling units per acre net. Density calculations do not include Outlots. A Community Center, located on 8.5 acres, is located at the center of the site and is intended to be operated by the Master Homeowner's Association. It will include approximately 3 acres of open playfields and will include additional areas for outdoor playground facilities. There will also be one or more buildings, which will include indoor meeting and community rooms, and indoor recreation facilities. Uses will allow community meeting space, potential for City parks and recreation activities such as art classes, service club meeting rooms and other similar and related activities.

Net Open Space is 33 percent. The Community Park located centrally in the development is the central focal and gathering point. Greater than 3 acres is available for open playfields with an additional 30 acres of trails and open space areas throughout the development and are scattered throughout the site to satisfy the open space playfield standards. A total of +/-63.3 acres of general open space is present. Individual areas will be developed with each filing they are a part of. The Community Park space will be developed in phases. The playground area on the northern extremity and the community building will be developed after the first 20 percent of the homes have Certificates of Occupancy. The pool and Clubhouse will be constructed with the balance of the Community Park site after 40 percent of the homes have Certificates of Occupancy.

Development Objectives

The Plan (PDP) is a mixed-use development including residential, community space and convenience commercial activity. The aim is to satisfy the Loveland Comprehensive Plan while respecting the current adjacent uses and zoning. The overall density is in keeping with Loveland's Comprehensive Master Plan, which presently calls for both Low and Medium Density and Estate Residential uses. The circulation layout will encourage internal trips from adjacent development to use collector linkages to get to and from area commercial services. This concept will encourage some reduction in vehicle trips to arterials and should allow pedestrian and bicycle use. The development is able to fit contiguity of development policies as a result of being in-fill adjacent to existing development.

The Patio Homes in Area I are intended for and will be marketed to active, over 55 empty nesters. It has been designed to be off the major circulation route to permit a gated community, satisfying a demand shown in the marketing studies completed for the site. Recognizing the standards for the City, the interior streets will be private and the main entry and any secondary access will be designed to satisfy the requirements of emergency service providers.

Attached Single Family and Condominium areas are expected to attract a mix of seniors and young professional and singles. The center core of the project will continue to satisfy the majority demand for single family detached housing and that is for young families and move up housing for growing families. The Estate area to the west will accommodate mature families and will provide a desired transition to the open areas farther west. The development area is designed with a cluster concept with large lots and open spaces between lots.

The Community Center is the main focal point of the project with the community center building, recreation facilities and open space and playfields. The commercial Center contains the opportunity for 17,400 Square feet (net FAR) of convenience commercial to serve the immediate residents. Services may include personal services, day care small office and small retail vendors such as coffee and bagel shops.

Utilities/Public Facilities

Water	City of Loveland
Sewer	City of Loveland
Electric	City of Loveland
Natural Gas	Xcel Energy
Telephone	Qwest
Schools	Thompson School District R2-J

Design Standards

A. Landscaping.

All lots along local streets shall have one tree and corner lots shall have one tree per street frontage planted prior to the issuance of a certificate of occupancy.

Buffer yards. The Developer shall install all curbside buffer yards, common open space, private walks and/or patios and other open space and/or private park amenities, including all fences and/or walls located in, or along the edge of buffer yards and open space. These improvements shall be installed prior to issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the Developer with the City. All formal landscaped areas shall be irrigated by a permanent, automatic irrigation system.

All areas shown as irrigated turf in the approved landscape plan shall be landscaped using drought tolerant species. All components of irrigation systems, except for sprinkler heads and control boxes, shall be buried at sufficient depth below ground surface to insure that normal open space maintenance measures will not damage the irrigation system.

A Type D landscape buffer yard shall be installed by the developer for all double frontage residential lots in the development. For purposes of meeting this requirement, the street trees for said buffer yards will be planted at 30-40 feet on center and the buffer yard shall be a minimum width of 20 feet.

The Developer shall plant the tree lawn along both sides of all interior arterial or collector streets with street trees and sod. The trees in the tree lawn shall be considered as a part of the required buffer. These trees shall be planted at 30-40 foot regular spacing except to allow for necessary driveways, clearances for underground utilities and overhead power lines. Permanent irrigation shall be included in this installation to insure the health and vitality of the sod and trees. The sod and street trees shall be planted before issuance of the first building permit in any given construction phase, unless adequate financial security has been filed by the developer with the City.

Open space landscaping. Developer shall ensure that the owner(s) of the common open spaces shall maintain all landscape or other improvements approved by the City in good condition at all times. Maintenance shall include, but not be limited to, appropriate irrigation, replacement of dead or dying plants, regular repair and flushing of irrigation systems, replacement of mulch and weed fabric, and control of weeds.

B. Irrigation, Maintenance, and Soils.

A watering system that is capable of providing sufficient water to maintain plants in a healthy condition shall be installed in all areas which are landscaped with live plants, pursuant to the requirements of this section.

All living plants required by this section, as shown on a landscape plan approved by the City, shall be maintained in a live and healthy state by the property owner. Dead or unhealthy plants shall be immediately replaced with the size and type of plants required on the applicable development plan and by this section.

C. Fencing.

Fences adjacent to Open space. Open rail fences will be used adjacent to open spaces.

Fences between private lots (Privacy fences). 6-foot solid wooden fences will be installed along the rear or side lot lines of Lots 1, 8, 9, 18, 19, 27-29, Block 20 & Lots 9 and 18, Block 23 as shown on Sheet 6 of this PDP. All other solid privacy fences shall be 5-feet.

Solid fences. Solid material fences, as defined in Chapter 18.48 of the Municipal Code, as amended, shall not be allowed in the front yard of any residential lot. No solid material fences shall be installed on any lot closer to any street that abuts the side of said lot than the minimum side yard setback on the lot.

D. Performance Standards.

1. Mix of Housing Models.

a) Any single family residential detached, patio home or two family home development area containing sixty (60) or more homes, shall have at least four (4) different *housing models*. Any development plan of fewer than sixty (60) single-family residential detached, patio or two-family dwelling units shall have at least three (3) different housing models. Any development plan containing one hundred (100) or more single-family residential detached, patio or two-family detached dwelling units shall have at least five (5) different housing models

b) Each housing model shall have at least three (3) characteristics, which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof-lines, garage placement, placement of the footprint on the lot, and/or building face. Three major styles are proposed to be used in Lee Farm: Craftsman style; Farmhouse style; and, Prairie style. Each of these are shown with several conceptual elevations and the concepts are listed with narrative typical features. At the time of the Final Development Plan a selection of styles and floor plans will be presented to firm up the models to be used in each development area.

The requirements in subparagraphs (a) and (b) above shall not apply to development plans containing ten (10) or fewer dwelling units.

2. Architectural Features Single Family, Patio and Two Family

Create a visible main-body roof form complemented by smaller roof planes or elements. Minor roof elements such as gable ends and dormers shall be proportional to the spaces covered and to the overall roof size and form. The elements below qualify for the quantity of roof breaks required.

a. There shall be a variation of roof massing for each home, with a minimum of two roof breaks, (a roof that turns a corner or has a change in elevation).

b. The minimum roof overhang (for all main body roofs) is 12 inches.

c. All roof vents, flashing, and soil stacks, shall be painted to match the roof color.

Create single story building volumes including recessed entries, covered porches, and decks that soften the building facade, acting as transitional elements to larger-scaled building volumes. (Items related to b., c. and d. below relate to front elevations only)

a. A recessed entry or covered porch shall be required for all homes.

b. Columns shall be a minimum ten inches square (Box Column) or ten inches in diameter (Round Column). Grouped Round columns (two or more) may be six inches in diameter. A round column is permitted to taper.

c. Columns shall be designed with a distinctive base, shaft, and capital.

d. Masonry shall be a minimum of 18" square and stucco piers shall be a minimum 12 inches square. Piers shall be crowned with a masonry cap.

Design homes to avoid long expanses of blank walls and windowless elevations. A home shall use building elements such as plane breaks and building projections that help segment the building mass and break-up large expanses of blank wall.

a. Wall plane articulation shall be provided based upon the following minimum requirements. The front façade of a porch shall meet the requirement of a wall plane, rear decks shall not meet the requirement of a wall plane:

Front Elevations

Single-Story: Two wall planes (separated by a minimum 10" off-set).

Two-Story: Three wall planes (separated by a minimum of 10" off-set).

Rear Elevations

a. Two wall planes (separated by a minimum 10" offset).

b. In addition to the two wall planes required for rear walkout elevations visible from public streets, rear elevations shall incorporate one of the following façade articulation elements such as: building projections/popouts (bay or box windows), one-story building volumes, roof skirts, decks, covered porches, gable ends, and chimney fireplace pop-outs.

Use building materials with strong textures and rich colors, such as brick, stone, shingles, and clapboards that create visual depth and detail. It is the intent to use a minimum of two different textures on building facades. Though not required, masonry on certain styles of structures is encouraged. Proposed architecture should follow the various historical styles and spin-off of these styles, with regards to masonry.

a. Lap siding shall not exceed eight inches exposed, to the weather.

b. Board and batten siding shall not exceed sixteen-inches (board) and three inches (batten) exposed, to the weather.

c. Color variety shall relate to changes of materials, such as a stone building base, clapboard facade, and composition roof.

d. Each home shall have a minimum of three colors (material or paint color) not counting roof material (color).

e. Rich roof colors shall be used such as, but not limited to: dark charcoal gray, greenish-gray, forest green, dark brown, and black to visually terminate the top of the home. No more than three homes in a row shall have the same roof color.

f. Composition roofing shall be Architectural Grade dimensional fiberglass shingles, straight cut or color-framed mitered corners, with a weathering grade asphalt and ceramic granules, heavy weight.

3. Architectural Features Single family Attached and Condominiums

Create Articulated building masses and forms that segment Single Family Attached buildings into a series of smaller controllable sizes.

a. Buildings shall use two-story masses, which appear to step-down to smaller building volumes. This can be achieved with different massing techniques and changes in material.

b. Buildings shall use single-story elements such as recessed entries or covered porches as transitional elements to larger-scaled upper-story building masses.

Create roof forms that reflect and harmonize with the architectural style of the building, providing both horizontal and vertical articulations.

a Create both horizontal and vertical roof articulations. A variety of roof breaks shall be provided.

b. The minimum roof overhang for all main body roof forms shall be 6 inches.

Create recessed entries, covered porches, and decks as transitional elements between the public and private realms, designed to complement the architectural style of the building.

a. A recessed entry or covered porch shall be provided for each dwelling unit that faces a public street

b. Recessed entries shall be a minimum 20 square feet in area, with a four-foot minimum depth.

c. Covered entry and porch steps shall be composed of solid materials such as concrete or masonry. Open risers shall not be permitted.

d. Covered porches shall be a minimum 20 square feet in area, with a five-foot minimum depth.

e. All deck elements such as balustrades, railings, columns, posts, and staircases shall be painted or stained to be compatible with the main building. Decks shall not be left unfinished.

Design buildings to be four-sided, providing architectural embellishments and articulation on all building elevations.

a. Avoid long unbroken walls and box-like forms. The following wall articulation techniques shall be used to mitigate blank facades:

1. Recessed entry
2. Covered porch
3. Changes in material, texture and color.
4. Building projections two-feet deep, four-feet wide.

Use building materials with strong textures and rich colors that create visual depth and detail.

a. A material shall be chosen on front elevations that will anchor the building to the ground plane.

b. Front elevation wall cladding material dimensions shall be the same for all elevations.

c. Lap siding shall not exceed eight inches exposed, to the weather.

d. Board and batten siding shall not exceed sixteen inches (boards) and three inches (battens) exposed, to the weather.

Roof Material and Color

a. There shall be a minimum of three roof colors for each Town home or Condominium development.

b. Rich roof colors shall be used such as, but not limited to: dark charcoal gray, greenish-gray, forest green, dark brown, and black to visually reduce the top of the building.

c. Composition roofing shall be Architectural Grade dimensional fiberglass shingles, straight cut or color framed mitered corners, with a weathering grade asphalt and ceramic granules, heavy weight.

d. Alterative roofing material to standard composition shall be permitted. Synthetic, fiberglass, concrete and tile may be used.

e. Roof flashing, vents, and soils stacks shall be painted to match the roof color.

4. Garage Placement and Design For Single-Family Detached, Patio Homes and Two-Family Dwellings.

a. For single family detached and two-family dwellings garage doors visible as part of front building elevations shall not extend more than six (6) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

b. For single family detached dwellings on lots less than sixty-five (65) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

c. For two-family dwellings on lots less than ninety (90) feet wide, measured at the front building setback, garage doors visible as part of front building elevations shall not extend more than eight (8) feet in front of either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet, measured across the front of the building, by six (6) feet in depth.

d. Garage doors for single family detached dwellings shall not comprise more than forty (40) percent of the ground floor street-facing linear building frontage.

e. Garage doors for two-family dwellings shall not comprise more than sixty (60) percent of the ground floor street-facing linear building frontage.

5. Garage Placement for Single Family Attached and Condominium Dwellings.

a. Garage doors that are visible as part of front building elevations shall be recessed by at least four (4) feet behind either the front façade of the living portion of the dwelling or a covered porch. Covered porches referred to in this standard shall measure at least eight (8) feet across the front of the building, by six (6) feet in depth.

b. Individual access from the public rights-of-way to garages and/or parking areas for dwelling units containing four or more dwelling units shall not be permitted.

6. Architectural Features Commercial

Color and Preferred Materials

a. Color families should include:

Grays, warm and cool; greens and blues; reds and browns; and similar color families.

b. Preferred Materials include:

Brick; Textured concrete block, painted or integral color; Natural and synthetic stone products; Stucco; Wood as an accent material (no greater than 40 % of the façade); and Metal as a roof material or as an accent material (no greater than 20 % of the façade as an accent material).

Facade Treatment

a. No facade facing a street shall have a blank wall greater than 50 feet without two of the following: change in plane or color; change in texture, masonry pattern; windows (real or false); porticos, awnings or canopies; or vertical elements such as columns, pilasters or piers.

b. Architectural treatment shall be 360 degrees and lesser materials shall not be used on side or rear elevations.

c. Awnings shall be no longer than a single store front and with a compatible color treatment as the main structure.

Roof treatments

a. Buildings with a flat roof shall use at least one of the following treatments: sloping roof forms at building entrances; stepped parapets; or cornice treatments (other than colored stripes) with textured materials such as stone ,masonry or color changes.

b. Buildings with a full pitched roof shall not be required to provide parapet or cornice treatments.

Signage

1. Signs Allowed.

a. Entry signage to be freestanding type monuments with materials and design parameters to match the Sign Character Design as part of this project. Signage is to comply with the four (4) unifying elements stated on the Sign Character Design. Sign area shall be allowed 3.3 square feet of sign area per foot of setback up to a maximum one hundred (100) square feet per face. One foot of height for each foot of setback up to a maximum height of twenty-five (25) feet shall be allowed. Setback to be measured from the face of curb or edge of pavement.

b. Commercial signage is to be wall mounted as indicated on the Sign Character Design as part of this project. Signage is to comply with the four (4) unifying elements stated on the Sign Character Design. Each tenant is allowed one (1) sign per frontage. Wall sign area shall be calculated as two (2) square feet per linear foot of frontage per tenant. Additional bonuses may be allowed with compliance to the Sign Character Design parameters. No individual wall sign can exceed a total of one hundred (100) square feet.

c. Informational and directional signage may contain advertising material provided the sign does not exceed four (4) square feet and the area in advertising is included in the allowable square footage for freestanding signs. Logos and / or marketing insignias used on entry and / or exit signs shall not exceed two (2) square feet. Entry and exit signs are not permitted to contain traffic regulating messages. Entry signs must be located on tenants pad, and set back a minimum of forty (40) feet from main access.

2. Limitations.

a. No internal illumination shall be permitted as the commercial site area is adjacent to residential areas.

b. Wall signs may have white accent lighting or downward facing external lighting.

c. Freestanding signs will be limited to monument signs.

d. Pole signs shall not be permitted.

Access, Circulation and Parking

Collector streets will provide the primary circulation from the north end of the site to the south end of the site and links the eastern and western boundaries permitting maximum connectivity to and with the adjacent sites. Circulation is intended to provide connectivity to major transportation corridors adjacent to the site and thereby permits adjacent sites to at least one main entrance to any single family attached or multi-family area and facilitate circulation through this area to alternate arterial passages. The site has the potential to link adjacent properties with pedestrian ways for use in both recreation and commuter purposes. There are mixed pedestrian crossings throughout the site which link the 2.5 miles of recreational pathways throughout the site in addition to all of the sidewalks in the site. The intersection of Leadville Dr./Ct. and W. 35th Street will be a four-way stop to promote traffic calming and pedestrian crossing safety. The design will permit efficient public safety connections as well as connections that will benefit the general public as adjacent properties eventually develop. Desired connectivity can be provided and reduction of traffic on adjacent arterials is possible, while designing access to those arterials at appropriate locations.

Required Number of Off-Street Parking Spaces

Parking space allocations to be based on standards in the Loveland Municipal Code and the City of Loveland Site Development Performance Standards and Guidelines. Parking shall be provided within each cul-de-sac at a rate of one space per lot in the cul-de-sac.

Yards, setbacks and building heights

A. Restrictions and Allowances.

1. Except as provided in paragraph (2), below, no building, structure, or parking lot shall be located within any yard required pursuant to this section.

2. The following structures and features may be located within a required yard:

a. Trees, shrubbery or other features of natural growth;

b. Fences, hedges, and walls;

c. Driveways and sidewalks;

d. Signs;

e. Bay windows, architectural design embellishments and cantilevered floor areas that do not project more than two 2 feet into the required yard or setback, are not more than ten (10) feet in length, and do not encroach into a public easement;

f. Eaves that do not project more than three (3) feet into the required yard or setback;

g. Open outside stairways, entrance hoods, terraces, canopies and balconies that do not project more than five (5) feet into a required front or rear yard or setback and not more than two (2) feet into a required side yard or setback, provided they do not encroach into a public easement;

h. Chimneys, flues and residential ventilating duels that do not project more than two (2) feet into a required yard or setback, are not placed so as to obstruct light and ventilation, and do not encroach into a public easement;

i. Utility lines wires and associated structures.

j. Parking lot ingress and egress drives.

3. When an existing yard is reduced as a result of conveyance for a public use and the remaining yard is at least seventy-five (75) percent of the required minimum, then the yard remaining shall be deemed to be in compliance with the minimum requirements for such yard.

4. In the case of corner lots, the owner shall designate the front lot line for purpose of establishing the front yard for buildings and structures. Once designated, any change in the designation may be permitted only as part of an approved redevelopment application. No such change in designation shall be approved that creates nonconforming buildings or structures with respect to encroachments into yards.

5. Solar energy devices, including but not limited to, overhangs, movable insulating walls and roofs, detached solar collectors, sun reflectors and piping, may extend not more than three (3) feet into a required yard.

6. To maximize the amount of open space on a lot and allow beneficial use of property, the Director may approve a reduction, up to a twenty (20) percent, in the width of a yard, provided the Director finds that adequate light and air are preserved to adjoining properties, the fire protection standards for non-rated structures are met, and open space and property values are maintained. Any reduction greater than twenty (20) percent of the width otherwise required shall be subject to approval of a variance per the City Code.

B. Residential Yard Requirements.

Single Family Detached Dwellings.

a. Front. The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street.

b. Rear. The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height.

c. Side. The side yard shall be one (1) foot for each three (3) feet, or fraction thereof, of building height, but not less than five (5) feet. On corner lots the minimum side yard adjacent to the side street shall be fifteen (15) feet, except the minimum yard for a garage shall be twenty (20) feet where a vehicle access door faces the side street.

Two-Family and Patio Dwellings.

a. Front. The minimum front yard shall be fifteen (15) feet, except that the front yard shall be twenty (20) feet for garages where a vehicle access door faces the front street. Where more than two (2) two-family dwellings are located adjacent to each other, the front yard dimension shall be varied by at least four (4) feet and no front yard shall be less than fifteen (15) feet.

b. Rear. The rear yard for principal buildings and accessory buildings exceeding twelve (12) feet in height shall be fifteen (15) feet. The rear yard shall be five (5) feet for accessory buildings not exceeding 12 feet in height. The rear yard for a garage not exceeding 12 feet in height and located adjacent to an alley shall be ten (10) feet.

c. Side. Zero lot lines shall be permitted within patio home areas, provided that at the time of preliminary plat, ten foot side lot utility easements are provided to ensure meter locations and underground utility lines may be located as desired by the Power Department of the City of Loveland. In addition, shrubs, trees, fences, driveways, and other features that will interfere with the trenching or maintenance of the utility lines may not be located within the utility easement area. Eaves, window wells and other architectural features may not extend into the utility easement area or over property lines. The City of Loveland shall not be responsible for repair or replacement of any of the items listed above in order to install or repair utility lines and associated equipment within these utility easement areas. Zero lot lines shall not be permitted on exterior lot lines.

Building Height

Buildings shall utilize the building height regulations set forth in the Zoning Ordinance of the Loveland Municipal Code:

Single family detached, Patio, Two-family and single family attached: 35 feet. Accessory building or structure: 25 feet.

Single family attached: 35 feet. Accessory building or structure: 25 feet.

Condominium: 40 feet. Accessory building or structure: 25 feet.

Commercial and all other: 40 feet. Accessory building or structure: 25 feet.

ADDITIONAL STANDARDS

1. Notwithstanding the text or depictions in the PDP, no fence, landscape, sign or other object or feature may obstruct any site-sight distance triangle. The final plat, PUD's, and FDP will include all depictions and information to assure full compliance with this limitation.

2. In the interpretation and implementation of the provisions of the PUD, whether text or depictions, to final development plans and/or building permit applications, the City shall deem the more restrictive provision as that which governs.

3. All development and use of the land within the Lee Farm 1st Subdivision PUD shall be governed by the provisions of all applicable portions of the Municipal Code, unless otherwise specifically provided otherwise in the PUD General Development Plan or PUD Preliminary Development Plan for Lee Farm Addition PUD.

4. The monument base for the freestanding project signs, as depicted on sheets 24 and 25 of the PDP, shall not be counted as sign area by the City, provided said monuments are designed and constructed in substantial consistency with said depictions.

5. For purposes of application of the City sign code to the commercial area shown as Tract N, shall be deemed as a single premise.

6. For purposes of application of the City sign code to the condominium areas shown as Tracts J, K, and L, each of these tracts shall be deemed as a single premise. If desired by the Developer, one r more of said Tracts may be combined for purposes of establishing a premise.

7. No sign permit will be issued for uses within Tracts J, K, or L, or any combination thereof, until a Planned Sign program is submitted by the Developer and approved by the City for each identified premise.

NOTICE: DUTY OF COOPERATION - Before at these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is inherently imperfect, and every contingency cannot be anticipated by the use of these plans shall be reported immediately to the architect. Failure to report errors and omissions may increase the cost of construction and the responsibility for additional costs will be borne by the party failing to report. Changes made to these plans without the knowledge, consent or approval of the architect shall relieve the architect of responsibility for all consequences. Changes made to these plans without the knowledge, consent or approval of the architect shall relieve the architect from responsibility for all consequences. Owner agrees to indemnify and hold the architect harmless from claims, suits, losses, costs, and expenses, including reasonable attorney's fees and court costs, arising or allegedly arising from changes made in these plans by anyone other than the architect or his consultants. This SET IS NULL & VOID SHOULD SHT. A1 OF THE COVER SHT. BE OMITTED FROM THIS SET.

REVISIONS
06-05-2006 City Comments
07-31-2006 City Comments
05-12-10/06 City Comments
06-09-2010 City Comments

kenney associates ARCHITECTS INC
(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

REVISED JUL 13 2010 BY:
DATE 03/04/2005
drawn JEF / DES
check BH
JOB NO. 05-206

NARRATIVE

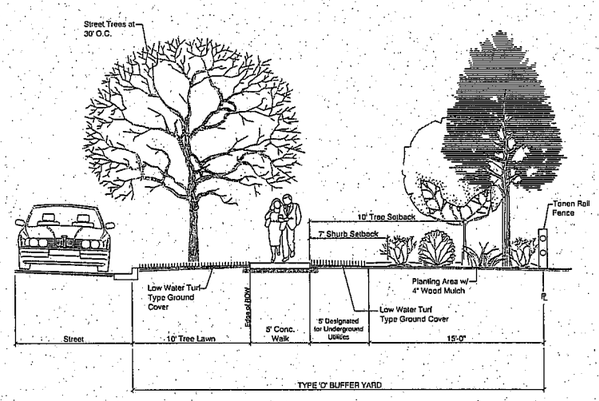
sheet 3

Loveland • Colorado

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LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



TYPICAL SECTION OF TYPE 'D' BUFFERYARD ALONG INTERNAL STREETS - SEE SHEET 6 FOR TYPE 'D' BUFFERYARD ELEVATIONS

SANITARY SEWER MAIN

WATER MAIN

FENCE TYPE 1 - OPEN RAIL

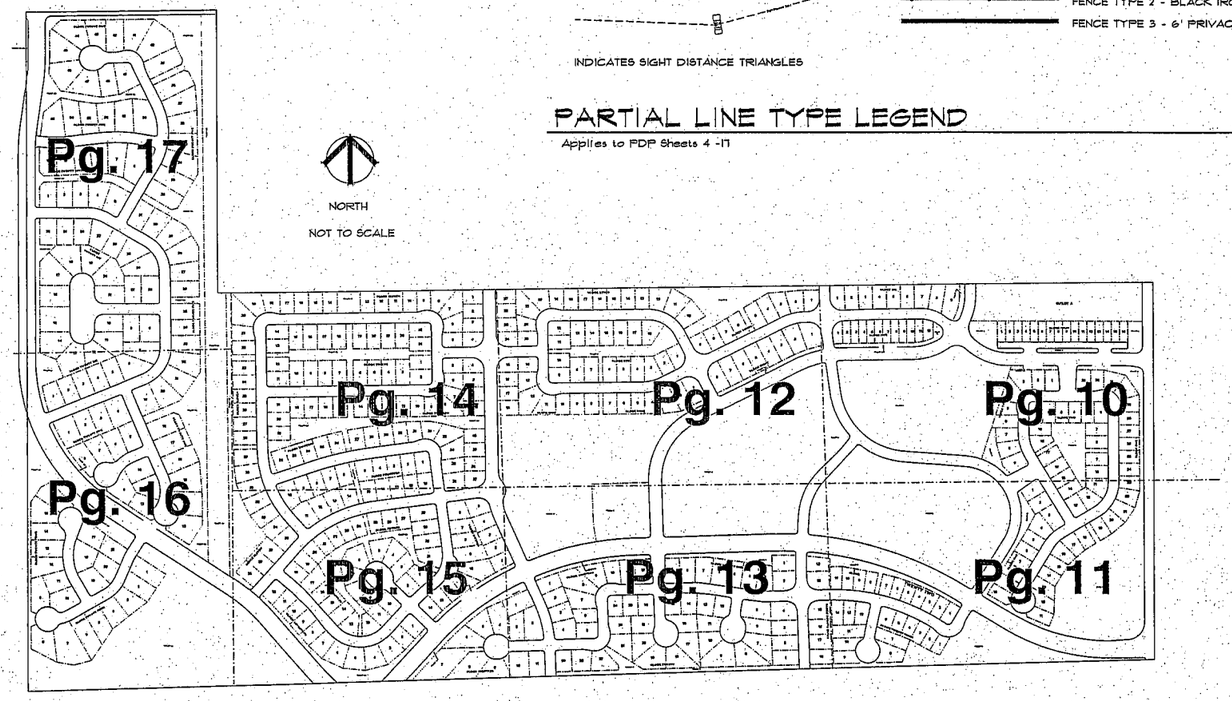
FENCE TYPE 2 - BLACK IRON

FENCE TYPE 3 - 6' PRIVACY

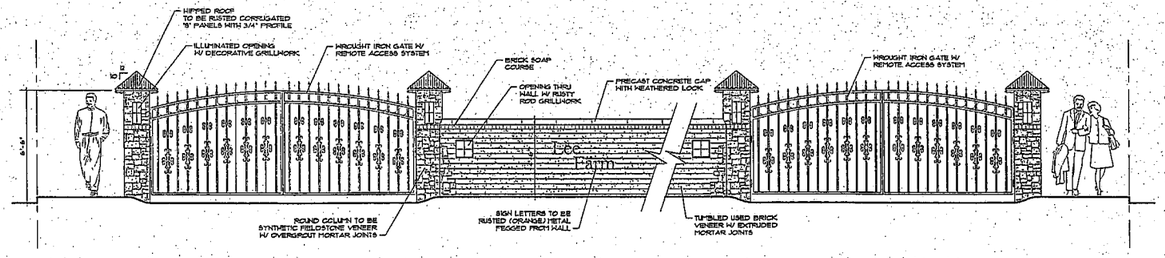
INDICATES SIGHT DISTANCE TRIANGLES

PARTIAL LINE TYPE LEGEND

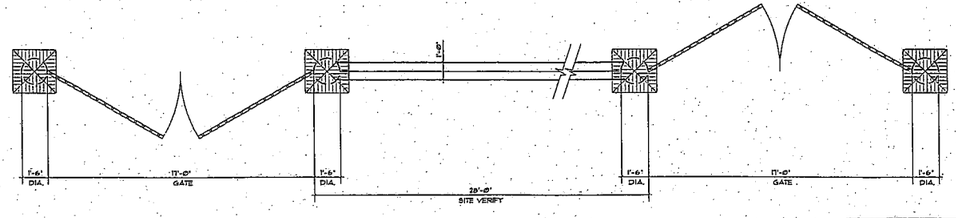
Applies to PDP Sheets 4 -17



PRELIMINARY OVERALL LANDSCAPE KEY PLAN



ELEVATION



PLAN VIEW

NOTE: Gate shall remain open except w/ approval by City Council

ENTRY GATE TO GATED COMMUNITY

CONSTRUCTION OF COOPERATION - Release of these plans constitutes further cooperation between the owner, his contractors and the architect. During and construction is complete. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is important and failure to notify the architect of problems encountered during construction may increase construction costs. A failure to cooperate by a single holder of the architect shall relieve the architect of responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.
THIS SET IS INCL. 1 VOID SHOULD Set. ALL OF THE COVER SHT. SEE CERTIFICATION SHEET FOR SEAL.
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revisions
1. 06-05-08 City Comments
2. 07-31-08 City Comments
3. 09-22-2008 City Comments

kenney & associates ARCHITECTS INC
(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMIINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/25/2008
drawn JRF / DRS
checked
job no. 05-219

PRELIMINARY OVERALL
SHEET KEY & DETAILS

Loveland • Colorado

sheet 4

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PRELIMINARY PLANT LEGEND

NOTE: THESE SYMBOLS ARE FOR AREAS BEING DESIGNED WITH THIS DEVELOPMENT PLAN

CANOPY TREES

Number Shown on PDP Landscape Plan		
8	Aesculus hippocastanum	Horsechestnut
94	Juglans nigra	Black Walnut
35	Phellodendron amurense	Amur Corktree
48	Quercus Palustris	Pin Oak
114	Platanus occidentalis	American Planetree
118	Quercus Palustris	Pin Oak
145	Gymnocladus dioica	Kentucky Coffee Tree
109	Quercus macrocarpa	Burr Oak
108	Quercus robur	English Oak
94	Quercus muehlenbergii	Chinkapin Oak
109	Quercus buckleyi	Texas Red Oak
106	Tilia americana 'Redmond'	Linden
17	Acer rubrum 'Autumn Flame'	Red Maple 'Autumn Flame'
12	Acer rubrum 'Red Sunset'	Red Sunset Maple ('Franksred')
5	Acer saccharum	Sugar Maple
2	Carpinus caroliniana	Ironwood
1	Cladrastis lutea	American Yellowwood
13	Parrotia persica	Persian Parrotia
21	Salix matsudana	Corkscrew Willow

Total = 1125

EVERGREEN TREES

8	Pinus ponderosa	Ponderosa Pine
83	Picea pungens	Colorado Spruce
63	Picea engelmannii	Englemann Spruce
63	Pseudotsuga menziesii	Douglas Fir
13	Pinus sylvestris	Scots Pine
13	Pinus strobiformis	Southwestern White Pine
10	Pinus aristata	Bristlecone Pine

Total = 253

PERENNIALS

19	Yucca 'Color Guard'	Yucca 'Color Guard'
18	Kniphofia uvaria	Torch Lily
20	Kniphofia uvaria 'Early Hybrids'	Torch Lily
19	Schizachyrium scoparium	Little Bluestem
18	Schizachyrium scoparium 'Blaze'	Little Bluestem 'Blaze'
19	Schizachyrium scoparium 'The Blues'	Little Bluestem 'The Blues'

Total = 113

ORNAMENTAL TREES

Number Shown on PDP Landscape Plan			
63	Crataegus crusgalli	Hawthorn	
59	Crataegus ambigua	Hawthorn	
56	Crataegus phaenopyrum	Hawthorn	
64	Crataegus viridis 'Winter King'	Hawthorn	
122	Acer grandidentatum	Bigtooth Maple	
113	Acer glabrum	Rocky Mountain Maple	
105	Acer tataricum	Tatarian Maple	
121	Quercus gambelii	Gamble Oak	
127	Populus tremuloides	2" Caliper (Single Stem)	Aspen
144	Populus tremuloides	1" Caliper (Multi-Stem)	Aspen
339	Populus tremuloides	5 gallon container	Aspen
0	Malus 'Brandywine'		Brandywine Crabapple
0	Malus 'Centurion'		Centurion Crabapple
30	Malus 'Dolgo'		Dolgo Crabapple
27	Malus 'Hopa'		Hopa Crabapple
25	Malus 'Radiant'		Radiant Crabapple
26	Malus 'Robinson'		Robinson Crabapple
30	Malus 'Selkirk'		Selkirk Crabapple
27	Malus 'Spring Snow'		Spring Snow Crabapple
0	Koelreuteria paniculata		Golden Raintree

Total = 1478

EVERGREEN SHRUBS

181	Juniperus chinensis 'Armstrong'	Armstrong Juniper
188	Juniperus chinensis 'Sea Green'	Sea Green Juniper
186	Juniperus chinensis 'Old Gold'	Old Gold Juniper
193	Juniperus scopulorum 'Table Top Blue'	Table Top Blue Juniper
197	Juniperus sabina 'Calgary Carpet'	Calgary Carpet Juniper
187	Juniperus sabina 'Skandia'	Skandia Juniper
187	Juniperus sabina 'Broadmoor'	Broadmoor Juniper
108	Pinus edulis	Pinyon Pine
352	Pinus mugo	Mugo Pine

Total = 1779

GRASSES

166	Andropogon gerardii	Big Blue Stem
0	Pennisetum alopecuroides 'Cassian'	Fountain Grass
0	Pennisetum alopecuroides 'Hamein'	Fountain Grass
0	Pennisetum alopecuroides 'Japonicum'	Fountain Grass
0	Pennisetum alopecuroides 'Moudry'	Fountain Grass
0	Pennisetum alopecuroides 'National Arboretum'	Fountain Grass
162	Panicum virgatum 'Dallas Blues'	Switch Grass
124	Panicum virgatum 'Heavy Metal'	Switch Grass
161	Panicum virgatum 'Shenandoah'	Switch Grass
795	Saccharum ravennae	Ravenna Grass
68	Miscanthus sinensis	Miaden Hair Grass

Total = 1476

DECIDUOUS SHRUBS

Number Shown on PDP Landscape Plan		
1452	Fallugia paradoxa	Apache Plume
44	Rosa glauca	red-leaf Rose
34	Rosa woodsii	woods rose
242	Rosa foetida 'Bicolor'	Austrian Copper Rose
214	Amelanchier alnifolia	Saskatoon Serviceberry
67	Cotinus coggygria 'Royal Purple'	Smokebush 'Royal Purple'
70	Cotinus coggygria 'Velvet Cloak'	Smokebush 'Velvet Cloak'
9	Viburnum x rhytidophylloides 'Alleghany'	Alleghany
0	Viburnum dentatum	Arrowwood
12	Viburnum prunifolium	Blackhaw
0	Viburnum opulus	European Cranberrybush
3	Chaenomeles spp.	Quince
16	Viburnum trilobum	American Cranberrybush
7	Viburnum lentago	Nannyberry
0	Viburnum opulus 'Roseum'	Snowball Bush
18	Viburnum lantana	Wayfaring Tree
167	Amorpha canescens	Leadplant
171	Chamaebatiaria millefolium	Fernbush
165	Achillea millefolium	Yarrow
0	Forestiera neomexicana	New Mexico Privet
11	Prunus glandulosa	Pink Flowering Almond
10	Forsythia 'Meadowlark'	
9	Forsythia 'Northern Gold'	
28	Forsythia 'Northern Sun'	
13	Cornus sericea 'Cardinal'	Cardinal Dogwood
15	Cornus sericea	Red Twig Dogwood
8	Cornus sericea 'Flaviramea'	Yellow Twig Dogwood

Total = 2786

Species For Detention Pond Areas:

12	Celtis reticulata	Hackberry	2" Caliper
17	Prunus americana	Wild Plum	5 gallon
87	Rubus deliciosus	Boulder raspberry	5 gallon
15	Atriplex canescens	Four-winged saltbush	5 gallon
105	Rhus trilobata	Skunkbush Sumac	5 gallon
105	Chrysothamnus nauseosus	Rubber Rabitbrush	5 gallon
59	Rosa woodsii	Wild Rose	5 gallon
211	Yucca glauca	Yucca	5 gallon
61	Prunus besseyi	Western Sand Cherry	5 gallon
33	Pinus edulis	Pinyon Pine	6'
35	Amorpha fruticosa	False Indigo	5 gallon
71	Hemerocallis fulva	Daylily	5 gallon
9	Cornus sericea	Red Twig Dogwood	5 gallon

Total = 820

Species For Cul De Sacs & Roundabouts

22	Rhus glabra	Smooth Sumac	5 gallon
92	Atriplex canescens	Four-Wing Saltbush	5 gallon
34	Mahonia repens	Creeping Grape Holly	5 gallon
58	Rhamnus smithii	Smith Buckthorn	5 gallon
53	Syringa meyeri	Dwarf Korean Lilac	5 gallon
17	Quercus Palustris	Pin Oak	2" Caliper

Total = 276

Note: Species Shown with Zero Count may be utilized prior to the FDP

Note: Typical Sizes for plats at Time of installation: Deciduous Tress = 2" Caliper, Evergreen Trees = 6' Ht., Shrubs 5 gallon Container

PRELIMINARY CONCEPT LANDSCAPING LEGEND

NOTE: THESE SYMBOLS ARE FOR AREAS BEING DESIGNED WITH FUTURE PHASES

Large Shade or Canopy Trees

Smaller Ornamental / Flowering Trees

Large Evergreen Trees

Large or Medium Shrubs

Small Shrubs / Perennials / Grasses / Annuals

Smaller Evergreen Trees / Shrubs

Setback Notes:
1. Minimum Front Lot Setback distance is 15' to the face of the structure.
2. A minimum of 20' to the face of the garage (as measured from the back of the sidewalk) is required with all front facing (loaded) garages.
3. Corner lots shall have a 15' side yard setback to adjacent streets.
4. This table applies to single family attached / detached lots only.
5. The above listed distances are the minimum distances to a property line or right of way line.
6. Setback dimensions shown on this table do not reflect the existance of easment lines. The greater of the dimensions (setback dimension v. easement dimension) shall govern.

SETBACK MATRIX FOR
LEE FARM FIRST SUBDIVISION
TO THE CITY OF LOVELAND, COLORADO

BLOCK ONE

LOT	FRONT	REAR	SIDE
1	17'	15'	15' (North) / 5' (South)
2	17'	15'	5'
3	17'	15'	15' (East) / 5' (West)
4	17'	15'	5'
5	15'	15'	5'
6	15'	15'	5'
7	15'	15'	5'
8	17'	15'	5'
9	17'	15'	5'
10	15'	15'	5'
11	15'	15'	5'
12	15'	15'	5'
13	17'	15'	5'
14	17'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	18'	15'	5'
18	17'	15'	5'
19	17'	15'	5'
20	17'	15'	5'
21	15'	15'	5'
22	15'	15'	5'
23	15'	15'	5'
24	17'	15'	5'
25	17'	15'	5'
26	17'	15'	5'
27	15'	15'	5'
28	15'	15'	5'
29	15'	15'	5'
30	15'	15'	5'
31	15'	15'	5'
32	15'	15'	5'
33	17'	15'	15' (West) / 5' (East)

BLOCK TWO

LOT	FRONT	REAR	SIDE
1	17'	15'	15' (West) / 5' (East)
2	17'	15'	5'
3	15'	15'	5'
4	15'	15'	5'
5	17'	15'	5'
6	17'	15'	15' (East) / 5' (West)
7	15'	15'	5'
8	15'	15'	5'
9	15'	15'	5'
10	15'	15'	5'
11	17'	15'	5'
12	17'	15'	5'
13	15'	15'	15' (West) / 5' (East)
14	15'	15'	5'
15	15'	15'	5'
16	17'	15'	5'
17	17'	15'	5'
18	17'	15'	5'
19	17'	15'	5'

BLOCK THREE

LOT	FRONT	REAR	SIDE
1	17'	15'	15' (East) / 5' (West)
2	15'	15'	5'
3	15'	15'	5'
4	15'	15'	5'
5	17'	15'	5'
6	17'	15'	5'
7	17'	15'	5'
8	15'	15'	5'
9	17'	15'	15' (South) / 5' (North)

BLOCK FOUR

LOT	FRONT	REAR	SIDE
1 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
2 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
3 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
4 (Duplex Lot)	20'	15'	0' (West) / 5' (East)
5 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
6 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
7 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
8 (Duplex Lot)	20'	15'	0' (West) / 5' (East)
9 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
10 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
11 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
12 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
13 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
14 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
15 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
16 (Duplex Lot)	20'	15'	0' (West) / 5' (East)

BLOCK FIVE

LOT	FRONT	REAR	SIDE
2 (Duplex Lot)	20'	15'	0' (West) / 5' (East)
1 (Duplex Lot)	24'	15'	15' (West) / 0' (East)
3 (Duplex Lot)	28'	15'	5' (West) / 0' (East)
4 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
5 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
6 (Duplex Lot)	20'	15'	0' (West) / 5' (East)
7 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
8 (Duplex Lot)	24'	15'	0' (West) / 5' (East)
9 (Duplex Lot)	24'	15'	5' (West) / 0' (East)
10 (Duplex Lot)	20'	15'	0' (West) / 5' (East)
11 (Duplex Lot)	20'	15'	5' (West) / 0' (East)
12 (Duplex Lot)	24'	15'	0' (West) / 5' (East)

BLOCK SIX

LOT	FRONT	REAR	SIDE
1	17'	15'	15' (West) / 5' (East)
2	17'	15'	5'
3	17'	15'	5'
4	15'	15'	5'
5	15'	15'	5'
6	15'	15'	5'
7	19'	15'	5'
8	19'	15'	5'
9	19'	15'	5'

BLOCK SEVEN

LOT	FRONT	REAR	SIDE
1	15'	15'	15' (East) / 5' (West)
2	15'	15'	5'
3	17'	15'	5'
4	17'	15'	5'
5	17'	15'	5'
6	17'	15'	5'
7	17'	15'	5'
8	15'	15'	5'
9	15'	15'	15' (West) / 5' (East)
10	17'	15'	5'
11	17'	15'	5'
12	15'	15'	5'
13	15'	15'	5'
14	15'	15'	5'
15	17'	15'	5'
16	17'	15'	5'
17	17'	15'	5'
18	17'	15'	5'
19	15'	15'	5'
20	15'	15'	5'
21	17'	15'	5'
22	15'	15'	5'
23	15'	15'	15' (South) / 5' (North)
24	15'	15'	15' (South) / 5' (North)
25	17'	15'	5'
26	17'	15'	5'
27	19'	15'	5'

BLOCK EIGHT

LOT	FRONT	REAR	SIDE
1	15'	15'	15' (East) / 5' (West)
2	15'	15'	5'
3	17'	15'	5'
4	17'	15'	5'
5	17'	15'	5'
6	17'	15'	5'
7	19'	15'	5'
8	19'	15'	15' (West) / 5' (East)

BLOCK NINE

LOT	FRONT	REAR	SIDE
1	19'	15'	15' (East) / 5' (West)
2	19'	15'	5'
3	17'	15'	5'
4	19'	15'	5'
5	19'	15'	5'
6	19'	15'	5'
7	19'	15'	5'
8	17'	15'	5'
9	17'	15'	5'
10	15'	15'	5'
11	15'	15'	15' (North) / 5' (South)
12	17'	15'	15' (North) / 5' (South)
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	17'	15'	5'
18	15'	15'	5'

BLOCK TEN

LOT	FRONT	REAR	SIDE
1	15'	15'	15' (East) / 5' (West)
2	15'	15'	5'
3	17'	15'	5'
4	17'	15'	5'
5	19'	15'	5'
6	19'	15'	5'
7	19'	15'	5'
8	19'	15'	5'
9	15'	15'	15' (South) / 5' (North)
10	17'	15'	5'
11	17'	15'	15' (North) / 5' (South)
12	15'	15'	5'
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	17'	15'	5'
17	17'	15'	5'
18	15'	15'	5'

BLOCK ELEVEN

LOT	FRONT	REAR	SIDE
1	15'	15'	5' (North) / 5' (South)
2	17'	15'	5'
3	17'	15'	15' (South) / 5' (North)
4	17'	15'	5'
5	17'	15'	5'
6	17'	15'	5'
7	19'	15'	5'
8	17'	15'	5'
9	15'	15'	5'
10	15'	15'	5'
11	17'	15'	5'
12	15'	15'	5'
13	15'	15'	5'
14	17'	15'	5'
15	17'	15'	5'
16	18'	15'	5'
17	18'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	19'	15'	5'
22	19'	15'	5'
23	19'	15'	5'
24	19'	15'	5'
25	19'	15'	5'
26	19'	15'	5'
27	19'	15'	5'
28	19'	15'	5'
29	19'	15'	5'
30	17'	15'	5'
31	17'	15'	5'

BLOCK TWELVE

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	15'	15'	15' (South) / 5' (North)
3	17'	15'	5'
4	17'	15'	5'
5	19'	15'	5'
6	19'	15'	5'
7	19'	15'	5'
8	19'	15'	5'
9	17'	15'	5'
10	17'	15'	5'
11	15'	15'	15' (South) / 5' (North)
12	17'	15'	15' (North) / 5' (South)
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	17'	15'	5'
17	17'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	17'	15'	5'
22	17'	15'	5'
23	15'	15'	15' (North) / 5' (South)
24	17'	15'	5'

BLOCK THIRTEEN

LOT	FRONT	REAR	SIDE
1	15'	15'	5'
2	17'	15'	5'
3	17'	15'	5'
4	15'	15'	15' (North) / 5' (South)
5	15'	15'	15' (North) / 5' (South)
6	15'	15'	5'
7	17'	15'	5'
8	17'	15'	5'
9	17'	15'	5'
10	17'	15'	5'
11	17'	15'	5'
12	18'	15'	5'
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	19'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	17'	15'	5'
22	17'	15'	5'
23	15'	15'	15' (North) / 5' (South)
24	17'	15'	5'

BLOCK FOURTEEN

LOT	FRONT	REAR	SIDE
1	15'	15'	15' (East) / 5' (West)
2	17'	15'	5'
3	17'	15'	5'
4	19'	15'	5'
5	19'	15'	5'
6	19'	15'	5'
7	19'	15'	5'
8	19'	15'	5'
9	17'	15'	5'
10	19'	15'	5'
11	15'	15'	15' (West) / 5' (East)
12	17'	15'	15' (West) / 5' (East)
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	17'	15'	5'
18	17'	15'	5'
19	15'	15'	15' (East) / 5' (West)

BLOCK FIFTEEN

LOT	FRONT	REAR	SIDE
1	15'	15'	5'
2	15'	15'	15' (West) / 5' (East)
3	17'	15'	5'
4	17'	15'	5'
5	19'	15'	5'
6	15'	15'	5'
7	15'	15'	5'
8	15'	15'	5'
9	17'	15'	5'
10	17'	15'	15' (East) / 5' (West)
11	15'	15'	5'
12	17'	15'	5'
13	17'	15'	5'
14	17'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	19'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	17'	15'	5'
22	17'	15'	5'
23	15'	15'	15' (North) / 5' (South)
24	17'	15'	5'

BLOCK SIXTEEN

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	17'	15'	5'
3	17'	15'	5'
4	15'	15'	5'
5	15'	15'	15' (North) / 5' (South)
6	15'	15'	15' (North) / 5' (South)
7	17'	15'	5'
8	17'	15'	5'
9	19'	15'	5'
10	19'	15'	5'
11	19'	15'	5'
12	19'	15'	5'
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	5'
16	19'	15'	5'
17	19'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	19'	15'	5'
22	19'	15'	5'
23	19'	15'	5'
24	19'	15'	5'
25	19'	15'	5'
26	19'	15'	5'
27	19'	15'	5'
28	19'	15'	5'
29	19'	15'	5'
30	17'	15'	5'
31	17'	15'	5'

BLOCK SEVENTEEN

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	15'	15'	5'
3	17'	15'	5'
4	15'	15'	5'
5	15'	15'	5'
6	15'	15'	5'
7	17'	15'	5'
8	17'	15'	5'
9	19'	15'	5'
10	19'	15'	5'
11	17'	15'	5'
12	17'	15'	5'
13	15'	15'	5'
14	15'	15'	5'
15	15'	15'	15' (West) / 5' (East)
16	17'	15'	5'
17	17'	15'	5'
18	17'	15'	5'
19	17'	15'	5'
20	17'	15'	5'
21	15'	15'	5'
22	15'	15'	15' (East) / 5' (West)
23	17'	15'	5'
24	15'	15'	15' (West) / 5' (East)
25	15'	15'	5'
26	15'	15'	5'
27	15'	15'	5'
28	15'	15'	5'
29	17'	15'	15' (West) / 5' (East)

BLOCK EIGHTEEN

LOT	FRONT	REAR	SIDE
1	15'	15'	5'
2	15'	15'	15' (East) / 5' (West)
3	17'	15'	5'
4	15'	15'	5'
5	15'	15'	5'
6	17'	15'	5'
7	17'	15'	5'
8	17'	15'	5'
9	17'	15'	5'
10	15'	15'	5'
11	15'	15'	15' (East) / 5' (West)

BLOCK NINETEEN

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	17'	15'	5'
3	15'	15'	5'
4	15'	15'	5'
5	15'	15'	15' (South) / 5' (North)
6	17'	15'	15' (South) / 5' (North)
7	17'	15'	5'
8	19'	15'	5'
9	17'	15'	5'
10	15'	15'	5'
11	17'	15'	5'
12	17'	15'	15' (East) / 5' (West)

BLOCK TWENTY

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	17'	15'	5'
3	17'	15'	15' (North) / 5' (South)
4	17'	15'	15' (North) / 5' (South)
5	17'	15'	5'
6	15'	15'	5'
7	17'	15'	5'
8	17'	15'	5'
9	19'	15'	5'
10	19'	15'	5'
11	19'	15'	5'
12	19'	15'	5'
13	19'	15'	5'
14	19'	15'	5'
15	19'	15'	15' (West) / 5' (East)
16	19'	15'	5'
17	19'	15'	5'
18	19'	15'	5'
19	19'	15'	5'
20	19'	15'	5'
21	19'	15'	5'

BLOCK TWENTY ONE

LOT	FRONT	REAR	SIDE
1	17'	15'	5'
2	15'	15'	15' (South) / 5' (North)
3	15'	15'	5'
4	17'	15'	5'
5	17'	15'	5'
6	19'	15'	5'
7	19'	15'	5'
8	17'	15'	5'
9	15'	15'	15' (West) / 5' (East)

BLOCK TWENTY TWO

LOT	FRONT	REAR	SIDE
1	15'	15'	15' (East) / 5' (West)
2	15'	15'	5'
3	17'	15'	5'
4	17'	15'	5'
5	15'	15'	5'
6	15'	15'	5'
7	15'	15'	15' (East) / 5' (West)
8	15'	15'	5'
9	17'	15'	5'
10	17'	15'	5'
11	15'	15'	5'
12	15'	15'	15' (South) / 5' (North)

BLOCK TWENTY THREE

LOT	FRONT	REAR	SIDE
1	17'	15'	15' (East) / 5' (West)
2	17'	15'	5'
3	17'	15'	5'
4	17'	15'	5'
5	17'	15'	5'
6	15'	15'	15' (West) / (5' East)
7	17'	15'	5'
8	19'	15'	5'
9	19'	15'	5'
10	15'	15'	15' (East) / 5' (West)
11	15'	15'	5'
12	15'	15'	15' (North) / 5' (South)
13	17'	15'	5'
14	17'	15'	5'
15	17'	15'	5'
16	17'	15'	5'
17	19'	15'	5'
18	19'	15'	5'

BLOCK TWENTY FOUR

LOT	FRONT	REAR	SIDE
1	24'	15'	5'
2	24'	15'	5'
3	22'	15'	5'
4	22'	15'	5'
5	24'	15'	5'
6	24'	15'	5'
7	22'	15'	5'
8	20'	15'	5'
9	22'	15'	5'
10	20'	15'	15' (South) / 5' (North)
11	20'	15'	15' (South) / 5' (North)
12	20'	15'	5'
13	22'	15'	5'
14	22'	15'	5'
15	22'	15'	15' (North) / 5' (South)

BLOCK TWENTY FIVE

LOT	FRONT	REAR	SIDE
1	22'	15'	5'
2	24'	15'	5'
3	24'	15'	5'
4	22'	15'	5'
5	22'	15'	5'
6	24'	15'	5'
7	22'	15'	5'
8	24'	15'	5'
9	22'	15'	15' (West) / 5' (East)
10	22'	15'	5'
11	22'	15'	5'
12	20'	15'	5'
13	20'	15'	5'
14	22'	15'	5'
15	22'	15'	15' (South) / 5' (North)

BLOCK TWENTY EIGHT

LOT	FRONT	REAR	SIDE
1	20'	15'	5'
2	22'	15'	5'
3	22'	15'	5'
4	22'	15'	5'
5	20'	15'	15' (East) / 5' (West)
6	22'	15'	15' (East) / 5' (West)
7	22'	15'	5'
8	24'	15'	5'
9	24'	15'	5'
10	22'	15'	5'
11	20'	15'	5'

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, its construction and the architect. Time and construction are of the essence. Although the architect has exercised reasonable skill and judgement in the preparation of these plans, any errors or omissions noted within these plans should be brought to the attention of the architect. Failure to notify the architect of errors or omissions relating to any portion of the plans within 10 days after discovery precludes any back charges against the architect for costs incurred to correct such errors or omissions. Failure to notify the architect before proceeding with construction work dependent on the plans precludes any back charges against the architect for costs incurred in connection with such construction work. Review and approval of shop drawings, samples or other submissions which deviate from the requirements of the contract documents must be specifically described as such in writing by the contractor when submitting them for review and approval. Any deviations not so described are the responsibility of the contractor even though review and approval of the submission may indicate that the deviations have been noticed. Changes made on the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising therefrom. Ownership of Documents - All documents, including but not limited to plans and specifications prepared by the architect are instruments of service for use solely with respect to this project and, unless otherwise provided, the architect shall be deemed the author of these documents and shall retain all common law, statutory and other reserved rights, including the copyright thereto. In the event the owner uses any of the instruments of service without the architect's prior written consent, or for extensions of the project or on any other project, the owner shall indemnify and hold the architect harmless from all claims, damages, losses and expenses including attorney's fees arising out of or resulting therefrom. Any such use or reuse, without written verification or adaptation by the architect, will be at the owner's sole risk and

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGEND

- FENCE TYPE 1 - OPEN RAIL
- FENCE TYPE 2 - BLACK IRON
- FENCE TYPE 3 - 6' PRIVACY

BUFFERYARD TABLE:

Type 'D' Bufferyard — Total Length = 12,387.5' / 20' Width = 0.9 Multiplier

Type	Required per 100'		Required	Provided
Canopy	4	4 x 0.9 x 12,387.5/100 =	446	459
Fruit	4	4 x 0.9 x 12,387.5/100 =	446	1015
Evergreens	3	3 x 0.9 x 12,387.5/100 =	335	543
Shrubs	36	36 x 0.9 x 12,387.5/100 =	4014	4337
Total	47.0	47 x 0.9 x 12,387.5/100 =	5240	5755

See Subsequent Pages for Planting Details

Preliminary Bufferyard Schedule:

Canopy Tree Used In Type 'D' Bufferyards
qnt. / type

103 Platanus occidentalis
52 Quercus Palustris

Canopy Tree Used in Tree Lawns
51 Quercus Palustris
50 Gymnocladus dioica
39 Quercus macrocarpa
51 Quercus robur
35 Acer rubrum 'Autumn Flame'
38 Acer rubrum 'Red Sunset'
40 Acer saccharum

Ornamental Trees used in Type 'D' Bufferyards
65 Crataegus crusgalli
62 Crataegus ambigua
57 Crataegus phaenopyrum
62 Crataegus viridis 'Winter King'
121 Acer grandidentatum
112 Acer glabrum
108 Acer tataricum
120 Quercus gambelii
26 Populus tremuloides 2" Caliper (Single Stem)
46 Populus tremuloides 1" Caliper (Multi-Stem)
236 Populus tremuloides 5 gallon container

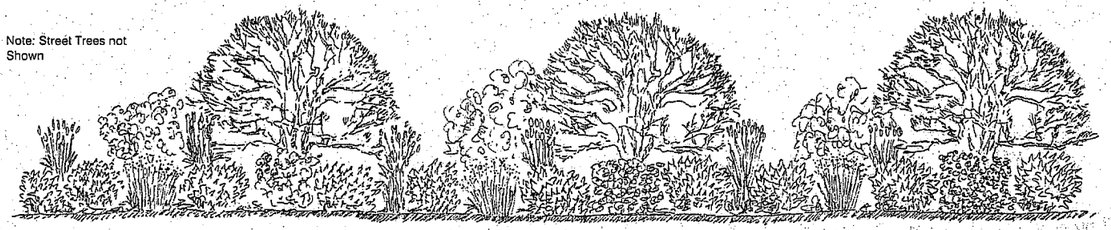
Evergreen Trees Used in Type 'D' Bufferyards
52 Picea pungens
67 Picea engelmannii
57 Pseudotsuga menziesii
74 Pinus edulis
293 Pinus mugo

Evergreen Shrubs used in Type 'D' Bufferyards
87 Juniperus chinensis 'Armstrong'
91 Juniperus chinensis 'Sea Green'
87 Juniperus chinensis 'Old Gold'
91 Juniperus scopulorum 'Table Top Blue'
98 Juniperus sabina 'Calgary Carpet'
116 Juniperus sabina 'Skandia'
94 Juniperus sabina 'Broadmoor'

Ornamental Grasses used in Type 'D' Bufferyards
89 Panicum virgatum 'Dallas Blues'
59 Panicum virgatum 'Heavy Metal'
98 Panicum virgatum 'Shenandoah'
736 Saccharum vavennae Deciduous

Shrubs used in Type 'D' Bufferyards
1476 Fallugia paradoxa
246 Rosa fosida 'Bicolor'
219 Amelanchier alnifolia
75 Cotinus coggygria 'Royal Purple'
68 Cotinus coggygria 'Velvet Cloak'

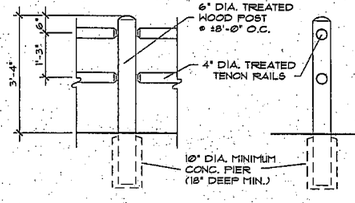
Note: Street Trees not Shown



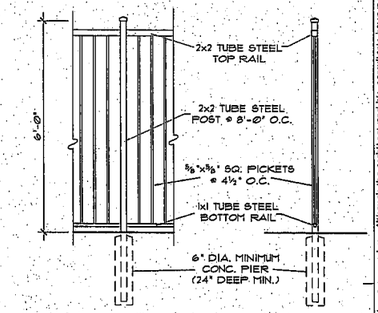
TYPE 'D' BUFFERYARD (TYPE 1)
Typical along Cascade Avenue & West 35th Street

Note: Street Trees not Shown

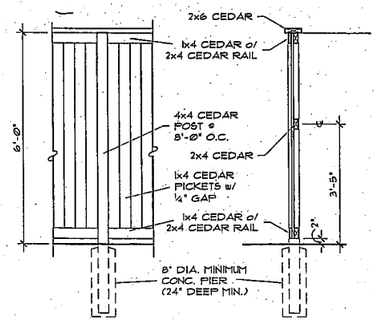
TYPE 'D' BUFFERYARD (TYPE 2)
Typical along Leadville Drive, La Veta Drive, Iron City Drive & North Wilson Avenue



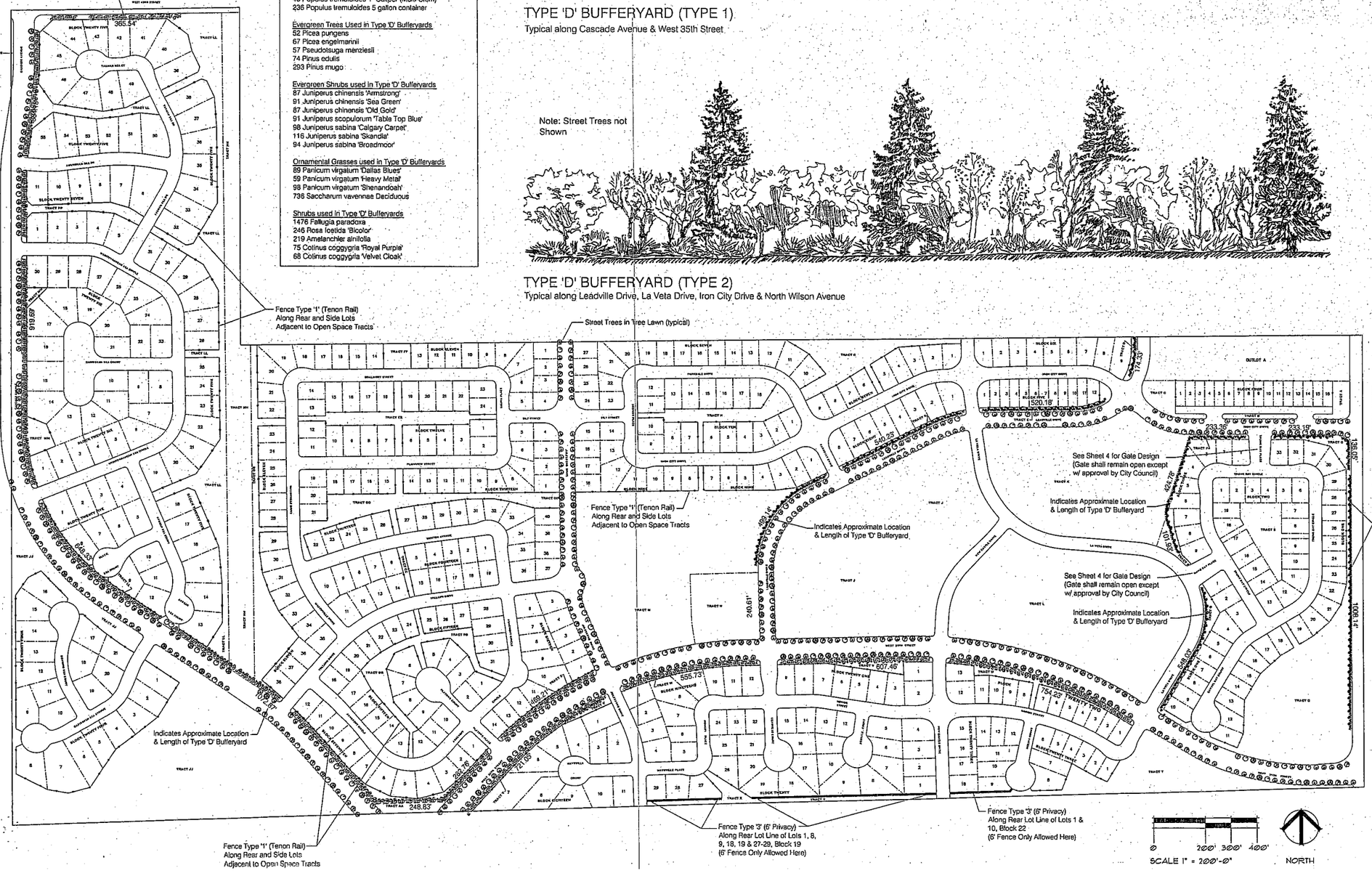
TYPE① FENCE DETAIL SCALE: 1/2" = 1'-0"
3'-6" TENON RAIL



TYPE② FENCE DETAIL SCALE: 1/2" = 1'-0"
6' HIGH BLACK IRON



TYPE③ FENCE DETAIL SCALE: 1/2" = 1'-0"
6' HIGH CEDAR PRIVACY



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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/24/2008
drawn JRE / DRS
checked
job no. 05-016

PRELIMINARY OVERALL
FENCE & BUFFERYARD PLAN

Loveland • Colorado

sheet 6

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Ground Cover Schedule per Tract*

*Unless Otherwise Noted Tracts have the Ground Cover Shown in this Schedule

General Open Space Areas:

Includes Tracts: A, B, C, G, H, S, AA, BB, CC, DD, EE, FF, GG, HH, LL, & PP

*Tract HH is subject to a large overhead transmission line

Ground Cover Stratagies:

- Encourge Xeric style landscaping
- Generally will use a combination of the following characteristics:
  1. A mix of trees and/or large - medium sized shrubs planted in a sparse flowing pattern with soft edges.
  2. A concrete walk or similar going through the area.
  3. Turf type lawns, landscape mulch or gravel, low growing perennials and/or other types of landscaping generally low to the ground requiring mowing or not.

Bufferyard Areas:

Includes Tracts: D, E, F, P, Q, R, U, V, W, Y, Z, AA, KK, MM, NN and portions of Tracts GG, HH, LL, & PP

Ground Cover Stratagies:

- Encourge Xeric style landscaping
- Plant per Bufferyard Detail on Sheet 6
- Generally these areas are planted with shurbs and trees. The remaining area is mulch over landscape fabric

Also see Section Drawing on Sheet 4

Detention & Stormwater Drainage Areas:

Includes Outlot A and Tracts O, T, X, JJ, & QQ

Ground Cover Stratagies:

- Encourge Xeric style landscaping
- Generally will use a combination of the following characteristics:
  1. Detention areas and grass lined swales planted with a low growing ground cover that is periodically mowed.
  2. The use of 'native' shurbs and trees planted along the top of bank and side slopes that are suited growing conditions thereof.

Also see Section Drawing this Sheet

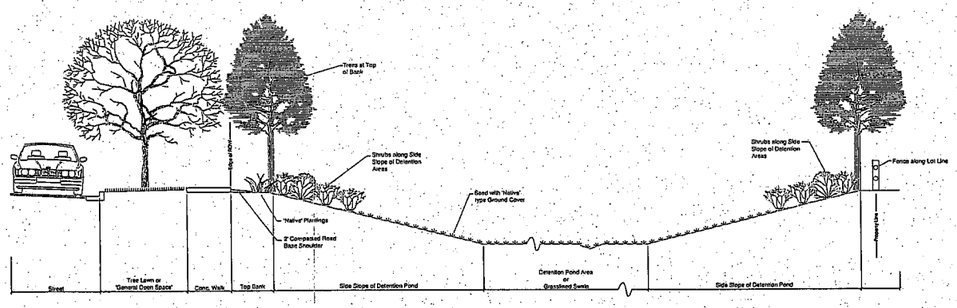
Tree Lawns and Areas in ROW

Locations as shown hereon:

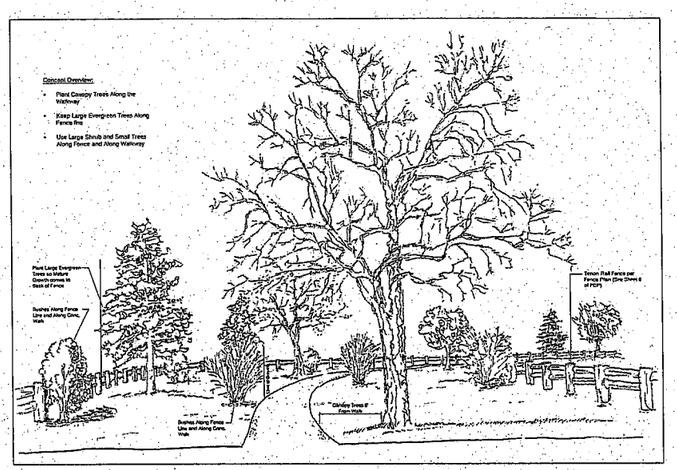
Ground Cover Stratagies:

- Encourge Xeric style landscaping
- Generally will use a combination of the following characteristics:
  1. Tree lawns with turf grass installed as sod with canopy trees at ±32' O.C.
  2. Roadabout islands and cul-de-sac parking islands landscaped per detail on page 6.

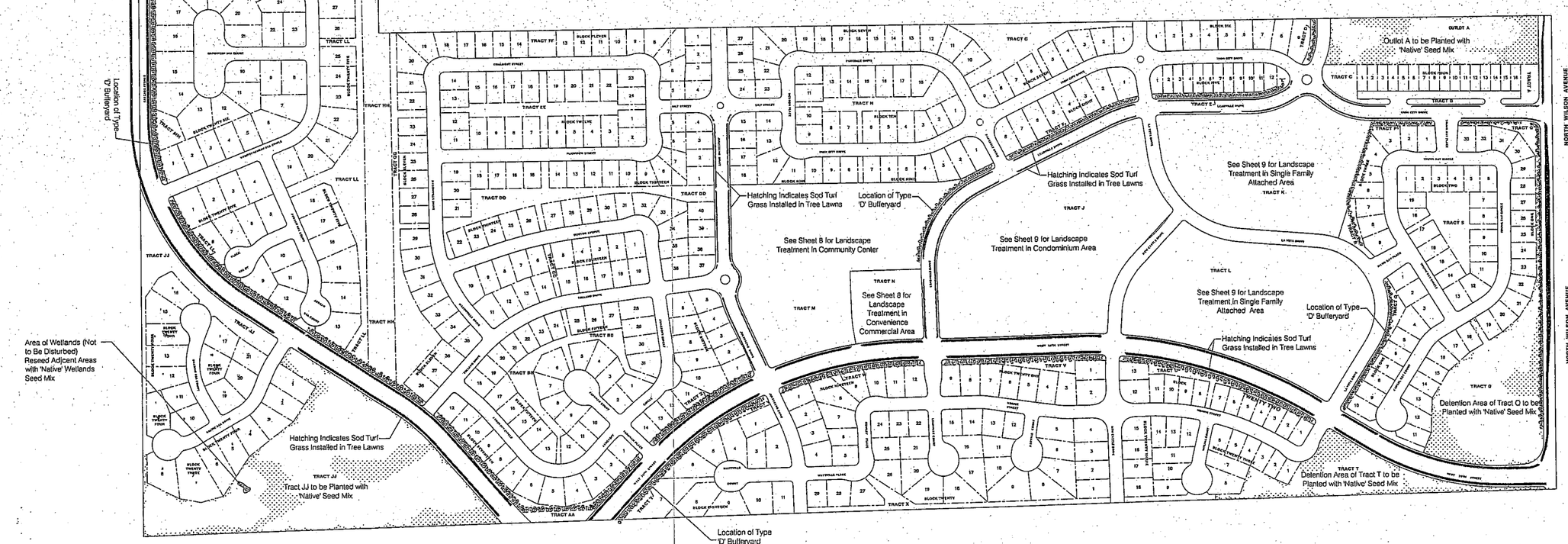
Also see Section Drawing this Sheet & Sheet 4



TYPICAL PLANTING ALONG DETENTION PONDS
N.T.S.



CONCEPT LANDSCAPING FOR GENERAL OPEN SPACE AREAS
N.T.S.



Date of Completion - Release of these plans constitutes further cooperation along the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, best efforts cannot eliminate all errors and omissions. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to report any discrepancy cannot be anticipated. Any contractor proceeding with construction after discovering a discrepancy and not immediately reporting it to the architect shall be responsible for all consequences. Changes made from the plans without the consent of the architect are prohibited and shall relieve the architect of responsibility for all consequences arising out of such changes.

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06-26-2023 City Comments

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY
GROUND COVER PLAN

date 05/05/2006
drawn JEF / DBS
checked
job no. 05-016

Loveland • Colorado

sheet 7

TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

BLOCK NINE

BLOCK NINE

POOL HOUSE

PLAYGROUND

WADING

40' Type 'D' Bufferyard Modified for Park Condition

COMMUNITY CENTER BUILDING

SOFTBALL BACKSTOP

1% Slope

BLACK IRON FENCE

3.22± Acres Area for Open Space Play Fields

PICNIC SHELTER

SWIMMING POOL

SHADE STRUCTURE TYP.

Parking

TURF GRASS PLAYING FIELD 3.22+/- Acres

PICNIC SHELTER

TRACT M

LEADVILLE DRIVE

BUFFERYARD AND LANDSCAPING FOR COMMERCIAL AREA

TRACT N

COMMERCIAL CENTER

3.22± Acres Area for Open Space Play Fields

BUFFERYARD AND LANDSCAPING FOR COMMERCIAL AREA

JULESBERG DRIVE

TRACT W

*THIS SHEET ONLY

40' Type 'D' Bufferyard Modified For Park Condition — Total Length = 380 feet, 40' Width = 0.5 Multiplier

Type	Required per 100'		Required	Provided
Canopy	4	4 x 0.5 x 380/100 =	8	12
Fruit	4	4 x 0.5 x 380/100 =	8	41
Evergreens	3	3 x 0.5 x 380/100 =	6	11
Shrubs	36	36 x 0.5 x 380/100 =	57	32
Total	47.0	47 x 0.9 x 12,367.8/100 =	89	115

Park and Community Center Notes:

1. Playing fields shall require additional grading to achieve a 1% slope.
2. Playing fields shall require additional soil amendments to maintain a healthy turf grass sports field.

SCALE 1" = 40'-0"

NORTH

PRELIMINARY COMMUNITY CENTER & COMMERCIAL CENTER LANDSCAPE PLAN

DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Consequently, the owner, his contractor, and the architect shall be reported immediately to the architect. Failure to do so relieves the architect of responsibility for all consequences. Owners agree that they will not increase the architect's liability to them or to others because of errors or omissions in these plans by an amount in excess of the architect's fee for preparing this set. IS NULL AND VOID SHOULD ANY ALTERATIONS BE MADE TO THE COVER SHT. BE OMITTED FROM THIS SET.

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- 06-05-08 City Comments
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- 09-23-2008 City Comments

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 07/24/2008
drawn DSF/DRS
checked
job no. 05-018

PRELIMINARY
COMMUNITY CENTER PLAN
Loveland • Colorado

sheet 8

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

TRACT E
LEADVILLE DRIVE
IRON CITY DRIVE
TRACT P
BLOCK THREE
BLOCK EIGHT
TRACT F
PARKDALE DRIVE
LA VETA DRIVE
Hatching Indicates Shurb Area Planting at Foundation (typical)
TRACT K
Single Family Attached
Condominiums
16 GARAGE SPACES
8 GARAGE SPACES
Condominium Club House
Pool
TRACT J
11 GARAGE SPACES
NEW CASTLE DRIVE
TRACT R
MAHO BAY WAY
TRACT L
TRACT Q
BLOCK ONE
LEADVILLE DRIVE
WEST 35TH STREET
TRACT V
BLOCK TWENTY
TRACT U
BLOCK TWENTY ONE

SCALE 1" = 60'-0"
NORTH

Notes:
Ground Areas Not Otherwise Noted shall be Covered with a Turf type Sod Lawn

Notes:
See Sheet 29 for Conceptual Landscape Strategies

PRELIMINARY CONDOMINIUM & SINGLE FAMILY ATTACHED LANDSCAPE PLAN

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2. 07-31-08 City Comments
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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND

date 03/24/2008
drawn JS / DRS
checked
job no. 05-218

Loveland • Colorado

sheet
9

TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

MATCHLINE - SEE SHEET 12

See Sheet 28 for Landscaping in Roundabouts

BLOCK FIVE
BLOCK SIX
BLOCK THREE
BLOCK FOUR
BLOCK TWO
BLOCK ONE
BLOCK 2
BLOCK 77
BLOCK 86
BLOCK 85
BLOCK 82
BLOCK FIRST SUBDIVISION

TRACT B; BLOCK FOURTH SUBDIVISION

REGIONAL DETENTION POND EASEMENT (DEDICATED TO THE CITY OF LOVELAND)

OUTLOT A

Regional Detention Pond Easement (Dedicated to the City of Loveland with final plat)

Drainage Easement dedicated per Reception No. 2004-0036689 (to be vacated with final plat)

Drainage, Utility, Access & Access Easement

Portion of Tract A Emerald G Third Subdivision Parcel No.: 9508400002

Tract A

TRACT C
TRACT D
TRACT E
TRACT J
TRACT K
TRACT P
TRACT R
TRACT S
TRACT RR
TRACT A
TRACT B
TRACT C

IRON CITY DRIVE
LEADVILLE DRIVE
LA VETA DRIVE
NEW CASTLE DRIVE
TRUNK BAY PLACE
TRUNK BAY CIRCLE
MAHO BAY PLACE
WILLIAMSBURG STREET
LA VETA DRIVE
LAURETA DRIVE
CRIPPLE CREEK CIR.

NORTH WILSON AVENUE

Single Family Attached 66 Units

SEE SINGLE FAMILY ATTACHED LANDSCAPE PLAN (SHEET 9) FOR MORE INFORMATION IN THIS AREA

Proposed Two-Family Unit Typical

S69°59'53"E 789.27'

S00°00'27"W 1356.96'

30' Right-of-Way Acquisition (City of Loveland) per Reception No. 91011261

See Sheet 4 for Recreation Trail Section

West line of parcel as described in deed at Reception No. 91011261

East line of parcel as described in deed at Reception No. 91011261

Lot 1, Woodward Governor First Subdivision

25' Temporary Construction Easement (to Hall-Hallenbeck dedication, see plat)

14' Postal and Utility Easement (typical)

6' Utility and Drainage Easement

5' Utility Easement

SCALE 1" = 60'-0"

0 60' 90' 120'

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GENERAL CONDITIONS - Release of these plans contemplates further cooperation among the owner, its contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Contractor, owner, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the contractor shall be immediately reported to the architect in writing. A failure to do so shall relieve the architect of responsibility for all consequences arising out of such discrepancies. Changes made to these plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

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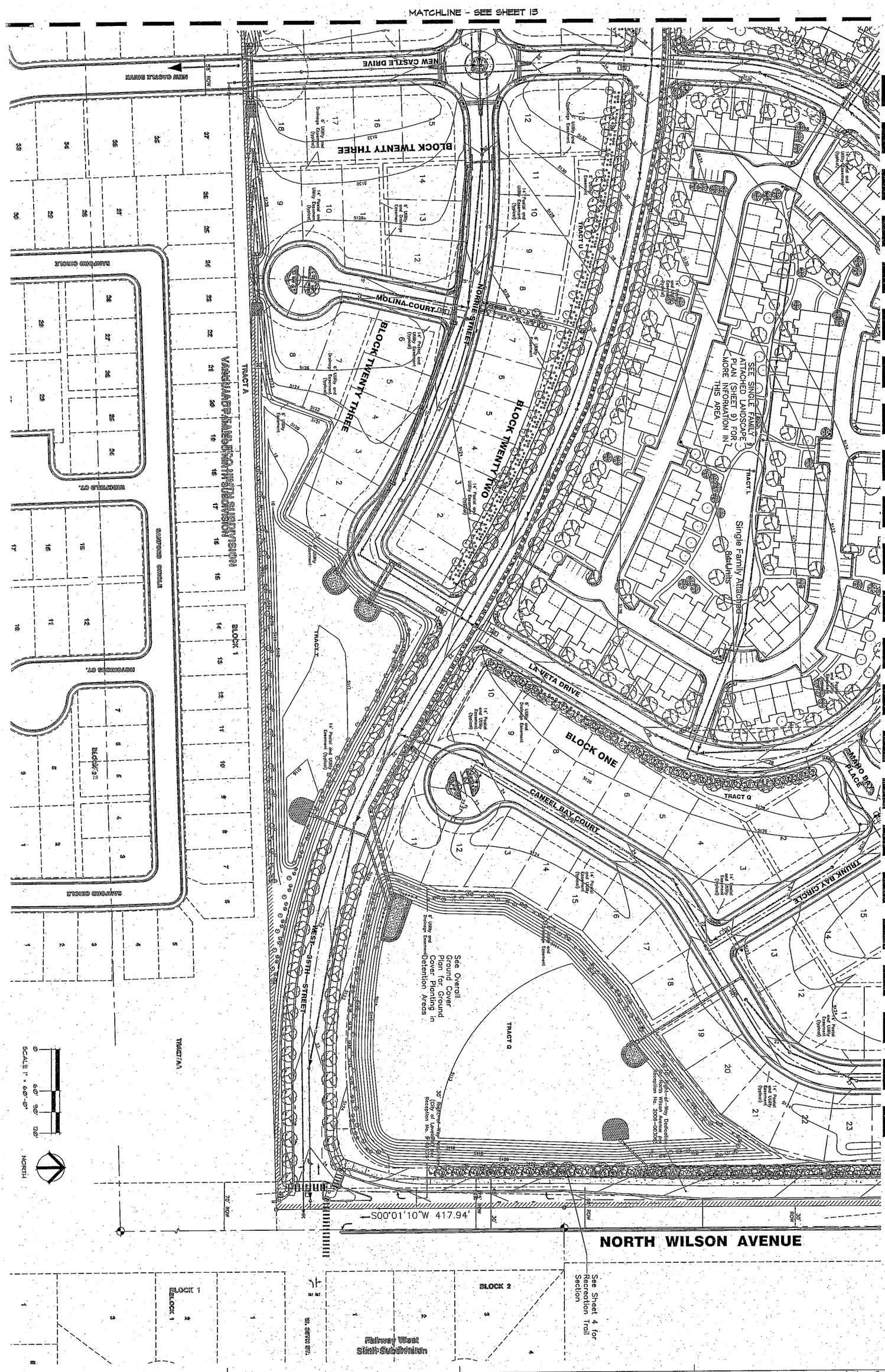
LEE FARM FIRST SUBDIVISION

PRELIMINARY ENLARGED LANDSCAPE PLAN

LOVELAND COLORADO

date 03/04/2008
drawn JS/TDSE
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job no. 05-018

sheet 10



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PRELIMINARY ENLARGED LANDSCAPE PLAN

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LEE FARM FIRST SUBDIVISION

PRELIMIINARY DEVELOPMENT PLAN

LOVELAND COLORADO

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LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4,
TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

0 60' 90' 120'

SCALE 1" = 60'-0"

N89°20'42"E 4360.00'

WILLIAMSBURG STREET

BUCK FIRST SUBDIVISION

BLOCK SEVEN

BLOCK TEN

BLOCK NINE

BLOCK EIGHT

TRACT C

TRACT D

TRACT G

TRACT H

TRACT J

TRACT DD

JULESBERG DRIVE

PARKDALE DRIVE

IRON CITY DRIVE

SILT STREET

HEBRON PLACE

LEADVILLE DRIVE

LA VETA DRIVE

NEW CASTLE DRIVE

FLORENCE WAY

RANGE VIEW DRIVE

POOL HOUSE

PLAYGROUND

WADING POOL

COMMUNITY CENTER BUILDING

BLACK IRON FENCE

INFORMAL SOFTBALL FIELD

PICNIC SHELTER

SHADE STRUCTURE

POOL

CONDO OWNERS CLUBHOUSE

MAIL BOX

Condominiums
176 UNITS

12 GARAGE SPACES

11 GARAGE SPACES

10 GARAGE SPACES

8 GARAGE SPACES

6' Utility Easement

6' Utility and Drainage Easement

14' Postal and Utility Easement (typical)

See Sheet 28 for Landscaping in Roundabouts

SEE COMMUNITY LANDSCAPE PLAN (SHEET 8) FOR MORE INFORMATION IN THIS AREA

SEE CONDOMINIUM LANDSCAPE PLAN (SHEET 9) FOR MORE

MATCHLINE - SEE SHEET 10

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DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, the contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is critical, and owing contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the contractor shall be immediately communicated to the architect before proceeding with the affected work. Failure to do so shall relieve the architect from responsibility for all consequences arising out of such changes. Should there exist any discrepancy between the plans and specifications, the more stringent requirement shall govern. Any unauthorized use of these plans without the permission of the architect is unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL I VOID SHOULD SHT. A1.0 OR THE COVER SHT. BE OMITTED FROM THIS SET.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY ENLARGED LANDSCAPE PLAN

date 03/04/2008
drawn JS / DRB
checked
job no. 05-018

sheet 12

Loveland • Colorado

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

SCALE 1" = 60'-0" NORTH

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 11

SEE COMMUNITY LANDSCAPE PLAN (SHEET 8) FOR MORE INFORMATION IN THIS AREA

See Sheet 28 for Landscaping in Roundabouts

PICNIC SHELTER

INFORMAL SOCCER FIELD

TRACT M

TRACT N

COMMERCIAL BUILDING 11,000 S.F.

COMMERCIAL BUILDING 9,000 S.F.

LEADVILLE DRIVE

SEE CONDOMINIUM LANDSCAPE PLAN (SHEET 9) FOR MORE INFORMATION IN THIS AREA

11 GARAGE SPACES

6 GARAGE SPACES

11 GARAGE SPACES

TYPE 'D' BUFFERYARD PER SHEET 6

STREET TREES AT 30' O.C.

ASHCROFT CIRCLE

BLOCK SIXTEEN

JULESBERG DRIVE

WEST 35TH STREET

TRACT V

BLOCK TWENTY ONE

TENON RAIL FENCE (SEE OVERALL FENCE PLAN FOR MORE INFORMATION)

NORRIE STREET

TRACT W

BLOCK NINETEEN

TRACT Z

TRACT Y

ROMLEY PLACE

See Sheet 28 for Landscaping in Cul-De-Sacs

LEADVILLE COURT

TRIPOLI COURT

TRIPOLI PLACE

TREPVALES COURT

NEW CASTLE DRIVE

BLOCK TWENTY THREE

MAYSVILLE COURT

MAYSVILLE PLACE

See Sheet 28 for Landscaping in Cul-De-Sacs

See Sheet 28 for Landscaping in Cul-De-Sacs

BLOCK EIGHTEEN

BLOCK TWENTY

TRACT X

TRACT E

S88°20'18"W 5261.57'

PRIVACY FENCE (SEE OVERALL FENCE PLAN FOR MORE INFORMATION)

50' Radius Temporary Turnaround Access Easement per Reception No. 2005-0047227.16 to be vacated with the final plat for this project

58' ROW

IRONTON CIRCLE

VANGUARD FAMILCO THIRTEENTH SUBDIVISION (PROPOSED)

VANGUARD FAMILCO NINTH SUBDIVISION

BLOCK 2

BLOCK 3

BLOCK 4

TRACT F

TRACT E

LEGEND

- 14' Postal and Utility Easement (typical)
- 6' Utility and Drainage Easement
- 10' Utility Easement
- 8' Utility Easement
- 6' Utility Easement
- 24' Utility Easement

DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his consultants and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is not perfect, errors and omissions occur, and the construction process is full of surprises. Failure to notify the architect promptly of any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect shall relieve the architect of responsibility for all consequences. Owner's acceptance of these plans without the consent of the architect automatically shall relieve the architect of responsibility for all consequences.

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- 06-09-08 City Comments
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- 09-22-2008 City Comments

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LANDSCAPE PLAN
LOVELAND COLORADO

Loveland • Colorado

date 03/04/2008
drawn JS / DRS
checked
job no. 05-018

sheet 13

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

NORTH

SCALE 1" = 60'-0"

BUCK SECOND SUBDIVISION

TRACT A, BUCK THIRD SUBDIVISION

CARBONDALE DRIVE

CATAMARAN DRIVE

CORSICANA DRIVE

GUERNSEY DRIVE

RIVIERA DRIVE

JULESBERG DRIVE

BLOCK ELEVEN

BLOCK TWELVE

BLOCK THIRTEEN

BLOCK FOURTEEN

BLOCK TWENTY FIVE

COALMONT STREET

SILT STREET

PLAINVIEW STREET

DUNTON DRIVE

MASONVILLE DRIVE

MEDITERRANEAN SEA CIRCLE

MEDITERRANEAN SEA COURT

TRACT HH

TRACT LL

TRACT QQ

TRACT DD

TRACT EE

TENON RAIL FENCE (SEE DEVELOPMENT PLAN FOR MORE INFORMATION)

Grant of Easement Book 2053 Page 383

156.15' NO-BUILD AREA (PRPA EMT)

See Sheet 28 for Landscaping in Roundabouts

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 17

MATCHLINE - SEE SHEET 12

CEE DUTY OF COOPERATION - Release of these plans constitutes for the cooperation among the owner, its contractor, and the architect. Design and construction are complex, although the applicant and its consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is critical, and cooperation is required between the architect and others to avoid errors and omissions. Therefore, prompt notice to the architect shall relieve the architect of responsibility for all consequences arising out of such omissions. Changes made from the plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY ENLARGED LANDSCAPE PLAN

date 01/07/2008
drawn JST / DSE
checked
job no. 05-018

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sheet 14

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

MATCHLINE - SEE SHEET 14

MATCHLINE - SEE SHEET 16

MATCHLINE - SEE SHEET 13

AEGEAN SEA COURT
BALTIC SEA DRIVE
CASCADE AVENUE
MASONVILLE DRIVE
TOLLAND DRIVE
ASHCROFT CIRCLE
PLATORO PLACE
PLATORO COURT
WEST 35TH STREET
MAYSVILLE COURT
JULESBERG DRIVE
BOUNDARY BAY DRIVE
BLOCK ELEVEN
BLOCK FIFTEEN
BLOCK SIXTEEN
BLOCK SEVENTEEN
BLOCK EIGHTEEN
BLOCK 1
BLOCK 2
BLOCK 3
TRACT HH
TRACT LL
TRACT JJ
TRACT AA
TRACT BB
TRACT CC
TRACT Y
TRACT Z
156.16' NO-BUILD AREA (PRPA EHF)
PROPOSED UTILITY EASEMENT TO BE VACATED BY SEPARATE DOCUMENT
Grant of Easement Book 2053 Page 235
Grant of Easement Book 2053 Page 389
VANGUARD FAMILY CO SIXTEENTH SUBDIVISION (PROPOSED)
VANGUARD FAMILY CO THIRTEENTH SUBDIVISION (PROPOSED)
LOT 1 BLOCK 1
See Overall Ground Cover Plan for Ground Cover Planting in Detention Areas
See Sheet 26 for Planting Detail Along Detention Pond Side Slopes
See Sheet 28 for Landscaping in Cul-De-Sacs
14' Postal and Utility Easement (typical)
6' Utility and Drainage Easement
8' Utility and Drainage Easement
5' Utility Easement
10' Utility Easement
SCALE 1" = 60'-0"
NORTH

RE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, it's contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is subject to human fallibility for all concerned. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a contractor to the architect shall relieve the architect of responsibility for all consequences arising out of such failure. CHANGES - Changes made from the plans without the consent of the architect are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/04/2008
drawn JSC / DBS
checked
job no. 05-018

PRELIMINARY ENLARGED LANDSCAPE PLAN

Loveland • Colorado

sheet 15

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

SCALE 1" = 60'-0" (0, 60', 90', 120') NORTH

N00°08'28"E 488.64'

Unincorporated Larimer County

Unincorporated Larimer C

Unincorporated Larimer

TYPE 'D' BUFFERYARD PER SHEET 6

STREET TREES AT 30' O.C.

CASCADE AVENUE

BLOCK TWENTY FOUR

BLOCK TWENTY-FOUR

BLOCK TWENTY FIVE

BLOCK TWENTY SIX

BLOCK ELEVEN

BALTIC SEA DRIVE

BERING SEA COURT

BLACK SEA COURT

AEGEAN SEA COURT

MEDITERRANEAN SEA CIRCLE

MASONVILLE DRIVE

TRACT JJ

TRACT LL

TRACT MM

TRACT HH

TRACT QQ

See Sheet 15 for Landscaping in Cul-De-Sacs

See Sheet 26 for Planting Detail Along Detention Pond Side Slopes

See Overall Ground Cover Plan for Ground Cover Planting in Detention Areas

VARIABLE AREA HIGH SCREEN WITH GARRISON (PROPOSED)

TENON RAIL FENCE (SEE OVERALL FENCE PLAN FOR MORE INFORMATION)

MATCHLINE - SEE SHEET 15

MATCHLINE - SEE SHEET 17

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction is complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is imperfect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect of responsibility for all consequences arising out of such failure. THIS SET IS NULL & VOID SHOULD SHT. A-1 OR THE COVER SHT. BE OMITTED FROM THIS SET.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY ENLARGED LANDSCAPE PLAN

date 2/20/2008
drawn JRF/DRS
checked
job no. 25-018

sheet 16

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LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Unincorporated Larimer County

Unincorporated Larimer County

N00°09'00"E 2698.81' (Calc.)

CASCADE AVENUE (INDICATED BY SEPARATE DOCUMENT)

CASCADE AVENUE

TYPE 'D' BUFFERYARD PER SHEET 6

STREET TREES AT 30' O.C.

SCALE 1" = 60'-0"

NORTH

Grant of Easement per Reception No. 2002047437

CASCADE AVENUE

ROW 100'

CASCA AVENU

See Sheet 28 for Landscaping in Cul-De-Sacs

See Sheet 28 for Landscaping in Cul-De-Sacs

BLOCK TWENTY SIX

BLOCK TWENTY SEVEN

BLOCK TWENTY FIVE

WEST 43RD STREET

CHILLMASTER FIRST SUBDIVISION

CARIBBEAN SEA COURT

MEDITERRANEAN SEA CIRCLE

AMUNDSEN SEA DR

TASMAN SEA CT

TASMAN SEA DR

FIVE COURT

WEST 43rd STREET

N89°30'42"E 891.92'

19' Right-of-Way Dedication for West 43rd Street per Reception No. 2006-0030852

OUTLOT 1

STUMP AVENUE

TRACT MM

TRACT NN

TRACT PP

TRACT QQ

TRACT LL

TRACT II

TRACT HH

TRACT A, BUCK THIRD SUBDIVISION

S00°00'27"W 1320.00'

BLOCK 3

GOSPAM DRIVE

14' Postal and Utility Easement (typical)

Grant of Easement Book 393 Page 393

TENON RAIL FENCE (SEE OVERALL FENCE PLAN FOR MORE INFORMATION)

MATCHLINE - SEE SHEET 16

MATCHLINE - SHEET 14

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractors, and the architect. Design and construction is complex and subject to change. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is the key to success. Failure to notify the architect responsible for any omission or discrepancy within a reasonable time may relieve the architect from responsibility for all consequences arising out of such failure. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/01/2008
drawn JSF / DRB
checked
job no. 05-216

PRELIMINARY ENLARGED LANDSCAPE PLAN

Loveland • Colorado

sheet 17

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

Architectural Styles.

Craftsman

- Low horizontal building mass- commonly 1 ½ stories and 2 story bungalows
- Low pitched gable roofs
- Exposed rafter tails
- Decorative beams and brackets
- Covered porches

Farmhouse

- Simple box-like form
- 2 story building mass with some single story side wings
- Gable roofs with moderate overhangs
- Roof dormers
- Covered porches or Verandas
- Window shutters

Prairie

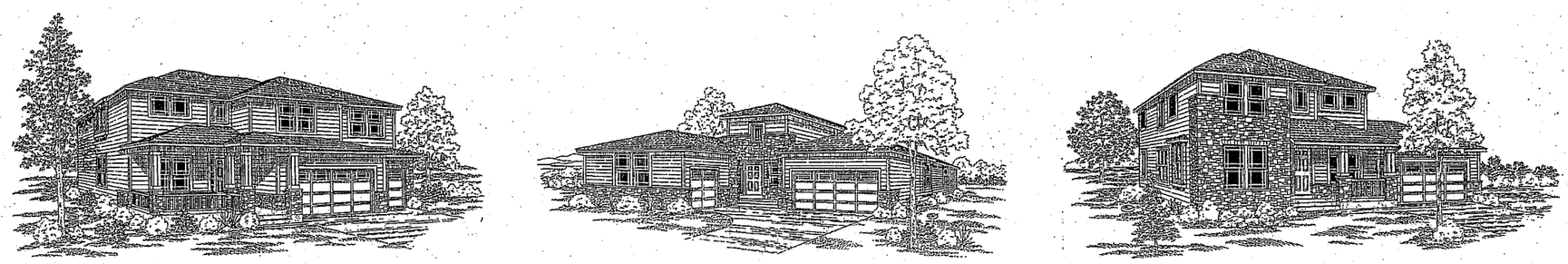
- 2 stories with single storey wings
- Low pitched hip roofs with wide eves
- Massive square piers support porch roofs
- Window boxes



ELEVATION EXAMPLES OF THE "CRAFTSMAN" STYLE



ELEVATION EXAMPLES OF THE "FARMHOUSE" STYLE



ELEVATION EXAMPLES OF THE "PRAIRIE" STYLE

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, local conditions, unknown to the architect, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the owner or contractor shall be immediately reported to the architect who will make any necessary interpretation or modification. Failure to do so shall relieve the architect of responsibility for all consequences arising out of such changes.

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(9 7 0) 6 6 3 - 0 5 4 8

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/07/2008
drawn JRE/JDBS
checked
job no. 05-016

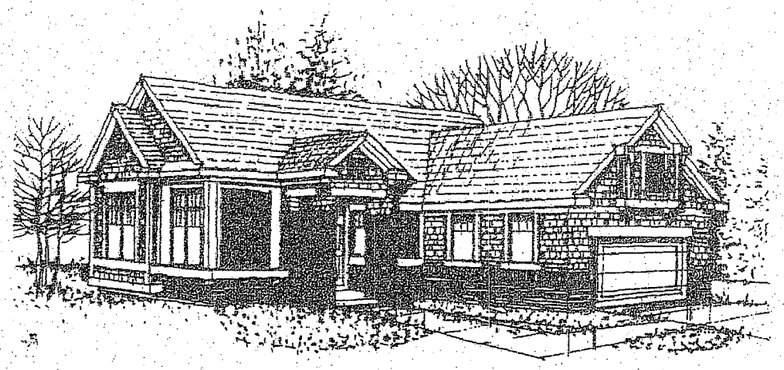
PRELIMINARY SINGLE FAMILY RESIDENTIAL ELEVS

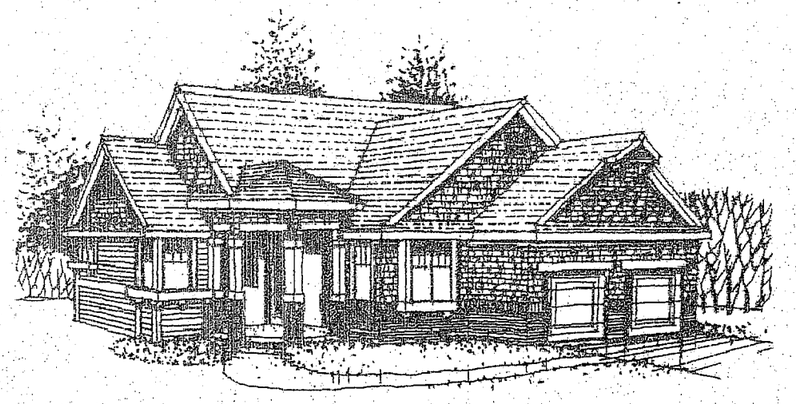
Loveland • Colorado

sheet 18

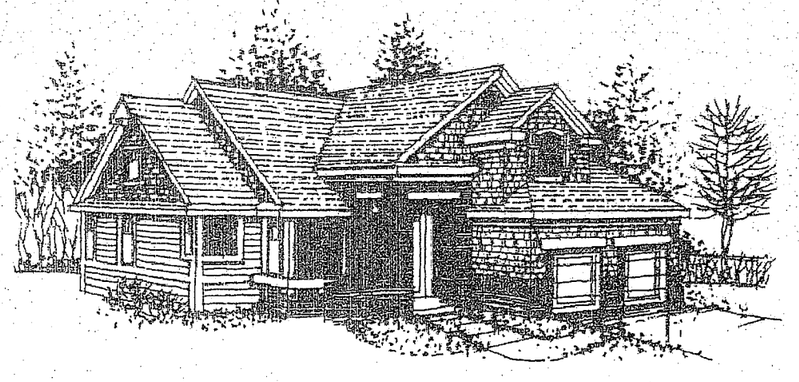
LEE FARM FIRST SUBDIVISION _ PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO









PRELIMINARY PATIO HOMES ELEVATIONS

NOTICE: DUTY OF COOPERATION - Review of these plans contemplates for the cooperation among the owner, his contractor and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Cooperation is required and expected of owner and contractor. Failure to notify the architect immediately along with the architect shall relieve the architect of responsibility for all consequences arising out of such changes. Changes made from the plans without the consent of the architect, are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Cooperation is required and expected of owner and contractor. Failure to notify the architect immediately along with the architect shall relieve the architect of responsibility for all consequences arising out of such changes. Changes made from the plans without the consent of the architect, are unauthorized, and shall relieve the architect of responsibility for all consequences arising out of such changes.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/03/2008
drawn JSE/DRS
checked
job no. 05-208

PRELIMINARY PATIO HOMES ELEVATIONS

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sheet 19

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



Notes:
The condominium products will require fire sprinklers as the units are stacked on each other

PRELIMINARY CONDOMINIUM ELEVATIONS

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EL DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and skill in accordance with applicable professional standards, they cannot guarantee that there are no errors or omissions in the plans. The owner, contractor, and the architect should each notify the others promptly if they discover any errors or omissions, and owing contingency cannot be anticipated. And each of the owner, contractor, and the architect should promptly notify the others if they discover that any of the plans are not being followed. Any deviation from the plans without the consent of the architect is unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.

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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

PRELIMINARY CONDOMINIUM ELEVATIONS

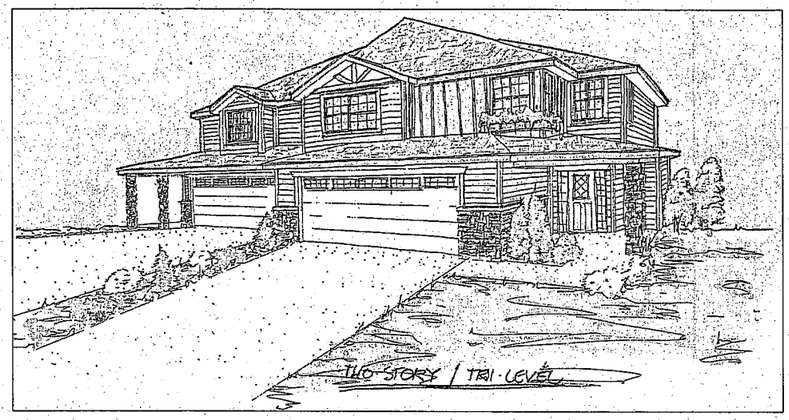
date 03/24/2008
drawn JBF / DBS
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job no. 05-2015

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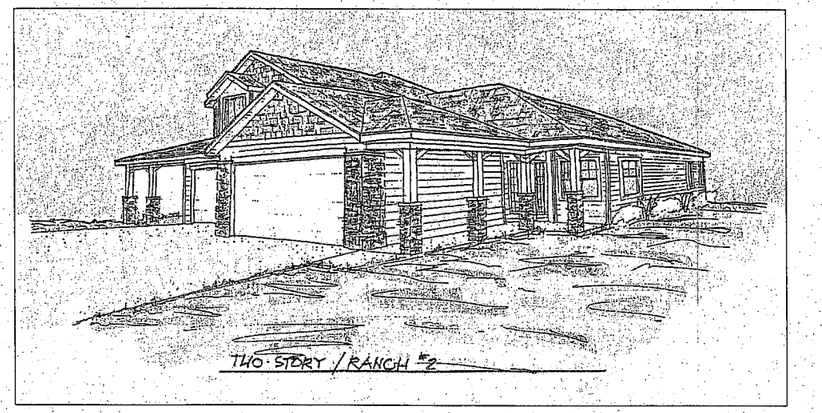
LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

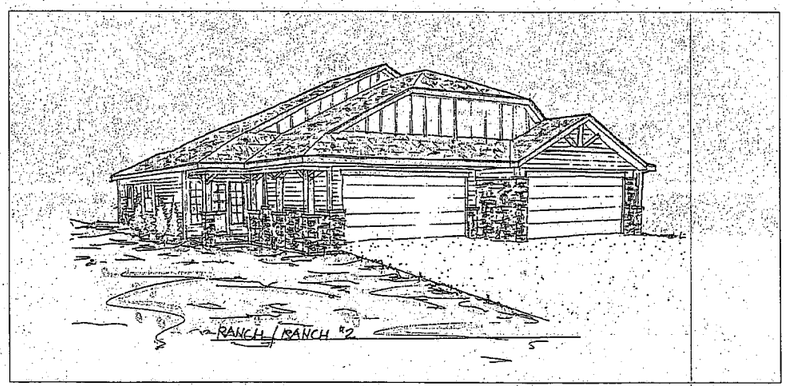
BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



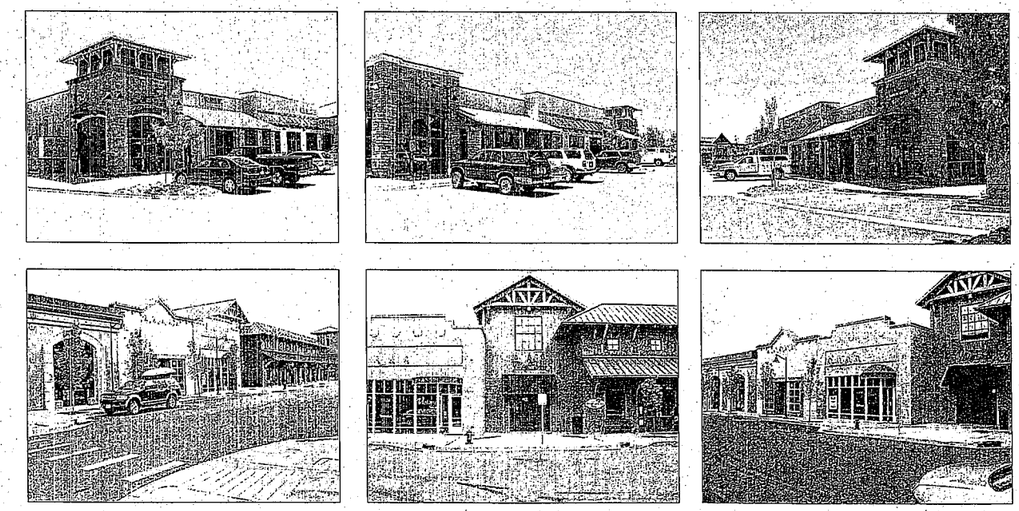


PRELIMINARY SINGLE FAMILY ATTACHED ELEVATIONS





PRELIMINARY TWO-FAMILY ELEVATIONS



PRELIMINARY CONVENIENCE COMMERCIAL ELEVATIONS

DUTY OF COOPERATION - Released on these plans contemplates further cooperation among the owner, his contractors and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is the key to success. Failure to notify the architect constitutes understanding and increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect of responsibility for all consequences arising out of such changes.
THIS SET IS NULL & VOID UNLESS SIGNED & SEALED BY THE ARCHITECT. ALL REPRODUCTIONS OF THIS SET SHALL BEAR THE ARCHITECT'S SEAL AND SIGNATURE. USE OF THESE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES. OWNER AGREES TO THE PLANS WITHOUT THE CONSENT OF THE ARCHITECT ARE UNAUTHORIZED AND SHALL RELIEVE THE ARCHITECT OF RESPONSIBILITY FOR ALL CONSEQUENCES ARISING OUT OF SUCH CHANGES.
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LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/04/2008
drawn JRS/TDRS
checked
job no 05-210

2-FAMILY, SF ATTACHED & CC

PRELIMINARY ELEVATIONS FOR

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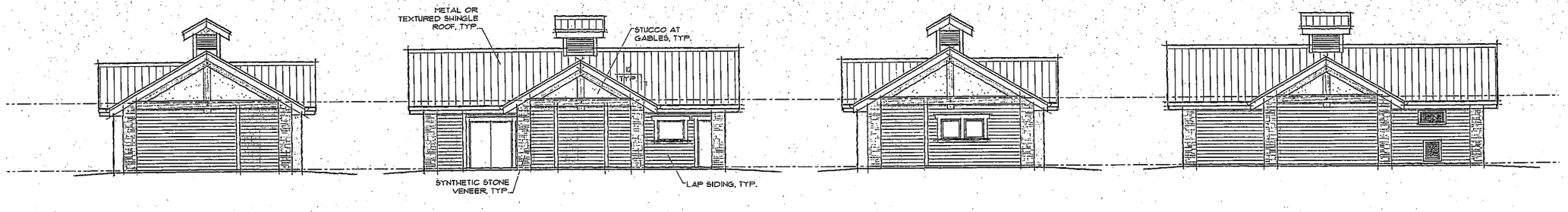
sheet 21

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



PRELIMINARY COMMUNITY CENTER ELEVATIONS



PRELIMINARY POOL HOUSE ELEVATIONS

NOTICE, DUTY OF COOPERATION - Retention of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex, although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is incomplete, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by a simple notice to the architect shall relieve the architect from responsibility for all consequences arising out of such choices. Owners relying on these plans without the assistance of the architect are unauthorized, and shall release the architect of responsibility for all consequences arising out of such reliance.

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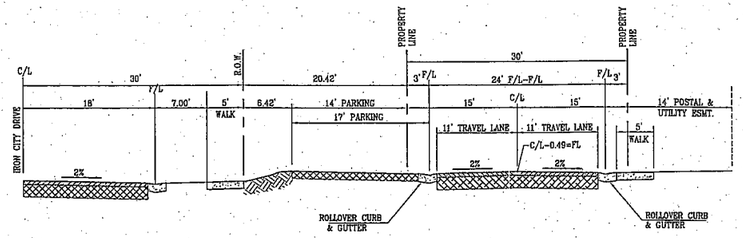
LEE FARM FIRST SUBDIVISION
PRELIMIINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/04/2009
drawn JET/DKS
checked
job no. 05-015

PRELIMINARY COMMUNITY CENTER/POOL HOUSE ELEVS

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sheet 22



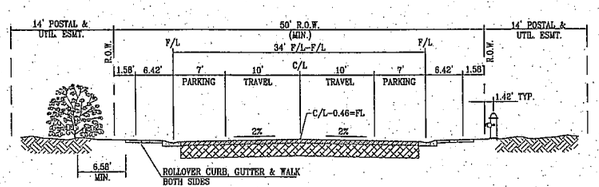
IRON CITY DRIVE (PRIVATE DRIVE)

PAVEMENT SECTION:
LOCAL STREET

PAVEMENT SECTION:

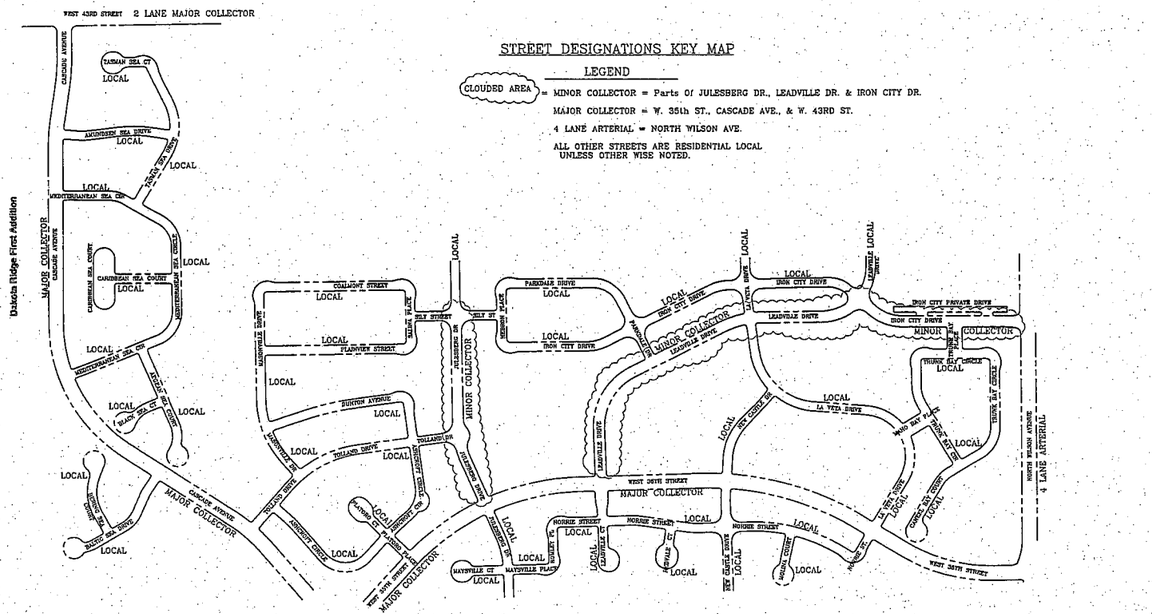
HOT BITUMINOUS PAVEMENT (HBP)	4.0"
AGGREGATE BASE COURSE (ABC)	6.0"
TOTAL:	10"
SUBGRADE STABILIZATION	12.0"

FINISHED GRADE
4.0" HBP
6.0" ABC
TOTAL=10"
12.0" SUBGRADE STABILIZATION W/ FLYASH 12"



RESIDENTIAL LOCAL STREET TYPICAL SECTION

AEGEAN SEA CT., AMUNDSEN SEA DR., ASHCROFT CIR., BALTIC SEA DRIVE, BERING SEA CT., BLACK SEA CT., CANEEL BAY CT., CARIBBEAN SEA CT., COALMONT ST., DUNTON AVE., HEBRON PLACE., IRON CITY DR. (WEST) & (MIDDLE), JULESBERG DR.(SOUTH & NORTH), LA VETA DR., LEADVILLE CT., LEADVILLE DR., MASONVILLE DR., MAYSVILLE CT., MAYSVILLE PLACE, MEDITERRANEAN SEA CIRCLE, MOLINA CT., NEW CASTLE DR.(SOUTH), NORRIE ST., PARKDALE DR., PLAINVIEW ST., PLATORO CT., PLATORO PLACE., REDVALE CT., ROMLEY PL. SALINA PLACE., SILT ST., TASMAN SEA CT. & DRIVE, TOLLAND DRIVE, TRUNK BAY CIR.,



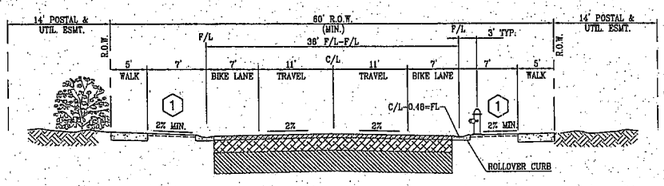
1 FINISHED GRADE PRIOR TO LANDSCAPING(SODDING) TO BE 2" BELOW TOP & BACK OF CURB.

PAVEMENT SECTION:
MINOR COLLECTOR

PAVEMENT SECTION:

HOT BITUMINOUS PAVEMENT (HBP)	5.0"
AGGREGATE BASE COURSE (ABC)	7.0"
TOTAL:	12"
SUBGRADE STABILIZATION	12.0"

FINISHED GRADE
5.0" HBP
7.0" ABC
TOTAL=12"
12.0" SUBGRADE STABILIZATION W/ FLYASH 12"



MINOR COLLECTOR TYPICAL STREET SECTION

LEADVILLE DR., JULESBERG DR.(MIDDLE) & IRON CITY DR.(EAST)

1 FINISHED GRADE PRIOR TO LANDSCAPING(SODDING) TO BE 2" BELOW TOP & BACK OF CURB.

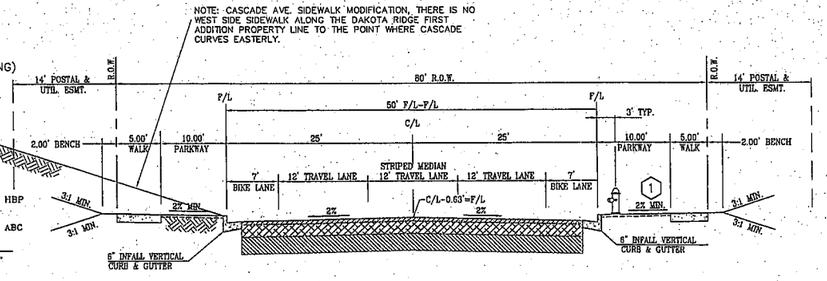
PAVEMENT SECTION:
MODIFIED MAJOR COLLECTOR

PAVEMENT SECTION:

HOT BITUMINOUS PAVEMENT (HBP)	6.0"
AGGREGATE BASE COURSE (ABC)	8.0"
TOTAL:	14"
SUBGRADE STABILIZATION	12.0"

FINISHED GRADE
6.0" HBP
8.0" ABC
TOTAL=14"
12.0" SUBGRADE STABILIZATION W/ FLYASH 12"

NOTE: CASCADE AVE. SIDEWALK MODIFICATION, THERE IS NO WEST SIDE SIDEWALK ALONG THE DAKOTA RIDGE FIRST ADDITION PROPERTY LINE TO THE POINT WHERE CASCADE CURVES EASTERLY.

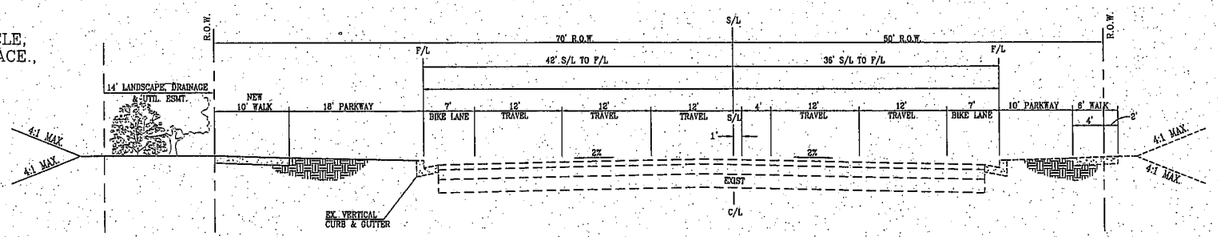


MODIFIED MAJOR COLLECTOR TYPICAL STREET SECTION

CASCADE AVE. and WEST 35TH ST.

NOTE:

* All pavement sections noted with these plans are preliminary and are for bidding purposes only. They do not reflect the results of a FINAL PAVEMENT DESIGN REPORT and shall not be utilized for construction. No pavement, curb, gutter or sidewalk shall be placed until a signed approved copy of the FINAL PAVEMENT DESIGN REPORT has been distributed. All final pavement sections shall be in accordance with the approved FINAL PAVEMENT DESIGN REPORT. Paving shall not commence until subgrade compaction tests are taken and approved in accordance with the City of Loveland Standards.



1 FINISHED GRADE PRIOR TO LANDSCAPING(SODDING) TO BE 2" BELOW TOP & BACK OF CURB.

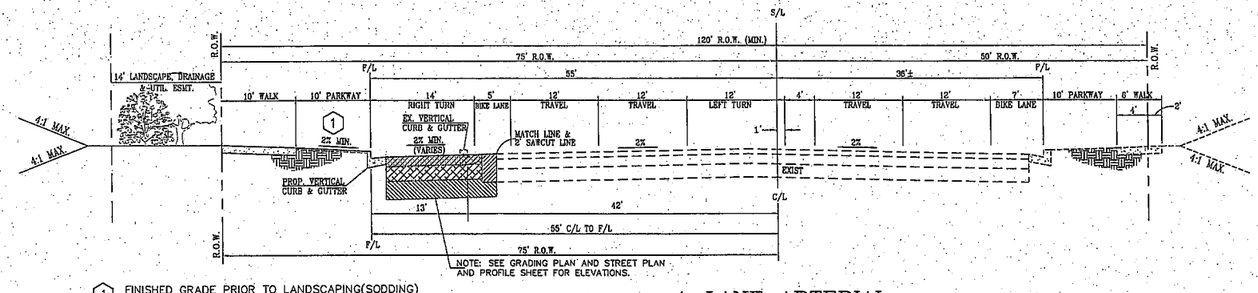
4-LANE ARTERIAL
NORTH WILSON AVE. (EXISTING)
LOOKING NORTH

PAVEMENT SECTION:
4-LANE ARTERIAL

PAVEMENT SECTION:

HOT BITUMINOUS PAVEMENT (HBP)	6.5"
AGGREGATE BASE COURSE (ABC)	15.0"
TOTAL:	21.5"
SUBGRADE STABILIZATION	12.0"

FINISHED GRADE
6.5" HBP
15.0" ABC
TOTAL=21.5"
12.0" SUBGRADE STABILIZATION W/ FLYASH 12"



1 FINISHED GRADE PRIOR TO LANDSCAPING(SODDING) TO BE 2" BELOW TOP & BACK OF CURB.

4-LANE ARTERIAL
NORTH WILSON AVE.(RIGHT TURN AREA)
LOOKING NORTH

PAVEMENT SECTION:
4-LANE ARTERIAL

PAVEMENT SECTION:

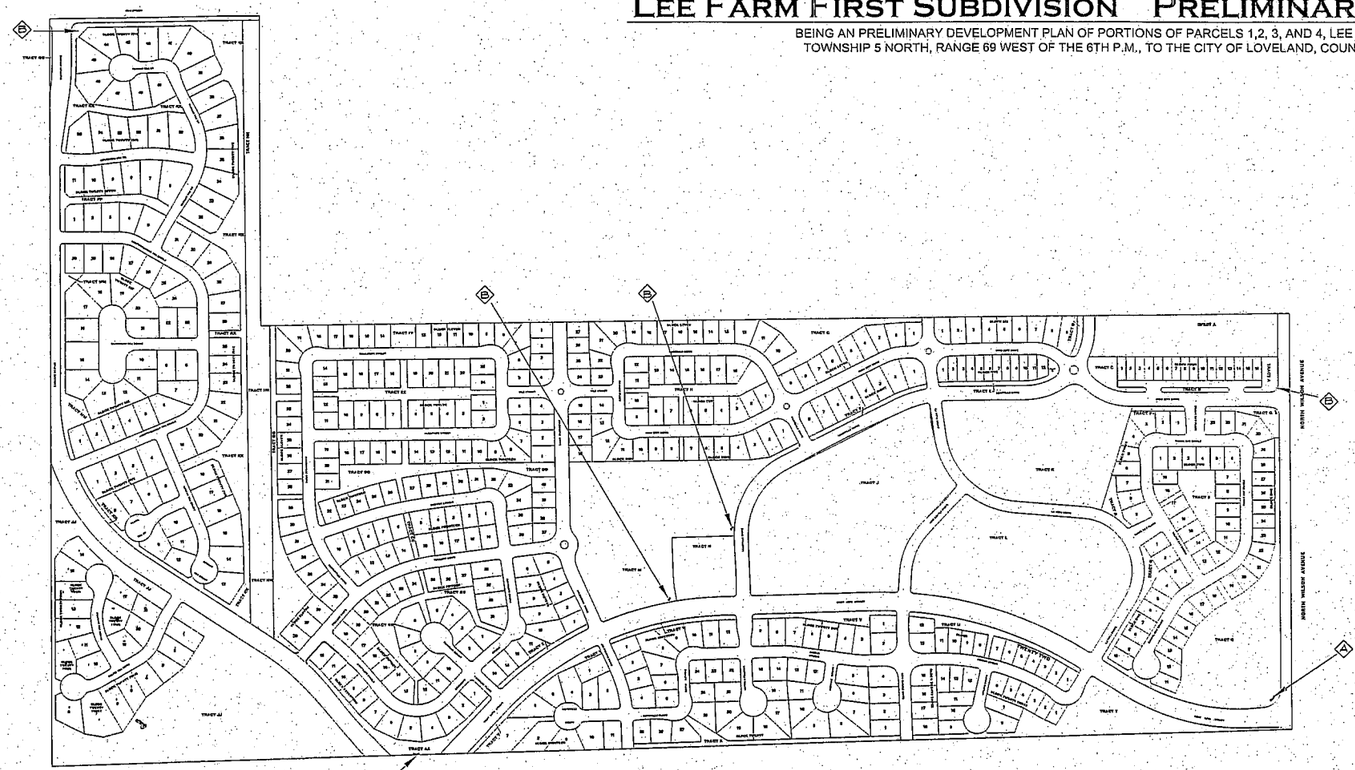
HOT BITUMINOUS PAVEMENT (HBP)	6.5"
AGGREGATE BASE COURSE (ABC)	15.0"
TOTAL:	21.5"
SUBGRADE STABILIZATION	12.0"

FINISHED GRADE
6.5" HBP
15.0" ABC
TOTAL=21.5"
12.0" SUBGRADE STABILIZATION W/ FLYASH 12"

REVISIONS			Date JUNE 8, 2010	Drawn C.S.P.	CLIENT	SHEAR ENGINEERING CORPORATION	TYPICAL STREET SECTIONS	PROJECT NO.	SHEET NO.	NO. OF SHEETS
Date	By	Description	Field Book B.W.S.		C.A. LEE FARM, LLC	4836 SO. COLLEGE AVE. SUITE 12, FORT COLLINS, COLORADO 80525	LEE FARM FIRST SUBDIVISION	2150-01-05		

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

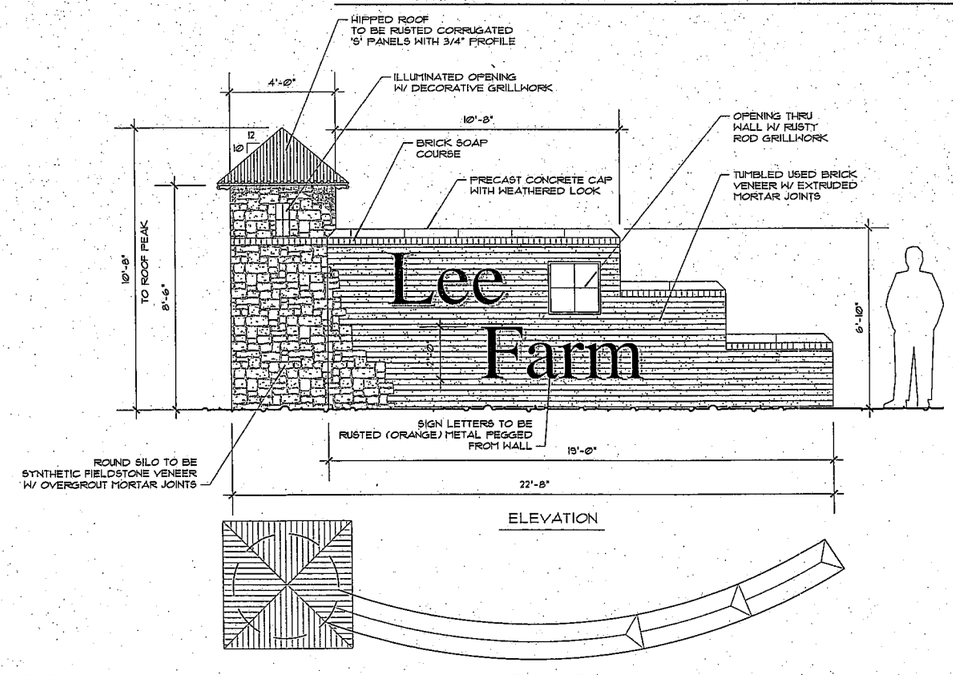


SITE PLAN

SCALE 1" = 300'-0"

0 300' 450' 600'

TRUE NORTH



ELEVATION

PLAN VIEW

PROJECT MONUMENT SIGN

SCALE 3/8" = 1'-0"

LEE FARM SIGN CHARACTERISTICS

FREESTANDING SIGNAGE

UNIFYING ELEMENTS — THE FOLLOWING FOUR SIGN CHARACTERISTICS WILL BE STRICTLY CONTROLLED. BY REGULATING THESE SIGN ELEMENTS, UNITY AND COORDINATION WILL BE ACHIEVED THROUGHOUT THE SITE.

1) MATERIAL / CHARACTER — ALL MONUMENT SIGNAGE TO BE FINISHED WITH PRODUCTS THAT MIMICK THOSE FOUND ON OLDER EASTERN FARMSTEAD PROPERTIES. USED BRICK AND STONE VENEER WILL BE THE PREDOMINANT FINISH. RUSTED CORRUGATED METAL WILL BE A FEATURE OF ALL SIGNAGE.

2) LOCATION ON PREMISE — THE FREESTANDING SIGN IS TO BE LOCATED ON THE PREMISE AND TO BE COMPATIBLE WITH REQUIRED LANDSCAPING, INCLUDING STREET TREES AT MATURITY, SO THAT THE PUBLIC'S VIEW OF THE SIGN WILL NOT BE OBSTRUCTED. APPROXIMATE LOCATION OF THE PERMITTED FREESTANDING SIGN HAS BEEN INDICATED ON THE SITE PLAN. THE FREE STANDING SIGNS WILL BE LOCATED ON MAJOR INTERSECTIONS.

3) LIGHTING — FREESTANDING SIGN WILL BE ILLUMINATED WITH LANDSCAPE MOUNTED, DIRECTIONAL LIGHTS. ALL LIGHT LOCATIONS WILL BE CONCEALED BY THE LANDSCAPING AND WILL ONLY ILLUMINATE THE SIGN FACE. THE SILO WILL CONTAIN A LOW LEVEL LIGHT TO ILLUMINATE THE ORNAMENTAL OPENING.

4) SIGN TYPE — THE SIGN FACE WILL BE USED TUMBLED BRICK VENEER. INDIVIDUAL LETTERS OR LOGOS INDICATING THE SUBDIVISION IDENTITY WILL BE CUT OUT OF ⅜" THICK RAW STEEL PLATE. CHARACTERS WILL BE PEGGED FROM WALL 1". THE LETTERS WILL BE CLEAR COATED OVER RUSTED FINISH.

WALL MOUNTED EXTERNALLY ILLUMINATED STORE IDENTITY SIGNS

UNIFYING ELEMENTS — THE FOLLOWING FOUR SIGN CHARACTERISTICS WILL BE STRICTLY CONTROLLED. BY REGULATING THESE SIGN ELEMENTS, UNITY AND COORDINATION WILL BE ACHIEVED THROUGHOUT THE SITE.

1) MATERIAL — SIGN FACES SHALL BE THE BUILDING SURFACE FOR MAIN TENANT SIGNAGE, AND PAINTED FLAT PANEL WOOD / METAL WITH A THICKNESS OF AT LEAST 1 1/2" BUT NO THICKER THAN 3" FOR THE PEDESTRIAN FRIENDLY SIGNAGE. MOUNTING HARDWARE OR EXPOSED STRUCTURAL COMPONENTS WILL NOT BE ALLOWED. NO ANODIZED ALUMINUM SIGN CABINETS WILL BE ALLOWED.

2) LOCATION ON BUILDING — SIGN LOCATIONS IN RELATIONSHIP TO EACH OTHER SHALL BE LOCATED IN A SPECIFIC SING BAND LOCATION ON THE BUILDING. SINGLE AND TWO STORY PORTIIONS SHALL BE ONE BAND LOCATION. PEDESTRIAN LEVELS WILL HAVE A SEPARATE SIGN BAND LOCATION. SEE CONCEPTUAL WALL SIGN ELEVATIONS NEXT PAGE.

3) LIGHTING — ALL SIGNAGE SHALL BE EXTERNALLY LIT WITH ANGLE REFLECTOR LIGHTS PER DETAIL NEXT SHEET. ALL LIGHT FIXTURES MUST BE PAINTED THE SAME COLOR. THREE LIGHT FIXTURES PER SIGN IS ALLOWED.

4) SIGN TYPES — INDIVIDUAL LETTERS OR LOGOS INDICATING THE TENANTS SHALL BE PUSH THRU VINYL, OR CUT OUT OF PAINTED WOOD OR METAL AND SHALL NOT PROJECT ANY FURTHER THAN 5" FROM THE SIGN FACE. SIDES OF CHARACTERS AND LOGOS TO BE FINISHED PAINTED ALUMINUM TO MATCH THE ADJACENT SURFACE.

ENTRY / EXIT SIGNS

ENTRY / EXIT SIGNS ARE PERMITTED WHICH CONTAIN ADVERTISING MATERIAL PROVIDED THE SIGN DOES NOT EXCEED FOUR SQUARE FEET AND THE AREA IN ADVERTISING IS INCLUDED IN THE ALLOWABLE SQUARE FOOTAGE FOR FREESTANDING SIGNS. LOGOS AND / OR MARKETING INSIGNIAS USED ON ENTRY / EXIT SIGNS SHALL NOT EXCEED TWO SQUARE FEET. ENTRY / EXIT SIGNS ARE NOT PERMITTED TO CONTAIN TRAFFIC REGULATING MESSAGES. ENTRY SIGNS MUST BE LOCATED ON TENANTS PAD, AND SET BACK A MINIMUM OF 40 FEET FROM MAIN ACCESS.

"5. DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex, and although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is to proceed only after the owner, his contractor, and all others involved have reviewed the plans and specifications and have given their approval. Approval of the plans shall relieve the architect of responsibility for all consequences arising out of such changes. Changes made from the plans without the consent of the architect and shall relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHT. A-1 OR THE COVER SHT. BE OMITTED FROM THIS SET.

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REVISIONS
- 03-03-2009 City Comments
- 01-31-09 City Comments
- 05-22-2009 City Comments
- 06-08-2010 City Comments

kenney associates ARCHITECTS INC
(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

SIGN CHARACTERISTICS

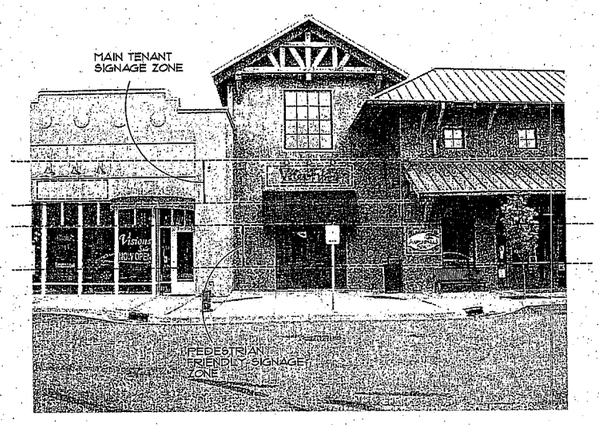
date 03/04/2009
drawn JSE / DSH
checked
job no. 02-215

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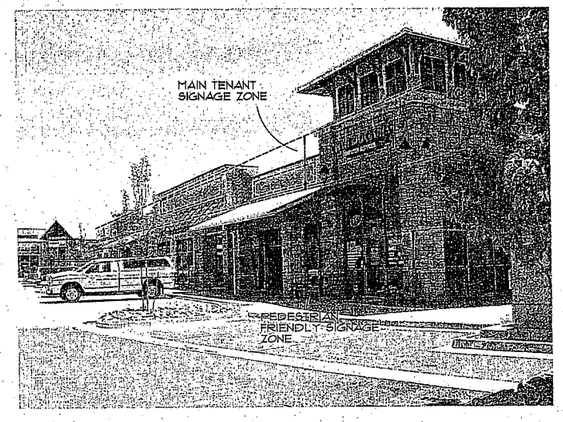
sheet 24

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

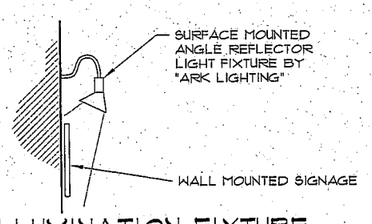
BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO





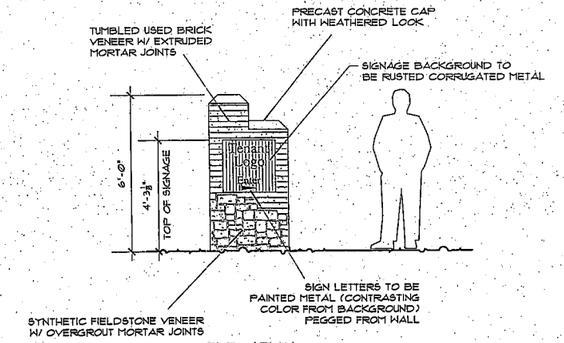


CONCEPTUAL WALL SIGN LOCATIONS NOT TO SCALE

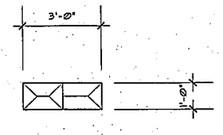


TYP. ILLUMINATION FIXTURE

SCALE N.T.S.

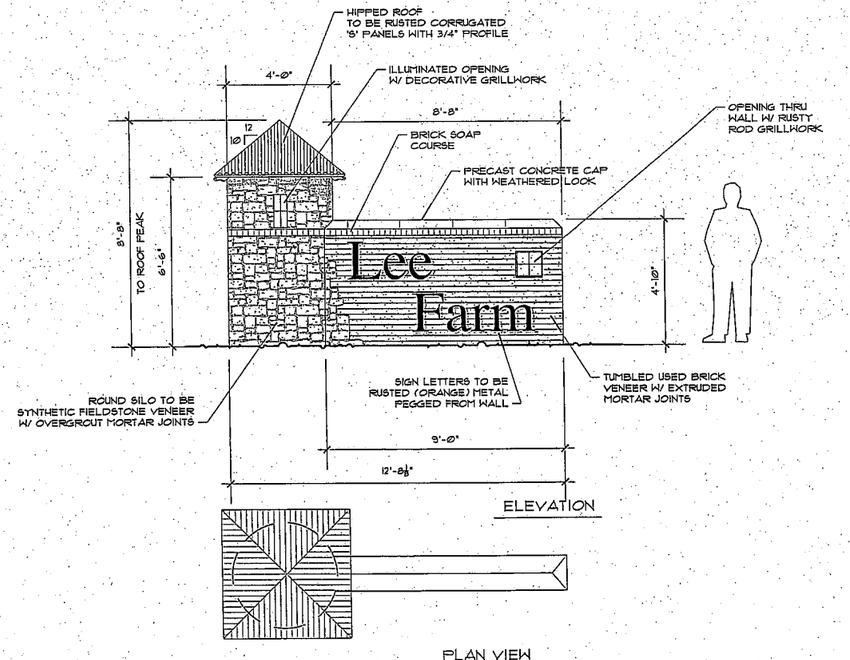


ELEVATION



PLAN VIEW

Ⓒ PROJECT DIRECTIONAL SIGN SCALE 3/8" = 1'-0"



ELEVATION

PLAN VIEW

Ⓑ PROJECT MONUMENT SIGN (MINOR) SCALE 3/8" = 1'-0"

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USE OF DRAWINGS: Release of these plans contemplates to the construction among the owner, his contractor, and the architect. Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and contractors should not rely on their ability to anticipate the architect's intentions from these documents alone. A failure to observe a discrepancy or ambiguity or discrepancy discovered by the use of these plans shall be reported promptly to the architect. Failure to do so shall relieve the architect of responsibility for all consequences arising out of such failure. Changes made to these plans without the consent of the architect, or known to the architect and not objected to in writing by the architect within 14 days after known, shall relieve the architect of responsibility for all consequences arising out of such changes. THIS SET IS NULL I VOID SHOULD SHT. A1 OR THE COVER SHT. BE OMITTED FROM THIS SET.

revisions
- 02-05-08 City Comments
- 03-31-08 City Comments
- 05-27-2008 City Comments

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(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMIINARY DEVELOPMENT PLAN
LOVELAND COLORADO

SIGN CHARACTERISTICS

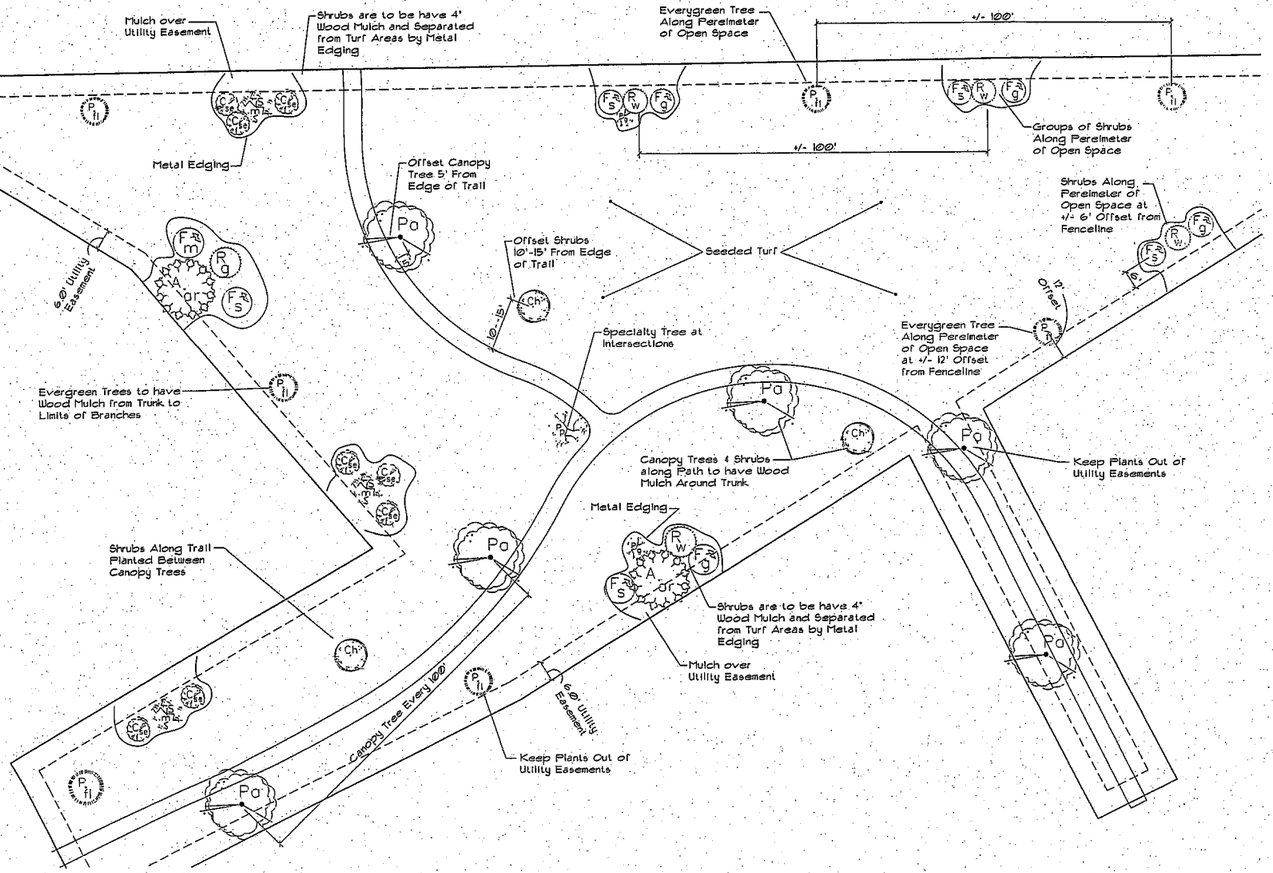
date 03/04/2008
drawn JSF / DSE
checked
job no. 02-215

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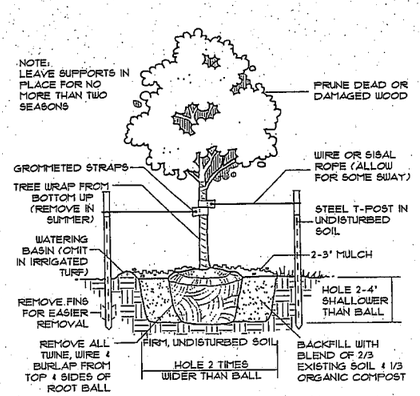
sheet 25

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

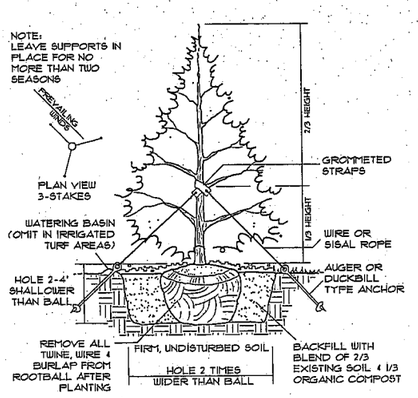


TYPICAL PLANTING STRATEGY IN OPEN SPACE AREAS



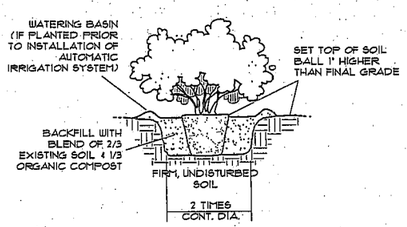
A DECIDUOUS TREE PLANTING DETAIL

NO SCALE



B CONIFERUS TREE PLANTING DETAIL

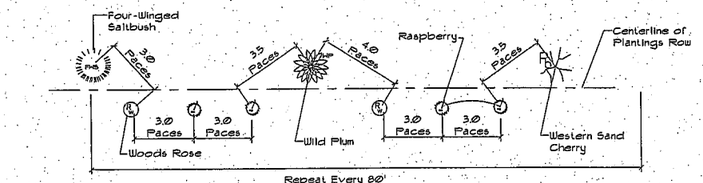
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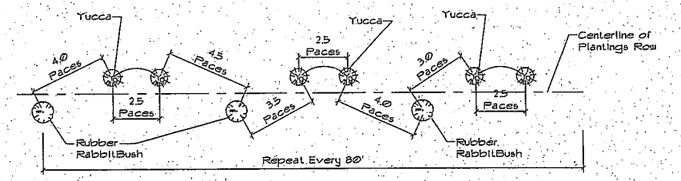
1. REMOVE CONTAINER.
2. HANDLE GENTLY BY SOIL BALL.
3. IF ROOTS ARE MATTED, MAKE 4-6 SHALLOW (½" DEEP) CUTS THROUGH ROOTS FROM TOP TO BOTTOM OF SOIL BALL.
4. SET GENTLY IN HOLE.
5. THOROUGHLY WATER SETTLE WHILE BACKFILLING.

C SHRUB PLANTING DETAIL

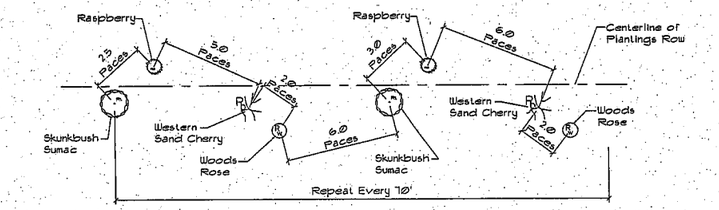
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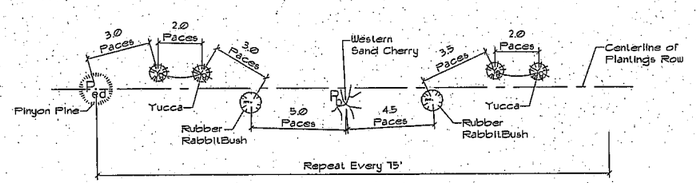
TYPE 1 PLANTING ROW



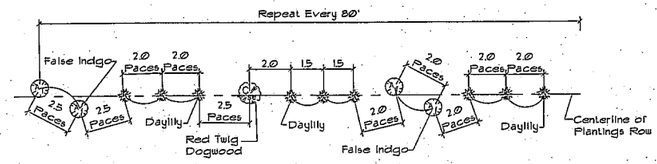
TYPE 2 PLANTING ROW



TYPE 3 PLANTING ROW



TYPE 4 PLANTING ROW



TYPE 5 PLANTING ROW

TYPICAL PLANTING STRATEGY IN DETENTION POND AREAS (N.T.S.)

NOTE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex, although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is a two-way street and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the contractor shall be immediately reported to the architect, failure to do so increases construction costs. A failure to cooperate by a simple notice to the architect shall relieve the architect from responsibility for all consequences arising out of such changes. THIS SET IS NULL & VOID SHOULD SHT. A-1 OF THE COVER SHT. BE OMITTED FROM THIS SET.

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REVISIONS
1. 06-05-08 City Comments
2. 07-31-08 City Comments
3. 09-22-2008 City Comments

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

DATE 05/04/2008
DRAWN JRE / DRS
CHECKED
JOB NO. 05-018

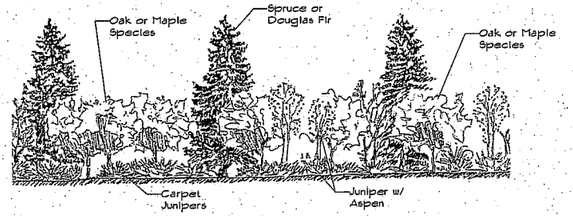
LANDSCAPE PLANTING DETAILS

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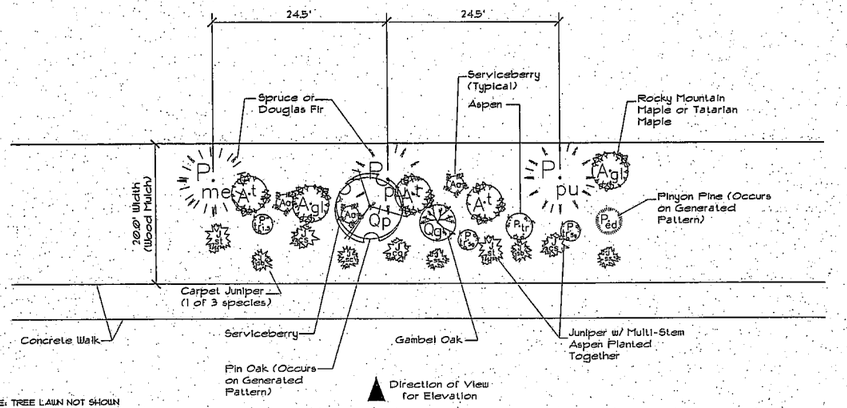
sheet 26

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



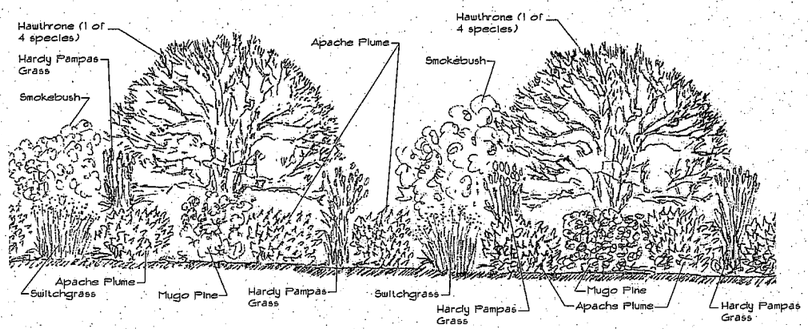
ELEVATION (N.T.S.)



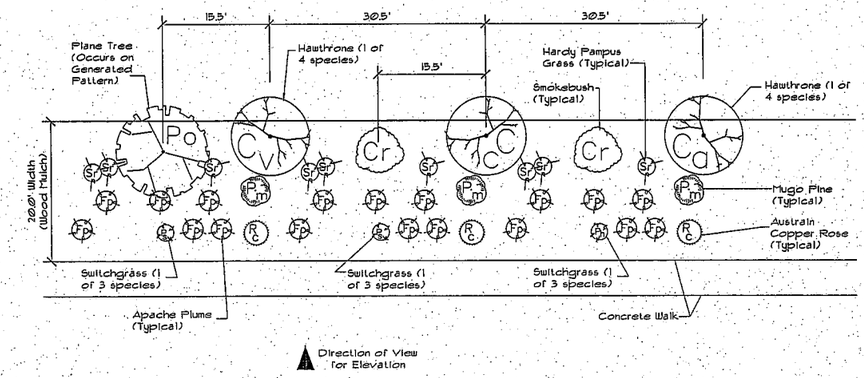
NOTE: TREE LAWN NOT SHOWN

TYPE 'D' BUFFERYARD - TYPE 2 PLANTING STRATEGY

SCALE = 1"=10'



ELEVATION (N.T.S.)



NOTE: TREE LAWN NOT SHOWN

TYPE 'D' BUFFERYARD - TYPE 1 PLANTING STRATEGY

SCALE = 1"=10'

TYPICAL BUFFERYARD PLANTING STRATEGIES

NOTICE: DUTY OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect has performed his professional services in accordance with due care and diligence, they cannot guarantee perfection. Communication is essential. Although the architect and his consultants have endeavored to prepare complete and accurate plans, and owing contingencies cannot be anticipated, any ambiguity or discrepancy discovered by the owner or contractor shall be immediately reported to the architect before proceeding with the affected work. Failure to do so shall relieve architect from responsibility for all consequences arising out of such omissions. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect of responsibility for all consequences arising out of such changes.
THIS SET IS NULL & VOID SHOULD SHT. A1 OR THE COVER SHT. BE OMITTED FROM THIS SET.
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revisions
- 08-25-08 City Comments
- 01-31-08 City Comments
- 05-22-2008 City Comments

kenney associates ARCHITECTS INC

(970) 663-0548

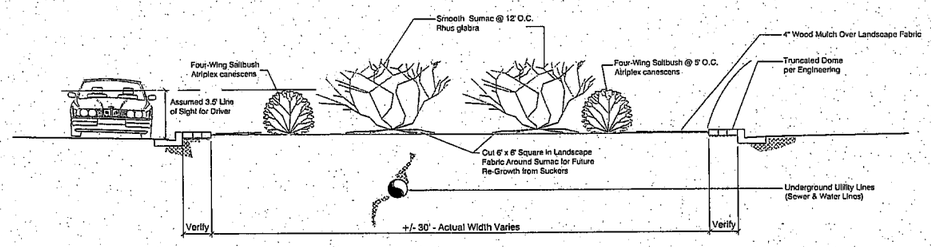
LEE FARM FIRST SUBDIVISION.
PRELIMINARY DEVELOPMENT PLAN
Loveland • Colorado
LOVELAND COLORADO

date 03/21/2008
drawn JBE / DBB
checked
job no. 05-216

TYPICAL BUFFERYARD PLANTING STRATEGIES

sheet 27

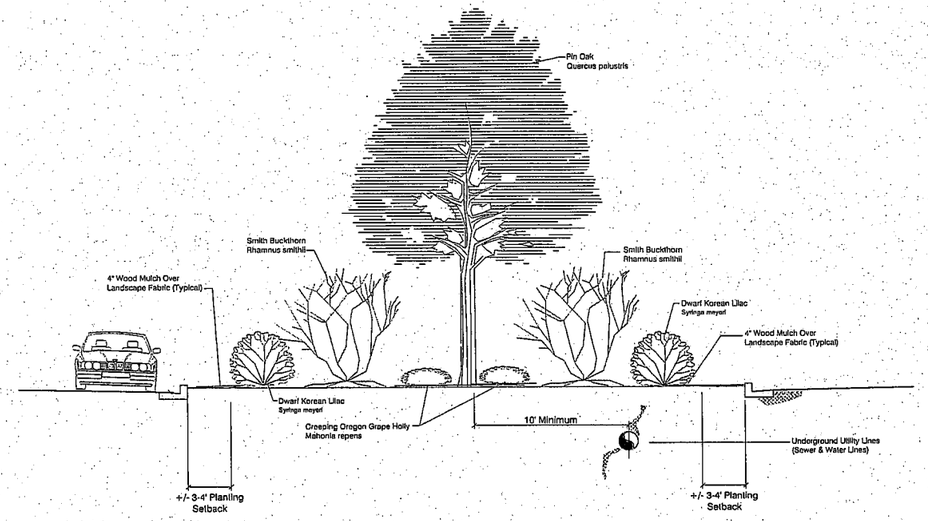
BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



TYPICAL PLANTING AT ROUNDABOUTS WITH UTILITIES PRESENT

*All Landscaping to be maintained by the Lee Farm HOA.

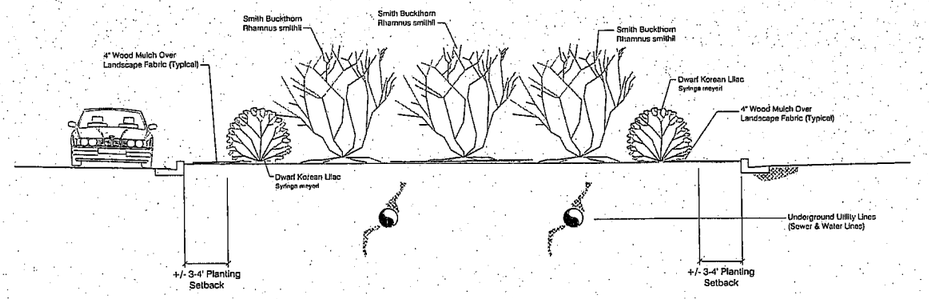
SCALE = 1"=5'



TYPICAL PLANTING AT CUL-DE-SAC PARKING ISLANDS WHEN CANOPY TREES ARE POSSIBLE

*All Landscaping to be maintained by the Lee Farm HOA.

SCALE = 1"=5'



TYPICAL PLANTING AT CUL-DE-SAC PARKING ISLANDS WHEN UTILITIES PROHIBIT CANOPY TREES

*All Landscaping to be maintained by the Lee Farm HOA.

SCALE = 1"=5'

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revisions
- 06-05-08 City Comments
- 07-31-08 City Comments
- 09-22-2008 City Comments

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

CUL DE SAC LANDSCAPE
ISLANDS AND ROUNDABOUT
PLANTING STRATEGIES

date 03/24/2009
drawn JRE / DBS
checked
job no. 05-218

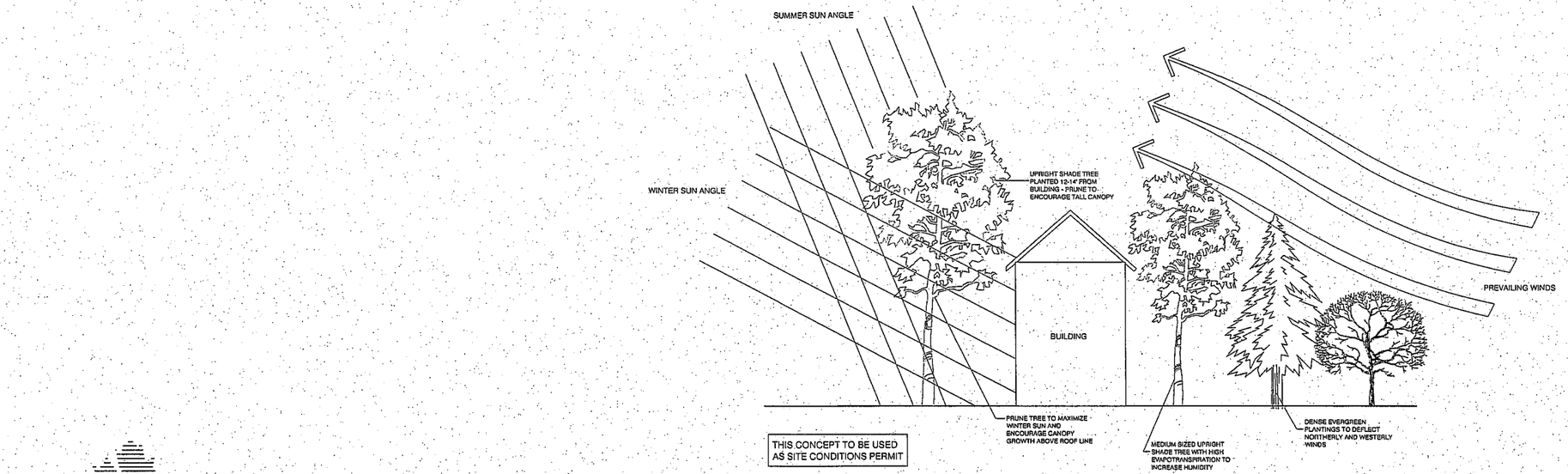
Loveland • Colorado

sheet 28

CODE OF COOPERATION - Release of these plans acknowledges by other contractors serving the owner, the contractor, and the architect, Design and construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Contractors are responsible for coordinating all trades and for checking and verifying all dimensions and conditions at the site. Failure to do so will be construed as an acceptance of all responsibility by the contractor for all discrepancies. Failure to notify the architect constituted acceptance of the plans as instruments of service. Changes made to these plans without the consent of the architect are unauthorized and will relieve the architect of responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and will relieve the architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and will relieve the architect of

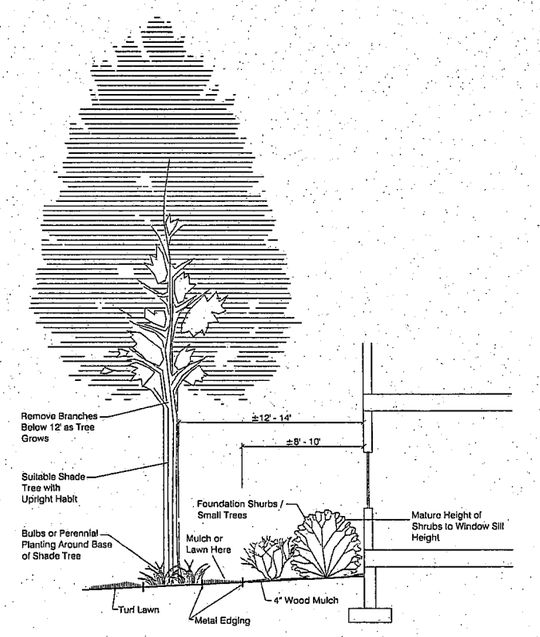
LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



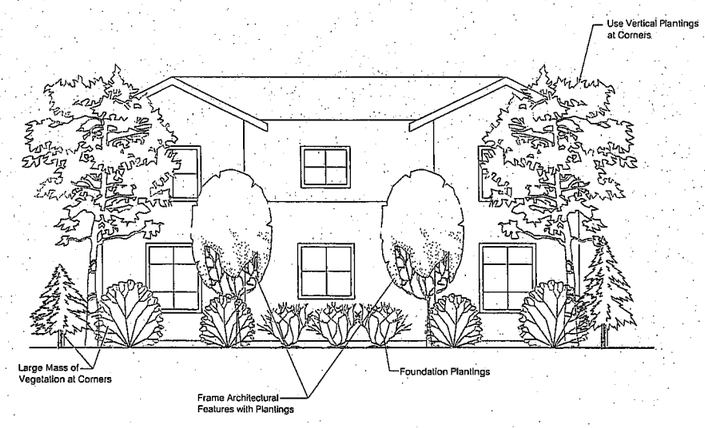
GENERAL CONCEPT FOR LANDSCAPING AROUND SINGLE FAMILY ATTACHED AND CONDOMINIUM BUILDINGS

N.T.S.



CONCEPTUAL FOUNDATION PLANTING STRATEGY

SCALE = 1"=5'



EMPHASIZING ARCHITECTURE WITH VEGETATIVE PLANTING

N.T.S.

SINGLE FAMILY ATTACHED AND CONDOMINIUM PLANTING STRATEGIES

...construction are complex. Although the architect and his consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is...
...to the architect. Failure to notify the architect immediately to be reported immediately to the architect. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect and shall relieve the architect of responsibility for all consequences arising out of such failure.
...architect from responsibility for all consequences. Changes made from the plans without the consent of the architect are unauthorized and shall relieve the architect...
...DIFF DE CORPORATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction...
...act, and every contingency cannot be anticipated. Any ambiguity or discrepancy discovered by the use of these plans shall be reported immediately to the architect...
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revisions
- 06-25-08 City Comments
- 07-31-08 City Comments
- 05-22-2009 City Comments

kenney associates ARCHITECTS INC
(970) 663-0548

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 03/04/2009
drawn JSE / DGB
checked
job no. 05-018

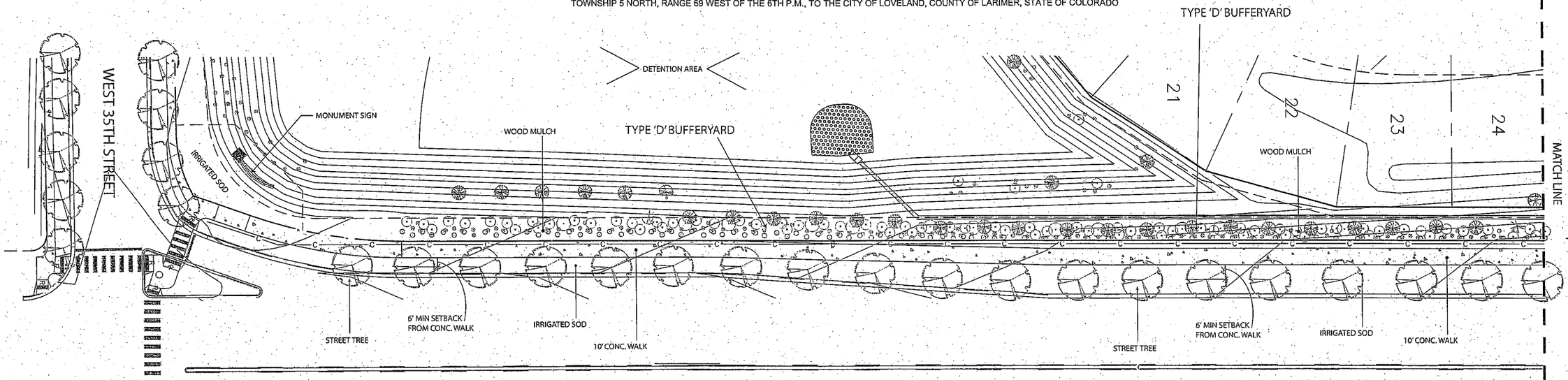
TYPICAL CONDO & SF ATTACHED PLANTING STRATEGIES

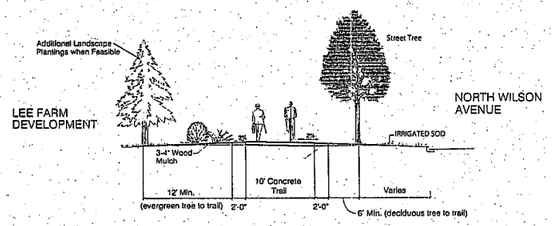
Loveland • Colorado

sheet 29

LEE FARM FIRST SUBDIVISION PRELIMINARY DEVELOPMENT PLAN

BEING AN PRELIMINARY DEVELOPMENT PLAN OF PORTIONS OF PARCELS 1,2, 3, AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO





TYPICAL SECTION OF RECREATION TRAIL ALONG NORTH WILSON AVENUE FROM WEST 35TH STREET TO FUTURE UNDERPASS (DETAIL N.T.S.)

WILSON AVENUE

NOTES:

1. Minimum trail offset for deciduous trees from edge of trail to tree center is 6'.
2. Minimum trail offset for coniferous trees from edge of trail to tree center is 12'.
3. Plant material shall not extend beyond edge of trail.
4. All landscape beds adjacent to the 10' trail shall utilize wood fiber mulch only.
5. All plant material within the trail easement & ROW shall be maintained by the HOA or developer.
6. The City of Loveland is not responsible for any damage to irrigation heads or plant material bordering the edge of the trail if the damage is due to snow removal or normal maintenance of the trail.

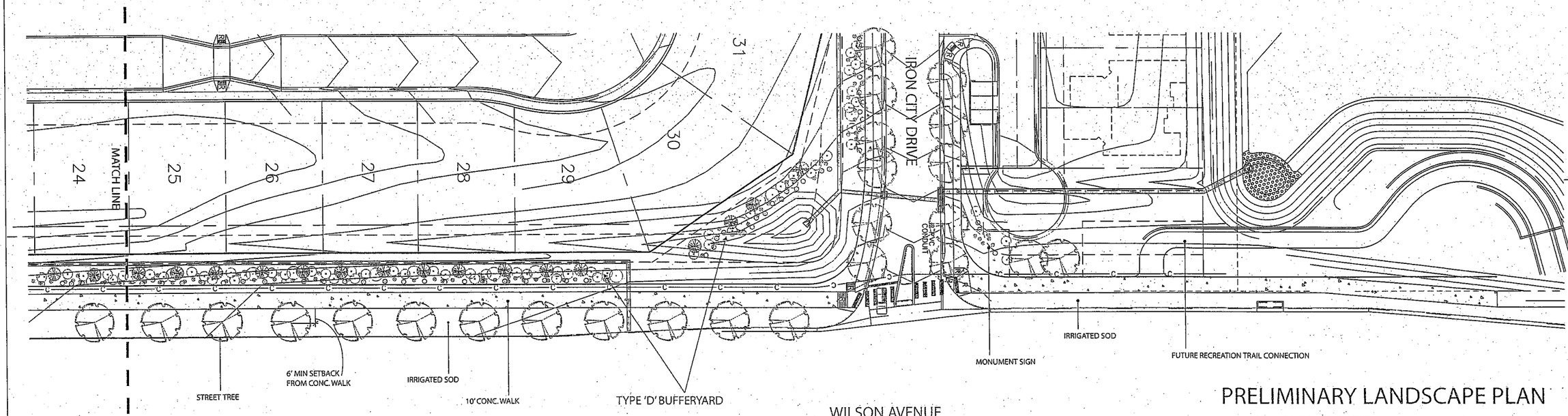
0 30' 45' 60'

SCALE 1" = 30'-0"

NORTH

LEGEND:

- STREET TREE
- SMALL TREE / SHRUB EVERGREEN
- SMALL TREE / SHRUB DECIDUOUS
- LARGE SHRUBS
- SMALL SHRUBS
- SMALLER EVERGREEN SHRUBS



PRELIMINARY LANDSCAPE PLAN ALONG WILSON AVENUE

LOVELAND, DRIFT OF COOPERATION - Release of these plans contemplates further cooperation among the owner, his contractor, and the architect. Design and construction are complex. Although the architect, and his consultants have performed their services with due care and diligence, best efforts cannot guarantee perfection. Communication is important, and every contingency cannot be anticipated. Any add/grdg or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to report it immediately is a construction defect and is the responsibility of the contractor. Do not scale from the plans without the consent of the architect. Contractor shall verify all of each dimension.
THIS SET IS NULL & VOID SHOULD SHT. A1 OR THE COVER SHT. BE OMITTED FROM THIS SET.
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revisions
05-05-08 City Comments
01-31-08 City Comments
05-22-2008 City Comments

LEE FARM FIRST SUBDIVISION
PRELIMINARY DEVELOPMENT PLAN
LOVELAND COLORADO

date 05.25.2010
drawn JBS / DBS
checked
proj. no. 05.208

PRELIMINARY LANDSCAPE PLAN
ALONG WILSON AVENUE
Loveland • Colorado

sheet
30

PRELIMINARY PLAT

LEE FARM FIRST SUBDIVISION

BEING A SUBDIVISION OF PARCELS 1, 2, 3 AND 4, LEE FARM ADDITION, SITUATE IN SECTION 4, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M. TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

PROPERTY DESCRIPTION: LEE FARM FIRST SUBDIVISION

That portion of Section 4, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado being more particularly described as follows:

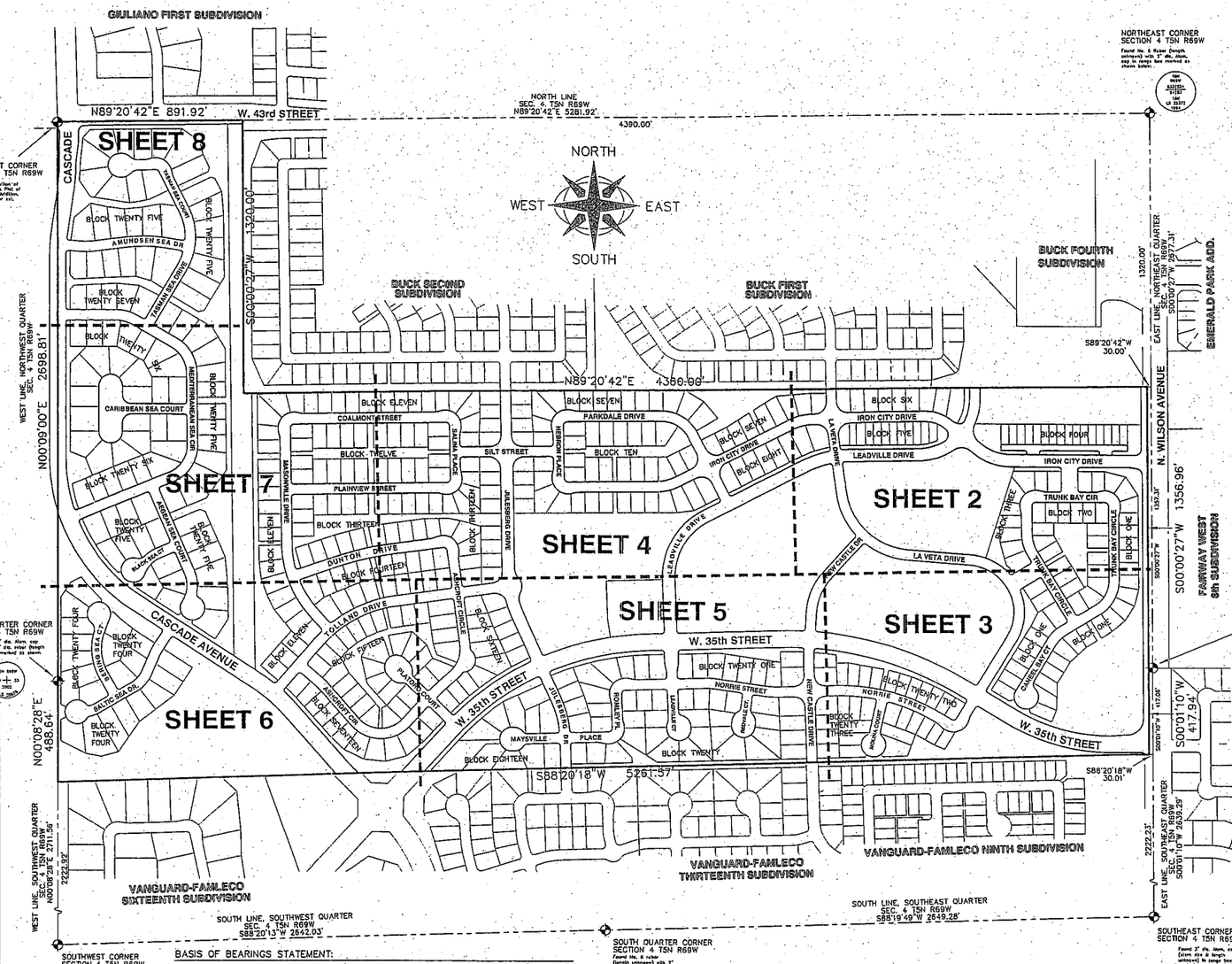
Considering the East line of the Northeast Quarter of said Section 4 as bearing South 00°00'27" West and with all bearings contained herein relative thereto:

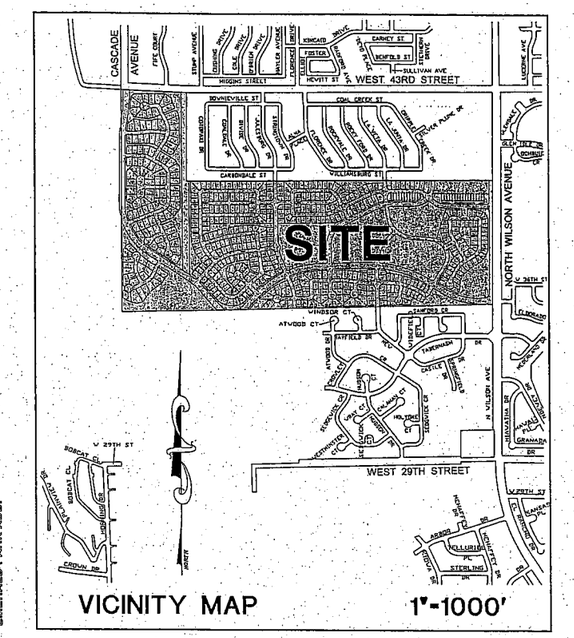
Beginning at the Northeast corner of said Section 4; thence along the East line of the Northeast Quarter of said Section 4 South 00°00'27" West 1320.00 feet to a point on the Easterly prolongation of the South line of the plat of BUCK FIRST SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence along said Easterly prolongation of the South line of the plat of said BUCK FIRST SUBDIVISION South 89°20'42" West 30.00 feet, more or less, to a point on the East line of that certain parcel of land as described in deed at Reception No. 91011281, records of said County and the TRUE POINT OF BEGINNING; thence departing said Easterly prolongation of the South line of the plat of said BUCK FIRST SUBDIVISION and along said East line of said certain parcel of land as described in deed at Reception No. 91011281 South 00°00'27" West 1356.96 feet and again South 00°01'10" West 417.94 feet, more or less, to a point on the Easterly prolongation of the North line of the plat of VANGUARD-FAMLECO NINTH SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence departing said East line of said certain parcel of land as described in deed at Reception No. 91011281 and along said Easterly prolongation of the North line of the plat of VANGUARD-FAMLECO NINTH SUBDIVISION and along the North line of Tract C, VANGUARD-FAMLECO EIGHTH SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado and along the North line of Tract A, VANGUARD-FAMLECO SECOND ADDITION to the City of Loveland, County of Larimer, State of Colorado South 88°20'18" West 5261.57 feet, more or less, to a point on the West line of the Southwest Quarter of said Section 4; thence along said West line of the Southwest Quarter of said Section 4 North 00°08'28" East 488.64 feet, more or less, to the Southwest corner of the Northwest corner of said Section 4; thence along the West line of the Northwest Quarter of said Section 4 North 00°09'00" East 2698.81 feet, more or less, to the Northwest corner of said Section 4; thence along the North line of said Section 4 and along the South line of the plat of GIULIANO FIRST SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado North 89°20'42" East 891.92 feet, more or less, to the Northwest corner of the plat of BUCK SECOND SUBDIVISION to the City of Loveland, County of Larimer, State of Colorado; thence departing said North line of the Northeast Quarter of said Section 4 and said South line of the plat of GIULIANO FIRST SUBDIVISION and along the West line of said BUCK SECOND SUBDIVISION South 00°00'27" West 1320.00 feet, more or less, to the Southwest corner of said plat of BUCK SECOND SUBDIVISION; thence along the South line of the plat of said BUCK SECOND SUBDIVISION and along the South line of the plat of said BUCK FIRST SUBDIVISION North 89°20'42" East 4360.00 feet, more or less, to a point on said East line of said certain parcel of land as described in deed at Reception No. 91011281 and the TRUE POINT OF BEGINNING.

The above-described parcel contains 246.861 Acres, more or less.

GENERAL NOTES:

1. Outlots are not building sites.
2. This project is subject to an Annexation Agreement which has been recorded in the Real Property records in the Office of the Larimer County Clerk and Recorder.
3. This project is subject to a Development Agreement which has been recorded in the Real Property records in the Office of the Larimer County Clerk and Recorder.
4. Side and rear lot drainage easements, as shown on this plat, are dedicated with this plat as drainage easements to be owned and maintained by the individual lot owners of the Lee Farm Homeowners Association (HOA).
5. All on-site drainage improvements, including swales and detention ponds, shall be owned and maintained by the Lee Farm Homeowners Association.
6. The property lies within Flood Zone "X" (No Hazards) per the Flood Insurance Rate Map (FIRM) as prepared by the Federal Emergency Management Agency (FEMA), Panel No(s). 08069C1167F and 08069C1186F, both having an effective date of December 19, 2006.
7. Developer-installed landscaping improvements shall be owned and maintained by the Lee Farm Homeowners Association (HOA).
8. A surcharge of 5% will be added to all bills for the sale of electric power to additional services which came into existence after January 31, 1987 within the territory herein, which surcharge will expire ten years after the effective date of annexation of this property.
9. Publicly dedicated rights of way are to be maintained by the City of Loveland. Landscaping improvements within publicly dedicated rights of way are to be maintained by Homeowners Association.
10. UE: Designates Proposed Utility Easement
    UDE or DUE: Designates Proposed Drainage & Utility Easement





TRACT	ACRE(S)	% SITE	USE	WATER	OWN/MAINTAIN
Tract A	0.255	0.103%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract B	0.134	0.054%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract C	0.388	0.157%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract D	0.102	0.041%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract E	0.292	0.118%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract F	0.247	0.100%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract G	1.308	0.530%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract H	0.793	0.321%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract J	10.753	4.356%	Condominium-style housing	Potable	G A Lee Farm, LLC
Tract K	7.137	2.891%	Single family attached housing	Potable	G A Lee Farm, LLC
Tract L	9.028	3.658%	Single family attached housing	Potable	G A Lee Farm, LLC
Tract M	8.543	3.461%	Neighborhood Park	Potable	Homeowners Assoc.
Tract N	1.600	0.648%	Commercial Center	Potable	G A Lee Farm, LLC
Tract P	0.103	0.042%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract Q	5.562	2.253%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract R	0.239	0.097%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract S	0.822	0.333%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract T	2.515	1.019%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract U	0.573	0.232%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract V	0.450	0.182%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract W	0.254	0.103%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract X	0.683	0.277%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract Y	0.397	0.161%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract Z	0.214	0.087%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract AA	0.785	0.318%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract BB	1.040	0.421%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract CC	0.107	0.043%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract DD	1.437	0.582%	Landscape/Open/Drainage	Potable	Homeowners Assoc.
Tract EE	0.936	0.379%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract FF	0.243	0.098%	Landscape/Open Space	None	Homeowners Assoc.
Tract GG	1.624	0.658%	Landscape/Open/Powerline	None	Homeowners Assoc.
Tract HH	4.694	1.901%	Landscape/Open/Drainage	None	Homeowners Assoc.
Tract JJ	11.080	4.492%	Landscape/Open/Drainage	None	Homeowners Assoc.
Tract KK			Eliminated with Redesign		
Tract LL	5.277	2.138%	Landscape/Open Space	None	Homeowners Assoc.
Tract MM	0.748	0.303	Landscape/Open Space	Potable	Homeowners Assoc.
Tract NN			Eliminated with Redesign		
Tract PP	0.500	0.203%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract QQ	0.054	0.022%	Landscape/Open Space	Potable	Homeowners Assoc.
Tract RR	0.478	0.194%	Private Access Drive	None	Homeowners Assoc.
Outlot A	2.81	1.138%	Pond/Trail/Underpass	None	City of Loveland
Totals	84.218	34.115%			

NOTE: Tracts KK and NN eliminated with redesign.

BASIS OF BEARINGS STATEMENT:

Basis of Bearings for this Map are based on an assumed bearing of South 00°00'27" West on the East line of the Northeast Quarter of Section 4, Township 5 North, Range 69 West of the 6th P.M., County of Larimer, State of Colorado. (Note: Monumentation of said line as shown on Map).

NOTE: This Map was compiled using existing plats, deeds, legal descriptions, known information and other documents and limited field survey needed to establish the boundary of the subject property. This Preliminary Plat Map is not based on a full field survey, other than the monumentation shown, nor should it be construed as a boundary survey, Land Survey Plat or Final Plat.

NOTE: Initial date of preparation: August 1, 2005

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

REVISIONS CONTINUED:

	BY:	DATE:
9. Correct Property Description (This Sheet Only)	RGP	05-30-10
8. Revise Overall Map (This Sheet Only) To Reflect Properly Description	RGP	05-24-10
7. Revise Tract Table Due To Redesign	RGP	05-28-10
6. Insert New Utility Plan	RGP	05-28-10
5. Redesign Caribbean Sea Court (Sheet 7)	RGP	05-28-10
4. Address City Comments Per 08-17-09 "Punchlist" (Sheets 1 & 2 Only)	RGP	10-09-09
• Sheet 1: Revise Own./Maintain Column In "Use Table"		
• Sheet 2: Revise & Update "Trail/Underpass" Design		

PLANNING COMMISSION APPROVAL:

This plat is approved by the City of Loveland Planning Commission this _____ day of _____, 20___.

Chairman - City of Loveland Planning Commission

CONTACT INFORMATION

Owner(s):	G A LEE FARM, LLC c/o: Landshark Real Estate Industries Group, LLC Attn: Joseph Quinn 558 Castle Pines Parkway, Suite B4-321 Castle Pines North, Colorado 80108
Applicant Representative:	LANDSHARK REAL ESTATE INDUSTRIES GROUP, LLC Attn: Joseph Quinn 558 Castle Pines Parkway, Suite B4-321 Castle Pines North, Colorado 80108 (720) 341-6358
Civil Engineer:	SHEAR ENGINEERING CORP. Attn: Brian Shear, PE 4836 South College Avenue Fort Collins, CO. 80525 (970) 226-5334
Land Surveyor:	INTERMILL LAND SURVEYING, INC. Attn: Rob Persichitte, PLS 1301 North Cleveland Ave. Loveland, CO. 80537 (970) 669-0518
Landscape Architect:	KENNEY & ASSOCIATES Attn: Jarvis Fosdick 209 East Fourth Street Loveland, CO. 80537 (970) 663-0548
Traffic Engineer:	DELICH & ASSOCIATES Attn: Matt Delich, PE 2272 Glen Haven Drive Loveland, CO. 80538 (303) 669-2061

SHEET INDEX

1. Cover Sheet
2. Preliminary Plat (NORTHEAST PORTION)
3. Preliminary Plat (SOUTHEAST PORTION)
4. Preliminary Plat (CENTER-NORTH PORTION)
5. Preliminary Plat (CENTER-SOUTH PORTION)
6. Preliminary Plat (SOUTHWEST PORTION)
7. Preliminary Plat (WEST PORTION)
8. Preliminary Plat (NORTHWEST PORTION)

RESUBMITTAL DATE (ALL SHEETS)
DATE: 06-08-10 BY: RGP
PLOTTED: June 03, 2010

RESUBMITTAL DATE (THIS SHEET ONLY)
DATE: 06-30-10 BY: RGP

RECEIVED JUN 30 2010

REVISED

MEETS 05-28-10

ATTACHMENT 6

INTERMILL LAND SURVEYING, INC.

REVISIONS:	BY:	DATE:
3. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RGP	08-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07
1. ADDRESS CITY COMMENTS	CJC	2/08

DATE: 03/04/2008 DRAWN BY: RGP/CJC
SCALE: N/S CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC - Attn: Joseph Quinn
558 Castle Pines Parkway, Suite B4-321
Castle Pines North, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION
IN THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO

SHEET NO. 1 | NO. OF SHEETS 8 | PROJECT P-05-5708

LEE FARM FIRST SUBDIVISION

BUCK FIRST SUBDIVISION

TRACT B, BUCK FOURTH SUBDIVISION

Emerald Glen PUD Third Subdivision

Portion of Tract A Emerald Park Addition Parcel No.: 95302-06-002

Lot 1, Woodward Governor First Subdivision

NORTH WILSON AVENUE

IRON CITY DRIVE

LEADVILLE DRIVE

LA VETA DRIVE

NEW CASTLE DRIVE

TRUNK BAY CIRCLE

TRUNK BAY PLACE

WILLIAMSBURG STREET

LA VETA DRIVE

LAMBETH DRIVE

CRIPPLE CREEK CIR.

BLOCK ONE

BLOCK TWO

BLOCK THREE

BLOCK FOUR

BLOCK FIVE

BLOCK SIX

BLOCK SEVEN

BLOCK EIGHT

OUTLOT A
2.81± Acres
Regional Detention Pond Easement
(Dedicated to the City of Loveland with final plat)

TRACT A 1547± SF

TRACT B 5832± SF

TRACT C 18908± SF

TRACT D 4442± SF

TRACT E 9730± SF

TRACT F 7137± Ac
Single Family Attached Housing
66 Units

TRACT G 5.562± Ac

TRACT H 10427± SF

TRACT I 9.029± Ac

TRACT J 10.753± Ac

TRACT RR 20855± SF

TRACT S 0.822± Ac

Lots 1–16, Block 4 are to be addressed from Iron City Drive

Note: Adjacent to all streets is a 14' Utility and Postal Easement.

Regional Detention Pond Easement (Dedicated to the City of Loveland)

Existing 50' Utility, Drainage, Emergency Access and Public Access Easement

Proposed Trail/Underpass

Underpass easement to be more particularly defined on final plat for this project

Drainage Easement dedicated per Reception No. 2005-0036589 (to be vacated with final plat)

Temporary Construction Easement for trail/underpass dedicated with final plat

Proposed Trail (Typ.)

Existing Trail (Typ.)

Proposed Ten-Family Unit (Typical)

Northeast Cor. Sec. 4 T5N R69W
Found No. 6 Rebar (length unknown) with 2" dia. Alum. cap in range box marked as shown below:
T5N R69W
S33 S34
S4 S3
T5N LS 25372 1994

30' Right-of-Way Acquisition (City of Loveland) per Reception No. 91011261

East line of the Northeast Quarter Sec. 4 T5N-R69W. S00°00'27"W 2677.31'

West line of parcel as described in deed at Reception No. 91011261

East line of parcel as described in deed at Reception No. 91011261

S00°00'27"W 1356.96'

MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE

MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE

\\Vista\Vp\2-5708-Data\Dwg\PP-ENTITLE-REV-(08-08-08).dwg - RESIDENTIAL DATE CALL SHEET3 08-08-10

INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 PHS (970)-669-0516 / FAX (970)-635-9275

REVISIONS:	BY:	DATE:
3. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RGF	05-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07
1. ADDRESS PUBLIC FIRE COMMENTS	CJC	7/05

DATE: 03/04/2008 DRAWN BY: RGF/CJC
SCALE: 1"=60' CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC – Attn: Joseph Quinn
556 Castle Pines Parkway, Suite B4-321

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION

SHEET NO.: 2 | NO. OF SHEETS: 8 | PROJECT NO.: P-06-5708

LEE FARM FIRST SUBDIVISION

MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE

MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE

NEW CASTLE DR.
MAHO BAY PLACE
TRUNK BAY CIRCLE
CAMEL BAY COURT
LA VISTA DRIVE
NORTH WILSON AVENUE
WEST 35TH STREET
NORRIE STREET
MOLINA COURT
TWENTY TWO
TWENTY THREE
SAMPSON CIRCLE
WESTFIELD CT.
HOLCOMBE CT.
SAMPSON CIRCLE
SAMPSON CIRCLE
SAMPSON CIRCLE

LEE FARM, FIRST SUBDIVISION

NORTH
WEST EAST
SOUTH

SCALE: 1" = 60' Date of Preparation: 03/04/2008

Note: Adjacent to all streets is a 14' Utility and Postal Easement.

N89°20'42"E 4360.09'

BLOCK ELEVEN
BLOCK SEVEN
BLOCK TWELVE
BLOCK TEN
BLOCK NINE
BLOCK THIRTEEN
BLOCK FOURTEEN
BLOCK EIGHT

COALMONT STREET
PARKDALE DRIVE
SILT STREET
IRON CITY DRIVE
PLAINVIEW STREET
DUNTON DRIVE
LEADVILLE DRIVE
WILLIAMSBURG STREET
RIDGEDALE DRIVE
SALIDA PLACE
HEBRON PLACE
JULESBERG DRIVE
ASHCROFT CIRCLE

TRACT E 0.956± Ac
TRACT G 0.793± Ac
TRACT M 8.543± Ac
TRACT N 7.600± Ac
TRACT O 1.308± Ac
TRACT J 10.753± Ac

INFORMAL SOFTBALL FIELD
WADING
BLACK IRON FENCE
POOL HOUSE
POOL
PLAYGROUND
COMMUNITY CENTER BUILDING
PICNIC SHELTER
SHADE STRUCTURE TYP.
PROPOSED 25' UTILITY EASEMENT
PROPOSED 24' UTILITY & EMERGENCY ACCESS EASEMENT
PROPOSED UTILITY EASEMENT (TO BE MORE SPECIFICALLY DESCRIBED ON FINAL PLAT)
Condominiums 176 UNITS
12 GARAGE SPACES
10 GARAGE SPACES
11 GARAGE SPACES
8 GARAGE SPACES

MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE

MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE

MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE - SEE SHEET 2 - MATCHLINE

\\Vistaynyv-3258-data\Jobs\YP-DWGS-REV\08-10\dwg - RESIDENTIAL DATE (ALL SHEETS) 08-08-10

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

REVISIONS:	BY:	DATE:
3. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RGP	03-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07
1. ADDRESS INITIAL DRT COMMENTS	CJC	2/07

DATE: 03/04/2008 DRAWN BY: RGP/CJC
SCALE: 1"=50' CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC - Attn: Joseph Quinn
558 Castle Pines Parkway, Suite B4-321
Castle Pines North, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION

SHEET NO. 4 | NO. OF SHEETS 8 | PROJECT NO. P-08-5798

MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE - SEE SHEET 4 - MATCHLINE

LEE FARM FIRST SUBDIVISION

BLOCK FOURTEEN

BLOCK FIFTEEN

BLOCK SIXTEEN

BLOCK SEVENTEEN

BLOCK EIGHTEEN

BLOCK NINETEEN

BLOCK TWENTY

BLOCK TWENTY ONE

TOVLAND DRIVE

ASHCROFT CIRCLE

JULESBERG DRIVE

PLATORO COURT

PLATORO PLACE

ASHCROFT PLACE

MAYSVILLE COURT

MAYSVILLE PLACE

ROMLEY PLACE

LEADVILLE DRIVE

LEADVILLE COURT

REDVALE COURT

NORRIE STREET

NEW CASTLE DRIVE

WEST 35TH STREET

WEST 36TH STREET

INFORMAL SOCCER FIELD

TCMC SHELTER

TRACT M 8.543± Ac

PROPOSED UTILITY & EMERGENCY ACCESS EASEMENT

TRACT N 1.600± Ac

COMMERCIAL BUILDING 11,000 S.F.

COMMERCIAL BUILDING 9,000 S.F.

TRACT J 0.753± Ac

TRACT V 19602± SF

TRACT W 478.3± 11059± SF

TRACT X 0.683± Ac

TRACT Y 2.415± 27697± SF

TRACT Z 41.4± 9330± SF

TRACT K 17297± SF

TRACT BB 1.040± Ac

TRACT C

TRACT E

TRACT F

VANGUARD FAMLECO THIRTEENTH SUBDIVISION

VANGUARD FAMLECO NINTH SUBDIVISION

BOARD CHAIRMAN CIRCLE

BRIGHTON CIRCLE

BLOCK 2

BLOCK 3

BLOCK 4

50' Radius Temporary Turnaround Access Easement per Reception No. 2005-0047227 to be vacated with the final plat for this project

S88°20'13"W 2647.03' (Meas.)
South line of the Southwest Quarter of Section 4 T5N R69W

S88°19'49"W 2649.28' (Meas.)
South line of the Southeast Quarter of Section 4 T5N R69W

South 1/4 Cor. Sec. 4 T5N R69W
(Found No. 5 rebar (length unknown) with 2 dia. Alum. cap marked as shown below)

T5N R69W
S4
S9
1997
LS 19651

NORTH
WEST
EAST
SOUTH

SCALE: 1" = 60'

Date of Preparation: 03/04/2008

Note: Adjacent to all streets is a 14' Utility and Postal Easement.

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

REVISIONS:	BY:	DATE:
3. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RDP	05-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07
1. ADDRESS INITIAL DRT COMMENTS	CJC	7/05

DATE: 03/04/2008 DRAWN BY: RDP/CJC
SCALE: 1"=60' CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC – Attn: Joseph Quinn
556 Castle Pines Parkway, Suite 84-321
Castle Rock, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION

SHEET NO. | NO. OF SHEETS | PROJECT NO.

MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE - SEE SHEET 3 - MATCHLINE

\\Mvfp\fp-3798-0dbw\Dwg\PP-DISTRC-REV-(06-03-10).dwg - RESIDENTIAL DATE (ALL SHEETS) 06-03-10

LEE FARM FIRST SUBDIVISION

MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE - SEE SHEET 7 - MATCHLINE

TWENTY FIVE

BLOCK TWENTY FOUR

BLOCK TWENTY FIVE

BLOCK FOURTEEN

BLOCK ELEVEN

BLOCK FIFTEEN

BLOCK SEVENTEEN

BLOCK 2

BLOCK 3

VANGUARD FAMLECO SIXTEENTH SUBDIVISION (PROPOSED)

AEGEAN SEA CT.

BERING SEA COURT

BALTIC SEA DRIVE

CASCADE AVENUE

MASONVILLE DRIVE

TOLLAND DRIVE

PLATORO COURT

ASHCROFT CIRCLE

BOUNDARY BAY DRIVE

CASCADE AVENUE

TRACT A

TRACT AA 0.785± Ac

TRACT BB 1.040± Ac

TRACT CC 1.824± Ac

TRACT HH 4.956± Ac

TRACT JJ 11.09± Ac

TRACT LL 5.277± Ac

Dakota Gap Addition / GDP

Wetlands Area as located on December 8, 2006

Top Of Slope

Bottom Of Slope

Grant of Easement Book 2053 Page 235

Grant of Easement Book 2053 Page 395

PROPOSED UTILITY EASEMENT (TO BE MORE SPECIFICALLY DESCRIBED ON FINAL PLAT)

DRAINAGE/UTILITY EASEMENT (D&U)

West Sec. 4 T5N R69W
Found 2.5" dia. Alum. cap on a 3/8" dia. rebar (length unknown) marked as shown below

Southwest Cor. Sec. 4 T5N R69W
Found 2" dia. Iron Pipe (length unknown) with 2.5" dia. Alum. cap marked as shown below:
T5N R69W | S5 | S4 | S8 | S9 | 2004 | LS 32829

S00°08'08"W 2222.92' (Meas.) to Southwest Corner Section 4 T5N R69W

S88°20'13"W 2647.03' (Meas.) South line of the Southwest Quarter of Section 4 T5N R69W

N00°08'28"E 488.64'

NORTH
WEST EAST
SOUTH

SCALE: 1" = 80' Date of Preparation: 03/04/2008

Note: Adjacent to all streets is a 14' Utility and Postal Easement.

INTERMILL LAND SURVEYING, INC.

REVISIONS:	BY:	DATE:
3. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RDP	05-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07

DATE: 03/04/2008 DRAWN BY: RDP/CJC
SCALE: 1"=80' CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC - Attn: Joseph Quinn
558 Castle Pines Parkway, Suite B4-321
Castle Pines North, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION
TO THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO

SHEET NO. 6 | NO. OF SHEETS 8 | PROJECT NO. P-05-5798

MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 - MATCHLINE - SEE SHEET 5 -

MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE - SEE SHEET 8 - MATCHLINE

RIGHT OF WAY FOR CASCADE AVENUE TO BE DEDICATED BY SEPARATE DOCUMENT BY THE OWNERS OF LAND ADJACENT TO AND ON BOTH SIDES OF THE ANNEXATION OF SAID ADJACENT PROPERTY.

CASCADE AVENUE, DEDICATED BY SEPARATE DOCUMENT

Dakota Glen Addition / C&F

N 00°09'00" E 2698.81' (Calc.)

CASCADE AVENUE

TRACT MM
32581± SF

TRACT LL
5.277± Ac

TRACT KK
4.961± Ac

TRACT JJ
11.09± Ac

TRACT II
5.277± Ac

TRACT HH
1.437± Ac

TRACT GG
0.936± Ac

BLOCK TWENTY SIX

BLOCK TWENTY FIVE

BLOCK TWENTY FIVE

BLOCK ELEVEN

BLOCK ELEVEN

BLOCK TWELVE

BLOCK THIRTEEN

BLOCK FOURTEEN

LOT 30 10500± SF
LOT 29 10900± SF
LOT 28 10033± SF
LOT 27 11086± SF
LOT 26 9904± SF
LOT 25 11766± SF
LOT 24 13955± SF
LOT 23 11018± SF
LOT 22 10401± SF
LOT 21 11388± SF
LOT 20 14265± SF
LOT 19 13319± SF
LOT 18 14922± SF
LOT 17 16777± SF
LOT 16 13944± SF
LOT 15 16784± SF
LOT 14 15427± SF
LOT 13 15529± SF
LOT 12 14029± SF
LOT 11 12187± SF
LOT 10 10580± SF
LOT 9 10444± SF
LOT 8 12281± SF
LOT 7 14018± SF
LOT 6 13343± SF
LOT 5 9375± SF
LOT 4 9375± SF
LOT 3 9375± SF
LOT 2 9375± SF
LOT 1 10077± SF

LOT 30 11883± SF
LOT 29 14089± SF
LOT 28 14452± SF
LOT 27 14752± SF
LOT 26 10124± SF
LOT 25 10125± SF
LOT 24 10125± SF
LOT 23 11037± SF
LOT 22 13122± SF
LOT 21 12641± SF
LOT 20 12890± SF
LOT 19 12009± SF
LOT 18 13560± SF
LOT 17 13760± SF
LOT 16 13760± SF
LOT 15 15434± SF

LOT 19 9980± SF
LOT 18 9980± SF
LOT 17 6600± SF
LOT 16 6600± SF
LOT 15 6600± SF
LOT 14 6600± SF
LOT 13 10506± SF
LOT 20 10061± SF
LOT 21 7220± SF
LOT 22 7020± SF
LOT 23 7044± SF
LOT 24 7058± SF
LOT 25 7071± SF
LOT 26 7089± SF
LOT 27 7099± SF
LOT 28 7117± SF
LOT 29 7997± SF
LOT 30 8479± SF
LOT 31

LOT 14 7070± SF
LOT 15 7920± SF
LOT 16 7920± SF
LOT 17 7920± SF
LOT 18 7920± SF
LOT 19 7920± SF
LOT 13 6930± SF
LOT 12 6930± SF
LOT 11 7567± SF
LOT 10 7920± SF
LOT 9 7920± SF
LOT 8 7920± SF
LOT 7 7920± SF
LOT 6 7920± SF
LOT 19 7424± SF
LOT 18 6600± SF
LOT 17 6600± SF
LOT 16 6600± SF
LOT 15 6600± SF
LOT 14 6600± SF
LOT 20 6930± SF
LOT 21 6930± SF
LOT 22 6600± SF
LOT 23 6600± SF
LOT 24 6725± SF
LOT 25 6902± SF
LOT 26 6902± SF
LOT 27 7084± SF
LOT 28 6902± SF
LOT 13 6793± SF
LOT 8 7251± SF
LOT 7 6793± SF
LOT 6 6829± SF
LOT 5 7829± SF

BLOCK 3
BLOCK 4
BUCK SECOND SUBDIV.
COALMONT STREET
PLAINVIEW STREET
DUNTON DRIVE
MASONVILLE DRIVE
CARIBBEAN SEA COURT
MEDITERRANEAN SEA CIRCLE
MEDITERRANEAN SEA COURT
BLACK SEA COURT
CORPORATE BOUNDS

NORTH
WEST EAST
SOUTH

SCALE: 1" = 60' Date of Preparation: 03/01/2008

Note: Adjacent to all streets is a 14' Utility and Postal Easement.

MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE - SEE SHEET 6 - MATCHLINE

INTERMILL LAND SURVEYING, INC.
LOVELAND, COLORADO 80537 PHONE (970)-669-0515 / FAX (970)-635-9775

REVISIONS:
1. ADDRESS CITY COMMENTS (07-03-08 Staff review comments) BY: RGP DATE: 08-13-08
2. RECONFIGURE ESTATE LOTS BY: CJC DATE: 12/07
3. ADDRESS FINAL PLAT COMMENTS BY: CJC DATE: 2/08

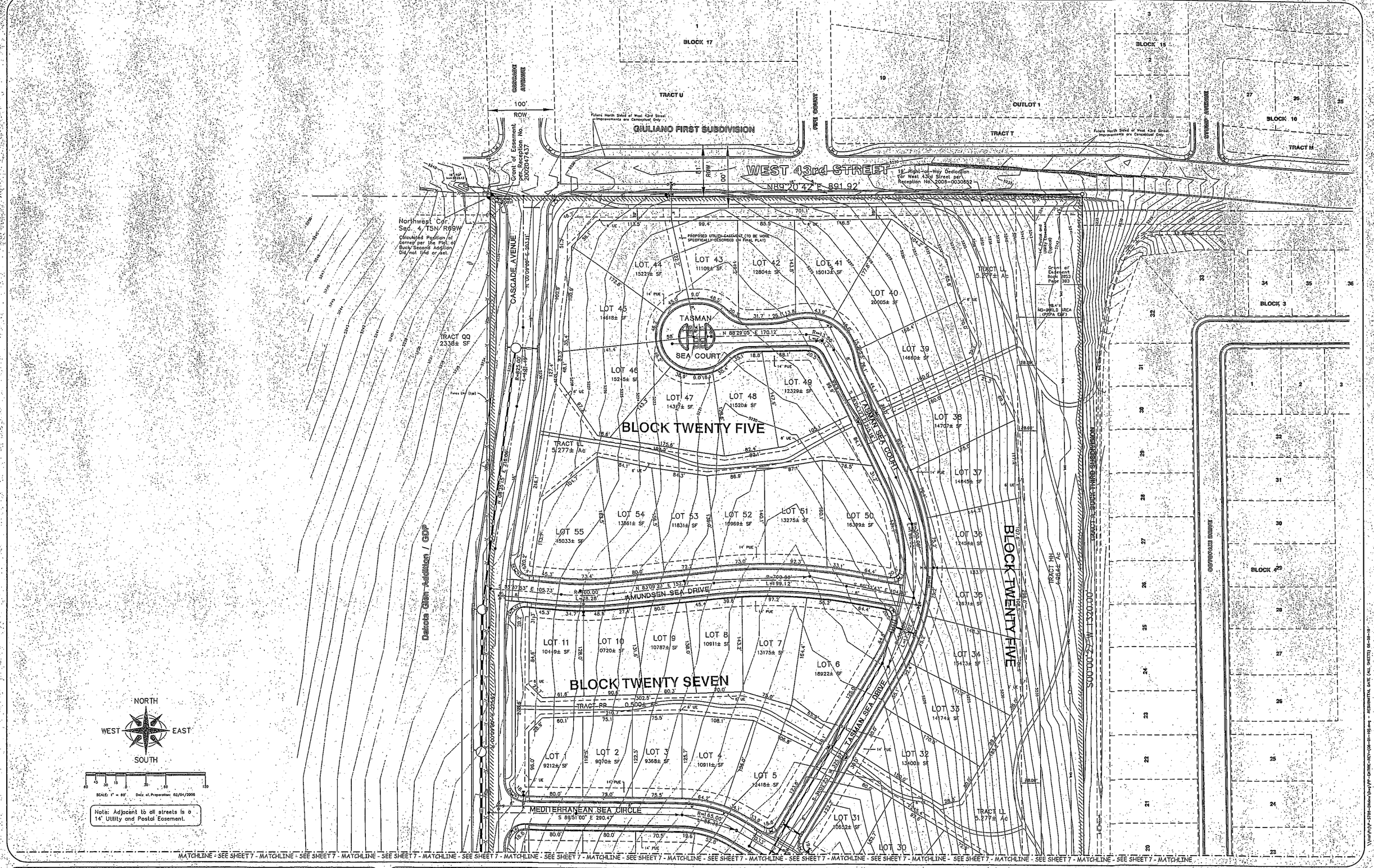
DATE: 03/01/2008 DRAWN BY: RGP/CJC
SCALE: 1"=60' CHECKED BY: _____
APPROVED BY: _____

CLIENT: G A LEE FARM, LLC
Londshark Real Estate Industries Group, LLC - Attn: Joseph Quinn
558 Castle Pines Parkway, Suite B4-321
Castle Pines North, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION
TO THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO

SHEET NO. 7
NO. OF SHEETS 8
PROJECT NO. P-05-5798

\\NetWare\P-2798-Dakota Glen\P-2798-06-10\Dwg - REVISED FINAL DATE (ALL SHEETS) 08-06-10



INTERMILL LAND SURVEYING, INC.
1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 PHONE (970)-669-0516 / FAX (970) 635-9725

REVISIONS:	BY:	DATE:
1. ADDRESS CITY COMMENTS (07-03-08 Staff review comments)	RGP	05-13-08
2. RECONFIGURE ESTATE LOTS	CJC	12/07
3. ADDRESS POSTAL DEPARTMENT	CJC	1/08

DATE: 03/04/2008 DRAWN BY: RGP/CJC
SCALE: 1"=60' CHECKED BY:
APPROVED BY:

CLIENT: G A LEE FARM, LLC
Landshark Real Estate Industries Group, LLC – Attn: Joseph Quinn
558 Castle Pines Parkway, Suite B4-321
Castle Pines North, Colorado 80108

PROJECT TITLE: PRELIMINARY PLAT
LEE FARM FIRST SUBDIVISION
IN THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO

SHEET NO.	NO. OF SHEETS	PROJECT NO.
8	8	P-05-5798

\\ntsVFS\P-2798-Dakota\Dwg\PP-ENTIRE-REV-(08-01-10).dwg - RESUBMITAL DATE (ALL SHEETS) 08-09-10

LEGEND

- 4971 — EXISTING 1' CONTOUR
- 4970 — EXISTING 5' CONTOUR
- 4971 — PROPOSED 1' CONTOUR
- 4970 — PROPOSED 5' CONTOUR
- PROPOSED STORM SEWER

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.

SHEET 60

SHEET 61

SHEET 62

SHEET 63

SHEET 64

SHEET 65

SHEET 66

SHEET 67

SHEET 68

SHEET 69

SHEET 70

NOTE:
CROSS SECTIONS E-E
ARE SHOWN ON SHEET 68

NOTE:
CROSS SECTIONS A-E
ARE SHOWN ON SHEET 68

NOTE:
CROSS SECTIONS A-E
ARE SHOWN ON SHEET 68

NOTE:
CROSS SECTIONS A-E
ARE SHOWN ON SHEET 68

ATTACHMENT 7

REVISIONS					
Date	By	Description	Date	JUNE 8, 2010	Drawn C.S.P.
Date	By	Description	Field Book		Checked B.W.S.
Date	By	Description	Scale	1"= 200'	Approved B.W.S.

CLIENT
G.A. LEE FARM, LLC

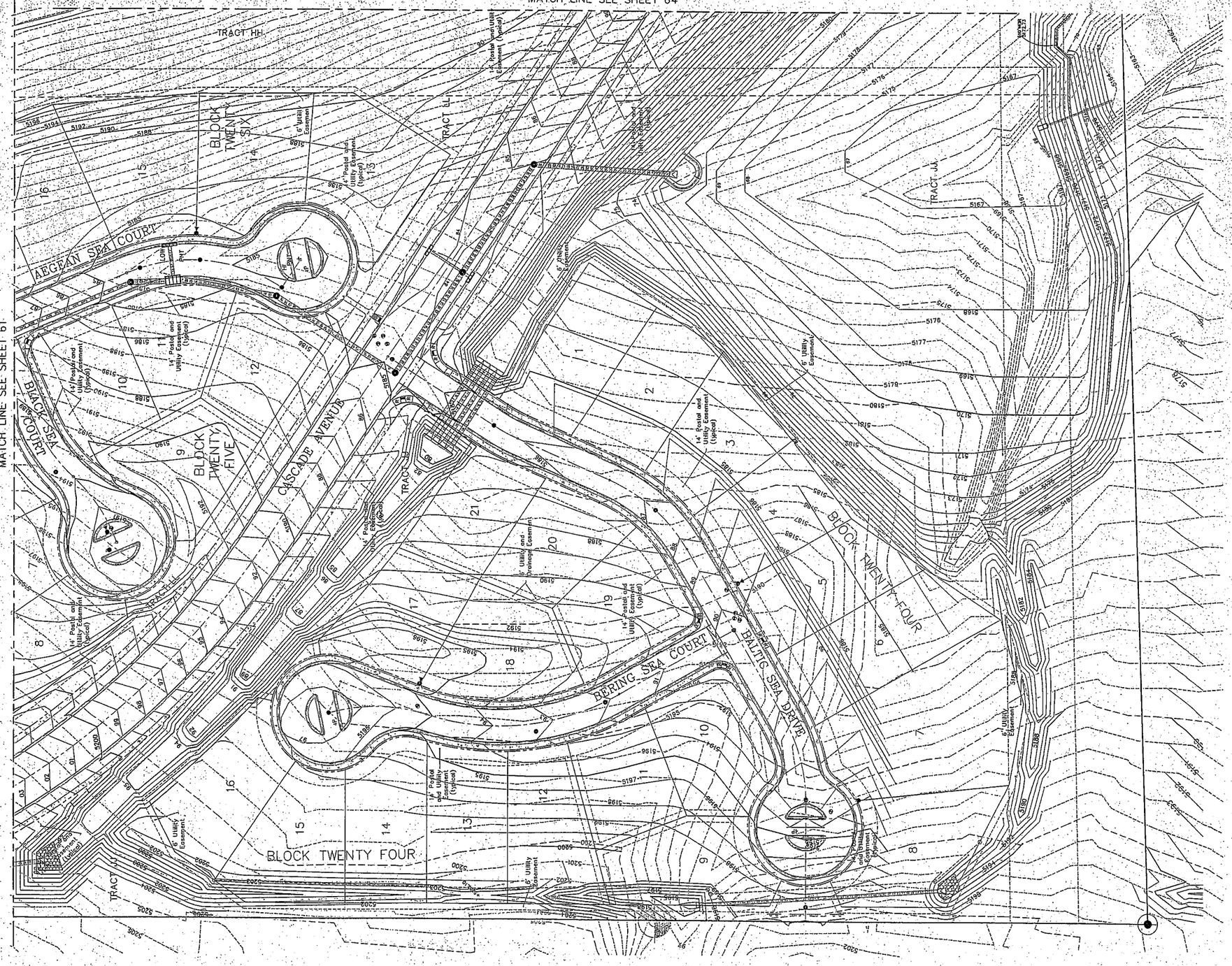
SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

PRELIMINARY MASTER GRADING PLAN OVER LOT KEY MAP
LEE FARM FIRST SUBDIVISION
LOVELAND, COLORADO

PROJECT NO. 2150-01-05

SHEET NO. 59 | NO. OF SHEETS 84

Jun 07, 2010 - 3:14pm Z:\L_Clients\Lee Farm LLC (Bob Dildine)\2150-01-05 Lee Farm\Civil\dwg\SUB-5 CASCADE STORM SEWER\m-grade-OL.dwg Corrie



GRAPHIC SCALE

50 0 25 50 100

1 inch = 50 ft.

LEGEND

4971	EXISTING 1' CONTOUR
4970	EXISTING 5' CONTOUR
4971	PROPOSED 1' CONTOUR
4970	PROPOSED 5' CONTOUR
	PROPOSED STORM SEWER

ATTACHMENT 8

Jun 07, 2010 — 3:16pm Z:\L-Clients\Lee Farm LLC (Bob Gildner)\2150-01-05 Lee Farm\Civil\dwg\SUB-5 CASCADE STORM SEWER\m-grade-OL3a.dwg Carole

REVISIONS
Date ____ By ____ Description ____
Date ____ By ____ Description ____
Date ____ By ____ Description ____

Date JUNE 8, 2010 Drawn CSP
Field Book ____ Checked B.W.S.
Scale 1"= 50' Approved B.W.S.

CLIENT: G.A. LEE FARM, LLC

SHEAR ENGINEERING CORPORATION
4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525
PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311

PRELIMINARY GRADING PLAN OVER LOT (50' SCALE)
LEE FARM FIRST SUBDIVISION
LOVELAND, COLORADO

PROJECT NO. 2150-01-05

SHEET NO. 62 NO. OF SHEETS 84