



## Planning Commission Staff Report

January 9, 2012

**Agenda #:** **Regular Agenda - 1**

**Title:** Mariana Butte 25th Subdivision  
PUD Preliminary Development Plan  
and Preliminary Plat

**Applicant:** Jess Rodriguez

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

**Location:** Generally located on the north side  
of W. 1<sup>st</sup> Street between Namaqua  
Avenue and Crestone Drive.

**Existing Zoning:** Planned Unit Development

**Staff Planner:** Troy Bliss

**Staff Recommendation**

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

**Recommended Motions:**

1. *Move to make the findings listed in Section VIII of this report dated January 9, 2012 and, based on those findings, approve Resolution #12-01 thereby approving the Mariana Butte 25<sup>th</sup> Subdivision PUD Preliminary Development Plan subject to the conditions listed in said report, as amended on the record, and*
2. *Move to make the findings listed in Section VIII of this report dated January 9, 2012 and, based on those findings, approve the Mariana Butte 25<sup>th</sup> Subdivision subject to the conditions listed in said report, as amended on the record.*
3. *Subject to the Colorado Revised State Statutes, Title 24, Article 65.5, staff recommends that the City of Loveland Planning Commission conduct a public hearing for notification of mineral estate owners for the Mariana Butte 25<sup>th</sup> Subdivision. No motion or action shall be made by the City of Loveland Planning Commission.*

**Summary of Analysis**

This is a public hearing item to consider the Mariana Butte 25th PUD Preliminary Development Plan (PDP) and Preliminary Plat. The PDP proposes a residential development consisting of 51 total units (46 paired single family units and 5 single family detached units). The preliminary plat would create 51 residential lots along with associated outlots for landscaping and bufferyards. Additionally, the plat is reserving approximately an acre of ground for dedication to the Loveland Historical Society in connection with the Medina Family plot. The PDP complies with the General Development Plan (GDP) for Mariana Butte PUD as amended, which permits a mix of residential uses within the parcels.

Staff believes that all key issues have been resolved based on City Code and standards contained in the GDP. Neighborhood residents have shared their concerns with the density, traffic, building materials, parking, landscaping and overall compatibility of the development. In response to the comments received during the course of this project, the applicant has responded in kind with associated plan changes. A neighborhood meeting was held on November 16, 2011 where a general consensus of neighborhood acceptance was conveyed. Additionally, because this property includes severed mineral interests, the public hearing is also being held to facilitate Colorado Revised State Statute Requirements.

## **I. ATTACHMENTS**

1. Resolution #12-01
2. Mariana Butte GDP Amendment approved in 2009 (for reference)
3. Thompson School District Letter
4. Traffic Excerpts
5. Mariana Butte 25th Preliminary Development Plan
6. Mariana Butte 25th Subdivision Preliminary Plat

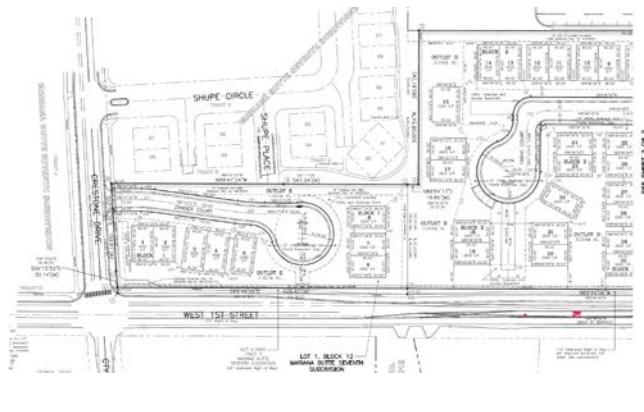
## **II. VICINITY MAP**



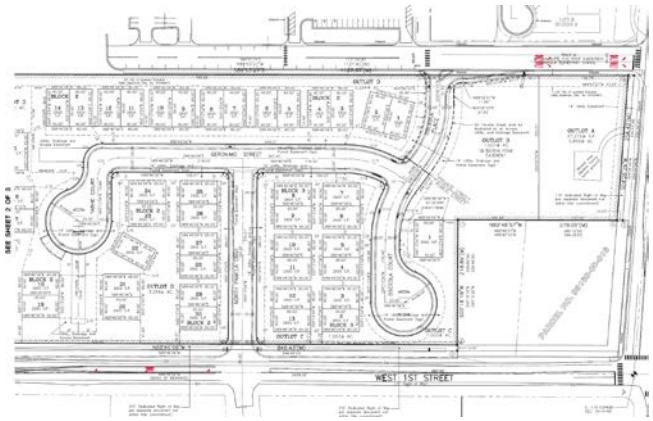
## **III. PROJECT DESCRIPTION**

### **Summary**

The application is for a Preliminary Development Plan (PDP) and a Preliminary Plat for the Mariana Butte 25<sup>th</sup> Subdivision. The property is located on the north side of W. 1<sup>st</sup> Street between Namaqua Avenue and Crestone Drive, within the Mariana Butte Planned Unit Development. The property contains approximately two separate parcels (Lot 1, Block 12, Mariana Butte Seventh Subdivision (Parcel A) and a portion of Tract A, Mariana Butte PUD First Subdivision (Parcel B)) totaling approximately 13 acres in size.



**Figure 1. Proposed Plat**



The PDP proposes 51 residential dwellings within the development to allow for 5 single family detached structures and 46 single family paired units. Proposed lot sizes range from approximately 2600 square feet to 3250 square feet. Proposed lot sizes are quite small in comparison to other developments within the Mariana Butte PUD, however the intent is to maximize open space within the subdivision and reduce private maintenance responsibilities. Landscape bufferyards along West 1st Street and Crestone Drive have been supplemented to provide additional screening and plant material. The PDP does not contemplate any development on the acre of land reserved for dedication to the Loveland Historical Society (referenced on the PDP as Parcel C). Any future improvements contemplated by the Loveland Historical Society for the Medina Family plot would be subject to the provisions of the Mariana Butte GDP, as amended and all other applicable City of Loveland requirements.

## **General Development Plan Compliance**

An amendment to the Mariana Butte General Development Plan (GDP) was approved by the City Council on November 3, 2009 concerning these parcels. This amendment changed the land use designations from church and daycare to single family detached residential and single family paired residential. Additionally, density and dwelling unit caps were established for compatibility with surrounding development (gross density not to exceed 4 units per acre, Parcel A limited to 9 dwelling units, and Parcel B limited to 45 dwelling units). The General Development Plan (GDP) Amendment for Mariana Butte is included as **Attachment 2** to this report. The proposed PDP must demonstrate compliance with the GDP. Table 1 provides a comparison of the proposed use, number of units, density and building materials between the PDP and the GDP.

**Table 1. PDP Amendment Comparison**

|                        | <b>GDP Allowance</b>  | <b>Compared To:</b> | <b>Proposed PDP</b>  |
|------------------------|---|---------------------|--|
| <b>Use</b>             | Single Family Detached and<br>Single Family Paired<br>Residential, Open Space |                     | Single Family Detached &<br>Single Family Paired,<br>Open Space        |
| <b>Number of Units</b> | Parcel A: 9<br>Parcel B: 45   |                     | 51 total: 5 detached &<br>46 paired units                              |
| <b>Density: Gross</b>  | 4   |                     | Parcel A: 3.4<br>Parcel B: 3.9 (4.3 - less<br>Parcel C for dedication) |

|  |   |  |  |
|--|---|--|--|
| <b>Density: Net<br/>(less open space<br/>outlots &amp; 1st Street<br/>ROW)</b> | 5   |  | Parcel A: 4.4<br>Parcel B: 4.8 (5.4 – less<br>Parcel C for dedication) |
| <b>Building Materials:<br/>Siding</b>  | Brick, stone, hardboard lap<br>siding, vinyl, stucco or<br>synthetic stucco, or as<br>allowed by a PDP or FDP |  | Stucco, Stone, Brick, and<br>Lap Siding.                               |
| <b>Building Materials:<br/>Roofing</b>   | Gabled, Mansard or other<br>roof forms with a minimum<br>5/12 pitch are encouraged.                           |  | Gabled roof forms.   |
| <b>Building Height:</b>  | 35 feet   |  | 35 feet and less   |

#### **IV. KEY ISSUES**

City staff believes that all key issues have been addressed in the development proposal and through the recommended conditions of approval. Neighborhood residents have voiced concerns regarding density, traffic, building materials, parking, landscaping and overall compatibility of the development. As a result of the comments received during City review at the neighborhood meetings, the applicant has incorporated suggested changes. With the access to Parcel A coming from Crestone Drive, landscape buffering/open space, conceptual building designs and the use allowances in the General Development Plan, staff has completed review, evaluated the neighborhood concerns and believes that the development is compatible with the intent of the Mariana Butte PUD and the surrounding residential areas.

#### **V. SITE DATA**

|  |  |
|--|--|
| ACREAGE OF SITE-PDP, GROSS .....   | 13.068 AC  |
| ACREAGE OF THE PRELIMINARY PLAT .....  | 13.068 AC  |
| ZONING .....   | PUD (MARIANA BUTTE GDP)  |
| EXISTING USE .....   | VACANT PARCELS (TWO SEPARATE   |
| PARCELS – LOT 1, BLOCK 12 MARIANA BUTTE SEVENTH SUBDIVISION AND PORTION OF TRACT A MARIANA<br>BUTTE FIRST SUBDIVISION) | BUTTE FIRST SUBDIVISION)   |
| PROPOSED USE .....   | 51 LOTS; 5 SINGLE-FAMILY DETACHED &<br>46 SINGLE-FAMILY PAIRED RESIDENCES                        |
| GROSS DENSITY (DU/ACRE).....   | 4.2 DU/AC  |
| DENSITY EXCLUDING OPEN SPACE AND ROW .....   | 5.1 DU/AC (LESS PARCEL C FOR<br>DEDICATION)  |
| EXIST ADJ ZONING & USE - EAST .....  | LARIMER COUNTY R-RESIDENTIAL AND<br>R1-DEVELOPING LOW DENSITY<br>RESIDENTIAL, VACANT/UNDEVELOPED |
| EXIST ADJ ZONING & USE - SOUTH.....  | LARIMER COUNTY R-RESIDENTIAL   |
| EXIST ADJ ZONING & USE - WEST .....  | PUD (MARIANA BUTTE GDP),<br>RESIDENTIAL  |

|                                      |  |
|--------------------------------------|--|
| EXIST ADJ ZONING & USE - NORTH ..... | PUD (MARIANA BUTTE GDP),<br>RESIDENTIAL AND R1-DEVELOPING LOW<br>DENSITY RESIDENTIAL, ELEMENTARY<br>SCHOOL |
| UTILITY SERVICE - SEWER .....        | CITY OF LOVELAND   |
| UTILITY SERVICE - ELECTRIC .....     | CITY OF LOVELAND   |
| UTILITY SERVICE - WATER .....        | CITY OF LOVELAND   |

## **VI. BACKGROUND**

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

|                       |  |
|-----------------------|--|
| <b>July, 1982</b>     | The property was annexed to the City of Loveland as part of the Mariana Butte Third Addition with a master plan approved for the entire development.   |
| <b>January, 1994</b>  | The Mariana Butte PUD First Subdivision was approved by City Council.  |
| <b>November, 2009</b> | An amended GDP for the Mariana Butte PUD concerning Lot 1, Block 12 of the Mariana Butte 7 <sup>th</sup> Subdivision and a portion of Tract A, Mariana Butte PUD 1 <sup>st</sup> Subdivision was approved by City Council. This amendment changed the land use designations from church and daycare to single family detached residential and single family paired residential. It also established densities and maximum number of dwelling units on each parcel. |

## **VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION**

### **A. Notification**

An affidavit was received from KBN Engineers which certifies that the surrounding property owners within 500 feet of the property were notified on November 1, 2011 of a neighborhood meeting held on November 16, 2011. An affidavit was also received from KBN Engineering which certifies that the surrounding property owners within 500 feet of the property were notified on December 20, 2011, and a notice was posted in a prominent location on the perimeter of the project site on December 20, 2011. In addition, a notice was published in the Reporter Herald on December 24, 2011. All notices stated that the Planning Commission will hold a public hearing on January 9, 2012 to consider the matter.

### **B. Neighborhood Response**

A neighborhood meeting was held on November 16, 2011. There were approximately 20 neighbors, along with the applicant, consultant and city staff, in attendance at the neighborhood meeting. Questions and concerns raised at the neighborhood meeting were limited as much of the concerns had been brought up in prior meetings during the GDP Amendment process. This meeting was an opportunity to identify how prior concerns had been addressed (including but density, subdivision

layout, open space and access) with the project and respond to additional questions and concerns. Those raised included:

- Neighborhood Structure – Will this subdivision have a separate HOA? Yes.
- Building Orientation and Size – All units will have driveway access from internal public streets. Buildings will be 35 feet in height or less (depending on single or two-story configurations). All homes will not exceed the boundary of the platted lots. Building footprints will be no greater than 2600 to 3250 square feet.
- Internal Public Street Configurations – Due to the proximity of Namaqua Elementary School, neighbors anticipate parents parking along local streets within this subdivision to pick-up/drop-off children. Questions rose as to whether or not the streets would accommodate on-street parking. All local streets within this subdivision would include parking on both sides of the street.
- Parking for Loveland Historic Society, Medina Family plot land – Questions arose as to whether or not any parking would be provided within this development for the Medina Family Cemetery. No designated parking is being provided. Parking would be allowed along the public streets within this subdivision. Any future parking needs would be evaluated with any improvements to the site by the Loveland Historic Society.
- Landscape Improvements along W. 1<sup>st</sup> Street and Crestone Drive – Neighbors were curious as to what the landscaping along W. 1<sup>st</sup> Street and Crestone Drive would look like. Generally, along W. 1<sup>st</sup> Street, landscape improvements would be similar in nature to the landscape design directly west along the north side of W. 1<sup>st</sup> Street. This development also proposes undulating berms for screening and overall design of the landscape. West 1<sup>st</sup> Street would include a detached sidewalk with a row of street trees between the sidewalk and street. Crestone Drive would also include a detached sidewalk with a row of street trees between the sidewalk and street. Due to a lack of frontage along Crestone Drive, the extent of landscape improvements are not as great compared to W. 1<sup>st</sup> Street.

### C. School District Participation

Due to Namaqua Elementary School being directly north of this subdivision, collaboration with the School District on the connection of Osceola Place to their private drive at the northeast corner of the site was conducted. The intent behind the design was to minimize traffic from this subdivision onto the school's private drive. An agreed upon solution was that residents could access the neighborhood from Namaqua Avenue via approximately 200 feet of the school's private drive onto Osceola Place. This was to be the only access point to the school's private drive limiting movements to a right-out from Osceola Place and a left-in onto Osceola Place. In addition, the north edge of this site was of concern to the School District relative to school children safety. Not only did vehicle access need to be considered but so did pedestrian access. The School District was interested in a barrier between the school and this subdivision. Initially, the proposal was to include a chain-link fence. However, to complement the residential character and provide some privacy to future residents, a 6 foot vinyl shadowbox fence is being proposed. These issues were captured

in a letter from the Thompson School District dated August 20, 2011 (**Attachment 3**) which have been addressed through the application process.

## **VIII. FINDINGS AND ANALYSIS**

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

#### **1. Loveland Municipal Code**

##### **a. Section 18.41.050.E.2:**

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

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

##### **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 Community 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, Section 16.41.140 for storm drainage facilities, and Section 16.41.150 for power.

#### **Current Planning (Section 18.41.050.E.2)**

The PDP will be complementary to and in harmony with existing development. The type and size of residential units are consistent with those directly north and west within the Mariana Butte PUD. Open space throughout the subdivision has been designed to complement and tie into existing development by providing open corridors for neighborhood amenities and completion of the overall streetscape design.

#### **Fire Protection and Emergency Rescue Services (Section 16.41.100)**

*Fire protection and emergency rescue service (ERS) shall be deemed to be adequate and available for a proposed development if such services for the development meets or exceeds the applicable adopted level of service provided in Appendix A, and: (1) Adequate fire protection services and ERS are currently in place or will be in place prior to issuance of a building permit for the development; or (2) Provision of adequate fire protection service and ERS are a condition of the development application 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 (3) Facilities necessary for providing adequate fire protection services and ERS are under construction and will be available at the time that the impacts of the proposed development will occur, or (4) Provision of fire protection service and ERS are guaranteed by an executed and enforceable development agreement which ensures that such service will be in place at the time that the impacts of the proposed development will occur.*

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

- The furthest point within this development is approximately 2 miles from the first due Engine Company (Station 3) and approximately 4 miles from the first due Ladder Company (Station 1).
- This project falls within a Conceptual Fire Service Area. A site near Rossum Drive and Highway 34 has been dedicated for a future fire station.

#### **Water Facilities and Services (Section 16.41.120)**

*Water facilities and services shall be deemed to be adequate and available for a proposed development if such facilities and services for the development meet or exceed the applicable adopted level of service provided in Appendix A, at the end of this Chapter, and: (1) A supply of raw water adequate to serve the projected needs of the proposed development is owned or controlled by the city and such water supply is or will be available for use by the proposed development prior to the issuance of the first building permit within the proposed development; and (2) Sufficient raw water storage capacity, including on-site and off-site capacity, is available to serve the proposed development and such capacity is or will be available for use by the proposed development prior to the issuance of the first building permit within the proposed development; and (3) Sufficient water treatment capacity is available or, through new capacity improvements will be made available, to ensure a supply of potable water to the proposed development ; and (4) Sufficient water main capacity will be available or, through new capacity improvements will be made available, to serve the proposed development prior to the issuance of the first building permit within the proposed development.*

#### **Wastewater Facilities and Services (Section 16.41.130)**

*Wastewater facilities and services shall be deemed to be adequate and available for a proposed development if such facilities and service meet or exceed the applicable adopted level of service provided in Appendix A, at the end of this chapter, and: (1) The city of Loveland's central wastewater system or the central wastewater system of a sanitary sewer district is capable of connection to the proposed development; and (2) Sufficient wastewater treatment capacity is available or, through construction of new capacity improvements will be made available, to treat wastes generated by the proposed development prior to the issuance of the first building permit within the proposed development; and (3) Sufficient wastewater trunk line capacity is available and, where required, lift station capacity is available to serve the proposed development prior to the issuance of the first building permit within the proposed development.*

**Water/Wastewater:** Staff believes that this finding can be met due to the following:

- This development is situated within the boundaries of, and accommodated by, the City's water and wastewater master plans. It is also located within the City's current service areas for Water and Wastewater.
- The proposed development will not negatively impact City water and wastewater facilities.
- The proposed development is in harmony with existing and future development and incorporates public infrastructure designed so that the proposed development will not negatively impact the levels of service of the City utilities adjacent to the development.
- The proposed facilities shown on the Preliminary PICPs have been designed pursuant to the City's Development Standards.
- The proposed facilities have been design to minimize flood damage and infiltration.

#### **Stormwater Facilities (Section 16.41.140)**

*Stormwater facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Appendix A, at the end of this chapter, and: (1) The proposed development meets all applicable requirements contained in the stormwater master plan, including the stormwater criteria manual; and (2) The proposed development provides for adequate major drainageways to convey stormwater flows from a one hundred year storm event which will minimize property damage; and (3) The proposed development meets all applicable drainage requirements of the city of Loveland.*

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

- When designed and built, the development will not negatively impact City storm drainage utilities and will comply with the Adequate Community Services ordinance outlined in the Loveland Municipal Code, Section 16.41.140.
- No irrigation ditches traverse the site.
- No natural drainage courses/open channels traverse the site.

**Power (Section 16.41.150)**

*Power facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Appendix A, at the end of this chapter, and the proposed development will obtain utility services from the city through a system meeting all engineering and design standards applicable to the utility.*

**Power:** Staff believes that this finding can be met due to the following:

- Three-phase underground power is available in a vault located to the north of the proposed development and on the west side of Rossum Drive. Power will be extended into the development and an additional vault will be installed in the existing power line at the developer's expense per City Municipal Codes.
- The existing underground feeder is an available and adequate source for electric distribution for the proposed development. No negative impacts on the City's electric system are foreseen.

**B. Transportation**

1. **Section 16.20.030:** *The subdivision has been reviewed in accordance with the Loveland Comprehensive Master Plan to insure that the subdivision is designed in accordance with good engineering practices and provides for safe and convenient movement.*
2. **Section 16.24.015:** *Streets, street signs, highways, curb and gutter, traffic control devices, and other improvements as required to be constructed with the subdivision have been designed in accordance with the Larimer County Urban Area Street Standards, as amended.*
3. **Section 16.24.040:**
  - 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 permitted by the PDP will not have negative impacts on traffic in the area. If such impacts exist, Section 18.41.050.D.4(b) of the Loveland Municipal Code requires City staff to recommend either disapproval of the PDP or reasonable conditions designed to mitigate the negative impacts.*

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

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:

*Transportation facilities shall be deemed to be adequate and available for a proposed development if the development meets or exceeds the applicable adopted level of service provided in Section 4.5 of the Larimer County Urban Area Street Standards, which may be amended by resolution, and: (1) All transportation facilities are currently in place or will be in place prior to issuance of a building permit for the development; or (2) 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 (3) Transportation facilities are under construction and will be available at the time that the impacts of the proposed development will occur; or (4) 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 (5) Transportation facilities needed to achieve the adopted level of service are included in the capital improvements program (CIP): and (a.) The CIP contains a financially feasible funding system from available revenue sources which are adequate to fund the streets required to serve the proposed development, and (b.) 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.*

**Transportation Engineering:** Staff believes that this finding can be met due to the following:

1. A Traffic Impact Study has been submitted with the Mariana Butte 25th Subdivision which demonstrates that the existing transportation system, can adequately serve the land uses proposed.
2. Primary access to the site will be from a full-movement access to 1st Street and a full-movement access to Crestone Drive. Secondary access to the site will be provided via a connection to the school access road to the north. The school district has provided the City with a letter of written concurrence indicating that they have approved this connection to their private school access road.
3. The applicant's traffic engineer, Eric Bracke, P.E., has submitted a Traffic Impact Study (TIS) that indicates that the traffic associated with the proposed development will meet the City's standards. The proposed subdivision is estimated to generate approximately 517 daily trips, 40 weekday AM peak hour trips, and 55 weekday PM peak hour trips.

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

## C. Land Use

### 1. Loveland Comprehensive Master Plan

#### a. Section 4.1 -Growth Management Plan

- (iii) *Whether the PDP discourages leapfrog, scattered-site, and flagpole development.*
- (iv) *Whether the PDP encourages infill development.*
- (vi) *Whether the PDP is contiguous to other land that is already receiving public services.*
- (vii) *Whether the PDP is at least 1/6 contiguous with existing development, as defined in Section 4.1 GM:3(D-1) of the Comprehensive Master Plan.*

#### 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:** Staff believes that this finding can be met due to the following:

- The Preliminary Development Plan Amendment is part of the overall Mariana Butte PUD and is in substantial compliance with the Mariana Butte General Development Plan Amendment, as demonstrated in Table 1 of this report. The project site is within an area zoned for "single family and paired residential," which permits the types of units being proposed.

- The Mariana Butte GDP Amendment does include a limitation on residential density and a maximum number of units within the subject site. This project complies with the GDP subject to future dedicated land being considered.
- The design standards proposed in the PDP, including building materials, roofing and setbacks, are in compliance with the design standards established in the GDP (see Table 1 in this report).

3. **Section 18.41.050.E.2:** *Development permitted by the PDP will not have detrimental impacts on property that is in sufficient proximity to the PDP to be affected by it. 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:** Staff believes that this finding can be met due to the following:

- The proposed development will not negatively impact traffic in the area, city utilities, or surrounding properties. Traffic volumes for the proposed development, which includes 51 single family residential lots, comply with the City's level of service standards. Adequate utilities can be provided meeting City adopted levels of service.
- The proposed development is compatible with the nature of existing development within the Mariana Butte PUD, which includes a variety of residential lot sizes, densities and product types. Lot sizes within this proposed development are similar to other areas of the PUD where paired structures are situated on lot sizes of 2,600 square feet. The PUD represents some diverse lots sizes to accommodate different product types and choices for future residents.
- The proposed building materials of hardboard siding and asphalt shingles comply with the approved materials in the GDP. The building materials are also consistent with the materials of residential structures surrounding the subdivision.
- Landscape buffering and screening around the perimeter of the site will complement the surroundings and tie in with existing development.

5. **Section 18.41.050.E.2:** *Development permitted by the PDP will be complementary to and in harmony with existing development and future development plans for the area in which the PDP is located by:*

- a. Incorporating natural physical features into the PDP design and providing sufficient open spaces considering the type and intensity of proposed land uses.*
- b. 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.

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

- The project site is currently vacant with some historic significance associated to the Medina Family. This area is proposed for preservation and dedication to the Loveland Historic Society.
- To accommodate bike traffic, W. 1<sup>st</sup> Street will be constructed with seven foot bike lane on each side of the roadway. In addition, a detached concrete pedestrian sidewalk will be constructed connecting the sidewalk further west/north along W. 1<sup>st</sup> Street/Crestone Drive.
- The lot layouts, building orientation and landscaping proposed will provide an overall varied and attractive streetscape, consistent with the streetscape in the PUD.
- The PDP Amendment contains architectural requirements that would create compatible relationships with surrounding developments within the Mariana Butte PUD.

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 GDP was approved and any land use and development regulations adopted by the City after that date if the Planning Division and Planning Commission expressly find that compliance with such regulations is necessary to protect public health, safety, and welfare.*

**Current Planning Division:** Staff believes that this finding can be met due to the following:

- The PDP meets both the intent and objectives of Chapter 18.41. This determination is based upon compliance with the zoning standards established in the Mariana Butte GDP, including use, density, setbacks and building materials (see Table 1 in this report).

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

- Lots and tracts are laid out to allow an efficient use of the property and maximize open space.

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

- Landscaping will comply with the requirements set forth in the GDP as well as the City's Site Development Performance Standards. The PDP proposes to supplement and enhance the landscape buffering along W. 1st Street and Crestone Drive with both coniferous and deciduous plantings and undulating berms that will add year round color/textured to the streetscape design.
- Open space primarily consists of internal private common areas and the Medina Family plot land to be dedicated to the Loveland Historic Society. Per Section 16.24.150 of the Loveland Municipal Code, common open spaces also will include play fields/areas required for subdivision's containing more than fifty (50) single family lots.

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

- An environmentally sensitive report was submitted and reviewed with no impacts being identified in conjunction with this proposed development.

**IX. RECOMMENDED CONDITIONS**

**PRELIMINARY PUD DEVELOPMENT PLAN**

### Current Planning

1. Consideration to the name of Zander Court for a public street within this subdivision shall be subject to City Council approval. Zander Court does not conform to the City of Loveland street naming conventions for this area and must obtain a street name exemption.
2. Prior to acceptance of a Final Development Plan, the applicant shall provide a final signed mylar original of the Mariana Butte General Development Plan – Fourth Amendment (#P-8) as approved by City Council on November 3, 2009 (Ordinance #5470).
3. Landscape plantings including species and final location shall be determined with a Final Development Plan.
4. All garage doors shall not exceed 40% of the front building façade facing a public street.

### Transportation Engineering

5. Prior to issuance of any building permits within this preliminary development plan (PDP), the following improvements shall be designed and constructed by the developer, unless designed and constructed by others:
  - a) The two-lane arterial roadway improvements for 1st Street adjacent to the property, including detached sidewalk. A cash-in-lieu payment for all or part of this improvement may be accepted if approved by the City Engineer.
  - b) The modifications to the existing roadway striping in 1st Street to accommodate an eastbound left-turn lane at the proposed access as shown on the approved Public Improvement Construction Plans.
7. Notwithstanding any information presented in the preliminary development plan or accompanying preliminary plat and preliminary construction plan documents (text or graphical depictions), all public improvements shall conform to the Larimer County Urban Area Street Standards (LCUASS), as amended, unless specific variances are requested and approved in writing.
8. Prior to approval of the Mariana Butte 25th Final Development Plan (FDP), the Developer shall design (and receive approval from the City for) the extension of the curb, gutter, and sidewalk along 1st Street from the development's east boundary to Namaqua Avenue.
9. All proposed retaining walls associated with the development will need to be outside of public right-of-way and maintained by the development. Prior to approval of the FDP the developer shall clearly indicate this information on the FDP and final Public Improvement Construction Plans for all proposed retaining walls within the development.

### Stormwater

10. Prior to approval of a Final Development Plan and Final Plat, the Developer shall provide the Loveland Stormwater Utility, within the Final Drainage & Erosion Control Report, hydraulic street capacity calculations utilizing the Urban Drainage & Flood Control

District's excel spreadsheets, in accordance with page 4 of the City of Loveland Storm Drainage Criteria Addendum.

11. Prior to approval of a Final Development Plan and Final Plat, the Developer shall provide the Loveland Stormwater Utility, within the Final Drainage & Erosion Control Report, acceptable hydraulic inlet sizing calculations. Within the acceptable calculations, the local depression value must match the respective inlet construction detail, the resultant gutter flow depth value must be a physical value other than zero, and the resultant street flow spread value must be a physical value other than zero. The hydraulic inlet sizing calculations shall utilize the Urban Drainage & Flood Control District's excel spreadsheets, in accordance with page 4 of the City of Loveland Storm Drainage Criteria Addendum.
12. Prior to approval of a Final Development Plan and Final Plat, the Developer shall provide the Loveland Stormwater Utility, within the Final Drainage & Erosion Control Report, hydraulic storm sewer sizing calculations utilizing the Urban Drainage & Flood Control District's excel spreadsheets, in accordance with page 4 of the City of Loveland Storm Drainage Criteria Addendum.

#### Building Division

13. Distances between residential duplex buildings shall be a minimum of 6 feet as measured between eaves; otherwise, fire rated construction as per Table R302.1, 2006 IRC as amended, shall be required.

## **PRELIMINARY PLAT**

#### Current Planning

1. Consideration to the name of Zander Court for a public street within this subdivision shall be subject to City Council approval. Zander Court does not conform to the City of Loveland street naming conventions for this area and must obtain a street name exemption.
2. Prior to acceptance of a Final Plat, the applicant shall provide a final signed mylar original of the Mariana Butte General Development Plan – Fourth Amendment (#P-8) as approved by City Council on November 3, 2009 (Ordinance #5470).

**RESOLUTION #12-01**

**A RESOLUTION APPROVING MARIANA BUTTE 25<sup>TH</sup> SUBDIVISION  
PRELIMINARY DEVELOPMENT PLAN, LOCATED WITHIN THE MARIANA  
BUTTE PLANNED UNIT DEVELOPMENT (#P-8), CITY OF LOVELAND, LARIMER  
COUNTY, COLORADO**

**WHEREAS**, a Preliminary Development Plan for a portion of the Mariana Butte PUD #P-8, 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 January 9, 2012, 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 Mariana Butte 25<sup>th</sup> Subdivision Preliminary Development Plan for 13.068 acres, more or less, being a portion of the Mariana Butte Planned Unit Development (#P-8) and subject to the Mariana Butte General Development (GDP), which Preliminary Development Plan is on file in the office of the City of Loveland Planning Division and is incorporated herein by this reference, is hereby conditionally approved, consistent with the recommendations and subject to the conditions set forth in Section IX of the Planning Staff Report dated January 9, 2012, as amended on the record by the Planning Commission in public hearing on January 9, 2012.

The Mariana Butte 25<sup>th</sup> Subdivision Preliminary Development Plan for Mariana Butte Planned Unit Development (#P-8) applies to the following described real property:

LOT 1 BLOCK 12 MARIANA BUTTE SEVENTH SUBDIVISION AND A PORTION OF TRACT A MARIANA BUTTE PUD FIRST SUBDIVISION, ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6<sup>TH</sup> P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

The above-described parcel contains 13.068 Acres, more or less, and is subject to all existing easements and/or rights of way of record.

**Section 2.** This Resolution shall be recorded with the Clerk and Recorder for Larimer County, Colorado, as soon as is reasonably possible after the expiration of the period for appeal set forth in Section 180.80.050 of the Loveland Municipal Code.

Resolved this 9<sup>th</sup> day of January, 2012.

ATTEST:

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Planning Commission Secretary

PLANNING COMMISSION:

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Robert Molloy, Chairperson  
City of Loveland Planning Commission

APPROVED AS TO FORM:

  
J. Yost Schmidt  
Deputy City Attorney

# AMENDED GENERAL DEVELOPMENT PLAN No. \_\_\_\_\_

AN AMENDMENT TO THE ADOPTED MARIANA BUTTE  
GENERAL DEVELOPMENT PLAN, DATED JANUARY 6, 1999

## DEVELOPMENT PLAN NARRATIVE

### A. Purpose of the Project

The following development standards apply only to the 233± acres comprising the Amended General Development Plan (G.D.P.). The purpose of this Amendment is to revise the existing G.D.P. based on the currently approved US Home Development (Mariana Butte Second and Fifth Subdivision) and the proposed Village P.U.D. (Mariana Butte Sixth Subdivision). This Amended G.D.P. will provide a variety of development types including single-family detached, paired and mixed use residential, office, retail, commercial and community services.

The following development standards apply only to the 13.3± acres comprising this Amended General Development Plan (G.D.P.). The purpose of this Amendment is to revise the existing G.D.P. based on the currently approved Mariana Butte G.D.P. dated January 6, 1999. Initially, the Mariana Butte General Development Plan established a neighborhood commercial area and an adjacent church parcel to benefit the predominantly residential character of the neighborhood. However, the non-residential areas that were established have slowly converted to residential use, and commercial uses have tended moved more toward the Highway 34 corridor. Surrounding homeowners have indicated that they would support single-family detached and paired single-family duplex units rather than the church or commercial uses. In addition, the area surrounding the former Mariano Medina cemetery will be designated as open space.

### B. Land Use

#### 1. Overall Concept

The Amended G.D.P. plan provides for a mix of uses, including conventional single-family detached residential, paired residential, multi-family units, apartments, community services, office, retail, commercial and assisted care living. The concept of the development is to provide a variety of development types within a series of small neighborhoods interconnected by open space and greenbelts with pedestrian traffic allowed to move freely between the neighborhoods. The neighborhoods will be designed in a cohesive manner and shall accommodate the varied design requirements of each development and the specific uses they will contain. The types of homes and densities will be designed to be appropriate to locational considerations, such as street patterns, adjacent uses, and location of project amenity areas. A design theme will be created for the project that ties together the individual components of each development through the use of tree-lined streets, pedestrian connections, buffer yard landscape and streetscape.

The Amended G.D.P. provides single-family detached and paired residences. The concept of the development is to provide the same type of development as the adjacent neighborhoods. The neighborhood will be designed in a cohesive manner and shall accommodate the design requirements. The types of homes and densities will be designed to be appropriate to topographical considerations, such as street patterns and adjacent uses. A design theme will be created for the neighborhood through the use of tree-lined streets, pedestrian connections, buffer yard landscape and streetscape.

#### 2. Land Use Categories and Definitions

The land use categories provided for in this Amended G.D.P. are single-family detached residential, single-family paired residential, mixed use residential, assisted care residential, office/commercial, retail, church and daycare:

- a. Single-family detached residential - a one family dwelling which is not attached to any other dwelling, located on individual lots.
- b. Single-family paired residential - a single-family unit attached to another single-family unit by common vertical walls.

#### 3. Neighborhood Structure

As indicated on the Amended G.D.P., the site has been planned as a series of neighborhoods. These neighborhoods will generally be bounded by residential collector or arterial streets and open space. Within each neighborhood, a maximum number of dwelling units will be allowed as designed on the Amended G.D.P., and will be designed in accordance with the development standards outlined on this plan. Primary elements providing structure to the neighborhoods include the open space corridor through the project, landscaped buffer-yards, streetscapes, a well defined pedestrian system and the tree-lined streets. As development progresses, minor density transfers and other adjustment may be made by administrative approval of the Current Planning Manager in accordance with Chapter 18.41 of the City of Loveland Municipal Code.

#### C. Circulation

##### 1. Overall Concept

Primary access to the site will be from West 1st Street, Namaqua Avenue, Rossum Drive, Foothills Drive and Crestone Drive. West 1st Street and Namaqua Avenue are classified as 2-lane arterials with Rossum Drive and Crestone Drive classified as collectors. Residential collectors such as Foothills Drive will provide access through this development to individual development parcels. Internal local streets and private drives will distribute traffic within each development parcel to higher classified roadway which then provides circulation throughout the entire Mariana Butte development.

##### 2. Vehicle Circulation

A series of residential and/or collector streets will collect and distribute traffic within each development parcel. Local streets and private drives will be designed to provide access within each neighborhood, with cross connection to adjacent neighborhoods. Local streets will vary in width based on traffic volumes generated by the specific development within each parcel.

### 3. Pedestrian Circulation

An overall system of pedestrian ways will be provided along roadways as well as through open space areas. Detached sidewalks will be provided along perimeter arterial collector streets and residential collector streets. Attached sidewalks will be provided on local streets, but may be detached at the developer's option.

### A. Public Facilities

#### 1. Overall Concept

All public facilities and services are readily available to, or near, the site. Utilities will be extended at the expense of the developer. Any oversizing of utilities requested by the City shall be eligible for a partial reimbursement by the City to the developer making the improvement.

#### 2. Water and Sanitary Sewer

Water and sanitary sewer service will be provided by the City of Loveland, and shall be extended or upgraded at the expense of the developer of each development parcel. A 16" watermain shall be extended in West 1st Street from Namaqua Road to Crestone Drive. An 8" offsite sanitary sewerline will be extended from Foothills Drive to the proposed development. Details of services will be provided at the time preliminary and final development plans are submitted for each development parcel.

#### 3. Storm Drainage

A preliminary drainage report has been prepared for the entire Mariana Butte P.U.D. this Amended G.D.P. General locations and sizes of detention and conveyance facilities are included in this report.

#### 4. Electric

Service will be provided by the City of Loveland Water and Power Department, and shall be extended or upgraded at the expense of the developer of each development parcel.

#### 5. Open Space

Open Space requirements have been met for the entire Mariana Butte P.U.D. at the time of dedication of the Mariana Butte Golf Course property to the City of Loveland, per the development agreement. Additional open space may be provided within each development parcel at the discretion of each developer, but no minimum open space dedication will be required.

#### 6. Schools

Namaqua Elementary School is adjacent to this development and will serve as a walk to school for the neighborhoods. The school site will be made accessible by the design of pedestrian walkways to the school property. Walt Clark Middle School and Thompson Valley High School currently service this development.

#### 7. Fire and Police

The development will be serviced by the City of Loveland's Police and Fire Departments.

## OVERALL DESIGN THEME

### A. Overall Concept

The design intent for this Amended G.D.P. is to create a sense of place through the careful integration of an overall design theme for the development. This theme will serve to provide a unique identity as well as a means of providing an overall sense of community among the various neighborhoods. The elements of the design concept will include consistent perimeter edge treatment, creation of man-made amenities, comprehensive landscape treatment, and attention to architectural elements. The general approach to each of these design components are described below. Details of these elements will occur as preliminary and final development plans are prepared for each development parcel.

### B. Perimeter Edge Treatment

#### 1. Architecture

One of the most important aspects of any development's overall appearance as viewed from its edges is the appearance of the man-made structures. Rear and side elevations of buildings will be detailed to provide visual interest and avoid unattractive views from adjacent streets. Careful attention will be paid to the retail/office and commercial architecture to ensure compatibility with the surrounding residential architecture and development.

#### 2. Landscaping

Perimeter landscape treatment will receive careful attention due to the project's location along arterial and collector roadways. A minimum 40' landscape setback as measured from the R.O.W. will provide a visual buffer and improve the aesthetics along West 1st Street, Rossum Drive, Namaqua Avenue and Crestone Drive. Landscape buffer must be fully contained within the common open space area and not within individual lot areas.

#### 3. Access

Entry points are proposed from West 1st Street, Rossum Drive, the private drive for Namaqua Elementary School off Namaqua Avenue and Shupe Place (private street) off Crestone Drive. Additional entry points may be provided as determined by preliminary design and specific development circulation requirements. Each entry point will be designed as part of the development's overall theme and may include entry walls, landscape and architectural treatment specific to the development.

#### 4. Fencing

The dominant form of edge treatment for screening and buffering will be landscape. However, fencing will be limited to a maximum of five (5') feet in height and must be an "architectural" decorative style. No solid fencing will be allowed within any of the designated buffer yard areas. Chain link and un-embellished stockade wooden fencing will be prohibited.

### C. Landscaping

#### 1. Overall Concept

Landscaping will be designed with a comprehensive theme for the entire development. Major project entries will be developed for each project image and will incorporate adjacent open space and streetscape treatment. Each project entry will be designed to compliment the site and not overpower it. By using adjacent open space, a broad sense of openness will be achieved. Collector streets will be designed with detached sidewalks, with traditional tree lawn and street trees. The overall concept will be to treat the roadways as tree-lined lanes reflective of established communities typical of Northern Colorado. This approach will help to visually unify the entire Mariana Butte development and will create a high quality streetscape environment.

#### 2. Maintenance

All landscaped areas of the development, including buffer yards, perimeter streetscape areas, common open space, landscaping within the R.O.W. and entry features, will be maintained by Private Homeowner's Association established for each development parcel.

### D. Architecture

#### 1. Overall Concept

The overall architectural concept will emphasize the following elements:

- a. Building form and character shall be of an appropriate scale. Design considerations will include the scale and form of the buildings major elements including roofs, walls and openings.
- b. Rear and side elevations of structures will be detailed to provide visual interest and avoid unattractive views from adjacent streets.
- c. Roofing materials, windows, building materials and finish will be coordinated to achieve a cohesive and unified appearance.

#### 2. Building Materials

Siding materials may be brick, stone, hardboard lap siding, board and batten siding, wood siding, vinyl, stucco or synthetic stucco, or as allowed by the approval of site specific preliminary and final development plans.

#### 3. Forms

A variety of setbacks and architectural elements are encouraged to provide variety in the architectural design. Gabled, mansard or other angled roof forms with a minimum 5/12 pitch are encouraged to provide a residential character to the development.

#### E. Landform Modifications

The site has gently sloping topography. The project will be designed to take advantage of the existing landform. Modification will occur in order to create visual interest and to provide for surface drainage throughout the site. The maximum cut at 16± feet will occur with the removal of a small ridge outcropping. The maximum fill of 6± feet will occur to accommodate drainage and design requirements.

## DEVELOPMENT STANDARDS AND REGULATIONS

The following development standards apply only to the 13± acres comprising this Amended G.D.P. The purpose of this amendment is to revise the existing G.D.P. in accordance with Chapter 18.41 of the Loveland Municipal Code. It is the intent of this plan is to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design within the applicable land use and development regulations in effect at the time of approval of this development.

### A. Permitted Uses

Permitted uses for this development will be detached and paired single-family residential units.

### B. Setbacks

Setback criteria will be established during Preliminary Development Plan process.

### C. Height

Detached and paired single-family buildings will be limited in height to thirty-five (35') feet. Building height shall be calculated as defined by the City of Loveland Municipal Code.

### D. Signs

#### 1. Permitted Signs

Signs permitted within the development shall include the following:

- a. Neighborhood Identification Signs - One sign may be located at each of the entry points to specific residential neighborhoods or Villages within a development.
- b. Directional and Regulatory Signs - Including street and traffic control signs.
- c. Placard(s) in the Open Space area detailing historic significance of site.

#### 2. Materials

Sign materials may include but are not limited to brick, stone, architectural block, stucco or synthetic stucco, brass or painted metals. Neighborhood identification signs shall not be illuminated.

#### 3. Application

Other than as noted above, signs shall be in accordance with the Loveland Municipal Code with regard to size, location, height, and other applicable standards, unless amended by the approved Preliminary Development Plan.

### E. Outdoor Storage of Recreational Vehicles

No boat, camper, trailer, motor home, bus, machine or inoperative vehicles may be stored on the property unless enclosed entirely in a garage or other architectural screen wall or fence; provided that the same may be temporarily parked upon a driveway or street as allowed by the City of Loveland Municipal Code.

### F. Architectural Review Committee

Each development within this Amended General Development Plan shall establish an Architectural Review Committee to review and approve all buildings to be constructed within each Development Parcel. No building or other structure shall be erected, placed or altered on any lot until plans have been submitted and approved by the Committee. The Committee will utilize this Amended G.D.P., as well as site specific approved Preliminary and Final Development Plans and guidelines/covenants as the basis for review. A letter of approval for architectural plans from the architectural control committee shall accompany each submittal for building permits.

## SIGNATURE BLOCK

### Ownership Certification

The undersigned, having ownership in the land included in this Amended General Development Plan, hereby consent to the preparation and recordings of this Amended G.D.P.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

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

Its: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_.

## CITY APPROVALS

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ by the Current Planning Manager of the City of Loveland, Colorado

Current Planning Manager \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ by the City Engineer of the City of Loveland, Colorado

City Engineer \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ by the City Attorney of the City of Loveland, Colorado

City Attorney \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ by the City Planning Commission of the City of Loveland, Colorado

Chairperson \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_\_\_ by the City Council of the City of Loveland, Colorado

Mayor \_\_\_\_\_

Attest \_\_\_\_\_

|             |                         |
|-------------|-------------------------|
| PROJECT NO. | 08017                   |
| SCALE       | HORIZ.: NA<br>VERT.: NA |
| DATE        | 8/20/09                 |
| REVISIONS   | 1                       |
| DESCRIPTION |                         |
| DATE        |                         |

ATTACHMENT 2

Mountain Gate Development  
Loveland, Colorado

Amended G.D.P. Notes

**KBN**  
ENGINEERS  
820 8th Street Greeley, Colorado  
(970) 395-9880

NOTES:

- ALL ACCESS POINTS, ROADWAYS AND ROADWAY ALIGNMENTS ARE CONCEPTUAL. ACTUAL ALIGNMENTS OF ROADWAYS AND LOCATIONS OF ACCESS POINTS ARE TO BE DETERMINED AT A TIME OF FUTURE DEVELOPMENT PROPOSALS.
- TEN (10') FEET OF ADDITIONAL RIGHT-OF-WAY ALONG WEST 1st STREET AND NAMAQUA AVENUE ADJACENT TO THE PROPERTY WILL BE DEDICATED TO THE CITY BY SEPARATE DOCUMENT UPON APPROVAL OF THIS AMENDED GDP. RECEPTION NO. \_\_\_\_\_ AND NO. \_\_\_\_\_

# AMENDED GENERAL DEVELOPMENT PLAN No. \_\_\_\_\_

AN AMENDMENT TO THE ADOPTED MARIANA BUTTE GENERAL DEVELOPMENT PLAN, DATED JANUARY 6, 1999

## LEGAL DESCRIPTIONS OF AMENDED GENERAL DEVELOPMENT PLAN

PARCEL A: LOT 1, BLOCK 12 MARIANA BUTTE 7th SUBDIVISION

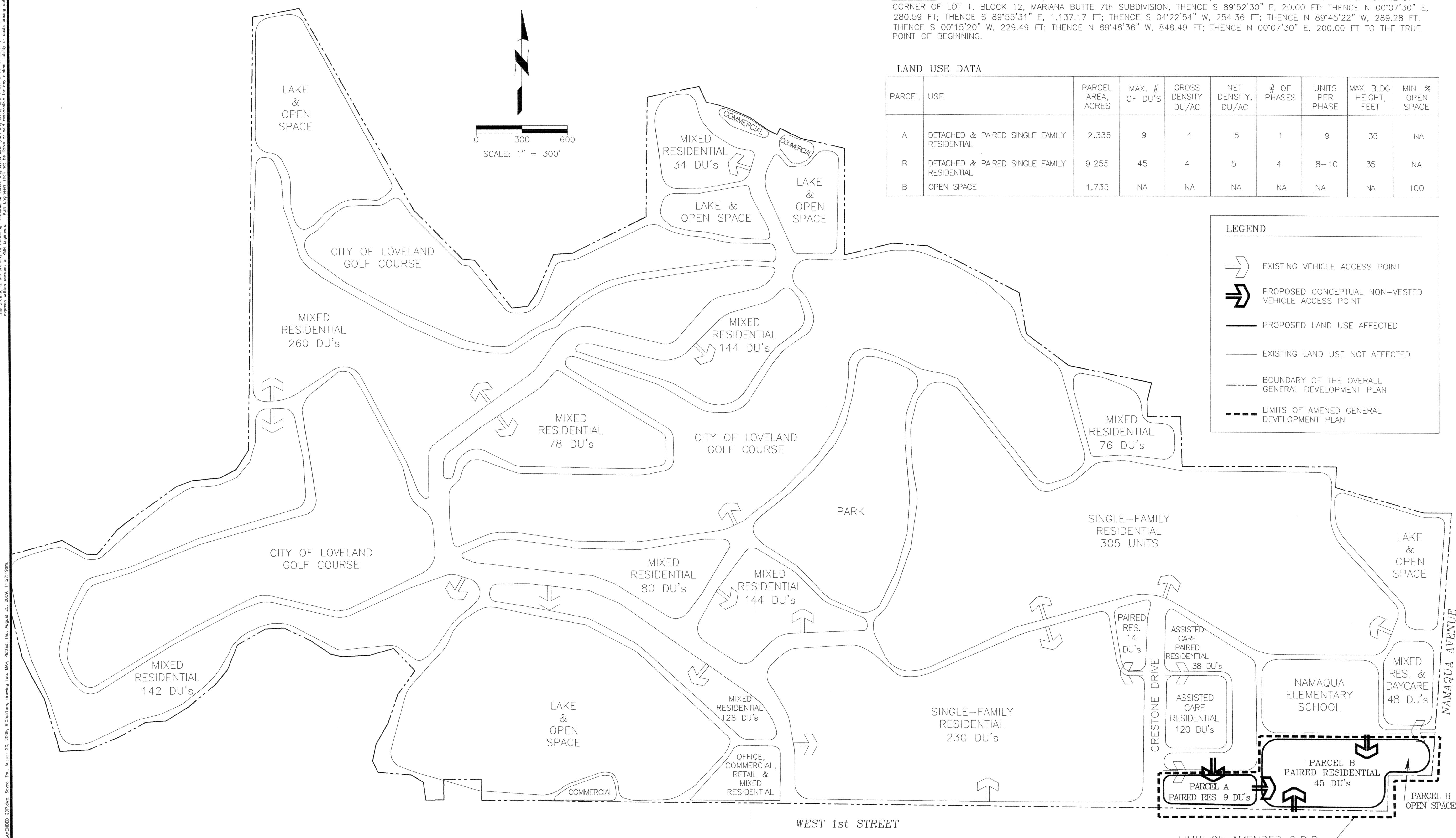
PARCEL B: A PORTION OF TRACT A, MARIANA BUTTE PUD 1st SUBDIVISION, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK 12, MARIANA BUTTE 7th SUBDIVISION, THENCE S 89°52'30" E, 20.00 FT; THENCE N 00°07'30" E, 280.59 FT; THENCE S 89°55'31" E, 1,137.17 FT; THENCE S 04°22'54" W, 254.36 FT; THENCE N 89°45'22" W, 289.28 FT; THENCE S 00°15'20" W, 229.49 FT; THENCE N 89°48'36" W, 848.49 FT; THENCE N 00°07'30" E, 200.00 FT TO THE TRUE POINT OF BEGINNING.

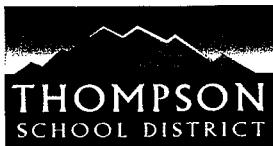
## LAND USE DATA

| PARCEL | USE   | PARCEL AREA, ACRES | MAX. # OF DU'S | GROSS DENSITY DU/AC | NET DENSITY DU/AC | # OF PHASES | UNITS PER PHASE | MAX. BLDG. HEIGHT, FEET | MIN. % OPEN SPACE |
|--------|---|--------------------|----------------|---------------------|-------------------|-------------|-----------------|-------------------------|-------------------|
| A      | DETACHED & PAIRED SINGLE FAMILY RESIDENTIAL | 2.335              | 9              | 4                   | 5                 | 1           | 9               | 35                      | NA                |
| B      | DETACHED & PAIRED SINGLE FAMILY RESIDENTIAL | 9.255              | 45             | 4                   | 5                 | 4           | 8-10            | 35                      | NA                |
| B      | OPEN SPACE                                  | 1.735              | NA             | NA                  | NA                | NA          | NA              | NA                      | 100               |

## LEGEND

- EXISTING VEHICLE ACCESS POINT
- PROPOSED CONCEPTUAL NON-VESTED VEHICLE ACCESS POINT
- PROPOSED LAND USE AFFECTED
- EXISTING LAND USE NOT AFFECTED
- BOUNDARY OF THE OVERALL GENERAL DEVELOPMENT PLAN
- LIMITS OF AMENDED GENERAL DEVELOPMENT PLAN





August 29, 2011

Jeff Bailey  
City of Loveland  
Transportation Development Review  
500 E. 3<sup>rd</sup>  
Loveland, Colorado 80537

Dear Mr. Bailey:

The Thompson School District has, in principal, agreed to the connection of the street system for the Mariana Butte 25<sup>th</sup> subdivision (aka Mountain Gate) to our private road under the following conditions:

1. The street that connects to our road shall be constructed so as to only physically allow right turns on to our street.
2. This connecting street shall be placed so that the western sidewalk will align with the raised crosswalk.
3. Appropriate fencing shall be installed along the north side of the development to prevent foot traffic access from anywhere other than the connecting street.

Attached is a site plan, dated 4/11/11, provided by the developer. This site plan is an accurate representation of what the District is agreeing to allow as a connection to our private street.

Sincerely,

Michael Jones  
Assistant Superintendent

/stt

# **Mountain Gate Development**

## **Transportation Impact Study**

February 2, 2009

### **Prepared for:**

Mr. Jess Rodriguez  
Colorado Scene Development Corporation  
5534 Stone Church Court  
Loveland, CO 80537

### **Prepared By:**

ELB Engineering, LLC  
Eric L. Bracke PE, PTOE  
5401 Taylor Lane  
Fort Collins, CO  
Phone: 970-988-7551  
Fax: 970225-8942  
[ELBEngineering@lpbroadband.net](mailto:ELBEngineering@lpbroadband.net)



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#### IV. Site Traffic

Site generated traffic was estimated using the techniques of the *Institute of Transportation Engineers Trip Generation Manual, 7<sup>th</sup> Edition*. The manual presents trip generation rates from numerous land use studies. The results of the trip generation estimation process are displayed below in Table 1.

At full build out of the project, Mountain Gate Development is expected to generate approximately 517 daily trip ends, 40 morning trip ends, and 55 afternoon trip ends. This amount of traffic is not overly significant and manageable from a traffic engineering perspective. No trip reductions as a result of alternative modes of transportation have been assumed in the analyses.

Table 1 – Trip Generation Calculations

| Use                          | ITE CODE | Size | Daily Rate | Daily Trips | AM Rate |    | AM Trips  |      | PM Rate   |      | PM Trips  |      |           |
|------------------------------|----------|------|------------|-------------|---------|----|-----------|------|-----------|------|-----------|------|-----------|
|                              |          |      |            |             | IN      | IN | OUT       | OUT  | IN        | IN   | OUT       | OUT  |           |
| Phase I                      |          |      |            |             |         |    |           |      |           |      |           |      |           |
| single family dwelling units | 210      | 54.0 | 9.57       | 517         | 0.19    |    | 10        | 0.56 | 30        | 0.64 | 35        | 0.37 | 20        |
| <b>TOTAL</b>                 |          |      |            | <b>517</b>  |         |    | <b>10</b> |      | <b>30</b> |      | <b>35</b> |      | <b>20</b> |

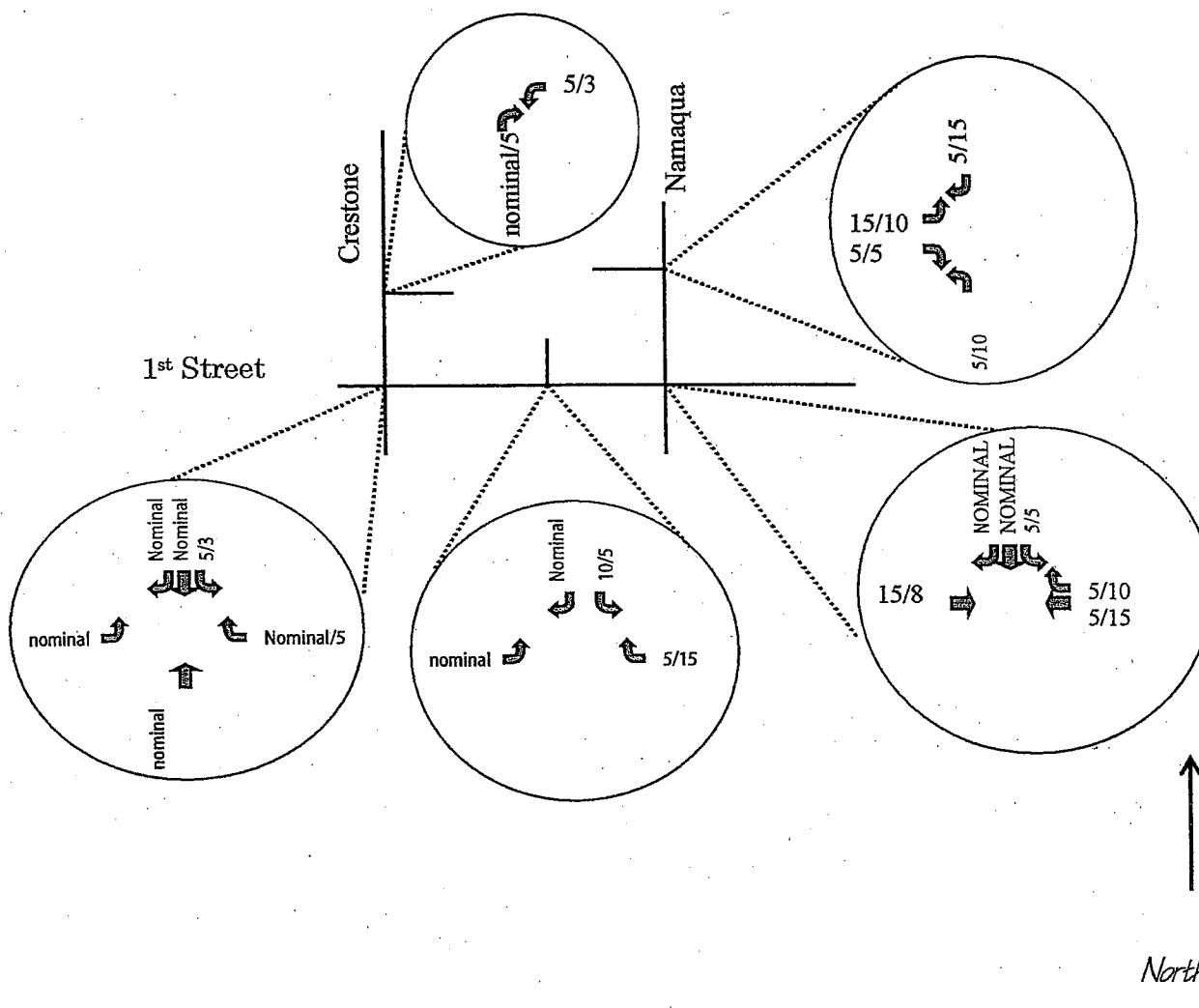


Figure 4 : Site Generated Traffic (AM/PM)

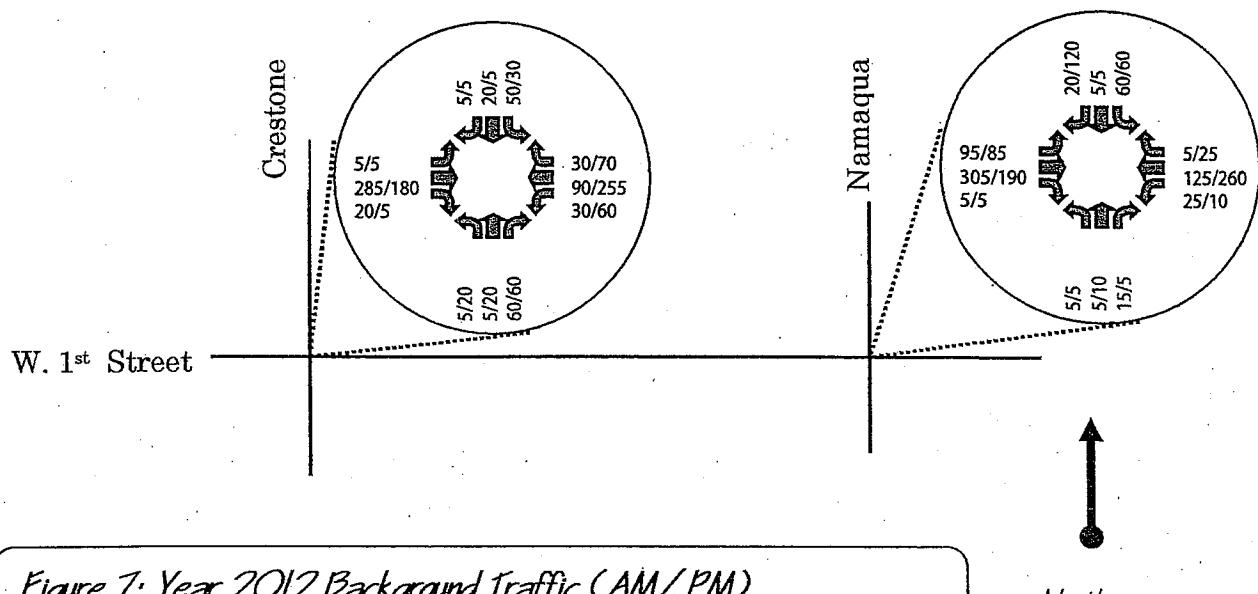


Figure 7: Year 2012 Background Traffic (AM/PM)

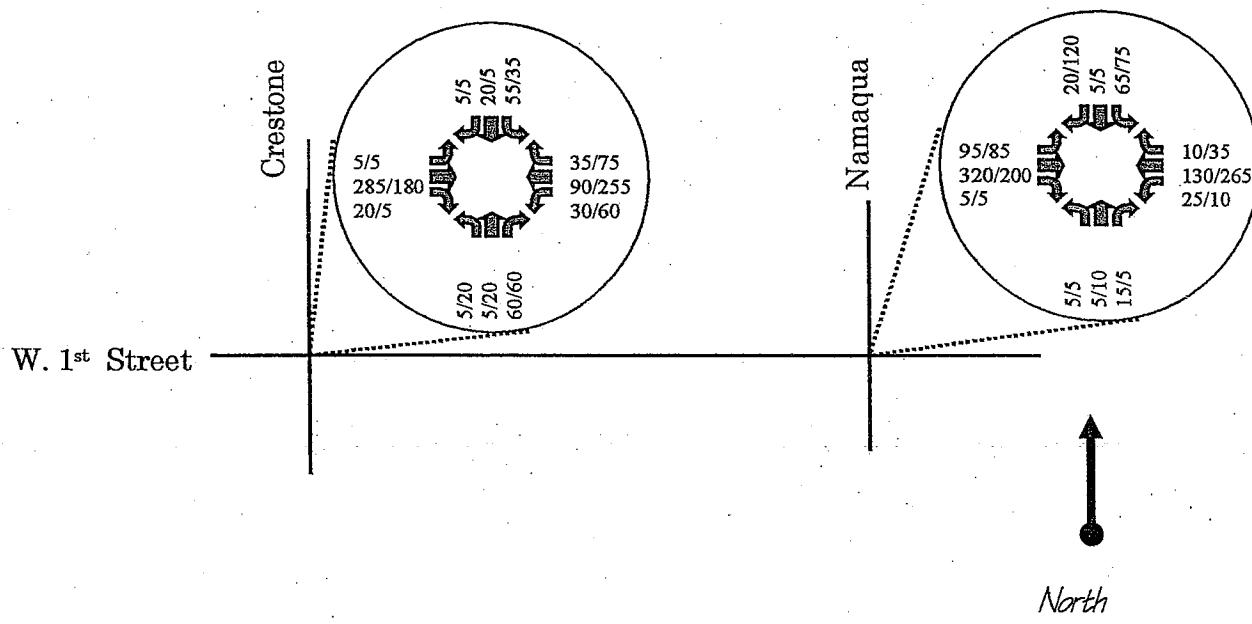


Figure 8: Year 2012 Total Traffic (AM/PM)

**Table 4 – Link Volume Summary**

| Street Segment          | Direction | Existing Traffic | 2028 Background Traffic | 2028 Project Traffic | 2028 Total Traffic | ACF Threshold | ACF |
|-------------------------|-----------|------------------|-------------------------|----------------------|--------------------|---------------|-----|
| W. 1st Street           | EB        | 385              | 140                     | 15                   | 540                | 910           | YES |
|                         | NB        | 145              | 55                      | 10                   | 210                | 910           | YES |
| W. 1st Street           | EB        | 265              | 105                     | 10                   | 380                | 910           | YES |
|                         | NB        | 370              | 130                     | 20                   | 520                | 910           | YES |
| Crestone n/o 1st Street | NB        | 40               | 20                      | 5                    | 65                 | 335           | YES |
|                         | SB        | 75               | 30                      | 5                    | 110                | 335           | YES |
| Crestone n/o 1st Street | NB        | 90               | 35                      | 5                    | 130                | 335           | YES |
|                         | SB        | 40               | 20                      | 5                    | 65                 | 335           | YES |
| Nanagua n/o 1st Street  | NB        | 95               | 55                      | 5                    | 155                | 970           | YES |
|                         | SB        | 85               | 45                      | 5                    | 135                | 970           | YES |
| Nanagua n/o 1st Street  | NB        | 115              | 55                      | 5                    | 175                | 970           | YES |
|                         | SB        | 175              | 75                      | 10                   | 260                | 970           | YES |

## C. Pedestrian/Bicycle/School Routing Level of Service

Section 4.5.3 B of the *LUCASS* Standards requires that all developments prepare a LOS analysis of the pedestrian and bicycle facilities. The major destinations within a  $\frac{1}{4}$  mile radius are the Namaqua Elementary School and the Marianna Butte golf course. The children living in the Mountain Gate Development will have a very short walk to get to school. At the time of this writing, a detailed site plan has not yet been developed. A detailed pedestrian analysis will be completed at the time of the PDP submittal.

### 1. Bicycle Facilities

- a. All roadways within the development will be classified as local roads. Access to Crestone, Namaqua, and W. 1<sup>st</sup> Street will be relatively easy. All of these surrounding roadways currently have bike lanes in place that connect to the City's bike system. **Result: LOS A for Bikes**

### 2. Pedestrian Facilities

- a. Security: The site plan will need to provide well-situated and good lighting throughout the development. **Result: LOS A**
- b. Directness: The site plan needs to show continuous and direct pedestrian walkways throughout the development. There will be good access to the elementary school and the adjacent development. Estimated ratio is  $<1.4$  for the majority of the development. **Result: LOS A.**
- c. Continuity: Pedestrian walkways will connect to the existing walkways that are surrounding the development. **Result: LOS A.**
- d. Street Crossings: All crossings in the development will be unsignalized crossing on local roadways. The unsignalized crossings are provided throughout the project. The proposal should have each crossing well marked with unobstructed lines of sight, curb ramps, and good pedestrian character. **Result: LOS A.**
- e. Visual Appeal: The determination of visual appeal is difficult to measure since the architecture of the development has not yet been determined. The walks and landscaping will meet the City standards. **Minimum result: LOS B.**
- f. Surface Condition: This project will be all new construction so the concrete will not have any breaks or cracks. **Result: LOS A.**

**MARIANA BUTTE 25th SUBDIVISION-PDP**  
**PRELIMINARY DEVELOPMENT PLAN FOR A PLANNED UNIT DEVELOPMENT**  
**LOVELAND, COLORADO**  
**KBN PROJECT No. 08017**  
**OCTOBER 5, 2010**  
**REVISED NOVEMBER 11, 2011**

PRELIMINARY REVIEW SET  
NOT FOR CONSTRUCTION

KETTERLING, BUTHERUS, & NORTON  
ENGINEERS, INC.

## INDEX

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| SHEET | DESCRIPTION  |
|-------|--|
| 1     | — TITLE & SHEET INDEX                                |
| 2     | — PRELIMINARY DEVELOPMENT PLAN NOTES                 |
| 3     | — EXISTING TOPOGRAPHIC SURVEY & DEMOLITION PLAN      |
| 4     | — SITE & PHASING PLAN                                |
| 5     | — UTILITY PLAN                                       |
| 6     | — GRADING PLAN                                       |
| 7     | — DRAINAGE PLAN                                      |
| 8-10  | — PRELIMINARY LANDSCAPE PLAN (BY SITE DESIGN)        |
| 11-16 | — BUILDING ELEVATIONS (BY CASSEDAY CREATIVE DESIGNS) |

## BENCHMARK & CONTROL POINT DESCRIPTIONS

BENCHMARK: CITY OF LOVELAND BENCHMARK 95 62, ALUMINUM DISK ON CONCRETE IRRIGATION HEADWALL AT THE SOUTHWEST CORNER OF THE INTERSECTION OF WEST 1st STREET AND NAMAQUA AVENUE. ELEVATION = 5033.40

CP-1 S. 1/4 CORNER SEC. 16-5-69, OR CENTER OF INTERSECTION AT WEST 1st STREET AND NAMAQUA AVENUE.  
FND. 2 1/2" PIPE W/2 1/2" DIA. ALUM. CAP (LS 11989) ELEV.=5033.79, N=10,000.000 E=9,999.982

CP-3 LOCATED APPROXIMATELY 1,717 FEET N 81°44'49" W FROM CP-1, FND. ½" REBAR W/1" DIA. PLASTIC C (LS 32829) ELEV.=5070.85, N=10,246.446 E=8,300.906

CP-8 APPROXIMATELY 523 FEET N 00°00'21" W OF CP-1, FND.  $\frac{1}{2}$ " REBAR W/1" DIA. PLASTIC CAP LS 16415  
ELEV -5023.08 N-10,522,877 E-9,999,929

## STANDARD ABBREVIATIONS

|              |   |  |        |   |                                  |
|--------------|---|--|--------|---|----------------------------------|
| A            | = | ARC LENGTH   | M.J.   | = | MECHANICAL JOINT                 |
| A.B.C.       | = | AGGREGATE BASE COURSE                              | MO     | = | MINIMUM OPENING ELEVATION        |
| AC-FT        | = | ACRE-FEET  | N      | = | NORTHING                         |
| ADS          | = | ADVANCED DRAINAGE SYSTEM                           | NPW    | = | NON-POTABLE WATER                |
| B.E.         | = | BUILDING ENVELOPE                                  | NWCWD  | = | NORTH WELD COUNTY WATER DISTRICT |
| B.O.W.       | = | BOTTOM OF WALL                                     | OHP    | = | OVERHEAD POWER LINE              |
| CL           | = | CENTERLINE   | P.C.   | = | POINT OF CURVATURE               |
| C. & G.      | = | CURB & GUTTER                                      | P.C.C. | = | POINT OF COMPOUND CURVE          |
| C., G. & SW. | = | CURB, GUTTER & SIDEWALK                            | P.C.R. | = | POINT OF CURVE RETURN            |
| CDOT         | = | COLORADO DEPARTMENT OF TRANSPORTATION              | P.I.   | = | POINT OF INTERSECTION            |
| CFS          | = | CUBIC FEET PER SECOND                              | PL     | = | PROPERTY LINE                    |
| CMP          | = | CORRUGATED METAL PIPE                              | PP     | = | POWER/UTILITY/LIGHT POLE         |
| CONST.       | = | CONSTRUCT  | P.O.C. | = | POINT ON CURVE                   |
| CP           | = | CONTROL POINT                                      | P.R.C. | = | POINT OF REVERSE CURVE           |
| CTV          | = | CABLE TELEVISION                                   | PSI    | = | POUNDS PER SQUARE INCH           |
| CY           | = | CUBIC YARD   | P.T.   | = | POINT OF TANGENCY                |
| DE           | = | DRAINAGE EASEMENT                                  | PVC    | = | POLYVINYL CHLORIDE PIPE          |
| DIA.         | = | DIAMETER   | R      | = | RADIUS                           |
| DIP          | = | DUCTILE IRON PIPE                                  | RCB    | = | REINFORCED CONCRETE BOX          |
| E            | = | EASTING  | RCP    | = | REINFORCED CONCRETE PIPE         |
| EL.          | = | ELEVATION  | RD     | = | ROOF DRAIN                       |
| ELEV.        | = | ELEVATION  | R.O.W. | = | RIGHT-OF-WAY                     |
| E.O.A.       | = | EDGE OF ASPHALT                                    | RT.    | = | RIGHT                            |
| EX.          | = | EXISTING   | S      | = | FLOWLINE SLOPE                   |
| FES          | = | FLARED END SECTION                                 | S.B.   | = | CURB STOP BOX                    |
| FF           | = | FINISHED FLOOR ELEV.                               | SD     | = | STORM DRAIN                      |
| F.H.         | = | FIRE HYDRANT                                       | SDR    | = | STANDARD DIMENSION RATIO         |
| FL           | = | CURB & GUTTER/SWALE FLOWLINE                       | S.F.   | = | SQUARE FEET                      |
| F.L.         | = | CURB & GUTTER/SWALE FLOWLINE                       | \$     | = | SECTION LINE                     |
| FLG.         | = | FLANGE   | SS     | = | SANITARY SEWER LINE              |
| FND.         | = | FOUND  | S.STL  | = | STAINLESS STEEL                  |
| GAR          | = | GARAGE FINISHED FLOOR ELEVATION                    | S.Y.   | = | SQUARE YARDS                     |
| G.V.         | = | GATE VALVE   | T.B.   | = | THRUST BLOCK                     |
| G.W.         | = | GUY WIRE ANCHOR                                    | TEL    | = | TELEPHONE LINE                   |
| G.W.E.       | = | APPROXIMATE GROUNDWATER ELEVATION                  | T.O.A. | = | TOP OF ASPHALT                   |
| H.B.P.       | = | HOT BITUMINOUS PAVEMENT                            | TOF    | = | TOP OF FOUNDATION                |
| HC           | = | HANDICAP RAMP                                      | T.O.P. | = | TOP OF PIPE ELEVATION            |
| HDPE         | = | HIGH DENSITY POLYETHYLENE                          | T.O.W. | = | TOP OF WALL ELEVATION            |
| HERCP        | = | HORIZONTAL ELLIPTICAL REINFORCED CONCRETE PIPE     | TYP.   | = | TYPICAL                          |
| H.P.         | = | HIGH POINT   | UGP    | = | UNDERGROUND POWER LINE           |
| H.W.E.       | = | HIGH WATER ELEVATION                               | U&DE   | = | UTILITY & DRAINAGE EASEMENT      |
| I.E.         | = | INVERT ELEVATION                                   | UE     | = | UTILITY EASEMENT                 |
| INV.         | = | INVERT ELEVATION                                   | VCP    | = | VITRIFIED CLAY PIPE              |
| L.F.         | = | LINEAR FEET  | V.P.C. | = | VERTICAL POINT OF CURVATURE      |
| LT.          | = | LEFT   | V.P.I. | = | VERTICAL POINT OF INTERSECTION   |
| MGPEC        | = | METROPOLITAN GOVERNMENT PAVEMENT ENGINEERS COUNCIL | V.P.T. | = | VERTICAL POINT OF TANGENCY       |
| MH           | = | MANHOLE  | W      | = | WATER LINE                       |
|              |   |  | WV     | = | WATER VALVE                      |
|              |   |  | W.W.F. | = | WELDED WIRE FABRIC               |

ALL UTILITY NOTIFICATION  
CENTER OF COLORADO

**TOLL FREE No. 811**

ALL 2-BUSINESS DAYS IN ADVANCE  
TORE YOU DIG, GRADE, OR EXCAVATE  
OR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES

**VICINITY MAP**  
NOT TO SCALE

**PROJECT LOCATION**

**W. EISENHOWER BLVD.**

**NAMAQUA AVE.**

**WILSON AVE.**

**S. TAFT AVE.**

**W. 1st STREET**

**LAKE LOVELAND**

**VICINITY MAP**  
NOT TO SCALE

**PROJECT LOCATION**

**W. EISENHOWER BLVD.**

**NAMAQUA AVE.**

**WILSON AVE.**

**S. TAFT AVE.**

**W. 1st STREET**

**LAKE LOVELAND**

## **VICINITY MAP**

## NOTES:

1. THE CONTRACTOR SHALL NOTIFY ALL UTILITY COMPANIES INCLUDING BUT NOT LIMITED TO XCEL ENERGY (GAS), QWEST COMMUNICATIONS (TELEPHONE), CITY OF LOVELAND POWER & WATER, COMCAST (CABLE), THE CITY OF LOVELAND PUBLIC WORKS DEPARTMENT PRIOR TO COMMENCING CONSTRUCTION TO HAVE ALL LINES AND CONDUITS FIELD LOCATED.
2. THE SIZE, TYPE AND LOCATION OF ALL KNOWN UNDERGROUND UTILITIES ARE APPROXIMATE WHEN SHOWN ON THESE DRAWINGS. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL UNDERGROUND UTILITIES IN THE AREA OF THE WORK BEFORE COMMENCING NEW CONSTRUCTION.
3. ALL WORK SHALL BE CONSTRUCTED TO THE LARIMER COUNTY URBAN AREA STREET STANDARDS SPECIFICATIONS UNLESS THESE PLANS & SPECIFICATIONS ARE MORE RESTRICTIVE, IN WHICH CASE THEY SHALL CONTROL.
4. THE STREETS ADJACENT TO THE CONSTRUCTION AREA SHALL BE CLEARED OF DEBRIS GENERATED BY THE PROJECT BY THE CONTRACTOR AT THE EARLIEST OPPORTUNITY, BUT IN NO CASE SHALL THE ROADS BE LEFT UNECLED AFTER THE COMPLETION OF THE DAY'S WORK. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PROVIDE THE NECESSARY EQUIPMENT AND MATERIAL TO SATISFACTORILY CLEAN THE ROADWAYS AT NO ADDITIONAL COST TO THE PROJECT.
5. CONTRACTOR SHALL HAVE A REGISTERED LAND SURVEYOR TIE OUT & RESET ANY PROPERTY CORNERS OR SECTION CORNERS TO BE DISTURBED.
6. ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.

OWNER  
JESS RODRIGUEZ  
5534 STONE CHURCH COURT  
LOVELAND, CO 80537  
970-217-9602 (PHONE)

CIVIL ENGINEER  
KBN ENGINEERS, LLC  
820 8th STREET  
GREELEY, CO 80631  
970-395-9880 (PHONE)  
970-395-9881 (FAX)  
CONTACT MIKE KETTERLING

SURVEYOR  
INTERMILL LAND SURVEYING, INC.  
1301 NORTH CLEVELAND AVENUE  
LOVELAND, CO 80537  
970-669-0516 (PHONE)  
970-635-9775 (FAX)  
CONTACT: STEVE STENCEL

TRAFFIC ENGINEER  
ELB ENGINEERING, LLC  
5401 TAYLOR LAND  
FORT COLLINS, CO  
970-988-7551 (PHONE)  
970-225-8942 (FAX)  
CONTACT: ERIC BRACKE, PE, PTOE

#### LEGEND

|                     |  |
|---------------------|--|
| ◊                   | SECTION LINE   |
| ●                   | SECTION CORNER BY OTHERS                                 |
| B-2<br>5030.8       | CONTROL POINT  |
|                     | BORE HOLE 2 W/ SURFACE ELEVATION                         |
| ○                   | PROPERTY LINE  |
| — — — — —           | PROPERTY CORNER FOUND                                    |
| — — — — —           | EASEMENT LINE  |
| — — — — —           | CENTERLINE   |
| — — — — —           | RIGHT-OF-WAY LINE  |
| — — — — —           | EXISTING BUILDING  |
| — — — — —           | PROPOSED BUILDING  |
| — — — — —           | EXISTING EDGE OF ASPHALT                                 |
| — — — 15" CMP — — — | EXISTING 15" CORRUGATED METAL PIPE                       |
| — — — 12" RCP — — — | EXISTING 12" REINFORCED CONCRETE PIPE                    |
| — — — — —           | EXISTING CURB, GUTTER & 5.0' SIDEWALK                    |
| — — — — —           | PROPOSED CURB, GUTTER & 5' ATTACHED SIDEWALK             |
| —                   | EXISTING SIGN  |
| —                   | PROPOSED SIGN  |
| —                   | EXISTING/PROPOSED AREA OF CONCRETE                       |
| ∅                   | EXISTING POWER POLE                                      |
| ←                   | EXISTING GUY WIRE  |
| □                   | EXISTING POWER PEDESTAL                                  |
| ■                   | EXISTING POWER TRANSFORMER                               |
| ⊗                   | EXISTING LIGHT POLE                                      |
| ●                   | PROPOSED LIGHT POLE                                      |
| UGP                 | EXISTING UNDERGROUND POWER                               |
| UGP                 | PROPOSED UNDERGROUND POWER LINE                          |
| W SS G TEL          | EXISTING WATER, SAN. SEWER, GAS & TELEPHONE MARKER POSTS |
| — — — — —           | EXISTING CABLE TV PEDESTAL, LINE & MARKER POST           |
| □                   | EXISTING TELEPHONE PEDESTAL                              |
| FOT                 | EXISTING FIBER OPTIC PHONE CABLE                         |
| TEL                 | EXISTING TELEPHONE CABLE                                 |
| TEL                 | PROPOSED TELEPHONE CABLE                                 |
| GAS                 | EXISTING GAS LINE & VALVE                                |
| GAS                 | PROPOSED GAS LINE  |
| — — — — —           | EXISTING FENCE LINE                                      |
| — — — — —           | EXISTING WATER LINE                                      |
| — — — — —           | EXISTING FIRE HYDRANT & VALVE                            |
| — — — — —           | EXISTING WATER LINE PLUG & THRUST BLOCK                  |
| — — — — —           | EXISTING WATER SERVICE LINE                              |
| — — — — —           | EXISTING WATER SERVICE METER                             |
| — — — — —           | EXISTING CURB STOP BOX                                   |
| — — — — —           | PROPOSED WATER LINE & VALVE                              |
| — — — — —           | FUTURE WATER LINE & VALVE                                |
| — — — — —           | PROPOSED WATER SERVICE LINE                              |
| — — — — —           | PROPOSED FIRE HYDRANT                                    |
| — — — — —           | PROPOSED WATER LINE PLUG & THRUST BLOCK                  |
| — — — — —           | EXISTING SANITARY SEWER LINE & MANHOLE                   |
| — — — — —           | PROPOSED SANITARY SEWER LINE & MANHOLES                  |
| — — — — —           | PROPOSED SANITARY SEWER LINE & MANHOLES                  |
| — — — — —           | PROPOSED SANITARY SEWER SERVICE LINE                     |
| — — — — —           | EXISTING 18" STORM DRAIN & MANHOLE                       |
| — — — — —           | EXISTING INLET   |
| — — — — —           | PROPOSED STORM DRAIN & MANHOLE                           |
| — — — — —           | FUTURE STORM DRAIN & MANHOLE                             |
| — — — — —           | EXISTING CONTOUR 4684                                    |
| — — — — —           | EXISTING INDEX CONTOUR 4685                              |
| — — — — —           | PROPOSED CONTOUR 4684                                    |
| — — — — —           | PROPOSED INDEX CONTOUR 4685                              |

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF LOVELAND CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

## DEVELOPMENT PLAN NARRATIVE

### A. Purpose of the Project

The following development standards apply only to the 13.3± acres comprising this Preliminary Development Plan (P.D.P.) of the Mariana Butte Twenty-Fifth Subdivision.

### B. Land Use

#### 1. Overall Concept

The Preliminary Development Plan provides single-family detached and paired residences. The concept of the development is to provide the same type of development as the adjacent neighborhoods. The neighborhood will be designed in a cohesive manner and shall accommodate the design requirements. The types of homes and densities will be designed to be appropriate to topographical considerations, such as street patterns and adjacent uses. A design theme will be created for the neighborhood through the use of tree-lined streets, pedestrian connections where possible, buffer yard landscape and streetscape.

#### 2. Land Use Categories and Definitions

The land use categories provided for in this Preliminary Development Plan are single-family detached residential, single-family paired residential and open space.

##### a. Single-family detached residential

A one family dwelling which is not attached to any other dwelling, located on individual lots/building envelopes.

##### b. Single-family paired residential

A single-family unit attached to another single-family unit by common vertical walls.

##### c. A 0.86± acre outlet

An outlet on the east end of the property containing the Mariano Medina family cemetery will be designated as open space, and will be donated to the Loveland Historical Society.

#### 3. Neighborhood Structure

As indicated on the Amended G.D.P. documents, Mariana Butte PUD was planned as a series of neighborhoods. These neighborhoods were to be bounded by residential collector or arterial streets and open space. Within each neighborhood, a maximum number of dwelling units was to be allowed as designed on the Amended G.D.P., and be designed in accordance with the development standards outlined on this plan. Primary elements providing structure to the neighborhoods include landscaped buffer-yards, streetscapes, a well defined pedestrian system and the tree-lined streets. As development progresses, minor density transfers and other adjustment may be made by administrative approval of the Current Planning Manager in accordance with Chapter 18.41 of the City of Loveland Municipal Code.

### C. Circulation

#### 1. Overall Concept

Primary access to the sites will be from West 1st Street, Namaqua Avenue and Crestone Drive. West 1st Street and Namaqua Avenue are classified as 2-lane arterials, with Crestone Drive classified as a collector. Internal local streets will distribute traffic within each development parcel to higher classified roadways.

#### 2. Vehicle Circulation

A series of residential streets will collect and distribute traffic within each development parcel. Local streets and private drives are designed to provide access within each neighborhood. All streets will be public rights-of-way except for Longs Peak Place, which is the portion of roadway that connects to Namaqua Elementary School's private drive. That portion will be private and be maintained by the Homeowner's Association.

#### 3. Pedestrian Circulation

An overall system of pedestrian sidewalks will be provided along roadways. Detached sidewalks will be provided along West 1st Street. Attached sidewalks will be provided on local streets, but may be detached at the developer's option.

### D. Public Facilities

#### 1. Overall Concept

All public facilities and services are readily available to, or near, the site. Utilities will be extended at the expense of the developer.

#### 2. Phasing

Water, sanitary sewer and storm drainage have been designed with the phasing plan.

#### 3. Water and Sanitary Sewer

Water and sanitary sewer service will be provided by the City of Loveland, and shall be extended or upgraded at the expense of the developer of each development parcel. Details of services will be provided at the time final development plans are submitted.

#### 4. Storm Drainage

A preliminary drainage report has been prepared for this Preliminary Development Plan. Locations and sizes of detention and conveyance facilities are included in this report.

#### 5. Electric

Service will be provided by the City of Loveland Water and Power Department, and shall be extended or upgraded at the expense of the developer of each development parcel.

#### 6. Open Space

Open Space requirements have been met for the entire Mariana Butte P.U.D. at the time of dedication of the Mariana Butte Golf Course property to the City of Loveland, per the development agreement. Additional open space may be provided within each development parcel at the discretion of each developer, but no minimum open space dedication will be required. An outlet on the east side of the project that contains the remains of the Mariano Medina family cemetery will be designated as open space, and donated to the Loveland Historical Society.

#### 7. Schools

Namaqua Elementary School is adjacent to this development and will serve as a walk-to school for the neighborhood. The school site will be made accessible by the design of pedestrian walkways to the school property. Walt Clark Middle School and Thompson Valley High School currently service this development.

#### 8. Fire and Police

The development will be serviced by the City of Loveland's Police and Fire Departments.

### E. Phasing

#### 1. Overall Concept

The development could be constructed in up to three phases. The project would be built from east to west, since the east end is the lowest point of the project, and the proposed detention pond would have to be constructed in the initial phase, as well as the two accesses to the property, and existing utilities are nearby.

#### 2. Phase 1

##### a. Location

Phase 1 is bounded by Namaqua Elementary School to the north, West 1st Street to the south, the proposed detention pond to the east, and the lots fronting North Pamela Drive to the west.

##### b. Site Access/Roadways

Construction of this phase will require that accesses be constructed on West 1st Street and on Namaqua Elementary School's private drive. Internal roadways will be constructed to City standards using LCUASS Figures 7-7L, 7-8L and 7-19, and be public right-of-way, except the connection to the school's private drive (Longs Peak Place), which will be privately maintained by the Homeowners Association. Temporary turnarounds will not be required. All curb, gutter, sidewalk and roadway improvements on West 1st Street will be constructed in this phase.

##### c. Number of Units/Density

There will be 25 units constructed in this phase. The gross density in this phase is 4.3 units per acre, while the net density is 5.5 units per acre. While the net density of this phase is higher than noted in the Amended General Development Plan, the average of all three phases is 5.1 units per acre (excluding the cemetery outlet).

### e. Utilities

This phase will connect to the City's existing 16" potable water main located along the north boundary of the project and 8" sanitary sewer main located in the school's private drive. The water line will be constructed through Phase 2 and looped back to the 16" main for water quality and fire flow protection. The proposed detention pond will also be constructed, along with the Phase 1 storm drainage system.

### f. Parking

All units will have 2-car garages, with space to park an additional 2 vehicles in each driveway. On-street parking will be allowed on both sides of the street, except in cul-de-sacs and along Longs Peak Place, where on-street parking will only be allowed on the west side of the roadway. The east side of the street will be signed "No Parking Fire Lane". There will be 4 spaces in the center of the cul-de-sac for lots fronting the cul-de-sac per LCUASS Figure 19-2L.

### 3. Phase 2

##### a. Location

Phase 2 is bounded by Namaqua Elementary School to the north, West 1st Street to the south, the proposed Phase 1 to the east, and existing duplex lots and the proposed Phase 3 to the west.

##### b. Site Access/Roadways

Construction of this phase will not require that any accesses be constructed, as they will have been constructed in Phase 1. All roadways will be constructed to City standards using LCUASS Figures 7-7L and 7-19, and be public right-of-way. There will also be two private drives within this phase; one at the west end of Medina Street that will allow access to 3 of the lots, and one at the south end of Thompson Court that will allow access to 4 of the lots.

##### c. Number of Units/Density

There will be 18 units constructed in this phase. The gross density in this phase is 4.4 units per acre, while the net density is 5.1 units per acre.

##### d. Utilities

This phase will connect to the existing 8" potable water and sanitary sewer mains from Phase 1. The water main will connect to the Phase 1 water for extension down Thompson Court. The Phase 2 storm drain in Medina Street will be extended to the boundary of Phase 3.

##### e. Parking

All units will have 2-car garages, with space to park 2 additional vehicles in each driveway. On-street parking will be available, as will 4 spaces in the center of the cul-de-sac for lots fronting the cul-de-sac per LCUASS Figure 19-2L, and an additional 4 spaces in off-street straight-in cul-de-sac parking per LCUASS Figure 19-3.

### 4. Phase 3

##### a. Location

Phase 3 is bounded by West 1st Street to the south, Crestone Drive to the west, existing duplex lots to the north, and Phase 2 to the east.

##### b. Site Access/Roadways

Construction of this phase will require that an access be constructed on Crestone Drive. The roadway will be constructed to City standards using LCUASS Figures 7-8L and 7-19, and be public right-of-way.

##### c. Number of Units/Density

There will be 8 units constructed in this phase. The gross density in this phase is 3.4 units per acre, while the net density is 4.5 units per acre.

##### d. Utilities

Phase 3 will connect to the City's existing 8" potable water and sanitary sewer mains located at the north boundary of the property south of the existing duplexes. Potable water will also connect to the existing 12" main in Crestone Drive. The storm drain will be extended to connect to the Phase 2 storm drain that carries stormwater down Medina Street to the detention pond.

##### e. Parking

All units will have 2-car garages, with space to park 2 additional vehicles in each driveway. On-street parking on only one side of the roadway will be allowed. The opposite side of the street will be signed "No Parking Fire Lane". Four parking spaces are provided in the center of the cul-de-sac for lots fronting the cul-de-sac per LCUASS Figure 19-2L.

## OVERALL DESIGN THEME

### A. Overall Concept

The design intent for this Preliminary Development Plan is to create a sense of place that is compatible with the various neighborhoods within the Mariana Butte PUD, while providing for a unique identity. The elements of the design concept will include consistent perimeter edge treatment, landscape treatment, and attention to architectural elements. The general approach to each of these design components are described below. Details of these elements will occur as final development plans are prepared.

### B. Perimeter Edge Treatment

#### 1. Architecture

One of the most important aspects of any development's overall appearance when viewed from its edges is the appearance of the man-made structures. Rear and side elevations of buildings will be detailed to provide visual interest and avoid unattractive views from adjacent streets.

#### 2. Landscaping

Perimeter landscape treatment will receive careful attention due to the project's location along arterial and collector roadways. A minimum 40' landscape setback as measured from the back of curb will provide a visual buffer and improve the aesthetics along West 1st Street and Crestone Drive. Landscape buffer must be fully contained within the common open space area and not within individual lot areas.

#### 3. Access

Entry points are proposed on West 1st Street, Crestone Drive, and the private drive for Namaqua Elementary School off Namaqua Avenue. Each entry point will be designed as part of the development's overall theme and may include entry walls, landscape and architectural treatment specific to the development.

#### 4. Fencing

The dominant form of edge treatment for screening and buffering will be landscape. However, fencing will be allowed, but limited to a maximum of five (5') feet in height and must be an "architectural" decorative style. No solid fencing will be allowed within any of the designated buffer yard areas. Chain link and un-embellished stockade wood fencing will be prohibited in all areas except along the boundary with Namaqua Elementary School. Thompson School District requirements will be met in this area.

### C. Landscaping

#### 1. Overall Concept

Landscape will be designed with a comprehensive theme for the development. Project entries will be developed and will incorporate adjacent open space and streetscape treatment. Each entry will be designed to compliment the site and not overpower it. By using adjacent open space, a broad sense of openness will be achieved. The overall concept will be to treat the roadways as tree-lined lanes reflective of established communities typical of Northern Colorado. This approach will help to visually unify the entire Mariana Butte development and will create a high quality streetscape environment.

#### 2. Maintenance

All landscaped areas of the development, including buffer yards, perimeter streetscape areas, common open space, landscaping within the R.O.W. and entry features, will be maintained by Private Homeowner's Association established for each development parcel. The HOA will also maintain the cemetery outlet until the parcel is donated to the Loveland Historical Society, at which time maintenance will become the responsibility of the Historical Society.

### D. Architecture

#### 1. Overall Concept

The overall architectural concept will emphasize the following elements:

a. Building form and character shall be of an appropriate scale. Design considerations will include the scale and form of the buildings major elements including roofs, walls and openings.

b. Rear and side elevations of structures will be detailed to provide visual interest and avoid unattractive views from adjacent streets.

c. Roofing materials, windows, building materials and finish will be coordinated to achieve a cohesive and unified appearance.

#### 2. Building Materials

Siding materials may be brick, stone, hardboard lap siding, board and batten siding, wood siding, vinyl, stucco or synthetic stucco.

#### 3. Forms

A variety of setbacks and architectural elements are encouraged to provide variety in the architectural design. Gabled, mansard or angled roof forms with a minimum 5/12 pitch are encouraged to provide a residential character to the development.

#### E. Landform Modifications

The site has generally gently sloping topography. The project will be designed to take advantage of the existing landform. Modification will occur in order to create visual interest and to provide for surface drainage throughout the site. The maximum cut at 12± feet will occur with the removal of a small ridge outcropping. The maximum fill of 6± feet will occur to accommodate drainage and design requirements.

## DEVELOPMENT STANDARDS AND REGULATIONS

The following development standards apply only to the 13.1± acres comprising this Preliminary Development Plan. It is the intent of this plan to provide a mechanism by which land can be developed in a manner that encourages flexibility and innovative design within the applicable land use and development regulations in effect at the time of approval of this development.

### A. Permitted Uses

Permitted uses for this development will be detached and paired single-family residential units.

### B. Setbacks

1. Front - Zero (0') feet to the property line, sixteen (16') feet minimum from the back of the sidewalk (or back of curb if no sidewalk exists) to the face of the structure, and twenty (20') feet minimum to the face of the garage.  
2. Side - Zero (0') feet to the property line, and ten (10') feet minimum between adjacent structures.  
3. Rear - Zero (0') feet to the property line, and ten (10') feet minimum between adjacent structures.

### C. Height

Detached and paired single-family buildings will be limited in height to thirty-five (35') feet. Building height shall be calculated as defined by the City of Loveland Municipal Code.

### D. Signs

#### 1. Permitted Signs

Signs permitted within the development shall include the following:

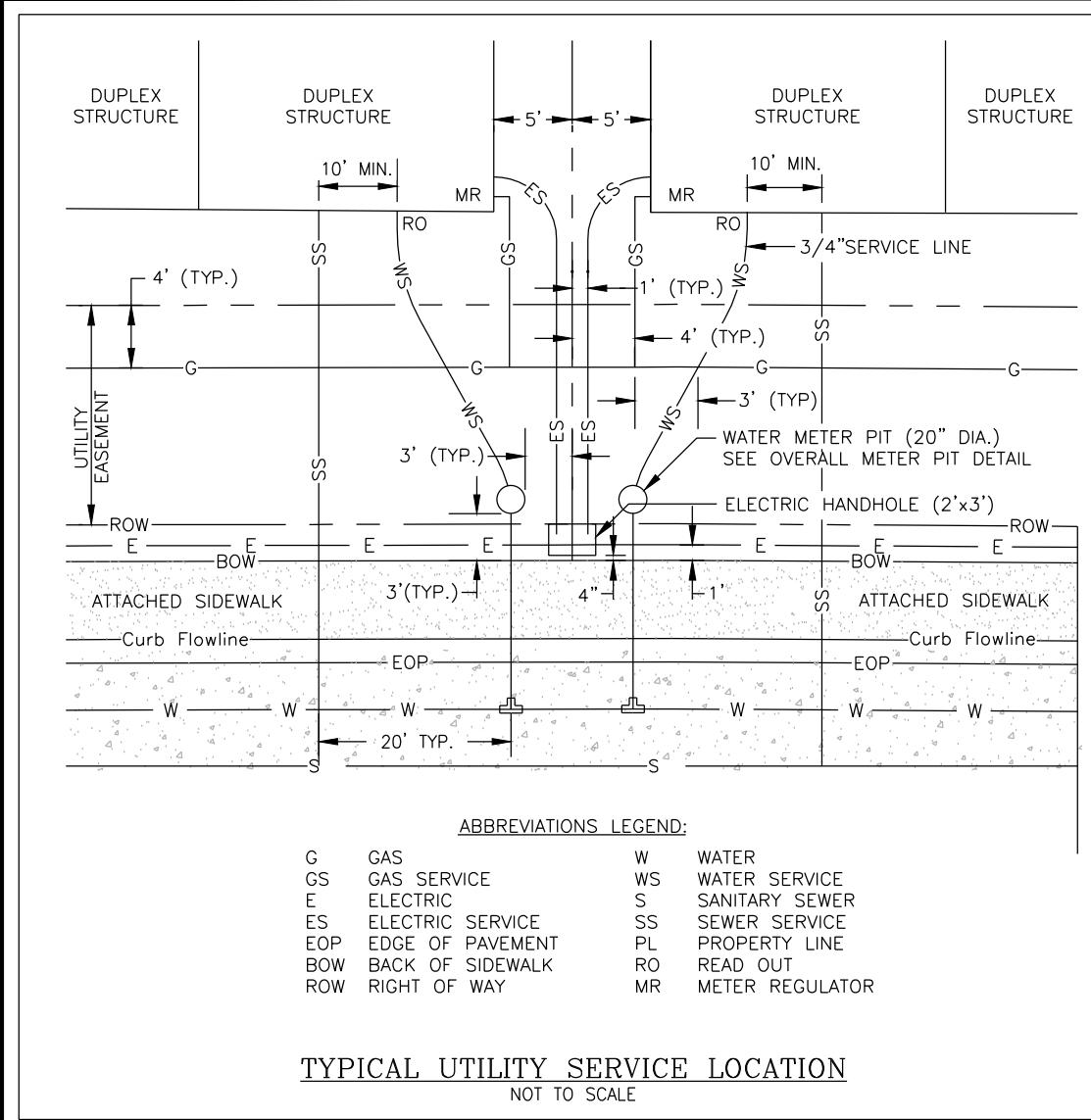
a. Neighborhood Identification Signs - Signs may be located at each of the entry points to specific residential neighborhoods within the development.  
b. Directional and Regulatory Signs - Including street and traffic control signs.  
c. Placard(s) in the Open Space area detailing historic significance of site.

#### 2. Materials

Sign materials may include but are not limited to brick, stone







TYPICAL UTILITY SERVICE LOCATION  
NOT TO SCALE

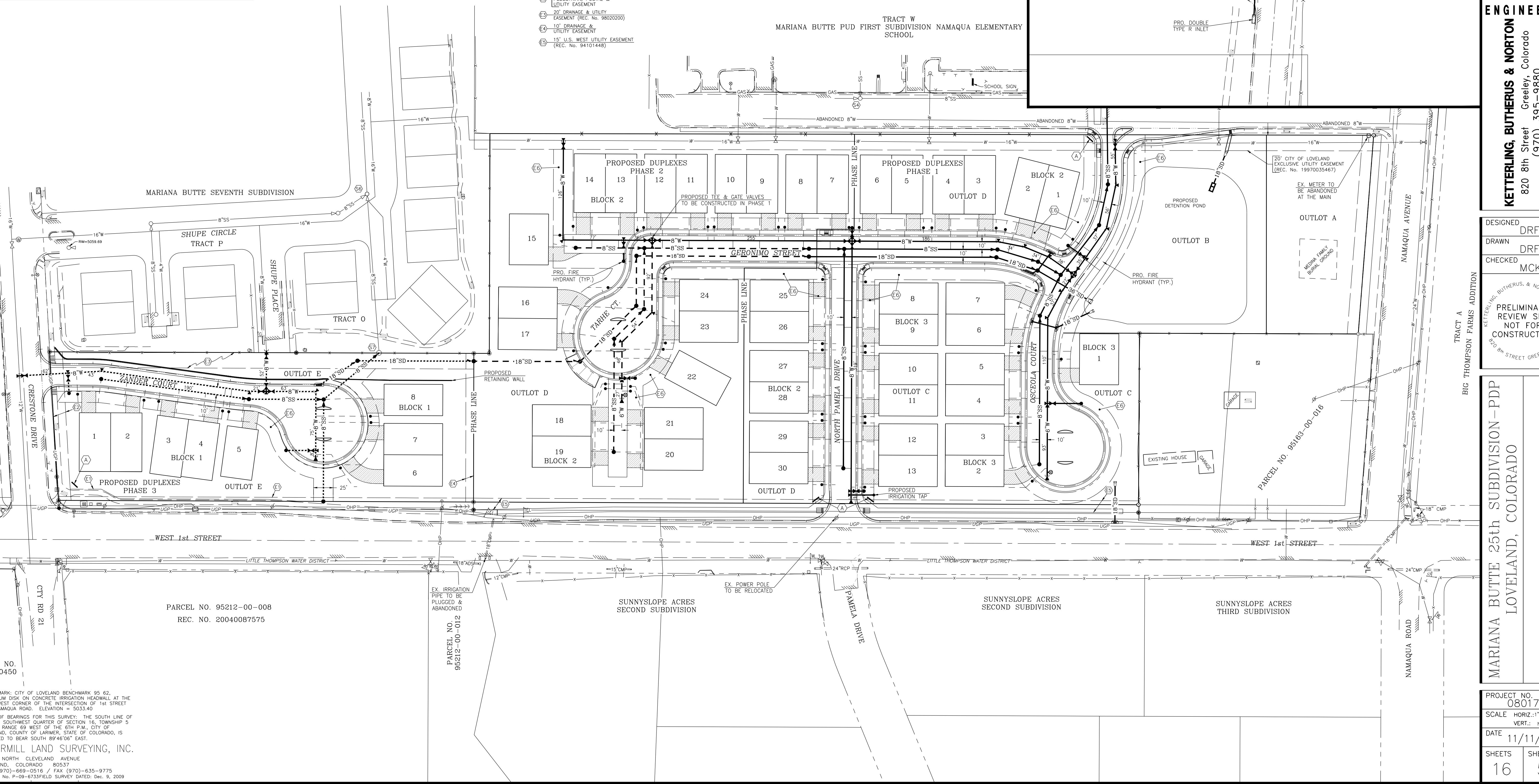
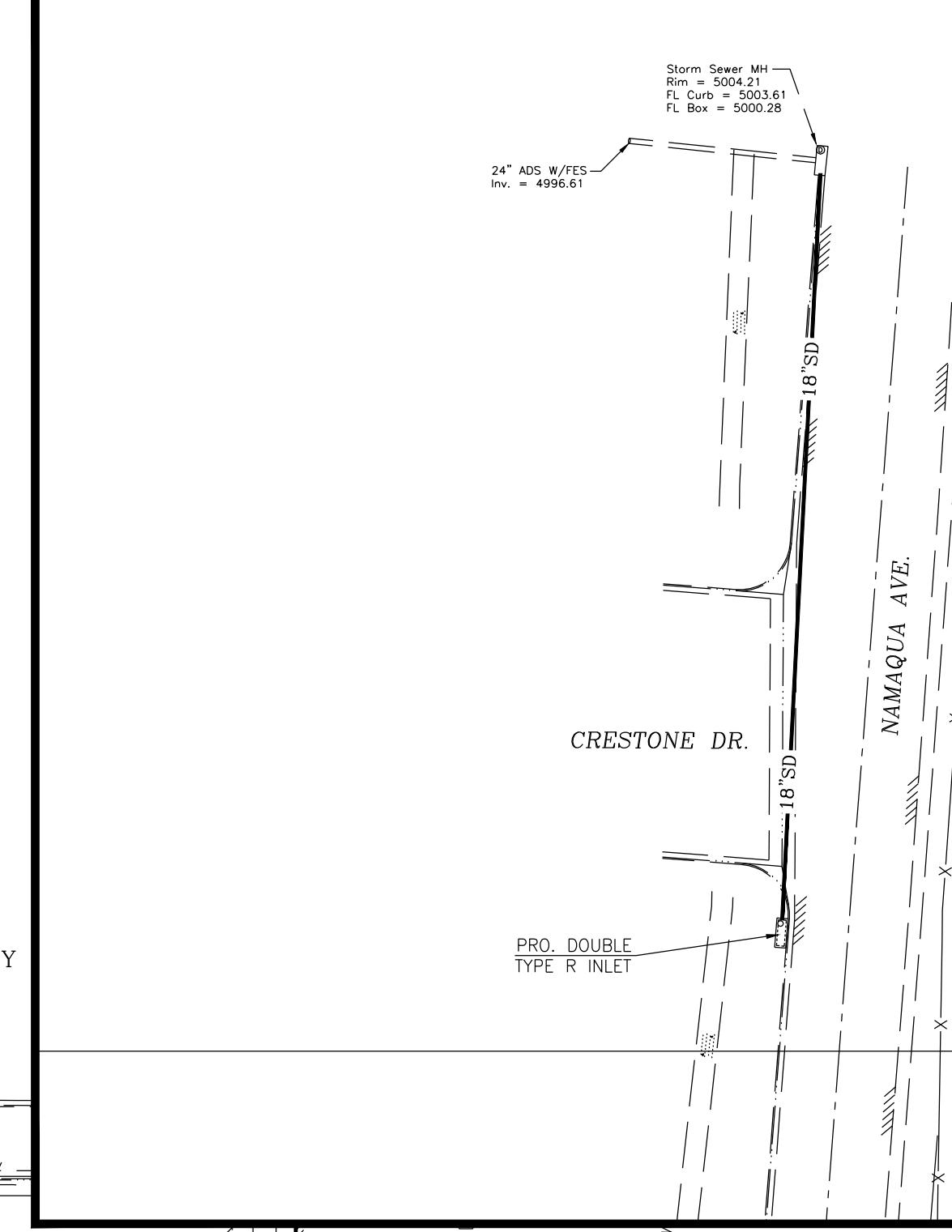
ABBREVIATIONS LEGEND:  
G GAS SERVICE W WATER SERVICE  
E ELECTRIC SERVICE S SANITARY SEWER  
EOP EDGE OF PAVEMENT PL PROPERTY LINE  
BOW BACK OF SIDEWALK EOP READ OUT  
ROW BACK OF SIDEWALK MR METER REGULATOR

SCALE: 1" = 60'

0 60 120

UTILITY LEGEND  
— PHASE 1  
- - - PHASE 2  
- - - - - PHASE 3

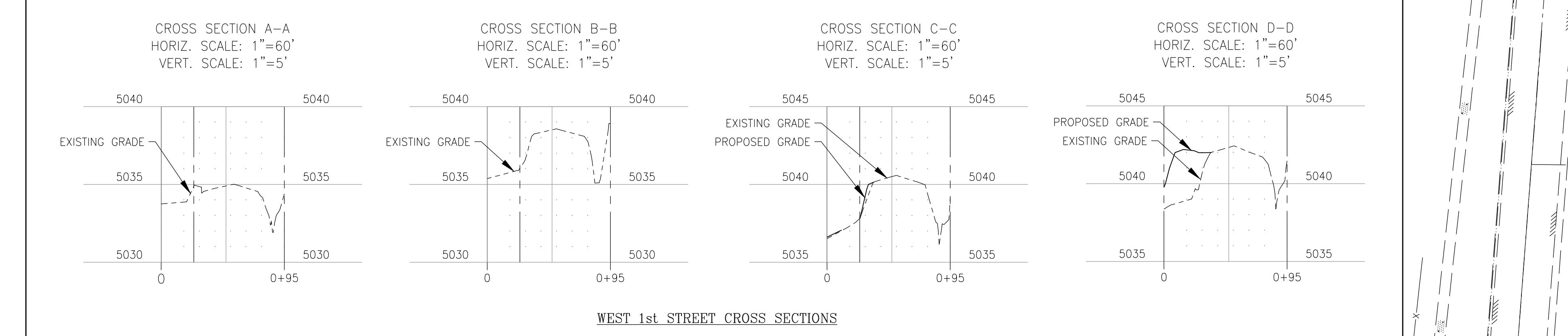
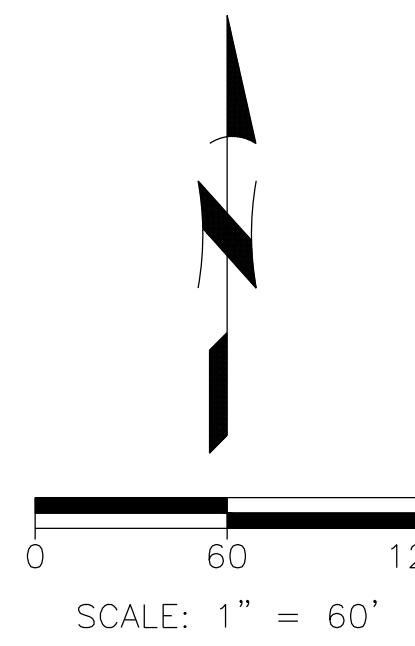
(A) PROPOSED SIGNAGE LOCATION  
(E) PROPOSED UTILITY, DRAINAGE,  
POSTAL & ACCESS EASEMENT



PROJECT NO. 08017  
SCALE HORIZ: 1" = 60'  
VERT.: N/A  
DATE 11/11/2011  
SHEETS 16 SHEET 5

**KBN**  
ENGINEERS  
KETTERLING, BUTHERUS & NORTON  
820 8th Street (970) 395-9880  
Greely, Colorado

UTILITY PLAN



MARIANA BUTTE 25th SUBDIVISION - PDP  
LOVELAND, COLORADO  
GRADING PLAN

REVISIONS  
DESCRIPTION  
DATE  
BY

**KBN**  
ENGINEERS  
KETTERLING, BUTHERUS & NORTON  
820 8th Street Greeley, Colorado  
(970) 395-9880

DESIGNED DRF  
DRAWN DRF  
CHECKED MCK  
KETTERLING, BUTHERUS, & NORTON  
PRELIMINARY REVIEW SET  
NOT FOR CONSTRUCTION  
820 8th STREET GREELEY, CO

PROJECT NO. 08017  
SCALE HORIZ.: 1" = 60'  
VERT.: NA  
DATE 11/11/2011  
SHEETS 16 SHEET 6

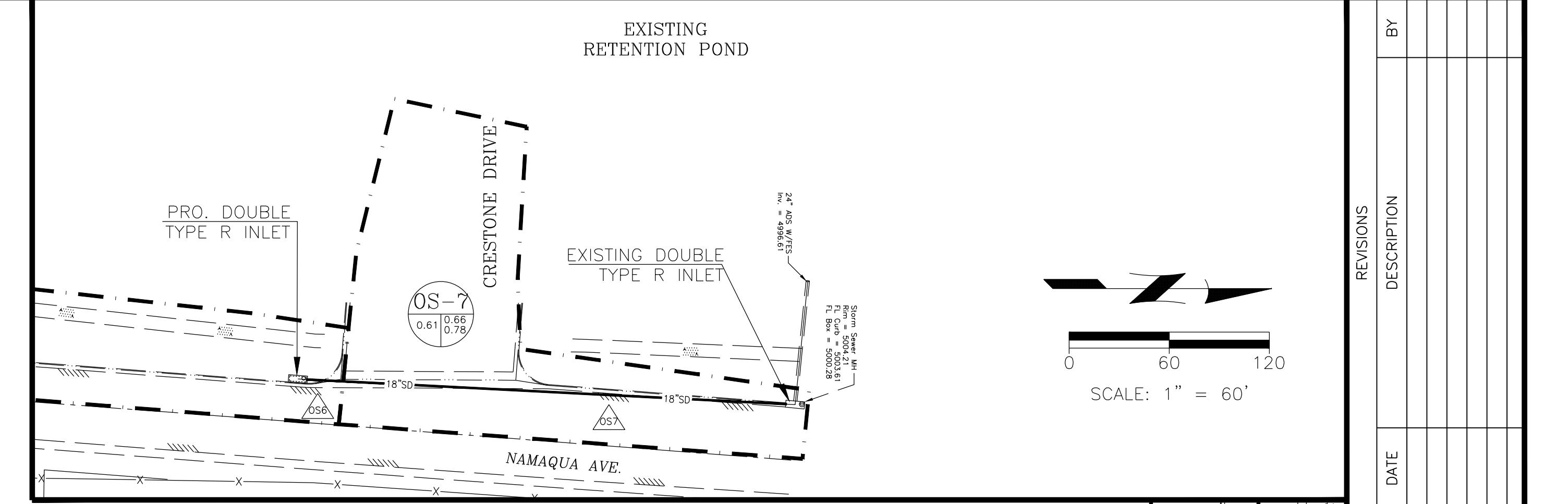
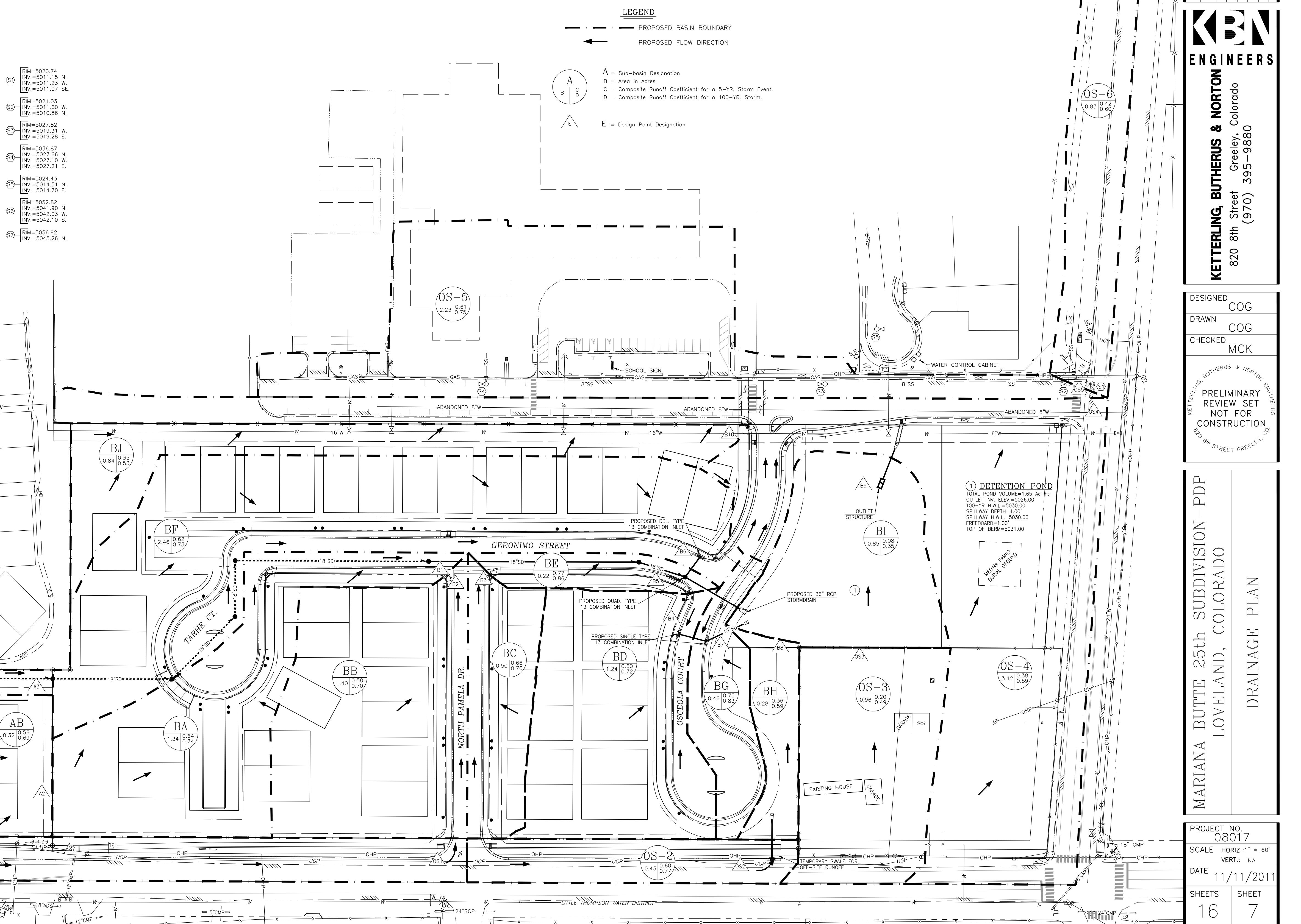
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Drawing: P:\08017\AUTOCAD\DRIMAGE.dwg, Saved: Mon, November 21, 2011, 3:41:07pm, Drawing Tab: DRIMAGE PDP, Plotted: Tue, November 22, 2011, 11:19:00am.

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XREF:  
Drawing

| RUNOFF SUMMARY TABLE |                           |  |  |          |
|----------------------|---------------------------|--|--|----------|
| DESIGN POINT         | CONTRIBUTING AREA (ACRES) | Q <sub>i</sub> INITIAL STORM 5-YR. (CFS) | Q <sub>f</sub> FINAL STORM 100-YR. (CFS) | COMMENTS |
| A1                   | 1.83                      | 5.55                                     | 11.88                                    |          |
| A2                   | 0.32                      | 0.89                                     | 1.98                                     |          |
| A3                   | 0.31                      | 0.14                                     | 1.05                                     |          |
| B1                   | 1.34                      | 4.15                                     | 9.12                                     |          |
| B2                   | 2.74                      | 9.60                                     | 19.95                                    |          |
| B3                   | 3.56                      | 10.86                                    | 22.67                                    |          |
| B4                   | 1.24                      | 3.00                                     | 6.66                                     |          |
| B5                   | 5.02                      | 13.87                                    | 29.41                                    |          |
| B6                   | 2.46                      | 5.78                                     | 12.78                                    |          |
| B7                   | 0.46                      | 1.70                                     | 3.45                                     |          |
| B8                   | 0.28                      | 0.48                                     | 1.42                                     |          |
| B9                   | 0.85                      | 0.25                                     | 2.06                                     |          |
| B10                  | 0.84                      | 0.94                                     | 2.71                                     |          |
| OS1                  | 1.04                      | 1.75                                     | 6.19                                     |          |
| OS2                  | 0.43                      | 1.14                                     | 2.74                                     |          |
| OS3                  | 0.96                      | 0.54                                     | 2.92                                     |          |
| OS4                  | 3.12                      | 3.54                                     | 11.24                                    |          |
| OS5                  | 5.35                      | 8.22                                     | 22.05                                    |          |
| OS6                  | 6.07                      | 8.27                                     | 22.44                                    |          |
| OS7                  | 6.54                      | 7.95                                     | 21.04                                    |          |



**KBN**  
ENGINEERS

**KETTERLING, BUTHERUS & NORTON**

820 8th Street Greeley, Colorado  
(970) 395-9880

DESIGNED COG  
DRAWN COG  
CHECKED MCK

KETTERLING, BUTHERUS, & NORTON ENGINEERS  
PRELIMINARY REVIEW SET NOT FOR CONSTRUCTION  
820 8th STREET GREELEY, CO.

MARIANA BUTTE 25th SUBDIVISION – PDP  
LOVELAND, COLORADO

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DRAINAGE PLAN

|             |                  |
|-------------|------------------|
| PROJECT NO. |                  |
| 08017       |                  |
| SCALE       | HORIZ.: 1" = 60' |
| VERT.: NA   |                  |
| DATE        | 11/11/2011       |
| SHEETS      | SHEET            |
| 16          | 7                |

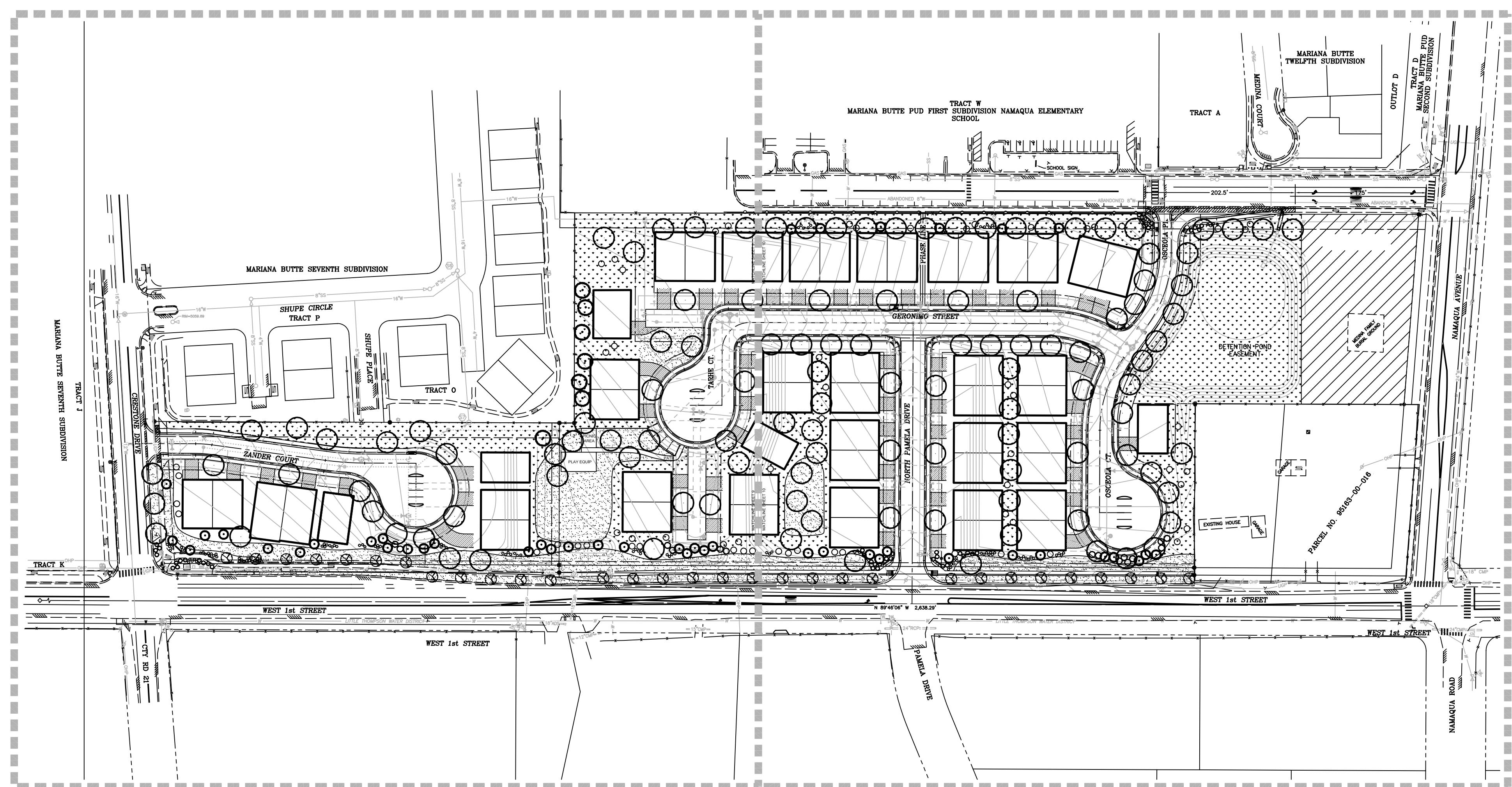
# MARIANA BUTTE TWENTY FIFTH SUBDIVISION

## MOUNTAIN GATE PRELIMINARY DEVELOPMENT PLAN

### PRELIMINARY LANDSCAPE PLAN

SHEET 9

SHEET 10



#### LANDSCAPE CONCEPT

THE MOUNTAIN GATE LANDSCAPE IS INTENDED TO MEET SEVERAL IMPORTANT REQUIREMENTS. FIRST, THE LANDSCAPE IS MEANT TO MEET THE LOVELAND SITE DEVELOPMENT GUIDELINES AND SPECIFICATIONS IN ADDITION TO THE AMENDED MARIANA BUTTE GENERAL DEVELOPMENT PLAN. SECONDLY, THE LANDSCAPE IS DESIGNED TO PROVIDE AN ATTRACTIVE SETTING FOR THE DEVELOPMENT WHICH DOES NOT REQUIRE EXTENSIVE WATER AND MAINTENANCE TO FULFILL ITS FUNCTIONS. IN ADDITION, THE MOUNTAIN GATE LANDSCAPE IS INTENDED TO BE PART OF THE MARIANA BUTTE PUD VISUALLY, WHILE PROVIDING A LINK TO THE NEARBY RURAL CHARACTER THROUGH THE USE OF NATIVE GRASSES AND PLANTINGS WITH INCREASED DROUGHT TOLERANCE.

#### LANDSCAPE NOTES

1. THIS PRELIMINARY LANDSCAPE PLAN ILLUSTRATES THE PROPOSED LANDSCAPE TREATMENTS WHICH SHALL BE THE RESPONSIBILITY OF THE DEVELOPER. THE LANDSCAPING WITHIN EACH OF THE PROPOSED BUILDING SITES WILL BE THE RESPONSIBILITY OF THE DEVELOPER OF EACH BUILDING. ORNAMENTAL TREES ARE USED INSTEAD OF REQUIRED CANOPY TREES ALONG 1st STREET DUE TO OVERHEAD POWER LINES. THESE TREES MUST NOT BE FRUITBEARING AND THE BRANCHES MUST BE PRUNED TO PRESERVE PEDESTRIAN ACCESS AND AVOID SIGHT TRIANGLE CONFLICTS.
2. ALL LANDSCAPING SHALL BE IN COMPLIANCE WITH THE CITY OF LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES, AND THE AMENDED MARIANA BUTTE GENERAL DEVELOPMENT PLAN.
3. ALL LANDSCAPED AREAS SHALL PROVIDE 75% COVERAGE OF LIVE MATERIALS WITHIN 3 YEARS OF INSTALLATION, AS STATED IN THE LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES.
4. THE AREA BETWEEN EACH BUILDING SITE AND THE BACK OF SIDEWALK SHALL BE LANDSCAPED AND MAINTAINED BY THE OWNER OF THE BUILDING.
5. NO FENCING SHALL BE INSTALLED WITHIN OR AROUND INDIVIDUAL BUILDING LOTS.
6. COORDINATE STREET STREET LAYOUT WITH METER PIT LAYOUT TO MAINTAIN MINIMUM 10' SEPARATION.

#### IRRIGATION NOTES

1. ALL LANDSCAPE PLANTINGS IN COMMON AREAS ON THE SITE, EXCEPT NATIVE SEEDING, SHALL BE PROVIDED WITH PERMANENT AUTOMATIC IRRIGATION SYSTEM. NATIVE SEEDING SHALL BE PROVIDED WITH TEMPORARY IRRIGATION UNTIL THE SEED IS ESTABLISHED.
2. ALL IRRIGATION SHALL BE IN COMPLIANCE WITH THE LOVELAND SITE DEVELOPMENT PERFORMANCE STANDARDS AND GUIDELINES, AND ANY APPLICABLE CODES.

#### PROPOSED BUFFERYARD PLANTINGS

BUFFERYARD 1 - CRESTONE DRIVE - BUFFERYARD TYPE B  
WIDTH - 15', LENGTH - 190'

|                                | REQUIRED | PROPOSED |
|--------------------------------|----------|----------|
| CANOPY TREES                   | 4        | 4        |
| FLOWERING TREES / LARGE SHRUBS | 4        | 4        |
| SHRUBS                         | 10       | 10       |
| EVERGREEN TREES                | 2        | 2        |

BUFFERYARD 2 - FIRST STREET - BUFFERYARD TYPE C  
WIDTH - 40', LENGTH - 980'+358'=1338'

|                                |     |     |
|--------------------------------|-----|-----|
| ORNAMENTAL TREES               | 21  | 31  |
| FLOWERING TREES / LARGE SHRUBS | 14  | 15  |
| SHRUBS                         | 101 | 136 |
| EVERGREEN TREES                | 21  | 30  |

BUFFERYARD 3 - ELEMENTARY SCHOOL - BUFFERYARD TYPE B  
WIDTH - 25', LENGTH - 515'+135'=650'

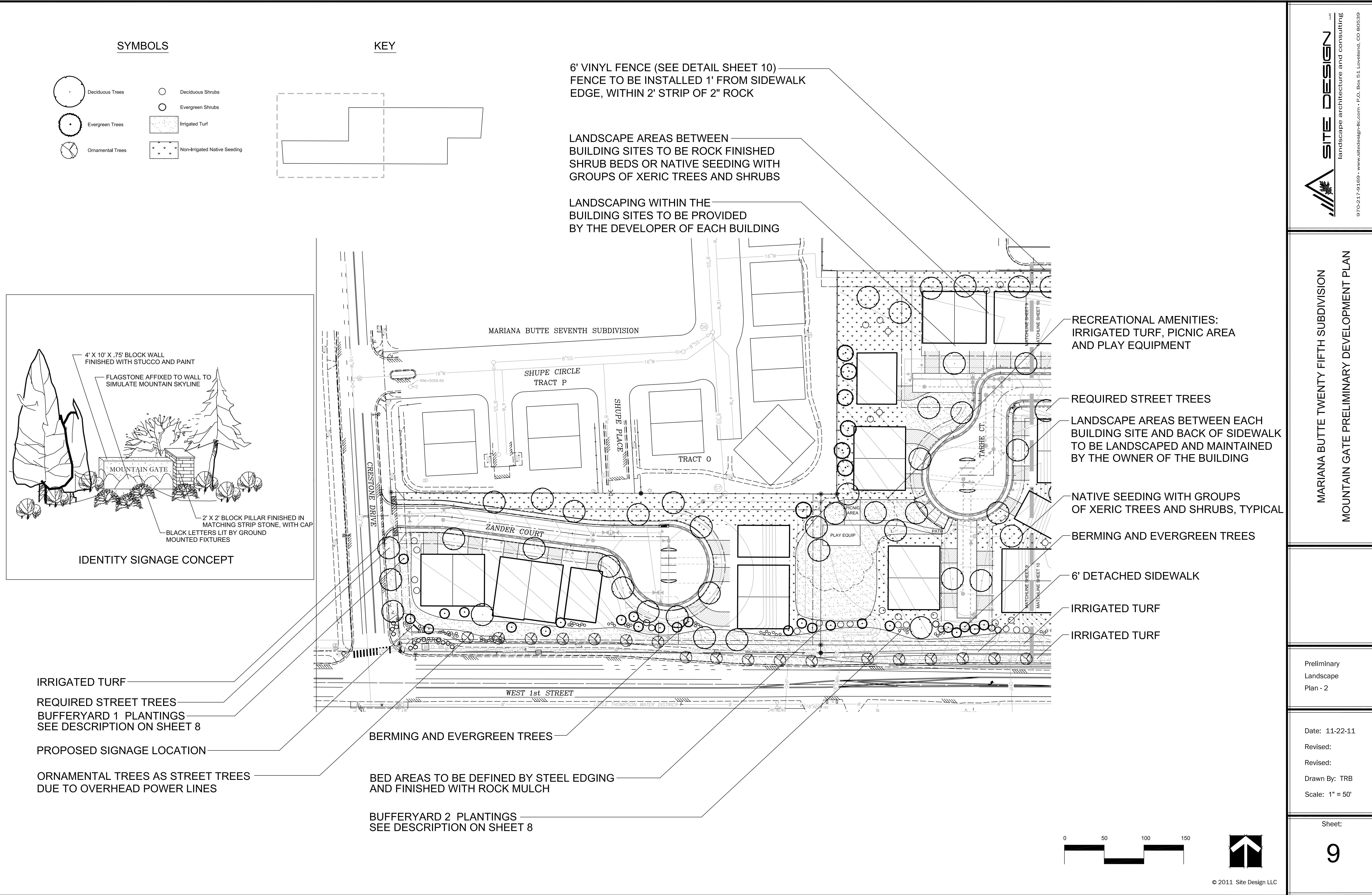
|                                |    |    |
|--------------------------------|----|----|
| CANOPY TREES                   | 12 | 17 |
| FLOWERING TREES / LARGE SHRUBS | 12 | 12 |
| SHRUBS                         | 30 | 33 |
| EVERGREEN TREES                | 6  | 6  |

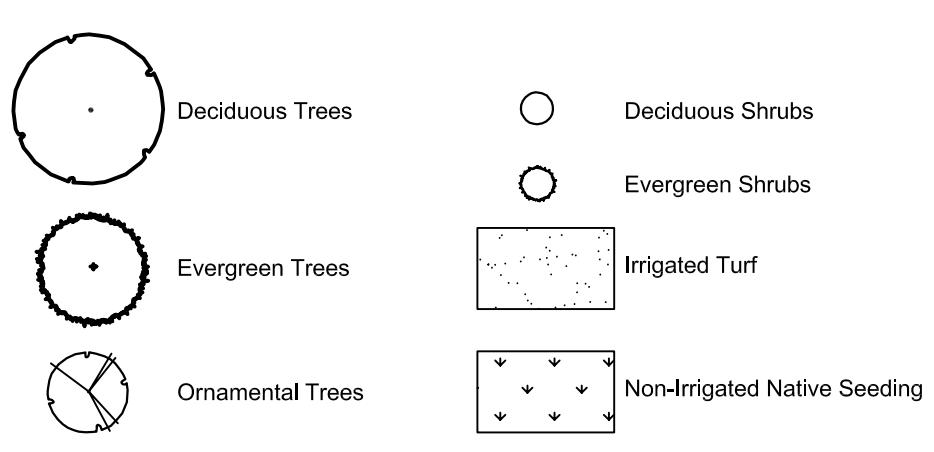
#### NOTES:

1. THE REQUIRED CANOPY STREET TREES ALONG FIRST STREET ARE ORNAMENTAL TREES, SINCE THEY ARE LOCATED BEHIND OVERHEAD POWER LINES.
2. BUFFERYARD PLANTINGS ARE NOT PROPOSED ALONG NAMAKA AVENUE, THAT PORTION OF THE PROPERTY SHALL BE DEDICATED TO THE LOVELAND HISTORICAL SOCIETY.
3. THE CALCULATIONS FOR THE BUFFERYARD ALONG THIRD STREET DO NOT INCLUDE THE PORTION OF THE PROPERTY TO BE DEDICATED TO THE LOVELAND HISTORICAL SOCIETY.



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## KEY

– 6' VINYL FENCE (SEE DETAIL ON THIS SHEET). FENCE TO BE INSTALLED 1' FROM SIDEWALK EDGE, WITHIN 2' STRIP OF 2" ROCK

## REQUIRED STREET TREES

LANDSCAPE AREAS BETWEEN  
BUILDING SITES TO BE ROCK FINISHED  
SHRUB BEDS OR NATIVE SEEDING WITH  
GROUPS OF XERIC TREES AND SHRUBS

LANDSCAPE AREAS BETWEEN EACH  
BUILDING SITE AND BACK OF SIDEWALK  
TO BE LANDSCAPED AND MAINTAINED  
BY THE OWNER OF THE BUILDING

## REQUIRED STREET TREES

# NATIVE SEEDING WITH GROUPS OF XERIC TREES AND SHRUBS, TYPICAL

# ORNAMENTAL TREES AS STREET TREES DUE TO OVERHEAD POWER LINES

## 6' DETACHED SIDEWALK

# PROPOSED SIGNAGE LOCATIONS UTILITIES SHALL BE POT-HOLED BEFORE CONSTRUCTION

## PROPOSED IRRIGATION METER

# EVERGREEN TREES, BERM NOT PROVIDED DUE TO GRADING CONSTRAINTS

## **BED AREAS TO BE DEFINED BY STEEL EDGING AND FINISHED WITH ROCK MULCH**

## — LANDSCAPING WITHIN THE BUILDING SITES TO BE PROVIDED BY THE DEVELOPER OF EACH BUILDING

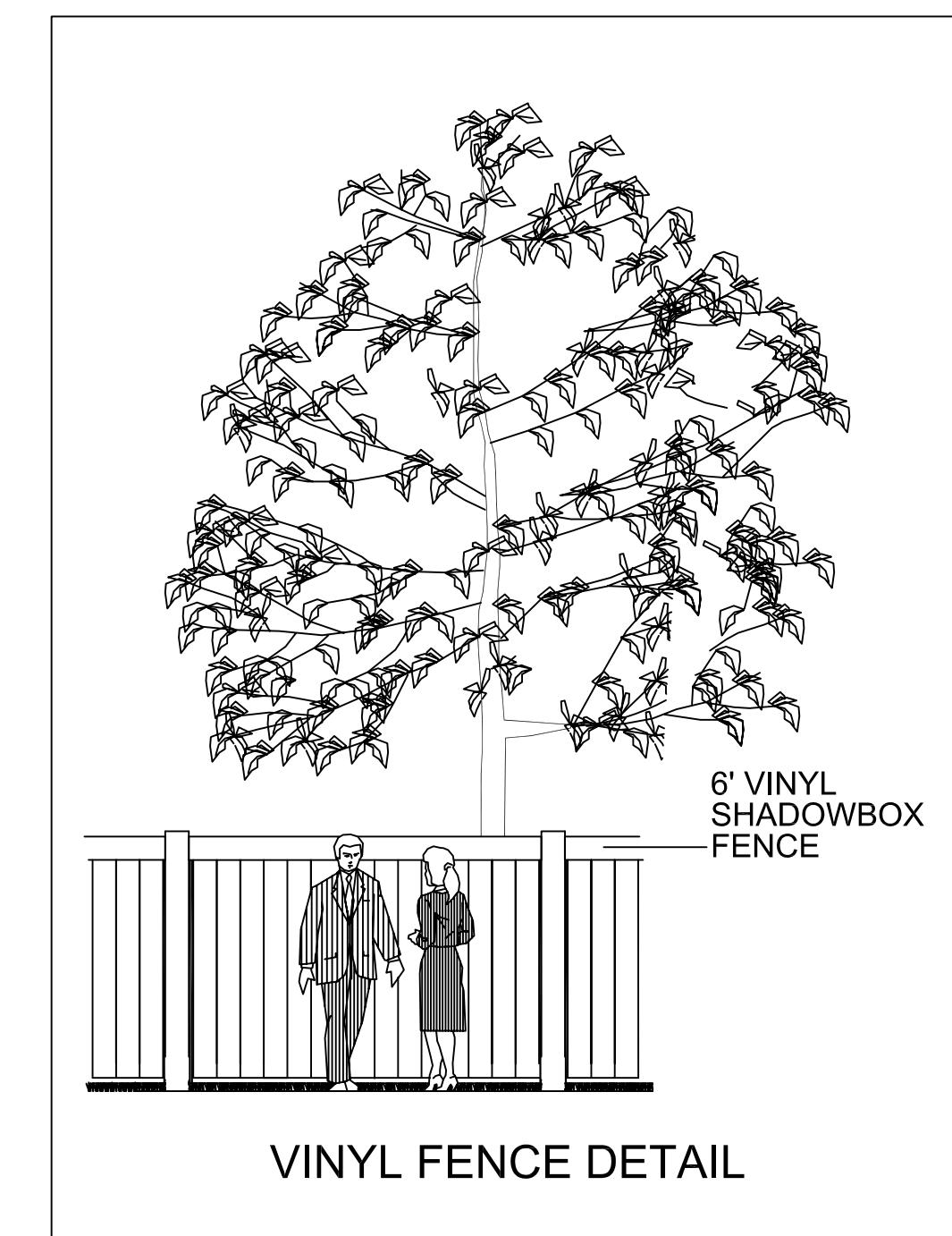
## PROPOSED SIGNAGE LOCATION UTILITIES SHALL BE POT-HOLED BEFORE CONSTRUCTION

— BUFFERYARD 3 PLANTINGS  
SEE DESCRIPTION ON SHEET 8

## — NATIVE SEEDING IN DETENTION POND AREA

## — 6' ATTACHED SIDEWALK

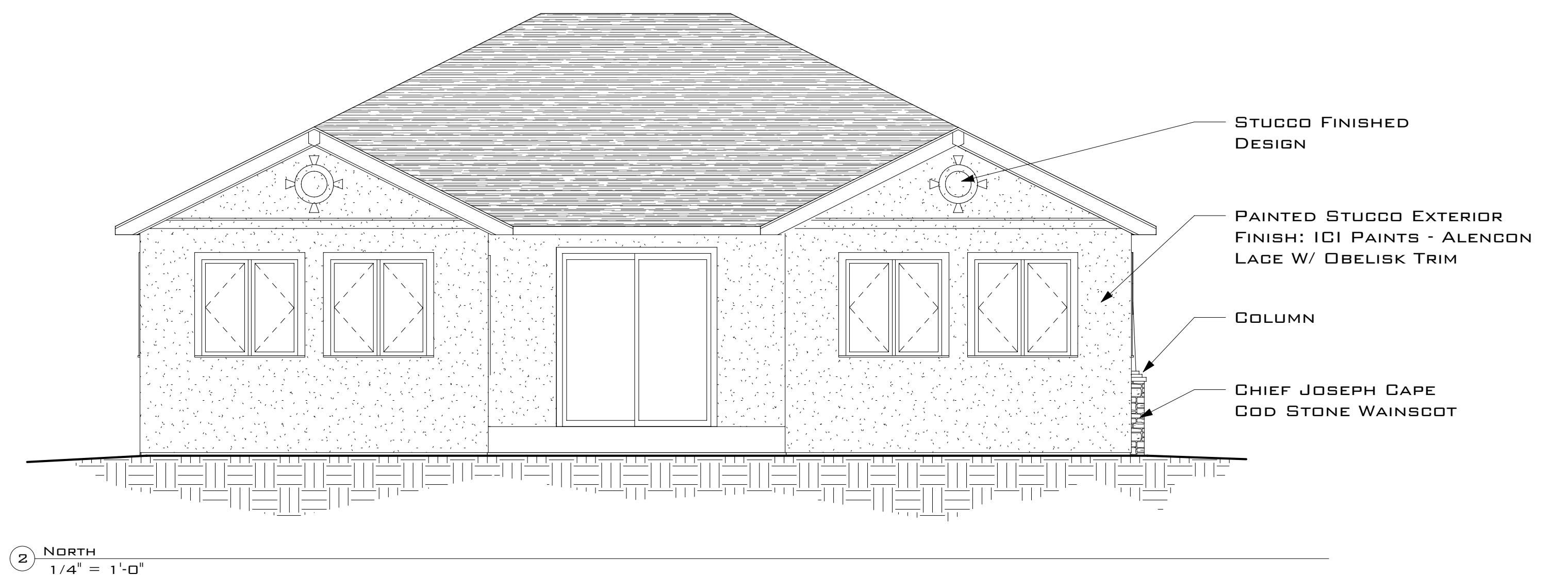
— THIS AREA TO BE DEDICATED TO  
LOVELAND HISTORICAL SOCIETY



# MARIANA BUTTE TWENTY FIFTH SUBDIVISION

Date: 11-22-11  
Revised:  
Revised:  
Drawn By: TRB  
Scale: 1" = 50'

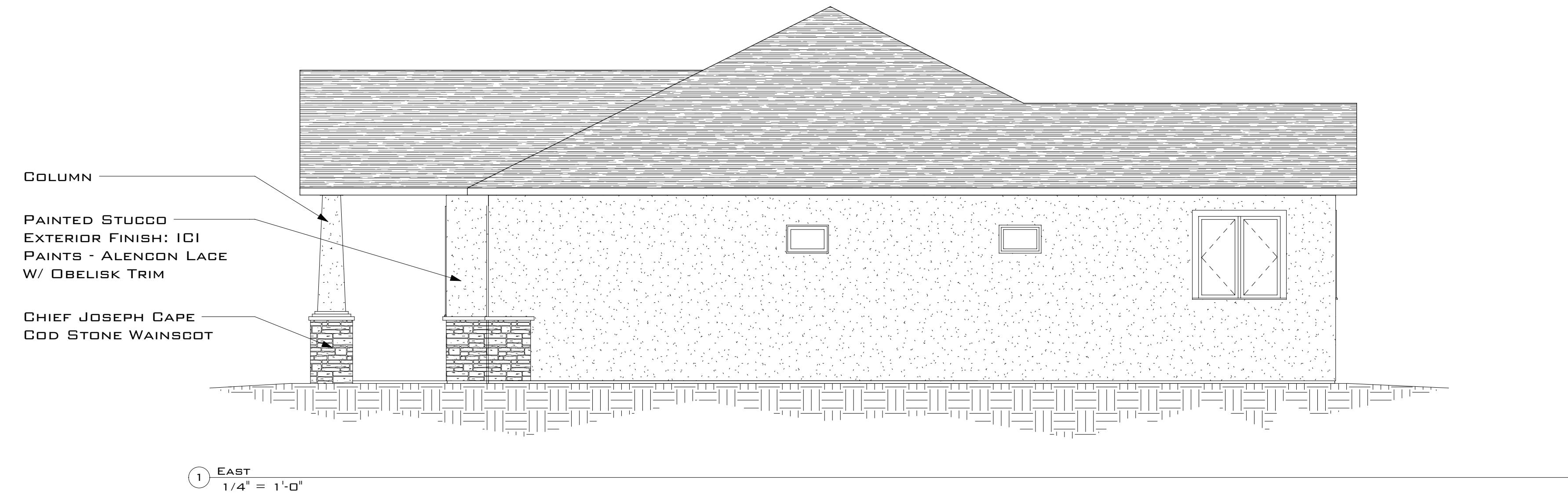
Sheet: 10



|                      |      |                              |   |                          |  |
|----------------------|------|------------------------------|---|--------------------------|--|
| REVISIONS            |      | SHEET ISSUE DATE: 09/30/2010 | DRAWN BY: DG  | PRINTING SCALE: AS NOTED | DATE PRINTED: 8/5/2011 11:48:26 PM   |
| #                    | DATE | INFO.                        | MOUNTAIN GATE DEVELOPMENT<br>SINGLE STORY FRONT ELEVATION<br>LOVELAND, COLORADO |                          |  |
|                      |      |                              |   |                          | CASSEDAY CREATIVE DESIGNS<br>1711 61 AVENUE, SUITE 206<br>GREELEY, CO 80634<br>P. (970) 454-8740 |
| PROJECT #: 10-09-110 |      | SHEET #: 11                  |   |                          |  |

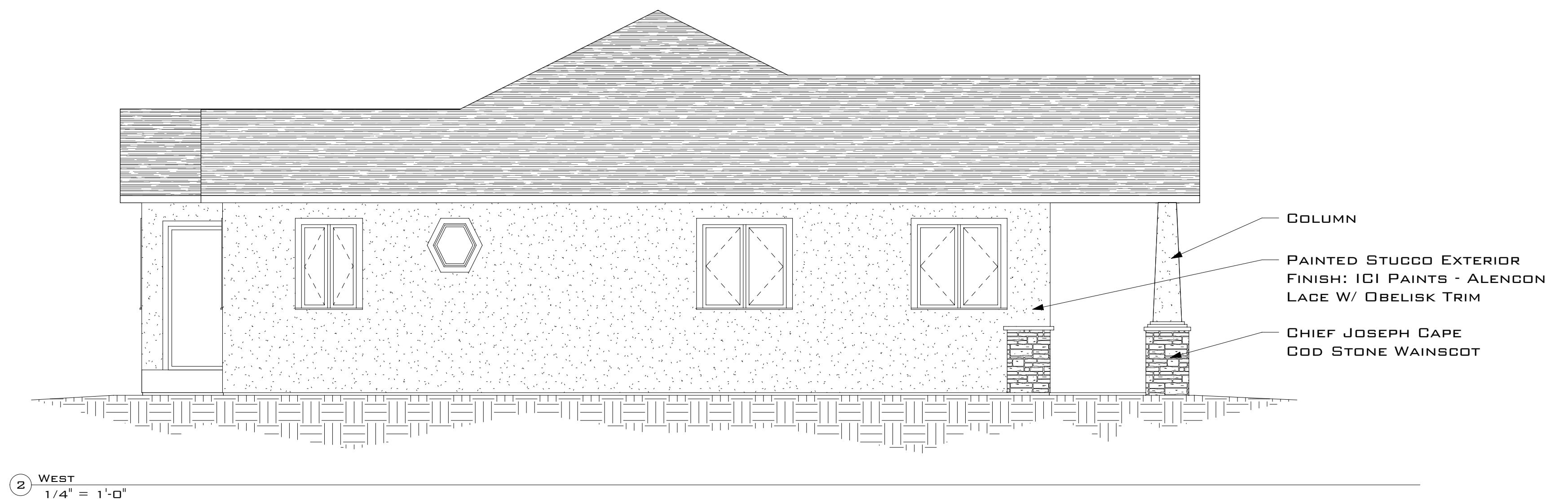


CASSEDAY CREATIVE DESIGNS  
1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740



MOUNTAIN GATE DEVELOPMENT  
SINGLE STORY FRONT ELEVATION  
LOVELAND, COLORADO

CASSEDAY CREATIVE DESIGNS  
1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740



SIDE ELEVATIONS

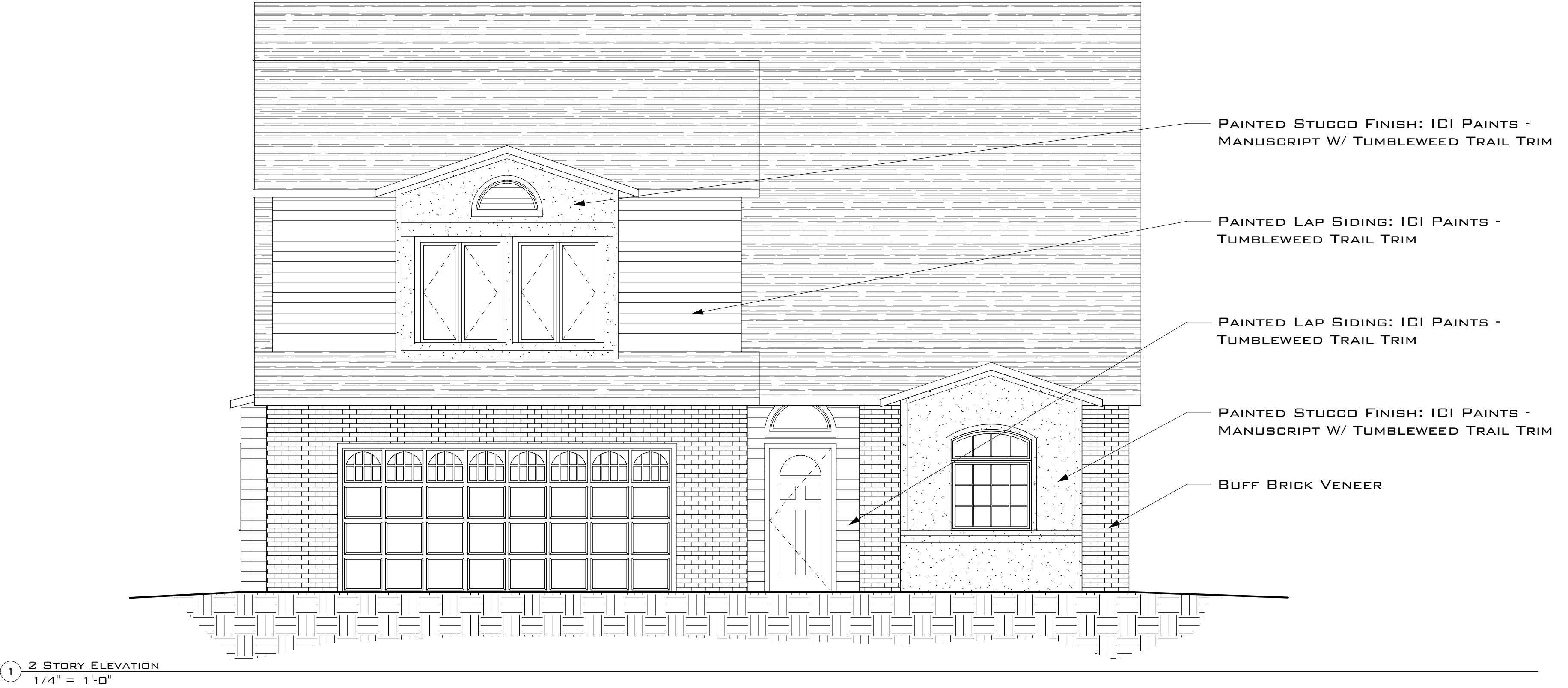
PROJECT #: 10-09-110  
SHEET #: 12

| REVISIONS | # | DATE | INFO. | SHEET ISSUE DATE: | DRAWN BY: | AUTHOR | PRINTING SCALE: | AS NOTED | DATE PRINTED:       |
|-----------|---|------|-------|-------------------|-----------|--------|-----------------|----------|---------------------|
|           |   |      |       | 09/26/07          |           |        |                 |          | 8/5/2011 1:49:06 PM |



1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740

CASSEDAY CREATIVE DESIGNS



|  |               |                                 |                 |                             |  |
|--|---------------|---------------------------------|-----------------|-----------------------------|--|
| REVISIONS<br>#   | DATE<br>INFO. | SHEET ISSUE DATE:<br>09/30/2010 | DRAWN BY:<br>DG | PRINTING SCALE:<br>AS NOTED | DATE PRINTED:<br>09/30/2011 1:50:45 PM |
| MOUNTAIN GATE DEVELOPMENT<br>2 STORY FRONT ELEVATION<br>LOVELAND, COLORADO |               |                                 |                 |                             |  |
| 2 STORY FRONT ELEVATION  |               |                                 |                 |                             |  |
| PROJECT #: 10-09-110<br>SHEET #: 13  |               |                                 |                 |                             |  |





1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740

CASEDAY CREATIVE DESIGNS



① EAST  
1/4" = 1'-0"



② WEST  
1/4" = 1'-0"

MOUNTAIN GATE DEVELOPMENT  
2 STORY FRONT ELEVATION  
LOVELAND, COLORADO

CASEDAY CREATIVE DESIGNS

SIDE ELEVATIONS

PROJECT #:  
10-09-110

SHEET #:  
14

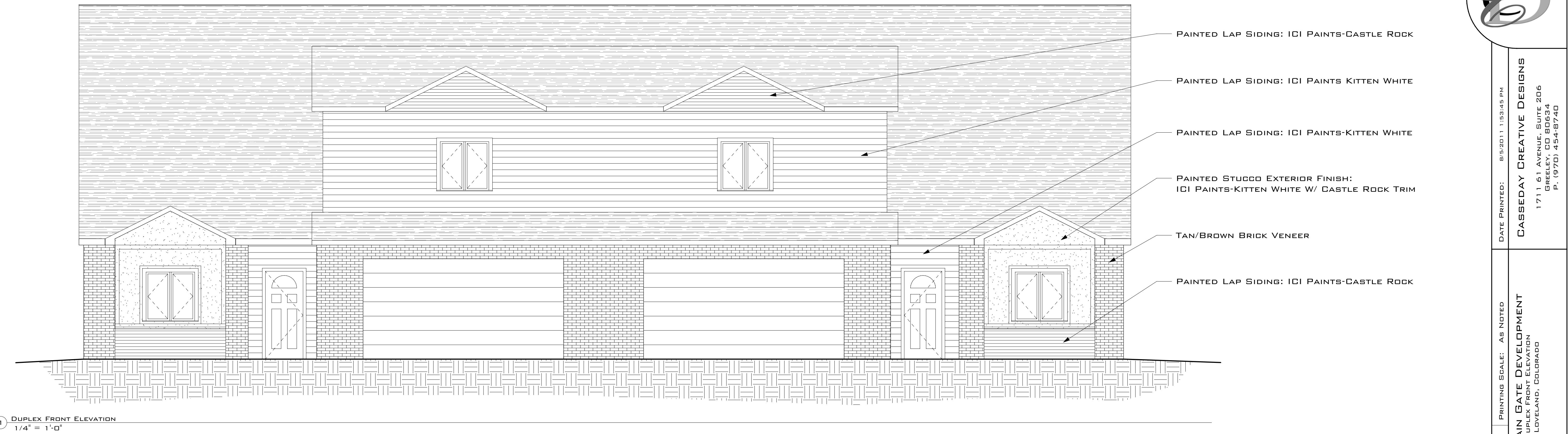
REVISIONS  
#  
DATE  
INFO.

SHEET ISSUE DATE:  
06/27/11

DRAWN BY:  
Author

PRINTING SCALE:  
AS NOTED

DATE PRINTED:  
06/20/11 1:51:20 PM

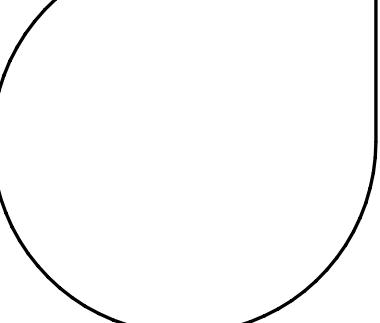


1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740

CASSEDAY CREATIVE DESIGNS  
1711 61 AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740



PROJECT #: 10-09-110  
SHEET #: 15





CASSEDAY CREATIVE DESIGNS  
1711 61ST AVENUE, SUITE 206  
GREELEY, CO 80634  
P. (970) 454-8740

MOUNTAIN GATE DEVELOPMENT  
DUPLEX FRONT ELEVATION  
LOVELAND, COLORADO

SIDE ELEVATIONS

PROJECT #: 10-09-110  
SHEET #: 16



## PRELIMINARY PLAT FOR

**MARIANA BUTTE TWENTY FIFTH SUBDIVISION**

BEING A SUBDIVISION OF LOT 1 BLOCK 12 MARIANA BUTTE SEVENTH SUBDIVISION AND A PORTION OF TRACT A MARIANA BUTTE PUD FIRST SUBDIVISION, ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

**PROPERTY DESCRIPTION**  
MARIANA BUTTE TWENTY FIFTH SUBDIVISION:

Parcel 1  
Lot 1, Block 12, Mariana Butte Seventh Subdivision, in the City of Loveland, County of Larimer, State of Colorado.

Parcel 2  
A parcel of land being a portion of Tract A, Mariana Butte P.U.D., First Subdivision to the City of Loveland, County of Larimer, State of Colorado, according to the Plat on file in the office of the Clerk and Recorder said County, being more particularly described as follows:  
Beginning at the Northeast corner of Lot 1, Block 12, Mariana Butte Seventh Subdivision to the City of Loveland, according to the Plat on file in the office of the Clerk and Recorder said County, thence along the Southerly and Easterly lines of Tract A, said Mariana Butte Seventh Subdivision, the following two courses and distances; South 89°52'30" East 20.00 feet; thence North 00°07'30" East 280.59 feet to a point on the South line of Tract W, said Mariana Butte P.U.D., First Subdivision; thence along said South line South 89°55'31" East 1,137.17 feet to a point on the Easterly line of Tract A, thence along the Easterly and Southerly lines of Tract A, the following courses and distances; South 04°22'54" West 254.36 feet, thence North 89°45'22" West 289.28 feet, thence South 00°15'20" West 229.49 feet, thence North 89°48'36" West 848.49 feet to a point on the East line of Tract T, said Mariana Butte Seventh Subdivision, thence along said East line and along the East line of said Lot 1 Block 12, North 00°07'30" East 200.00 feet to the Point of Beginning.

Containing 13.068 acres, more or less, and being subject to all existing easements and/or rights-of-way of record.

**GENERAL NOTES:**

- Outlots A, B, C, D and E are not building sites.
- 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.
- This project, at final plat stage may be subject to a Development Agreement which shall be recorded in the Real Property records in the Office of the Larimer County Clerk and Recorder.
- All easements adjacent to Street right of ways, as shown on this plat, are to be dedicated as public 14' Access, Utility, Drainage and Postal Easements.
- All on-site drainage improvements, including swales and detention ponds, shall be owned and maintained by the Mariana Butte Twenty Fifth Subdivision Homeowners Association.
- Maintenance and upkeep of stormwater detention ponds, storm sewer systems, swales, and permanent stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Mariana Butte Twenty Fifth Subdivision Homeowners Association. The Mariana Butte Twenty Fifth Subdivision Homeowners Association shall provide ongoing maintenance of the private stormwater improvements as needed to maintain compliance with the approved construction plans and reports.
- 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. 08069C1169F having an effective date of December 19, 2006.
- Developer-installed landscaping improvements shall be owned and maintained by the Mariana Butte Twenty Fifth Subdivision Homeowners Association (HOA).
- 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 Mariana Butte Twenty Fifth Subdivision Homeowners Association.
- Outlots B, C, D and E are hereby dedicated as emergency access, access, public utility, drainage and landscape easements. All portions of outlots that fall within and/or overlap an existing or proposed exclusive easement, except for the Osceola Place crossing, shall be excluded from the above referenced dedication as emergency access, access, public utility, drainage and landscape easements.
- Basis of Bearings for this Survey: The South line of the of Southwest Quarter of Section 16, Township 5 North, Range 69 West of the 6th P.M., City of Loveland, County of Larimer, State of Colorado, is assumed to bear South 89°46'06" East.
- Benchmark: City of Loveland benchmark 95 62, Aluminum disk on concrete irrigation headwall at the Southwest corner of the intersection of 1st Street and Namaqua Road. Elevation=503.40
- (M) = Field measured bearing and/or distance per found monumentation.  
(R) = Record bearing and/or distance per legal description and recorded subdivision plats.
- All building pads as shown and labeled hereon contain 2600.0 square feet unless otherwise noted.
- Structures/items that shall be contained within the lot/building envelope include roof eaves, foundation footings, window wells, building extrusions such as bay windows, porches, decks and patios.
- Indicates Project Boundary

**SETBACK NOTES:**

Front Setback: Zero (0') feet to the property line, sixteen (16') feet minimum from the back of the sidewalk (or back of curb if no sidewalk exists) to the face of the structure, and twenty (20') feet minimum to the face of the garage.

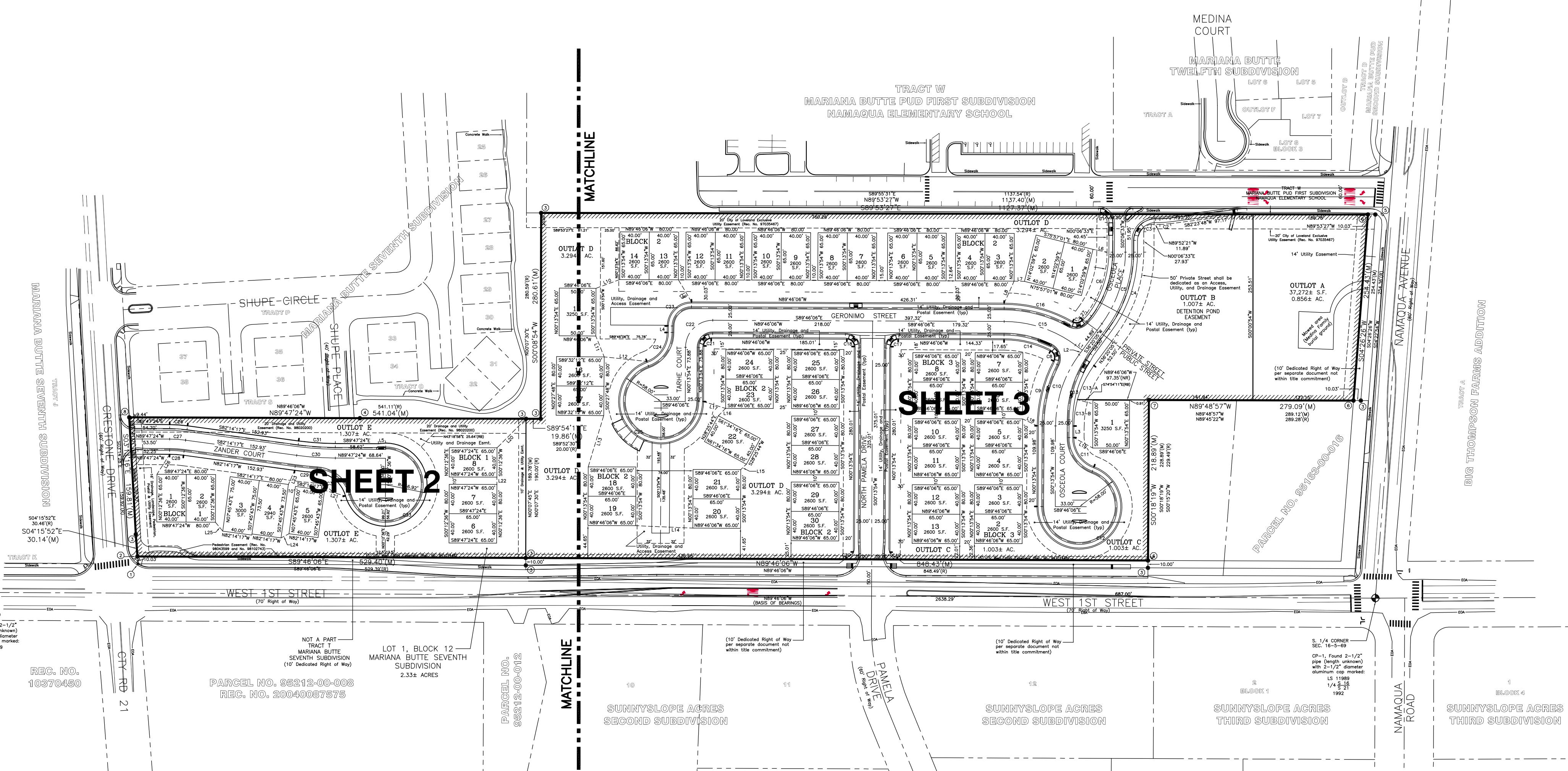
Side Setback: Zero (0') feet to the property line, and ten (10') feet minimum between adjacent structures.

Rear Setback: Zero (0') feet to the property line, and ten (10') feet minimum between adjacent structures.

| TRACT    | ACRE(S) | % SITE | USE   | WATER   | OWN/MAINTAIN       |
|----------|---------|--------|---|---------|--------------------|
| Outlot A | 0.856   | 2.56%  | Point of Interest/Loveland Historical Society | N/A     | Historical Society |
| Outlot B | 1.007   | 3.00%  | Utilities/Landscape/Open/Drainage/Access      | N/A     | Homeowners Assoc.  |
| Outlot C | 1.003   | 2.99%  | Utilities/Landscape/Open/Drainage/Access      | Potable | Homeowners Assoc.  |
| Outlot D | 3.294   | 9.83%  | Utilities/Landscape/Open/Drainage/Access      | Potable | Homeowners Assoc.  |
| Outlot E | 1.307   | 3.90%  | Utilities/Landscape/Open/Drainage/Access      | Potable | Homeowners Assoc.  |

Totals 7.467 22.28%

SHEET 1 OF 3



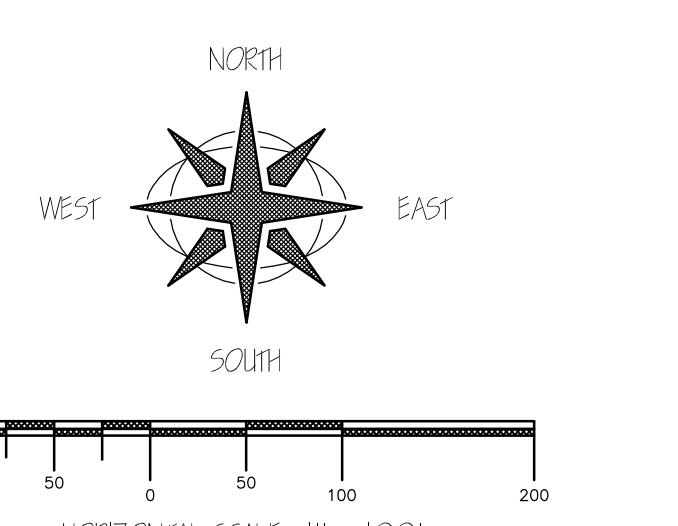
**CONTACT INFORMATION**

Owner/Applicant: Jess Rodriguez  
Attn: Jess Rodriguez  
5534 Stone Church Court  
Loveland, CO. 80537  
(970) 217-9602

Civil Engineer: KBN Engineers  
Attn: Mike Ketterling  
820 8th Street  
Greeley, CO 80631  
(970) 395-9880

Land Surveyor: Intermill Land Surveying, Inc.  
Attn: Steven Stencel, PLS  
1301 No. Cleveland Ave.  
Loveland, CO 80537  
(970) 669-0516

Traffic Engineer: Eric Bracke  
Attn: Eric Bracke  
5401 Taylor Lane  
Ft. Collins, CO. 80525  
(970) 988-7551

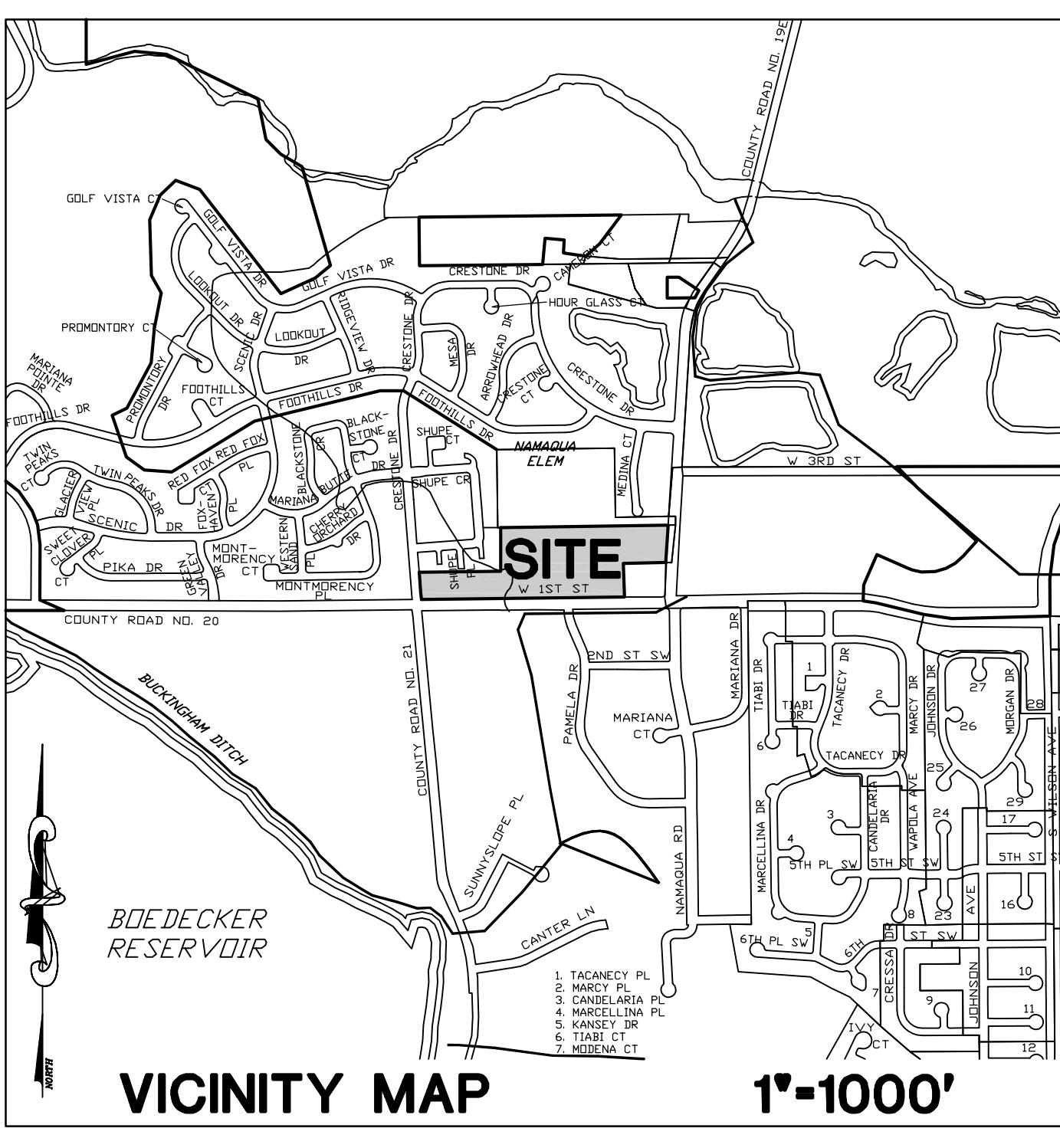


HORIZONTAL SCALE: 1" = 100'  
STATEMENT OF LINEAR UNITS USED:  
Linear Units Used for this survey - U.S. Survey Feet

**SHEET INDEX**

- Cover Sheet
- Preliminary Plat (WESTERN PORTION)
- Preliminary Plat (EASTERN PORTION)

**PLANNING COMMISSION APPROVAL:**  
This plat is approved by the City of Loveland Planning Commission this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.  
Chairman - City of Loveland Planning Commission



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.

**INTERMILL LAND SURVEYING, INC.**  
1301 NORTH CLEVELAND AVENUE, LOVELAND, COLORADO 80537  
BUS. (970) 669-0516 / FAX (970) 635-9755  
CLERK: JESS RODRIGUEZ  
5534 Stone Church Court  
Loveland, CO 80537

PRELIMINARY PLAT FOR  
MARIAN BUTTE TWENTY FIFTH SUBDIVISION  
PART OF THE SOUTHWEST QUARTER OF SECTION 16-5-69, LOVELAND, COLORADO

DRAWN BY: SJS  
CHECKED BY:  
APPROVED BY:  
DATE: 7-14-2010  
SCALE: 1" = 100'  
PROJECT NO.: P-09-6733  
SHEET OF

ATTACHMENT 6  
W:\\PLAT\\P-6733-Rodriguez\\Dwg\\Preliminary Plat\\P-6733-Pf-Rev1-14-11.dwg

MARIANA BUTTE TWENTY FIFTH SUBDIVISION

|         |                  |
|---------|------------------|
| By: SUS | Date: 2-8-2011   |
| By: SUS | Date: 11-8-2011  |
| By: SUS | Date: 12-30-2011 |

REVISIONS:

- 1) City of Loveland D.R.T. comments dated 11-12-2010
- 2) Revise street names
- 3) Revise acreage in Legal Description

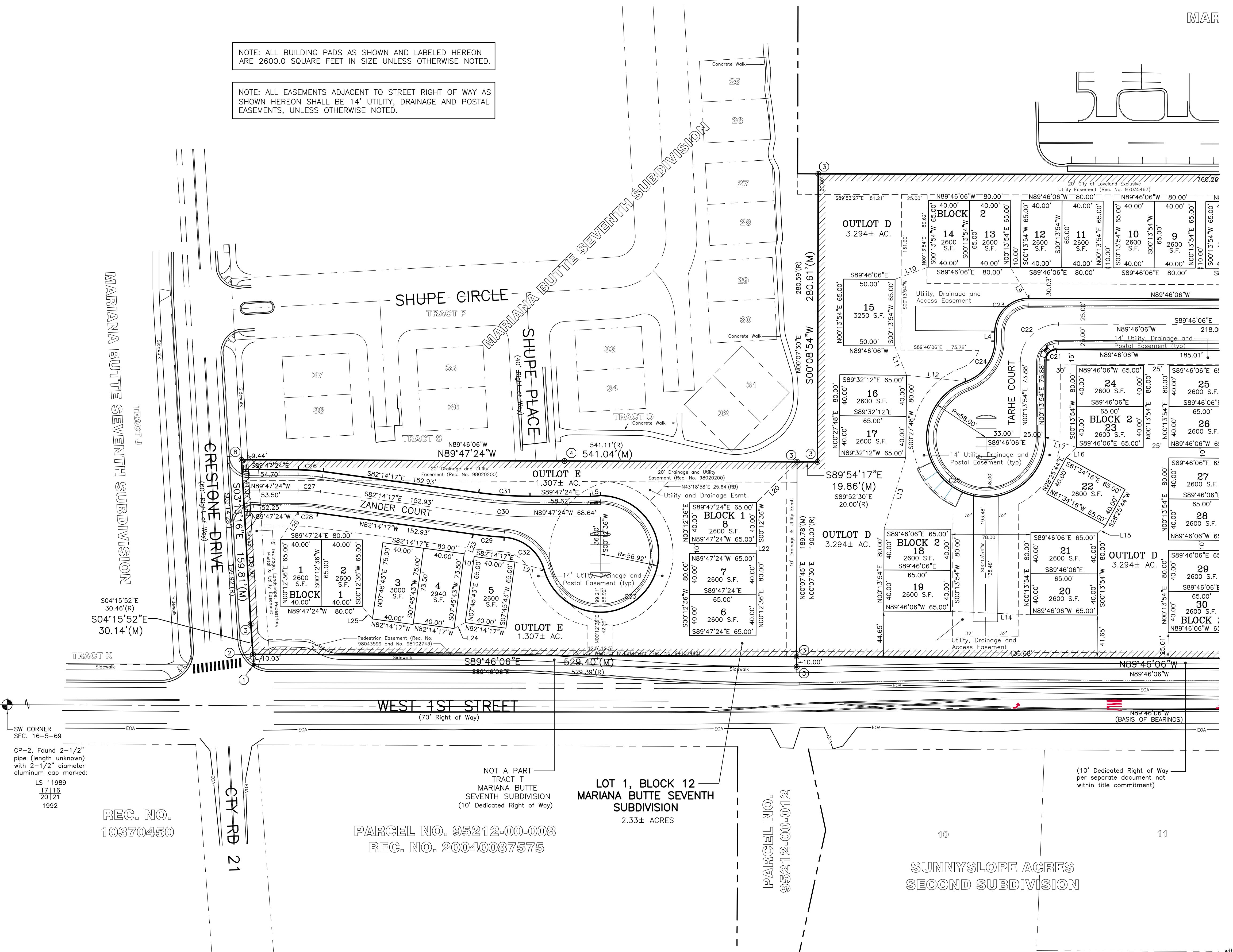
PRELIMINARY PLAT FOR  
**MARIANA BUTTE TWENTY FIFTH SUBDIVISION**

BEING A SUBDIVISION OF LOT 1 BLOCK 12 MARIANA BUTTE SEVENTH SUBDIVISION AND A PORTION OF TRACT A MARIANA BUTTE PUD FIRST  
SUBDIVISION, ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY  
OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

SHEET 2 OF 3

NOTE: ALL BUILDING PADS AS SHOWN AND LABELED HEREON  
ARE 2600.0 SQUARE FEET IN SIZE UNLESS OTHERWISE NOTED.

NOTE: ALL EASEMENTS ADJACENT TO STREET RIGHT OF WAY AS SHOWN HEREON SHALL BE 14' UTILITY, DRAINAGE AND POSTAL EASEMENTS, UNLESS OTHERWISE NOTED.



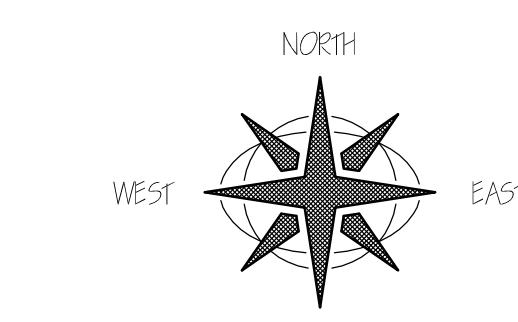
| LINE TABLE |             |          |
|------------|-------------|----------|
| LINE       | BEARING     | DISTANCE |
| L1         | S53°39'55"E | 11.83'   |
| L2         | N36°20'05"E | 7.61'    |
| L3         | N00°13'54"E | 15.93'   |
| L4         | N00°13'54"E | 8.84'    |
| L5         | N85°24'36"E | 10.04'   |
| L6         | S78°56'35"E | 19.59'   |
| L7         | S88°50'17"E | 14.21'   |
| L8         | N24°10'47"E | 32.86'   |
| L9         | N30°41'44"W | 35.01'   |
| L10        | S69°49'05"W | 34.49'   |
| L11        | N21°51'58"W | 30.73'   |
| L12        | N84°00'15"W | 58.33'   |
| L13        | S16°53'45"W | 72.95'   |
| L14        | N87°33'57"W | 78.06'   |
| L15        | S46°22'32"W | 10.51'   |
| L16        | S44°21'39"W | 14.08'   |
| L17        | S72°51'32"E | 31.36'   |
| L18        | N64°38'13"W | 22.09'   |
| L19        | S61°08'22"E | 29.34'   |
| L20        | S44°56'10"W | 55.93'   |
| L21        | N75°23'12"W | 29.25'   |
| L22        | S00°12'36"W | 10.00'   |
| L23        | S24°22'26"W | 20.86'   |
| L24        | S62°07'29"W | 12.30'   |
| L25        | S39°26'13"E | 15.67'   |
| L26        | S32°30'53"W | 32.12'   |
| L27        | N36°20'05"E | 11.23'   |

| CURVE TABLE |            |         |         |             |         |
|-------------|------------|---------|---------|-------------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | BEARING     | CHORD   |
| C1          | 90°00'00"  | 11.50'  | 18.06'  | N44°53'27"W | 16.26'  |
| C2          | 07°43'51"  | 108.00' | 14.57'  | N86°15'44"E | 14.56'  |
| C3          | 90°01'07"  | 10.00'  | 15.71'  | S45°07'06"W | 14.14'  |
| C4          | 36°13'32"  | 190.00' | 120.13' | N18°13'19"E | 118.14' |
| C5          | 36°13'32"  | 165.00' | 104.32' | N18°13'19"E | 102.59' |
| C6          | 36°13'32"  | 140.00' | 88.52'  | N18°13'19"E | 87.05'  |
| C7          | 83°20'51"  | 10.00'  | 14.55'  | N78°00'30"E | 13.30'  |
| C8          | 90°56'54"  | 10.00'  | 15.87'  | N17°30'21"W | 14.26'  |
| C9          | 27°44'12"  | 190.00' | 91.98'  | S14°06'00"W | 91.08'  |
| C10         | 36°06'11"  | 165.00' | 103.97' | S18°16'59"W | 102.26' |
| C11         | 70°07'23"  | 42.00'  | 51.40'  | S34°49'48"E | 48.25'  |
| C12         | 250°07'23" | 58.00'  | 253.20' | N55°10'12"E | 94.95'  |
| C13         | 36°06'11"  | 140.00' | 88.22'  | S18°16'59"W | 86.76'  |
| C13-A       | 21°14'15"  | 140.00' | 51.89'  | S25°42'57"W | 51.60'  |
| C13-B       | 14°51'55"  | 140.00' | 36.32'  | S07°39'52"W | 36.22'  |
| C14         | 26°48'46"  | 140.00' | 65.52'  | N76°23'11"W | 64.92'  |
| C15         | 36°07'39"  | 165.00' | 104.04' | N71°43'45"W | 102.32' |
| C16         | 29°28'30"  | 190.00' | 97.74'  | N75°03'19"W | 96.67'  |
| C17         | 90°00'00"  | 10.00'  | 15.71'  | S45°13'54"W | 14.14'  |
| C18         | 90°00'00"  | 10.00'  | 15.71'  | N44°46'06"W | 14.14'  |
| C19         | 90°00'00"  | 10.00'  | 15.71'  | S44°46'06"E | 14.14'  |
| C20         | 90°00'00"  | 10.00'  | 15.71'  | N45°13'54"E | 14.14'  |
| C21         | 90°00'00"  | 10.00'  | 15.71'  | S45°13'54"W | 14.14'  |
| C22         | 90°00'00"  | 37.00'  | 58.12'  | S45°13'54"W | 52.33'  |
| C23         | 90°00'00"  | 33.00'  | 51.84'  | S45°13'54"W | 46.67'  |
| C24         | 70°07'23"  | 42.00'  | 51.40'  | N35°17'36"E | 48.25'  |
| C25         | 250°07'23" | 58.00'  | 253.20' | S54°42'24"E | 94.95'  |
| C26         | 07°33'08"  | 185.08' | 24.40'  | N86°00'50"W | 24.38'  |
| C27         | 07°33'08"  | 165.00' | 21.75'  | N86°00'50"W | 21.73'  |
| C28         | 07°33'08"  | 144.08' | 18.99'  | N86°00'50"W | 18.98'  |
| C29         | 04°08'34"  | 420.92' | 30.44'  | S84°18'34"E | 30.43'  |
| C30         | 07°33'08"  | 400.00' | 52.72'  | S86°00'50"E | 52.69'  |
| C31         | 07°33'08"  | 379.92' | 50.08'  | S86°00'50"E | 50.04'  |
| C32         | 70°49'12"  | 43.08'  | 53.25'  | N50°58'15"W | 49.92'  |
| C33         | 254°15'09" | 56.92'  | 252.58' | N37°18'47"E | 90.77'  |

## MONUMENTATION LEGEND

- ① Did not Find or Set Property Pin
- ② Found PK Nail with 1" Diameter  
Shiner Stamped "LS 30462"
- ③ Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Plastic Cap (LS 32829)
- ④ Found 1/2" Rebar (length  
unknown) with no Cap or  
Markings (used for line)
- ⑤ Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Plastic Cap (LS 16415)
- ⑥ Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Red Plastic Cap (LS 30462)
- ⑦ Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Plastic Cap (LS 15278)  
  
Found Bent 3/4" Pipe (length  
unknown) with 1" Diameter  
Plastic Cap (illegible), Did not  
Accept Monument Position.
- ⑧ Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Plastic Cap (LS 32829)  
  
Found 1/2" Rebar (length  
unknown) with 1" Diameter  
Plastic Cap (LS 32829) 0.34'  
North of Accepted Corner.



HORIZONTAL SCALE : 1" = 50'

**INTERMILL LAND SURVEYING, INC.**

# INTERMILL LAND

301 NORTH CLEVELAND AVENUE  
LOVELAND, OHIO

DRAWN BY:  
CHECKED BY:  
APPROVED BY:  
DATE: \_\_\_\_\_  
SCALE: \_\_\_\_\_  
PROJECT NO.:  
**P-09**  
SHEET

# PRELIMINARY PLAT FOR MARIANA BUTTE TWENTY FIFTH SUBDIVISION

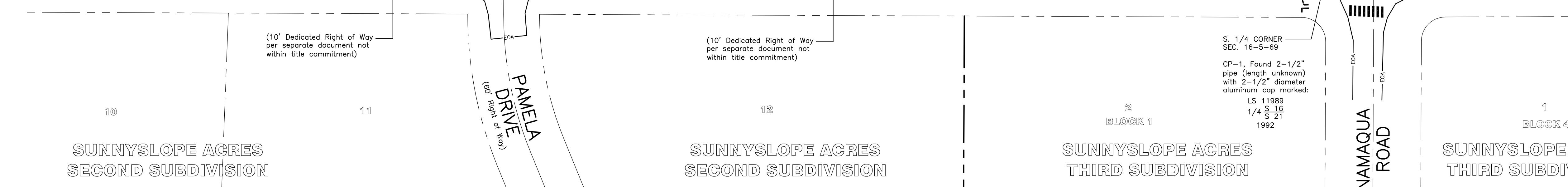
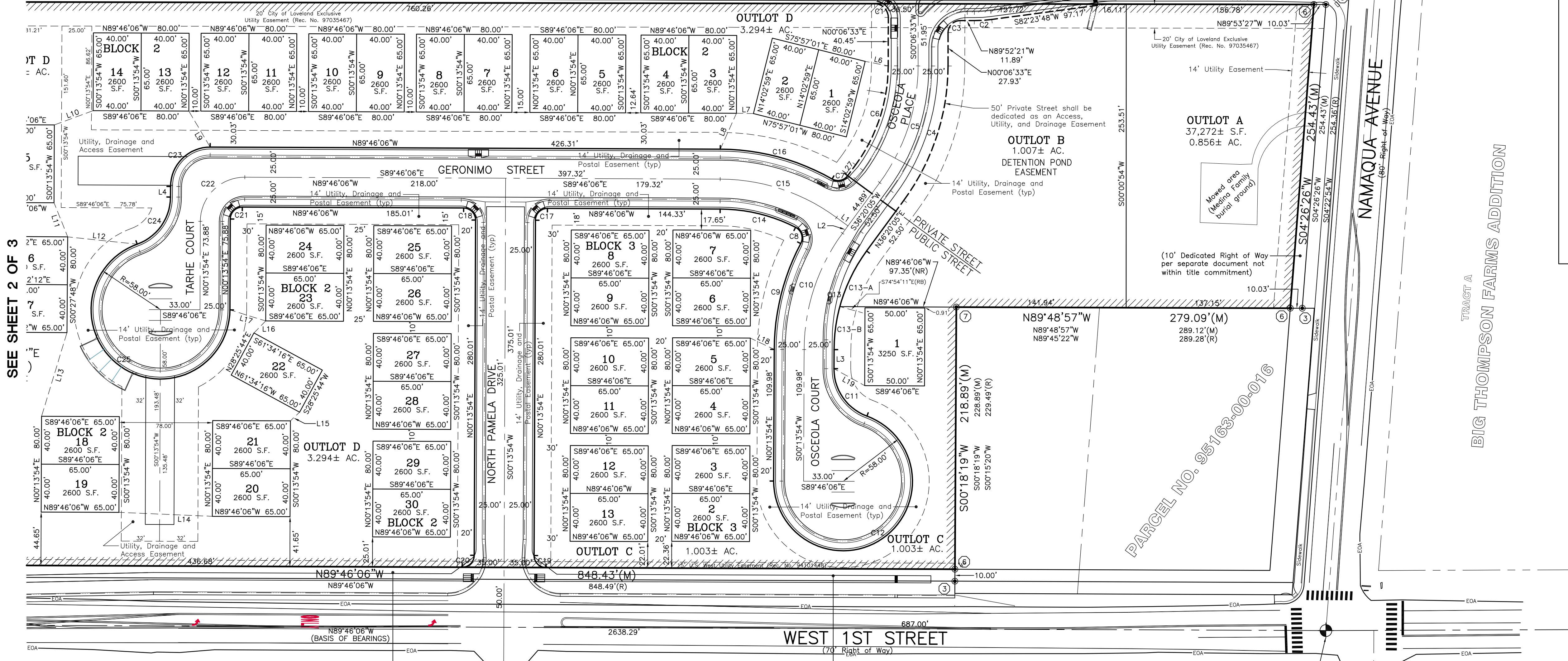
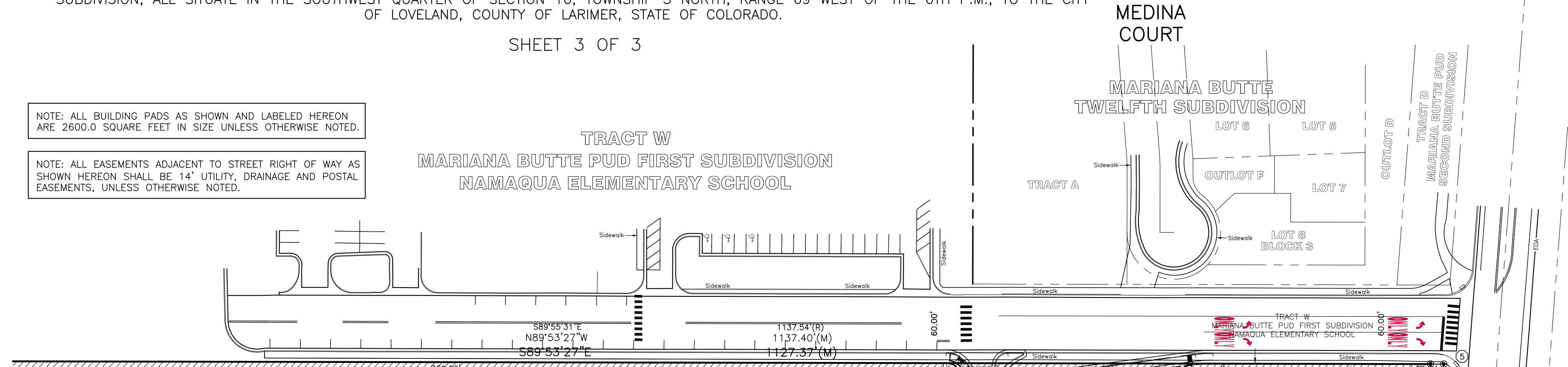
BEING A SUBDIVISION OF LOT 1 BLOCK 12 MARIANA BUTTE SEVENTH SUBDIVISION AND A PORTION OF TRACT A MARIANA BUTTE PUD FIRST SUBDIVISION, ALL SITUATE IN THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH P.M., TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

SHEET 3 OF 3

NOTE: ALL BUILDING PADS AS SHOWN AND LABELED HEREON ARE 2600.0 SQUARE FEET IN SIZE UNLESS OTHERWISE NOTED.

NOTE: ALL EASEMENTS ADJACENT TO STREET RIGHT OF WAY AS SHOWN HEREON SHALL BE 14' UTILITY, DRAINAGE AND POSTAL EASEMENTS, UNLESS OTHERWISE NOTED.

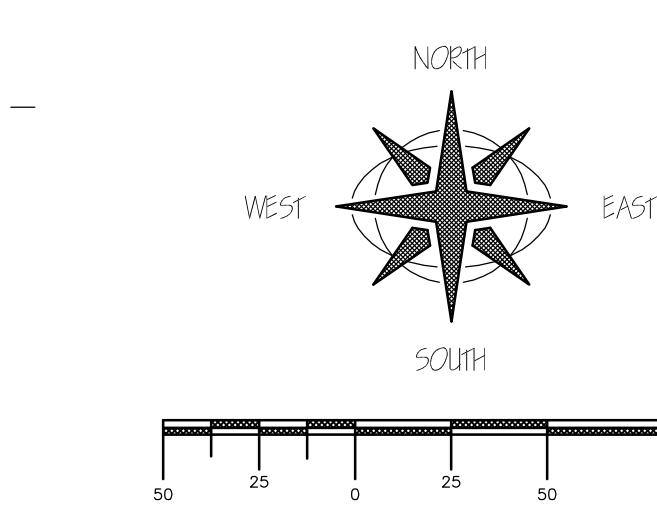
## TRACT W MARIANA BUTTE PUD FIRST SUBDIVISION NAMAQUA ELEMENTARY SCHOOL



| LINE TABLE |               |        |
|------------|---------------|--------|
| L1         | 55°3'30" E    | 11.83' |
| L2         | N36°20'05" E  | 7.61'  |
| L3         | N001°35'54" E | 15.93' |
| L4         | N001°35'54" E | 8.84'  |
| L5         | N85°24'36" E  | 10.04' |
| L6         | S78°56'35" E  | 19.59' |
| L7         | S88°50'17" E  | 14.21' |
| L8         | N241°04'47" E | 32.86' |
| L9         | N304°14'44" W | 35.01' |
| L10        | S69°49'05" W  | 34.49' |
| L11        | N215°15'58" W | 30.73' |
| L12        | N84°00'15" W  | 58.33' |
| L13        | S165°3'45" W  | 72.95' |
| L14        | N87°33'57" W  | 78.06' |
| L15        | S46°22'32" W  | 10.51' |
| L16        | S44°21'39" W  | 14.08' |
| L17        | S72°51'32" E  | 31.36' |
| L18        | N64°38'13" W  | 22.09' |
| L19        | S61°08'22" W  | 29.34' |
| L20        | S44°56'10" W  | 55.93' |
| L21        | N75°23'12" W  | 29.25' |
| L22        | S001°23'36" W | 10.00' |
| L23        | S24°22'26" W  | 20.86' |
| L24        | S62°07'29" W  | 12.30' |
| L25        | S39°26'13" E  | 15.67' |
| L26        | S32°30'53" W  | 32.12' |
| L27        | N36°20'05" W  | 11.23' |

| CURVE TABLE |            |         |         |              |         |
|-------------|------------|---------|---------|--------------|---------|
| CURVE       | DELTA      | RADIUS  | LENGTH  | BEARING      | CHORD   |
| C1          | 90°0'00"   | 11.50'  | 18.06'  | N44°53'27" W | 16.26'  |
| C2          | 043°51'    | 108.00' | 14.57'  | N86°15'44" E | 14.56'  |
| C3          | 90°0'07"   | 10.00'  | 15.71'  | S45°07'06" W | 14.14'  |
| C4          | 36°13'32"  | 190.00' | 120.13' | N18°13'19" E | 118.14' |
| C5          | 36°13'32"  | 165.00' | 104.32' | N18°13'19" E | 102.59' |
| C6          | 36°13'32"  | 140.00' | 88.52'  | N18°13'19" E | 87.26'  |
| C7          | 83°20'51"  | 10.00'  | 14.55'  | S17°30'21" W | 13.30'  |
| C8          | 90°56'00"  | 10.00'  | 15.87'  | N17°30'21" W | 14.26'  |
| C9          | 24°42'12"  | 90.00'  | 91.08'  | S11°00'00" W | 91.08'  |
| C10         | 36°08'11"  | 165.00' | 148.97' | S16°23'11" W | 102.26' |
| C11         | 36°07'23"  | 4.00'   | 51.40'  | S34°44'43" E | 48.65'  |
| C12         | 250°07'23" | 58.00'  | 253.20' | N55°10'12" E | 48.95'  |
| C13         | 36°06'11"  | 140.00' | 88.22'  | S18°16'59" W | 86.76'  |
| C13-A       | 21°49'15"  | 140.00' | 51.89'  | S25°42'57" W | 51.60'  |
| C13-B       | 14°51'55"  | 140.00' | 36.32'  | S07°39'52" W | 36.32'  |
| C14         | 26°48'46"  | 140.00' | 65.92'  | N76°23'11" W | 64.92'  |
| C15         | 36°07'39"  | 165.00' | 104.04' | N71°43'45" W | 102.32' |
| C16         | 29°28'39"  | 190.00' | 97.74'  | N75°03'19" W | 96.67'  |
| C17         | 90°0'00"   | 10.00'  | 15.71'  | S45°13'54" E | 14.14'  |
| C19         | 90°0'00"   | 10.00'  | 15.71'  | N44°46'06" E | 14.14'  |
| C20         | 90°0'00"   | 10.00'  | 15.71'  | N45°13'54" E | 14.14'  |
| C21         | 90°0'00"   | 10.00'  | 15.71'  | S45°13'54" E | 14.14'  |
| C22         | 90°0'00"   | 37.00'  | 58.12'  | S45°13'54" W | 52.33'  |
| C23         | 90°0'00"   | 33.00'  | 51.84'  | S45°13'54" W | 46.67'  |
| C24         | 70°07'39"  | 42.00'  | 51.40'  | S45°13'54" W | 48.25'  |
| C25         | 250°07'23" | 58.00'  | 253.20' | S54°42'24" E | 94.95'  |
| C26         | 07°33'08"  | 185.08' | 24.40'  | N86°00'50" W | 24.38'  |
| C27         | 07°33'08"  | 165.00' | 21.75'  | N86°00'50" W | 21.73'  |
| C28         | 07°33'08"  | 144.08' | 18.99'  | N86°00'50" W | 18.98'  |
| C29         | 04°08'34"  | 420.92' | 30.44'  | S84°18'34" W | 30.43'  |
| C30         | 07°33'08"  | 400.00' | 52.72'  | S86°00'50" W | 52.69'  |
| C31         | 07°33'08"  | 379.92' | 50.08'  | S86°00'50" W | 50.04'  |
| C32         | 70°49'12"  | 43.08'  | 53.25'  | N50°58'15" W | 49.92'  |
| C33         | 254°15'09" | 56.92'  | 252.58' | N37°18'47" E | 90.77'  |

| MONUMENTATION LEGEND |   |
|----------------------|---|
| ①                    | Did not Find or Set Property Pin  |
| ②                    | Found PK Nail with 1" Diameter Shiner Stamped "LS 30462"  |
| ③                    | Found 1/2" Rebar (length unknown) with 1" Diameter Plastic Cap (LS 32823)                                 |
| ④                    | Found 1/2" Rebar (length unknown) with no Cap or Markings (used for line)                                 |
| ⑤                    | Found 1/2" Rebar (length unknown) with 1" Diameter Plastic Cap (LS 16415)                                 |
| ⑥                    | Found 1/2" Rebar (length unknown) with 1" Diameter Red Plastic Cap (LS 15278)                             |
| ⑦                    | Found 1/2" Rebar (length unknown) with 1" Diameter Plastic Cap (LS 15278)                                 |
| ⑧                    | Found 1/2" Rebar (length unknown) with 1" Diameter Plastic Cap (LS 32829)                                 |
| ⑨                    | Found 1/2" Rebar (length unknown) with 1" Diameter Plastic Cap (LS 32829) 0.34' North of Accepted Corner. |



HORIZONTAL SCALE: 1" = 50'

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

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 herein.

|            |  |
|------------|--|
| REVISIONS: | 1) City of Loveland D.R. comments dated 11-12-2010 |
|            | 2) Revise street names                             |

INTERMILL LAND SURVEYING, INC.  
5534 Stone Church Court  
Loveland, CO 80537  
BUS. (970) 669-0516 / FAX (970) 655-9775

JESS RODRIGUEZ  
Preliminary Plat for  
MARIAN BUTTE TWENTY FIFTH SUBDIVISION  
Part of the Southwest Quarter of Section 16-5-69, Loveland, Colorado

DRAWN BY: SJS  
CHECKED BY: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_  
DATE: 7-14-2010  
SCALE: 1" = 50'  
PROJECT NO.: P-09-6733  
SHEET 3 OF 3  
3 3  
W:\\P\\P-6733-Routing\\Dwg\\Preliminary Plat\\P-6733-Preliminary Plat.dwg

MARIANA BUTTE TWENTY FIFTH SUBDIVISION