

PLANNING COMMISSION SUMMARY

ITEMS: Rezoning from PUD (Planned Unit Development – Lake Bluff) to PUD (Planned Unit Development – Poudre Heights) and a Preliminary PUD Plan

FILE NUMBER: PUD2019-0007 & ZON2022-0001

PROJECT: Poudre Heights Preliminary PUD

LOCATION: North of US Highway 34 Business, west of 101st Avenue, and east Missile Park Road

APPLICANT: Todd Johnson on behalf of Poudre Bay Partners

CASE PLANNER: Brittany Hathaway, Planner III

PLANNING COMMISSION HEARING DATE: February 22, 2022

PLANNING COMMISSION FUNCTION:

The Planning Commission shall consider the staff report, along with testimony and comments made by the applicant and the public and shall then make a recommendation to the City Council regarding the applications in the form of a finding based on the review criteria in Sections 24-583, 24-625(c)(3) and 24-663(b) of the 1998 Development Code.

EXECUTIVE SUMMARY

The City of Greeley is considering a request to a rezone from PUD (Planned Unit Development – Lake Bluff) to PUD (Planned Unit Development – Poudre Heights) and a Preliminary PUD Plan for approximately 277.6 acres of property located north of US Highway 34 Business and west of 101st Avenue.

A. REQUEST

The proposed PUD would consist of a mix of residential, commercial, and industrial uses. Parks, open spaces, and trails are incorporated into the project to allow for pedestrian connectivity, outdoor activities, and public access to the Poudre Bluffs Natural Areas. The theme of the Poudre Heights PUD would be focused on native wildlife and is further described on page 11 of the PUD document (*see Attachment C*). As the application was submitted in 2019, the application is processed under the 1998 Development Code.

Approximately 50 acres would be reserved for both private and public open space and bluff preservation. Two pocket parks, a City neighborhood park, and an amenity center are also proposed. The amenity center would be located along the bluff areas in PA-I (*See Attachment C*) and would be accessible using the trail system proposed in the community. This center would be a “home gathering place” to overlook the vistas and connect to a public nature trail.

The applicant would preserve nearly 40 acres of bluff preservation open space to the City and adjacent residential lots would require a 50-foot bluff setback to minimize ridgeline effects.

The applicant proposes a mix of residential housing options including multi-family, attached single-family, and detached single-family. As proposed, the maximum number of residential units would be 1,185 units at an overall residential density of 4.27 units per acre over the approximate 100 acres dedicated to residential uses. Mixed-uses would account for 108 acres with residential density averaging 6.6 units per acre and allowing for up to 24 units per acre, should density transfers be utilized. Commercial and limited industrial uses would also be permitted in the mixed-use planning areas.

Industrial uses would account for 30 acres and would be located on the western boundary of the project, adjacent to existing industrial zoning and land uses part of the Golden Triangle PUD. Poudre Heights PUD would require buffer treatments adjacent to any industrial uses, when and if future land uses warrant.

The Poudre Heights PUD proposes a table of land uses for each planning area alongside specific development standards. Development standards can be found on Sheet 7 of the PUD Document (*see Attachment C*). Reduced lot sizes and setbacks as proposed are supplemented by specific residential development standards to ensure a cohesive environment, as well as trail connectivity and access to parks and open spaces.

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning/Land Use:

North: Weld County: A-AG

(*Undeveloped lands, bluffs*)

South: R-E, US Highway 34 Business & PUD

(*Highway, single-family residential, and undeveloped lands*)

East: PUD (Lake Bluff)

(*Future development*)

West: PUD (Golden Triangle)

(*Undeveloped lands, light industrial*)

Site Characteristics:

The site is largely undeveloped agricultural land. A natural bluff area, known as the Poudre Bluffs, is located along the northern portion of the property.

D. BACKGROUND

The subject area was included in the 2013 Lake Bluff PUD. The 2013 Lake Bluff PUD expired due to inactivity and an updated Lake Bluff PUD was adopted in 2020 (ORD 03, 2020), of which

excluded the subject area. This area is requested to be rezoned from PUD (Lake Bluff - expired) to PUD (Poudre Heights).

The Poudre Heights Metropolitan District was approved in September 2021 (MD2021-0001/Resolution No. 32, 2021) and included all subject land areas within its service area. Upon approval of a master plan, which is an element of this Preliminary PUD, the Metro District would be able to begin issuing debt for infrastructure improvements. The Metro District was needed in order to undertake the maintenance, planning, design, acquisition, construction and financing of public improvements, including external infrastructure.

E. APPROVAL CRITERIA

Standards for Rezoning (ZON2022-0001):

In reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625(c)(3) applicable to the rezoning of land:

a. Has the area changed, or is it changing to such a degree that it is in the public interest to rezone the subject property to encourage development or redevelopment of the area?

Staff Comment: The subject property has historically been utilized for agricultural uses.

The immediate surrounding area and land use approvals have changed significantly in the past few years. The land uses in the nearby Promontory development, as approved, continues to be developed with predominately residential land uses. Land uses adjacent to this development include the recently approved Lake Bluff PUD (Ordinance No. 03, 2020), which is currently in design stages with an approved Preliminary Plat. The Cache PUD is also in design stages for platting and the Poudre River Ranch PUD, a residential subdivision to the east, has begun development.

The request complies with this criterion.

b. Has the existing zoning been in place for at least fifteen (15) years without substantial development resulting and does the existing zoning appear to be obsolete, given development trends?

Staff Comment: The existing Lake Bluff PUD zoning has been in place since 2013. Given that the applicable portion of the 2013 Lake Bluff Preliminary PUD Plan has expired, the zoning would no longer be valid.

The request complies with this criterion.

c. Are there clerical or technical errors to correct?

Staff Comment: There are no clerical or technical errors to correct.

This criterion is not applicable.

d. Are there detrimental environmental conditions, such as flood plains, presence of irrigation ditches, inadequate drainage, slopes, unstable soils, etc., that may affect future development of this site and which may not have been considered during the original zoning of the property?

Staff Comment: The northern bluff area contains significant slopes. These areas would be protected and remain as a natural area. Staff is unaware of any additional detrimental environmental conditions on the property.

This criterion is not applicable.

e. Is the proposed rezoning necessary in order to provide land for a community related use which was not anticipated at the time of adoption of the City's Comprehensive Plan; or have the policies of the City changed to the extent that a rezoning is warranted?

Staff Comment: The City's Comprehensive Plan has been updated since the last PUD zoning for this site in 2013. The Comprehensive Plan designates the subject area primarily as "mixed-use", and "bluffs". This PUD proposes a variety of residential housing options and includes opportunities for commercial, industrial, and mixed-uses to support existing and future residents in the area. The project also would protect the natural bluff areas through preservation and would provide a trail system for community enjoyment of these natural areas.

In order to accomplish a mixed-use development, the developer is proposing complete neighborhood offerings, of which are supported by the City's current Comprehensive Plan.

The request complies with this criterion.

f. What is the potential impact of the proposed rezoning upon the immediate neighborhood and the City as a whole (including potential noise and environmental impacts, visual impacts, the provision of City services such as police, fire, water, sewer, street and pedestrian systems and parks and recreation facilities)?

Staff Comment: The proposed PUD would have a greater impact on city services upon development of the site.

As part of the overall development, 101st Avenue would need to be improved and/or realigned. Additionally, 4th Street, 7th Street, and 105th Avenue would extend through the development. These improvements would be funded by the Metro District. Exact roadway alignments and dedication would be determined at the time of subdivision.

Water and sanitary sewer lines would have to be extended from future Lake Bluff through coordinated development. Drainage, water, and sewer would be addressed at time of subdivision.

Impact to the City as a whole may include noise and other impacts, such as impacts to Police and Fire due to an increased residential population and commercial centers.

The PUD proposes to provide parks, open space, and trail systems to support the development and provide public connectivity through safe and well-planned means. All impacts and improvements would be further addressed at time of subdivision.

g. Is there clear and convincing evidence that the proposed rezoning will be consistent with the policies and goals of the City's Comprehensive Plan and comply with applicable zoning overlay requirements?

Staff Comment: The subject property was reviewed against the policies regarding zoning overlay requirements. This criterion is similar to specific criteria governing the Preliminary PUD. The proposal generally complies with the City's Comprehensive Plan.

The request complies with this criterion.

h. What is the potential impact of the proposed rezoning upon an approved zoning suitability plan for the property?

Staff Comment: The applicable Lake Bluff PUD Preliminary Plan adopted in 2013 has expired. Therefore, the associated zoning suitability plan is no longer valid. As such, there is not an approved zoning suitability plan for the property.

This criterion is not applicable.

Standards for PUD establishment (PUD2019-0007):

Per Section 24-663, in reaching recommendations and decisions as to rezoning land to the PUD district, the Planning Commission and the City Council shall apply the following standards in addition to the standards and procedures of Section 24-625 applicable to the rezoning of land:

Area Requirements. *The area of a proposed PUD shall be of substantial size to permit its design and development as a cohesive unit fulfilling the stated purpose of these regulations and to establish the PUD as a meaningful part of the larger community. Each proposed PUD shall therefore be evaluated as to its adequacy in size with respect to both the nature and character of its internal design and to its specific location within the City. The minimum size of a PUD to be considered for establishment shall be two (2) acres.*

Staff Comment: The proposal meets this requirement. The area of the proposed PUD is approximately 277.6 acres.

Consistency with the Land Use Chapter of the Comprehensive Plan. *A PUD proposal shall be found to be consistent with all applicable elements of the Land Use Chapter of the City's adopted Comprehensive Plan with respect to its proposed internal design and use and its relationship to adjacent areas and the City as a whole before it may be zoned as a PUD.*

- The following Comprehensive Plan goals are met with this PUD proposal:
 - ED-1: Promote a healthy, progressive, and competitive local economy.
 - Proposal provides future employment and tax base opportunities while proposing commercial development to benefit residents of West Greeley.
 - EH-2: Integrate healthy living into community planning and development.
 - Proposal provides an extensive open space amenity and trail system that would connect the community to area parks, an amenity center, and open space. The project's trail system would also connect to adjacent future development that would provide additional trail and open space systems. The trail network will also provide for pedestrian walkability to commercial areas, encouraging an active lifestyle.
 - EH-4: Support and collaborate with the City's school districts.
 - The applicant has worked with the Weld RE-4 School District to ensure their needs are being met. As a school site is not warranted, cash-in-lieu would be provided at time of subdivision.
 - GC-1: Manage growth effectively.
 - The transition to parks and open lands were considered with the Preliminary PUD proposal. The PUD was also reviewed against the neighboring approved Lake Bluff and Cache PUD's to ensure connectivity.
 - CG-2: Promote a balanced mix and distribution of land uses.
 - The proposed PUD offers a mix of residential, commercial, industrial and mixed-uses with suitable transition between these areas. Commercial and industrial offerings would also provide for employment opportunities.
 - CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - The Poudre Heights PUD is envisioned as a complete neighborhood, offering a mix of uses and multi-modal connectivity while incorporating a high level of design criteria with a theme focused on area wildlife and habitat. The PUD was also designed to be cohesive with the neighboring Lake Bluff PUD through land use, trail, and roadway alignments.

- HO-2: Encourage a broad diversity of housing options.
 - The PUD would provide a variety of housing types including multi-family, single family detached, and single family attached.
- NR-1: Protect, conserve, maintain, and improve the quality and quantity of water available to Greeley.
 - This objective is met through the PUD's sustainable landscape standards which encourages drought-tolerant trees and plants, natural grasses, and responsible use of turf. The PUD is proposing to also use non-potable water for park and open space irrigation.

F. PHYSICAL SITE CHARACTERISTICS

HAZARDS

The applicant has identified areas within the site that are impacted by significant slopes, which may impact development. Dedicated open space and increased setbacks have been identified with this Preliminary PUD to protect sensitive bluff areas. These setbacks would be included on subsequent plats with sensitive bluff areas to be dedicated to the City for preservation. Additionally there are a number of plugged and abandoned well sites within the proposed development that would require additional building setbacks. Staff is unaware of any other hazards on the property.

WILDLIFE

The areas near and within the Poudre Bluffs are identified for moderate impacts to wildlife. To protect the existing habitat, the applicant intends to protect these sensitive areas by dedicating open space requiring large building setbacks adjacent to the bluff area.

In accordance with Section 24-1217(b) of the City's Development Code, a biologist's report will be required to be submitted for any development that may occur near the impacted areas.

FLOODPLAIN

The intended development area is not located within the 100-year floodplain, according to the adopted Federal Emergency Management Administration (FEMA) flood data.

DRAINAGE AND EROSION

Increases in stormwater flows from development would be addressed with on-site detention ponds, which would be designed to limit runoff to historical flows. Another effort to minimize stormwater runoff would be to limit the amount of non-pervious surface, through best management practices.

Erosion control devices would be designed by the developer and reviewed by the City at time of construction to ensure that best management practices as utilized as the project progress.

TRANSPORTATION

The subject property has frontage on 10th Street (US 34 Business). Direct access to the development is proposed from 101st Avenue, 105th Avenue, and also along the 4th Street and

7th Street roadway extensions. All future roadways within the development would be required to comply with standards set forth in the 2035 Comprehensive Transportation Plan.

All roadway improvements would be determined at time of development and will be routed to the appropriate agencies for review and comment.

Further subdivision of the property would require the dedication of public rights-of-way as necessary to support the development. Roadway upgrades, extensions, and realignments are also anticipated as part of the future development of the site.

The City of Greeley Traffic Engineer has reviewed the Traffic Study and has no significant concerns at this point. Further traffic analysis would occur at time of subdivision.

G. SERVICES

WATER

The City of Greeley provides water services to the area. Water lines would need to be extended from the neighboring Lake Bluff development, for which a Preliminary Plat has been approved. Water provisions, including non-potable, within the development would be reviewed at time of subdivision.

SANITATION

The City of Greeley would provide sanitary services to the area. Sewer services would be provided via the future Poudre Trunk Line to be extended from the northeast along 95th Avenue and through The Cache and Lake Bluff developments. These extensions would be required in order for Poudre Heights to connect. The respective developments are coordinating this effort.

Sanitary Sewer and any applicable agreements would be reviewed at time of subdivision.

EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. Fire Station #6 is located at the intersection of US Highway 34 Bypass and Promontory Parkway, approximately 1.5 miles south.

PARKS AND OPEN SPACES

The proposal includes 2 pocket parks and a 10-acre neighborhood park to be dedicated to the City of Greeley. The applicant would also dedicate 39.5 acres of bluff preservation open space to the City of Greeley for public use.

SCHOOLS

The subject property is located within the Weld RE-4 School District. A school site is not required to be dedicated with this project, however the applicant would be required to pay cash-in-lieu to the District for school land dedication requirements at time of subdivision.

METROPOLITAN DISTRICT

The applicant intends to finance many of the on- and off-site improvements for the development by means of a Metropolitan District. This district was approved in September 2021 (MD2021-0001) and is awaiting approval of this Preliminary PUD to begin infrastructure development.

H. NEIGHBORHOOD IMPACTS

VISUAL

Visual impacts will be reviewed for at time of subdivision against landscape and buffer requirements set forth in Code. Visual impacts resulting from residential development along the Poudre Bluffs would be mitigated through significant setbacks to ensure any ridgeline effects are avoided.

NOISE

Any potential noise created by future development will be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood notices for this meeting were mailed to surrounding property owners February 10, 2022 per 1998 Development Code requirements. Signs were also posted on the site on February 14, 2022. As of February 15, 2022 no written comments have been received.

Required mineral rights notifications were mailed with the previous PUD applications.

J. PLANNING COMMISSION RECOMMENDED MOTIONS

1. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed rezoning from Planned Unit Development (PUD) to Planned Unit Development (PUD) is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and therefore recommends approval (*or denial*).

2. Based on the application received and the preceding analysis, the Planning Commission finds that the proposed The Poudre Heights Preliminary PUD Plan is in compliance with Development Code Section 24-625(c)(3) a, b, e and g and Section 24-663(b) and therefore recommends approval (*or denial*).

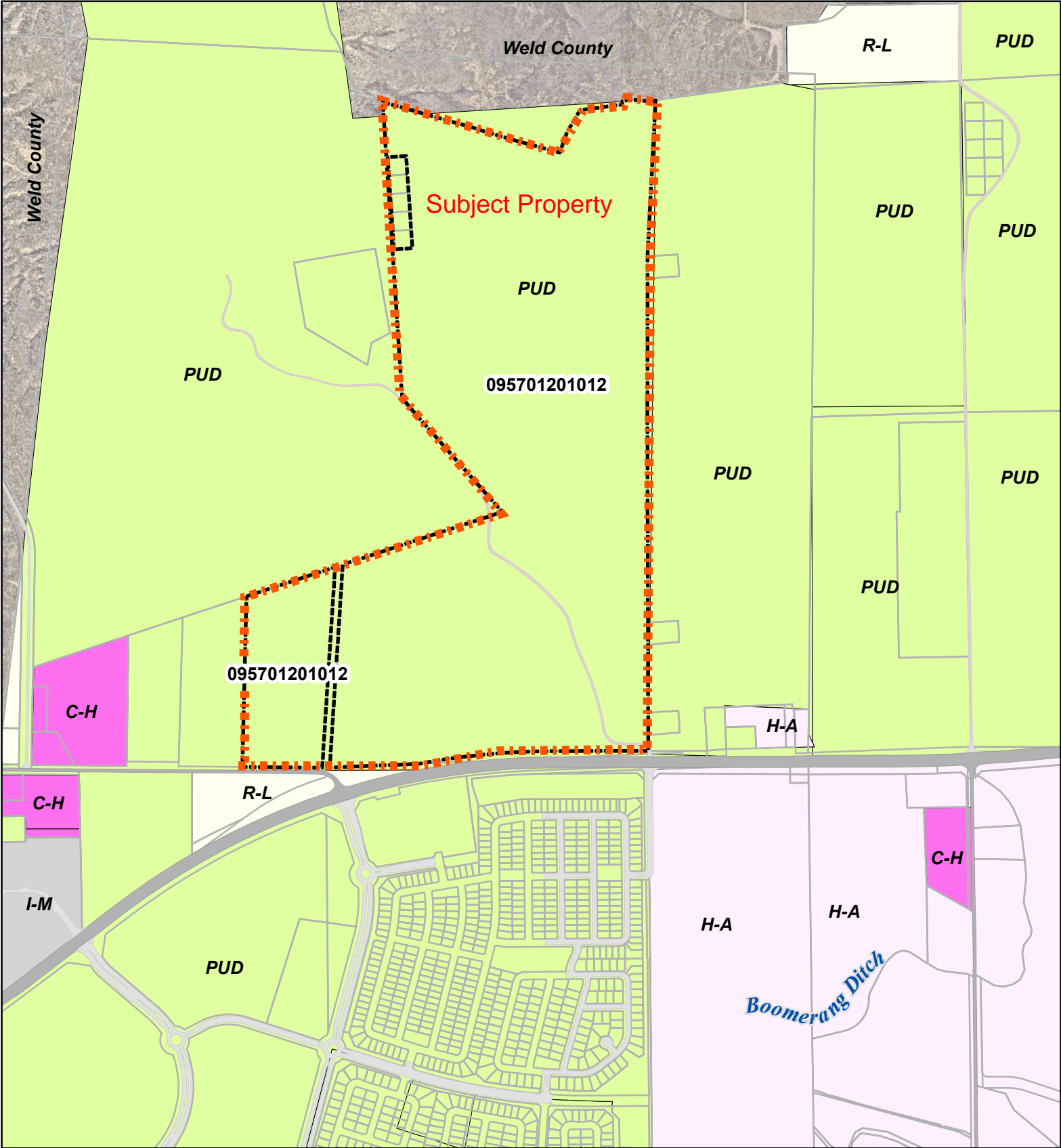
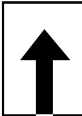
ATTACHMENTS

Attachment A – Zoning/Vicinity Map

Attachment B – Project Narrative

Attachment C – PUD Document

Current Zoning Map: Parcel 095701201012
PUD2019-0007 and ZON2022-0001



- Target Property
- Greeley Parcels
- Expressway
- Arterial
- Local
- Unpaved
- Commercial High Intensity

- Holding Agriculture
- Industrial Medium Intensity
- Planned Unit Development
- Residential Low Density



0 500 1,000 2,000 Feet

COMMUNITY DEVELOPMENT

CITY OF GREELEY NARRATIVE FOR PRELIMINARY SUBDIVISION APPLICATION

POUDRE HEIGHTS

LOCATION

SITUATED IN THE WEST HALF OF SECTION 1 AND THE
SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5N, RANGE 67W,
WEST OF THE 6TH PM
CITY OF GREELEY, STATE OF COLORADO
NORTH OF THE INTERSECTION OF HIGHWAY 34 (10TH STREET) AND
PROMONTORY PARKWAY

OCTOBER 4, 2021

PREPARED BY:

*HR Green Development, LLC.
5619 DTC Parkway Suite 1150
Greenwood Village, CO 80111
Contact: Ryan Littleton, PE
rlittleton@hrgreen.com
720-602-4937
Project Number 210905*

PREPARED FOR:

*Poudre Bay Partners
212 Poudre Way
Windsor, CO 80550
c/o Terra Forma Solutions
Todd Johnson, President
303-257-7653*

PRELIMINARY SUBDIVISION PROJECT NARRATIVE

POUDRE HEIGHTS

LOCATION

The site is located within the City of Greeley, Colorado and partially within unincorporated Weld County, Colorado. The site includes area within:

- Section 1, Township 5 north, Range 67 west of the Sixth Principal Meridian
- Section 2, Township 5 north, Range 66 west of the Sixth Principal Meridian

The Site is comprised of approximately 277.6 acres of land zoned for PUD uses and is generally bound to the south by West 10th Street (Highway 34), to the east by 95th Avenue and future Lake Bluff development, to the west by Missile Park Rd and to the north by the northern border of Section 1, Township 5 north, Range 67 west of the Sixth Principal Meridian.

PROPOSED DEVELOPMENT

The main intent of the Poudre Heights project is to create a mixed-use community that includes mixed uses such as residential, commercial, and industrial uses. Low intensity industrial uses are planned on the western area of the project and progressing east transitions to a mix of uses. The mixed-use planning areas will include commercial/retail, and various types of attached and detached residential. The north section of the property will be primarily residential. Transitioning from high density within the mixed-use area to lower density residential adjacent to the bluffs. Poudre Heights will be a pedestrian friendly community and connect the mix of uses into a cohesive, well planned project. A central park is provided in the north section of the residential uses and pocket parks are provided in the mixed-use areas which includes attached residential units. Trails will connect the pocket parks the large central park and ultimately to the greater community via trails and walkways along roads and through open space corridors. The blending of land uses and pedestrian facilities will reduce the reliance on automobile traffic within the community and encourages alternative modes of transportation.

PROJECT PHASING

The Poudre Heights community will be developed in multiple phases and pace will depend on market demand and as infrastructure is constructed. The number of lots developed at any given time, the progression of amenities that will serve the project and all other aspects of sequence and timing in the development as defined in the PUD and/or per market demands. It is anticipated that the project will develop from south to north.

UTILITIES AND STORMWATER DRAINAGE

Stormwater:

The development of Poudre Heights will require public and private drainage improvements for the safe collection and conveyance of stormwater runoff. All public drainage improvements will meet the requirements of the City of Greeley as directed. Runoff within the proposed development will initially be carried in the streets. The street conveyance will be supplemented with storm sewer systems where street flow capacities are exceeded. Storm sewer networks along with open channel drainageways will convey runoff to detention and water quality facilities. Flow from the site will ultimately reach the Cache La Poudre River. Stormwater improvements as described above will be implemented as needed with each phase to ensure adequate stormwater outfalls,

detention and water quality facilities are available for each phase of development.

Non-Potable Water:

For the Poudre Heights development, it is proposed to provide a non-potable irrigation system to support the landscaping. There are two proposed scenarios:

The first scenario is to connect to the Boomerang Regional Pump Station that is expected to be located on the northern edge of the Boomerang Golf Course, West of the intersection of 71st Avenue and 4th Street. This pump station is part of a larger redevelopment project and will replace the existing Boomerang South pump station. The piping from the Boomerang Regional pump station is expected to serve far to the west, including past 95th Avenue. This station is expected to have a pressure of 115 psi at its discharge point. Connection would be expected through both The Cache and Lake Bluff developments, which would be coordinated.

The second scenario is to coordinate a new regional non-potable system to serve both the Lake Bluff development as well as Poudre Heights. In the Greeley Non-Potable Water Master Plan, June 2021, a Lake Bluff non-potable service expansion and pump station is noted as a capital improvement project in the 5-year planning horizon for the city. This is designated as “SA-60 Lake Bluff” in the report and is planned just east of the intersection of 95th Avenue and 10th Street. The Preliminary Hydraulics Report for Water and Sanitary Sewer, Lake Bluff Subdivision – Phase 1 (Lamp Rynearson, September 2021) includes discussion and calculations for a non-potable system. Poudre Heights development will connect to the Lake Bluff non-potable system where possible, potentially within 101st Avenue and West 4th Street. Discussions with the Lake Bluff development team are ongoing.

Domestic Water:

Domestic water will be a looped system with 6 connection points provided to the existing water system. The point of connection (POC) locations are as follows:

- POC 1 – Intersection of 101st Ave north of 4th Street – connecting to an 8” line in the Lake Bluff development
- POC 2 – Intersection of 101st Ave and 4th Street – connecting to a 12” line in the Lake Bluff development
- POC 3 – Intersection of 101st Ave and 7th Street – connecting to a 12” line in the Lake Bluff development
- POC 4 – Intersection of 101st Ave and 10th Street – connecting to a 12” line the Lake Bluff development
- POC 5 – Intersection of Promontory Parkway and 10th Street – connecting to an existing 16” line
- POC 6 – At Highway 235 Spur near the western boundary of the Poudre Heights development – connecting to an existing 8” line

Water valves will be placed per City regulations. Internal water lines shall be designed in accordance with Greeley development design standards.

Sanitary Sewer:

The proposed 24-inch to 30-inch Poudre Trunk Sewer Line recently designed by Stantec originates southwest of the site and runs from west to east through the project area along the projected 4th Street alignment. Internal 8-inch sanitary sewer infrastructure will connect to this trunk line at multiple locations. The trunk line exits the site at 101st Avenue. The Poudre Heights development internal sanitary sewer will also connect to the Lake Bluff development sanitary sewer infrastructure at the intersections of 101st Ave and 7th Street and at 101st and a yet unnamed street north of 4th Street.

LANDSCAPING AND IRRIGATION

Street trees and landscape for the project shall be constructed with each respective phase. The intent of the landscape is to be primarily a xeriscape approach with the goal of minimizing water usage. Irrigation shall be designed to utilize the non-potable water system providing water for landscape per the proposed PUD.

ZONING

The land is currently zoned Planned Unit Development (PUD). The Poudre Heights community will consist of a variety of land uses including low intensity industrial, mixed use, open space, parks, and various residential types and densities (low, medium, high).

VARIANCES

Variances will be addressed with Final PUD.

POUDRE HEIGHTS

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

POUDRE HEIGHTS - PROPERTY AND SITE
THE POUDRE HEIGHTS COMMUNITY PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN (HEREAFTER CALLED "PUD") PROVIDES GENERAL STANDARDS AND LAND USE REGULATIONS FOR THE DEVELOPMENT OF THE COMMUNITY COMPRISING APPROXIMATELY 277.6 ACRES. "POUDRE HEIGHTS" SHALL BE INTERCHANGEABLE AND HAVE THE SAME MEANING AS THE PROJECT, PROPERTY, SITE, AREA, OR THE LIKE.

PROJECT LOCATION AND INFORMATION
THE PROPERTY IS GENERALLY LOCATED ON THE WESTERN SIDE OF THE CITY OF GREELEY AND SPECIFICALLY NORTH OF 10TH STREET, WEST OF 101ST AVENUE, AND EAST OF MISSILE PARK ROAD. THE ENTIRE PROPERTY IS LOCATED ON THE HIGHLANDS, SOUTH OF THE CACHE LA POUDRE RIVER. MAIN ACCESS TO THE PROJECT WILL BE PRIMARILY FROM 10TH STREET, 105TH AVENUE, AND A FUTURE 4TH STREET WILL CONNECT THROUGH THE SITE.

EXISTING AND PROPOSED ZONING
POUDRE HEIGHTS PROPERTY (TOTALING 277.6 ACRES) IS BEING INCLUDED AS A PLANNED UNIT DEVELOPMENT. THE DEVELOPMENT WILL HAVE A MIX OF COMMERCIAL AND INDUSTRIAL (NON-RESIDENTIAL) USES, RESIDENTIAL USES (LOW, MEDIUM, HIGH), AND EXISTING FARM LAND.

EXISTING ZONING AND LAND USE:
FOR THE ENTIRE PROPERTY, ONE EXISTING ZONING CATEGORY EXISTS:
1. PUD (PLANNED UNIT DEVELOPMENT)

PROPOSED ZONING:
THE LAND USES AND ZONING PROPOSED FOR THE PROJECT CONSIST OF THE FOLLOWING:

DEVELOPMENT SUMMARY - PRELIMINARY PUD				
PLANNING AREA	ACREAGE (+/-)	CALCULATED DENSITY (DU/AC)	MAXIMUM UNITS*	% OF SITE
PA-C - MIXED-USE	33.9	6.6	223	12.2%
PA-D - MIXED-USE	23.9	6.6	157	8.6%
PA-E - MIXED-USE	24.6	6.6	162	8.9%
PA-F - MIXED-USE	25.6	6.6	168	9.2%
PA-G - MDR - MEDIUM DENSITY RESIDENTIAL	58.6	6	351	21.1%
PA-H - LDR - LOW DENSITY RESIDENTIAL	41.5	3	124	14.9%
SUB-TOTAL	208.1		1185	75.0%
PA-I - OPEN SPACE	39.5			14.2%
*NOTE: PARKS AND DETENTION AREAS ARE INCLUDED ABOVE AND WILL MEET MINIMUM OPEN SPACE REQUIREMENTS.				
PLANNING AREA	ACREAGE (+/-)			% OF SITE
PA-B - INDUSTRIAL - LOW INTENSITY	30.0			10.8%
SITE TOTAL	277.6			100.0%
*IF MULTI-FAMILY IS PLACED IN THE MIXED USE PARCELS (C, D, E AND F) THE DENSITY CAN BE UP TO 24 DU/AC AS LONG AS THE OVERALL PROJECT MAXIMUM UNIT COUNT IS NOT EXCEEDED FOR THE OVERALL PROJECT.				

DENSITY CALCULATIONS	
TOTAL MAXIMUM UNIT COUNT	1185
TOTAL SITE ACREAGE	277.6
OVERALL RESIDENTIAL DENSITY	4.27

OPEN SPACE CALCULATIONS	
PA-I OPEN SPACE ACREAGE	39.5
NEIGHBORHOOD PARK AND POCKET PARKS	11
TOTAL	50.5
*NOTE: SEE SHEET 7 FOR INDIVIDUAL OPEN SPACE REQUIREMENTS FOR LAND USES.	
*NOTE: TOTAL OPEN SPACE REQUIREMENTS WILL MEET MINIMUMS.	

THE POUDRE HEIGHTS COMMUNITY WILL CONSIST OF A VARIETY OF LAND USES INCLUDING LOW INTENSITY INDUSTRIAL, MIXED USE, OPEN SPACE, PARKS, AND VARIOUS RESIDENTIAL TYPES AND DENSITIES. THIS PROPOSED PUD ZONING WILL IDENTIFY THE LAND USES FOR EACH PLANNING AREA AND THE RELATIVE USES THAT CAN OCCUR FOR THAT AREA. ALSO, MAXIMUM ALLOWABLE RESIDENTIAL UNIT DENSITIES ARE SHOWN FOR EACH PLANNING AREA HOWEVER, THE APPLICANT IS REQUESTING DENSITY TRANSFERS SO THAT UNITS THAT ARE NOT CONSTRUCTED IN A PLANNING AREA CAN BE TRANSFERRED INTO OTHER PLANNING AREAS WITHIN THE PROJECT. THE MAXIMUM UNIT COUNT FOR THE ENTIRE PROJECT SHALL NOT EXCEED 1,185 UNLESS AN AMENDMENT OF THE PUD IS APPROVED BY THE CITY.

POUDRE HEIGHTS COMMUNITY PUD GOALS
THE POUDRE HEIGHTS COMMUNITY MASTER PLAN, GUIDELINES AND STANDARDS HAVE BEEN WRITTEN TO PROVIDE A UNIFIED, COHESIVE AND QUALITY DEVELOPMENT. THE MAIN DESIGN INTENT IS TO CREATE MIXED-USE COMMUNITY THAT INCLUDES RESIDENTIAL AND NON-RESIDENTIAL USES. LOW INTENSITY INDUSTRIAL USES ARE PLANNED ON THE WESTERN AREA (PLANNING AREA B) OF THE PROJECT AND PROGRESSING EAST TRANSITIONS TO A MIX OF USES. THE MIXED-USE PLANNING AREAS WILL INCLUDE COMMERCIAL, RETAIL AND VARIOUS TYPES OF ATTACHED AND DETACHED RESIDENTIAL (I.E. MULTI-FAMILY, TOWNHOMES, SINGLE FAMILY ATTACHED AND DETACHED). THE NORTH SECTION OF THE PROPERTY WILL BE PRIMARILY RESIDENTIAL, TRANSITIONING FROM MEDIUM DENSITY NEXT TO THE MIXED USE AREA AND LOWER DENSITY RESIDENTIAL ADJACENT TO THE BLUFFS. POUDRE HEIGHTS WILL BE A PEDESTRIAN FRIENDLY COMMUNITY AND CONNECT THE MIX OF USES INTO A COHESIVE, WELL PLANNED PROJECT. A CENTRAL PARK WILL BE THE CENTER OF THE RESIDENTIAL AND MIXED USE AREAS AND TRAILS WILL CONNECT THIS PARK TO THE GREATER COMMUNITY VIA TRAILS AND WALKWAYS ALONG ROAD CORRIDORS. THE BLENDING OF USES AND PEDESTRIAN FACILITIES WILL REDUCE THE RELIANCE ON AUTOMOBILE TRAFFIC WITHIN THE COMMUNITY AND ENCOURAGES ALTERNATIVE MODES OF TRANSPORTATION. THIS PUD DOCUMENT ILLUSTRATES AND DEMONSTRATES THE FUNCTION AND AESTHETIC APPEARANCE FOR THIS COMMUNITY. BECAUSE SOME OF THE PRINCIPLES AND DESIGN IDEAS ARE MARKET DRIVEN AND INNOVATIVE, MODIFICATIONS OF THE CITY OF GREELEY CODE WILL BE NECESSARY TO IMPLEMENT THE VISION FOR THE COMMUNITY.

CONSISTENT WITH THE CITY OF GREELEY CODE AS AMENDED - PURPOSE AND INTENT, THE PUD ZONING FOR THE POUDRE HEIGHTS COMMUNITY WILL:
"ENCOURAGE DEVELOPMENT OF MIXED LAND USES, OR FOR USES AND SITE DESIGNS WHICH CANNOT OTHERWISE BE ACCOMMODATED WITHOUT PUD APPROVAL, THROUGH FLEXIBILITY AND CREATIVITY AND TO PRODUCE PLANNED UNIT DEVELOPMENTS WHICH ARE IN KEEPING WITH THE OVERALL GOALS AND OBJECTIVES OF THE CITY'S COMPREHENSIVE PLAN. THE INTENT IS TO PERMIT SUCH FLEXIBILITY AND PROVIDE PERFORMANCE CRITERIA WHICH:
1. ALLOW A DIVERSITY OF USES, STRUCTURES, FACILITIES, HOUSING TYPES, OPEN SPACE AND BUFFERS IN A MANNER COMPATIBLE WITH EXISTING AND PLANNED USES ON ADJACENT PROPERTIES;
2. ENCOURAGE AND ALLOW FOR GREATER INNOVATIVE DESIGNS THAT PROMOTE MORE EFFICIENT AND ENVIRONMENTALLY SENSITIVE USE OF THE LAND THAN GENERALLY ACHIEVABLE THROUGH CONVENTIONAL ZONING AND DEVELOPMENT REGULATIONS;
3. PROTECT THE ENVIRONMENT BY AFFORDING OPPORTUNITIES AND INCENTIVES FOR THE PRESERVATION OF ENVIRONMENTALLY SENSITIVE AND IMPORTANT NATURAL OR HISTORIC AREAS;
4. PROMOTE THE MEANINGFUL INTEGRATION OF COMMON OPEN AREA NETWORKS AND DEVELOPED RECREATION AREAS;
5. PROMOTE FURTHER CREATIVITY IN DEVELOPMENT LAYOUT, DESIGN AND CONSTRUCTION;
6. ENCOURAGE DEVELOPMENT TO OCCUR IN ACCORDANCE WITH THE COORDINATED AND PLANNED EXTENSION OF EXISTING AND PROGRAMMED COMMUNITY FACILITIES AND INFRASTRUCTURE; AND
7. WHILE THE PUD MAY PERMIT DEVELOPMENT OF LAND IN A WAY WHICH MIGHT NOT BE PERMITTED UNDER TRADITIONAL ZONING REGULATIONS, THE PUD IS NOT INTENDED TO MODIFY OR IN ANY WAY ALTER OR REDUCE THE REQUIREMENTS OF ANY BUILDING AND/OR ZONING CODE REQUIREMENTS, UNLESS COMMENSURATE BENEFITS TO THE COMMUNITY ARE PROVIDED AS PART OF THE PUD PLAN AND ALTERNATIVE PROTECTIONS ARE PROVIDED."

AND PER CITY CODE AS AMENDED
THE CITY COUNCIL MAY AUTHORIZE, BY ITS APPROVAL OF A PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN, A MIX OF LAND USES, AS WELL AS VARIATIONS IN DENSITY, SETBACK, HEIGHT, LOT SIZE, LOT COVERAGE, OPEN SPACE, STREET WIDTH, PARKING AND LANDSCAPING. ANY SUCH VARIATIONS GRANTED BY THE CITY COUNCIL SHALL BE BASED UPON THE FINDINGS BY THE COUNCIL THAT THE PUD PLAN:
1. PROVIDES AN INNOVATIVE DESIGN WHICH WOULD BE EQUAL TO OR BETTER THAN DEVELOPMENT WHICH WOULD OCCUR UNDER BASE STANDARD ZONING DISTRICT REQUIREMENTS;
2. ACCOMPLISHES SPECIFIC GOALS AND OBJECTIVES OF THE LAND USE CHAPTER OF THE CITY'S COMPREHENSIVE PLAN;
3. INCLUDES LAND USES WHICH ARE REQUIRED TO BE IN A PUD;
4. MEETS THE OVERALL INTENT OF THIS CODE; OR
5. PROVIDES EQUIVALENT SITE DESIGN TRADE-OFFS FOR THE EXCEPTIONS GRANTED (I.E., MORE OPEN SPACE FOR HIGHER DENSITY, ETC.).

FOLLOWING THE INTENT OF THE CITY CODE AS AMENDED, THE GOALS OF THE POUDRE HEIGHTS COMMUNITY WILL ALIGN WITH THOSE PRINCIPLES BY:
1. ENCOURAGING INNOVATION THROUGH FLEXIBILITY IN SITE DESIGN WITH RESPECT TO BUILDING SPACING, SETBACKS, HEIGHTS AND DENSITY OF BUILDINGS, OPEN SPACE, AND PARKING;
2. PROMOTE THE IMPLEMENTATION OF THE CITY'S COMPREHENSIVE PLAN, AND LONG RANGE PLANNING FOR THE AREA;
3. PROPOSE A VARIETY OF CREATIVE SOLUTIONS TO PROJECT DESIGN THAT MAY NOT BE POSSIBLE THROUGH THE APPLICATION OF THE LOCAL ZONING ORDINANCE AND SUBDIVISION REGULATIONS;
4. ENCOURAGING A MIXED-USE, MASTER PLANNED COMMUNITY PROVIDING FOR RESIDENTIAL, RECREATIONAL, INDUSTRIAL AND MIXED USES ALIGNING WITH THE GREELEY COMPREHENSIVE PLAN;
5. ENCOURAGING INNOVATIONS IN LAND USE THAT RESULT IN THE AVAILABILITY OF ATTRACTIVE DEVELOPMENT OPPORTUNITIES DRIVEN BY CURRENT MARKET TRENDS;
6. PROMOTING MORE EFFICIENT USE OF LAND AND ENERGY THROUGH REASONABLE INFRASTRUCTURE DESIGN AND IMPLEMENTATION;
7. RESPECT AND INCORPORATE THE UNIQUE PHYSICAL FEATURES OF THE SITE;
8. CREATING DEVELOPMENT PATTERNS AND PROJECT DESIGN THAT FURTHER THE GOALS AND POLICIES OF THE CITY OF GREELEY;
9. PROVIDING APPROPRIATE TRANSITIONS BETWEEN LAND USES AND ADJACENT PROPERTIES WHILE ENCOURAGING AN OVERALL COMMUNITY FOCUS;
10. PROVIDING FLEXIBILITY FOR BOTH LAND USE TYPE AND DENSITY TO BE TRANSFERRED BETWEEN PLANNING AREAS, RESPONDING BETTER TO THE NEEDS OF THE CHANGING MARKET CONDITIONS OVER A LONG PERIOD OF TIME;
11. ENCOURAGE FLEXIBILITY IN THE DESIGN OF STREETS TO ALLOW DEPARTURE FROM STRICT ENFORCEMENT OF PRESENT CODES REGARDING DESIGN STANDARDS, STREET WIDTHS, DRAINAGE, CURB AND GUTTERS, STREET LIGHTING, LANDSCAPING, UTILITIES, AND SIMILAR ASPECTS; AND
12. PROVIDE A COMMUNITY AMENITY IN THE FORM OF NEIGHBORHOOD PARKS AND OPEN SPACE, WITH REQUIRED CONNECTION TO THE CACHE LA POUDRE REGIONAL TRAIL SYSTEM.

UPON COMPLETION, THE PUD WILL PROVIDE A MORE APPEALING RESIDENTIAL AND PEDESTRIAN FRIENDLY COMMUNITY THAN WOULD OTHERWISE BE ATTAINABLE UNDER CONVENTIONAL PRACTICES AND REGULATIONS. THEREFORE, FLEXIBILITY IN THE DESIGN HELPS TO PROVIDE A MORE INNOVATIVE AND LIVABLE COMMUNITY, WHICH IS POSITIVE FOR FUTURE RESIDENTS. THIS MORE EFFICIENT DESIGN WITHIN THE POUDRE HEIGHTS COMMUNITY WILL ALLOW FOR UNIQUELY POSITIONED AREAS OF NATURAL OPEN SPACE (A MINIMUM OF 30%), WHICH WILL ENABLE THE COMMUNITY ENGAGEMENT AND PROTECTION OF MORE AREAS OF THE NATURAL ENVIRONMENT.

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TITLE SHEET

CASE NUMBER: PUD2019-0007

OWNER

BRIAN SMERUD
POUDRE BAY PARTNERS
212 POUDRE WAY
WINDSOR, CO 80550
970-451-0538

OWNER REPRESENTITIVE

TODD JOHNSON
TERRA FORMA SOLUTIONS
303.257.7653

PLANNER & LANDSCAPE ARCITECT

HR GREEN DEVELOPMENT, LLC
5619 DTC PARKWAY STE 1150
GREENWOOD VILLAGE, CO 80111
PHIL STUEPFERT
720.602.4941

CIVIL ENGINEER

HR GREEN DEVELOPMENT, LLC
5619 DTC PARKWAY STE 1150
GREENWOOD VILLAGE, CO 80111
RYAN LITTLETON
720.602.4937

LAND SURVEYOR

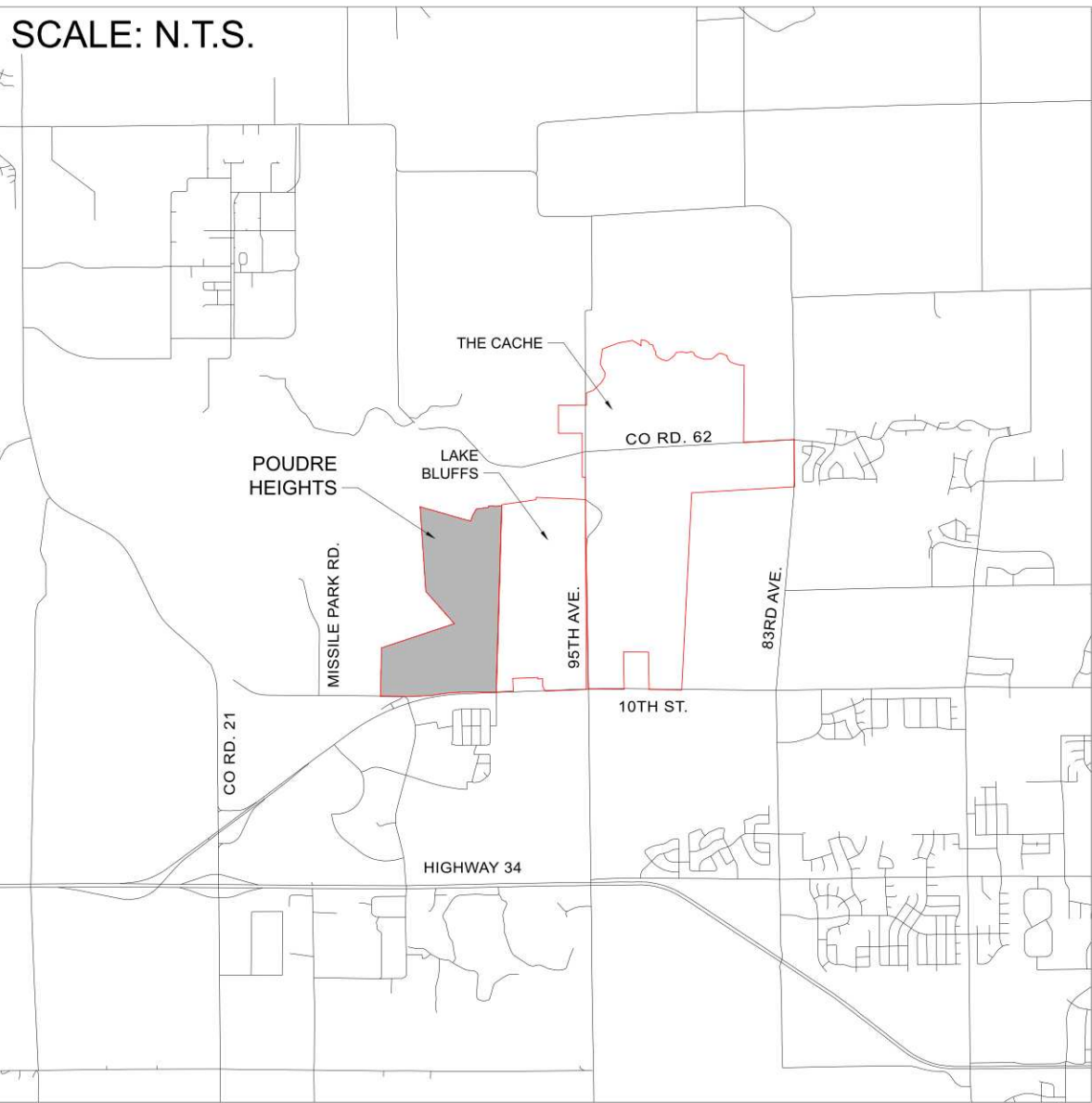
AZTEC CONSULTANTS, INC
300 E. MINERAL AVE SUITE #1
LITTLETON, CO 80122
DANIEL DAVIS
303.327.7495

TRAFFIC ENGINEER

ALDRIDGE TRANSPORTATION
CONSULTANTS, LLC
1082 CHIMNEY ROCK ROAD
HIGHLANDS RANCH, CO 80126
JOHN ALDRIDGE
303.703.9112

VICINITY MAP

SCALE: N.T.S.



LEGAL DESCRIPTION - PUD BOUNDARY (LESS ROW)

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 4369421, LYING WITHIN TRACT 2, JACKSON SUBDIVISION RECORDED AT RECEPTION NO. 3347377, BOTH IN THE OFFICIAL RECORDS OF THE CLERK AND RECORDER'S OFFICE, COUNTY OF WELD, STATE OF COLORADO, SITUATED IN THE WEST HALF OF SECTION 1 AND THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF GREELEY, SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID WEST HALF, WHENCE THE EAST LINE OF THE WEST HALF OF SAID SECTION 1 BEARS NORTH 01°41'09" EAST, A DISTANCE OF 5546.41 FEET, WITH ALL BEARINGS REFERENCED HEREIN RELATIVE THERETO;

THENCE ALONG SAID EAST LINE, NORTH 01°41'09" WEST, A DISTANCE OF 65.05 FEET TO THE NORTHERLY RIGHT-OF-WAY OF US 34 BUSINESS, AS DESCRIBED IN WARRANTY DEED RECORDED AT RECEPTION NUMBER 3508373, IN SAID OFFICIAL RECORDS AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, THE FOLLOWING TWO (2) COURSES:

- 1. SOUTH 89°51'14" WEST, A DISTANCE OF 762.98 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 5,875.00 FEET;
- 2. WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 10°31'12", AN ARC LENGTH OF 1,078.70 FEET TO THE NORTHERLY RIGHT-OF-WAY OF US 34 BUSINESS AS DESCRIBED IN RIGHT-OF-WAY DEED RECORDED AT BOOK 918 PAGE 465 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, SOUTH 87°32'57" WEST, A DISTANCE OF 745.89 FEET TO THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 1;

THENCE CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 04°08'49" WEST, A DISTANCE OF 0.19 FEET TO THE NORTHERLY RIGHT-OF-WAY OF STATE HIGHWAY 257 SPUR, AS DESCRIBED IN QUIT-CLAIM DEED RECORDED AT RECEPTION NUMBER 741532 IN SAID OFFICIAL RECORDS;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY, NORTH 89°30'07" WEST, A DISTANCE OF 673.11;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY, NORTH 01°24'45" EAST, A DISTANCE OF 1,366.25 FEET TO THE WESTERLY BOUNDARY OF SAID TRACT 2;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING SIXTEEN (16) COURSES:

- 1. NORTH 71°39'24" EAST, A DISTANCE OF 2,154.85 FEET;
- 2. NORTH 41°25'22" WEST, A DISTANCE OF 1,214.31 FEET
- 3. NORTH 03°52'55" WEST, A DISTANCE OF 2,375.77 FEET;
- 4. SOUTH 74°26'17" EAST, A DISTANCE OF 428.29 FEET;
- 5. SOUTH 74°20'30" EAST, A DISTANCE OF 323.81 FEET;
- 6. SOUTH 72°00'45" EAST, A DISTANCE OF 111.51 FEET;
- 7. SOUTH 73°45'25" EAST, A DISTANCE OF 277.33 FEET;
- 8. SOUTH 74°59'39" EAST, A DISTANCE OF 335.15 FEET;
- 9. NORTH 19°26'18" EAST, A DISTANCE OF 177.59 FEET;
- 10. NORTH 30°44'56" EAST, A DISTANCE OF 201.48 FEET;
- 11. NORTH 82°22'46" EAST, A DISTANCE OF 338.90 FEET;
- 12. NORTH 06°10'33" EAST, A DISTANCE OF 31.99 FEET;
- 13. NORTH 84°36'54" EAST, A DISTANCE OF 70.65 FEET;
- 14. NORTH 87°59'53" EAST, A DISTANCE OF 50.09 FEET;
- 15. SOUTH 79°28'41" EAST, A DISTANCE OF 71.41 FEET;
- 16. NORTH 82°09'43" EAST, A DISTANCE OF 182.08 FEET TO THE EAST LINE OF THE WEST HALF OF SAID SECTION 1 AND THE EAST BOUNDARY OF SAID TRACT 2;

THENCE ALONG THE EAST BOUNDARY OF SAID TRACT 2 AND THE EAST LINE OF SAID WEST HALF, SOUTH 01°41'09" WEST, A DISTANCE OF 5,233.90 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 277.652 ACRES, (12,094,523 SQUARE FEET), MORE OR LESS.

ALL LINEAL DISTANCES ARE REPRESENTED IN U.S. SURVEY FEET.

ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

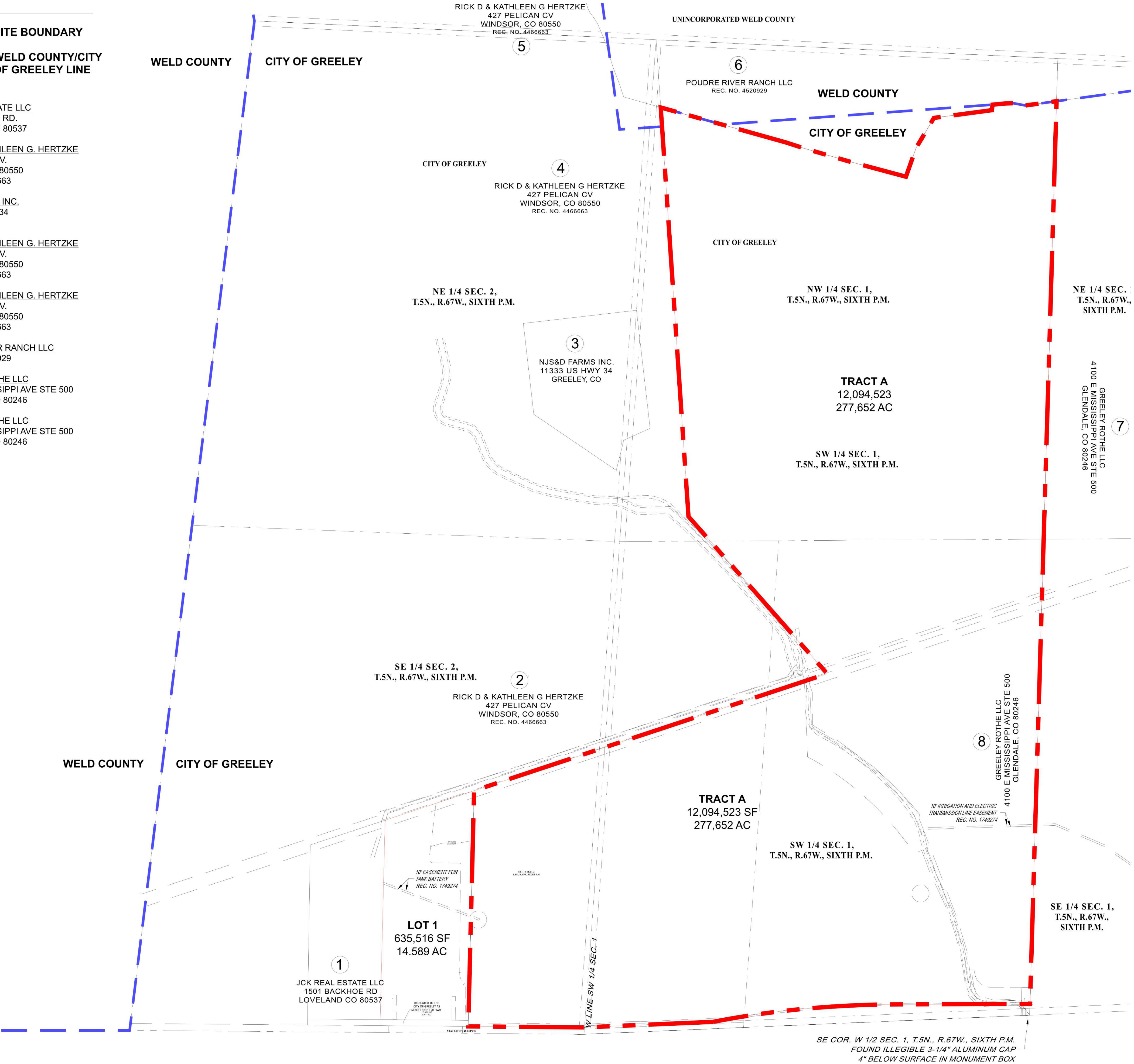


LEGEND

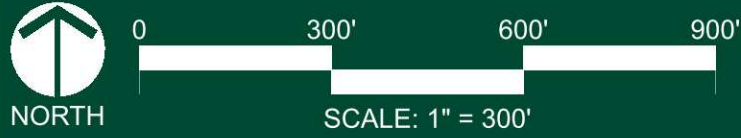
--- SITE BOUNDARY

--- WELD COUNTY/CITY OF GREELEY LINE

- 1. JKC REAL ESTATE LLC
1501 BACKHOE RD.
LOVELAND, CO 80537
- 2. RICK D. & KATHLEEN G. HERTZKE
427 PELICAN CV.
WINDSOR, CO 80550
REC. NO. 4466663
- 3. NJS&D FARMS, INC.
11333 US HWY 34
GREELEY, CO
- 4. RICK D. & KATHLEEN G. HERTZKE
427 PELICAN CV.
WINDSOR, CO 80550
REC. NO. 4466663
- 5. RICK D. & KATHLEEN G. HERTZKE
427 PELICAN CV.
WINDSOR, CO 80550
REC. NO. 4466663
- 6. POUDRE RIVER RANCH LLC
REC. NO. 4520929
- 7. GREELEY ROTHE LLC
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246
- 8. GREELEY ROTHE LLC
4100 E MISSISSIPPI AVE STE 500
GLENDALE, CO 80246



PROPERTY BOUNDARY EXHIBIT
POUDRE HEIGHTS



CONSTRAINTS AND OPPORTUNITIES

THE POUDRE HEIGHTS COMMUNITY HAS MANY OPPORTUNITIES AND SOME CONSTRAINTS REGARDING DEVELOPMENT. THESE HAVE BEEN CAREFULLY ANALYZED AND THE APPLICANT HAS DETERMINED IT IS WELL SITUATED FOR EXTENSION OF INFRASTRUCTURE AND IS A NATURAL EXPANSION TO THE WEST SIDE OF GREELEY. THE POUDRE HEIGHTS COMMUNITY METROPOLITAN DISTRICT WILL CONTAIN ALL THE LAND WITHIN THE PROJECT. THE DISTRICT WILL ALSO BE THE FINANCING MECHANISM FOR EXTENDING THE INFRASTRUCTURE TO THE SITE. THE NORTHERN BOUNDARY OF THE PROPERTY IS DEFINED BY BLUFFS. THIS AREA IS PROJECTED TO BE OPEN SPACE AND INCLUDE BOTH PRIVATE AND PUBLIC TRAIL SYSTEMS WITH CONNECTIONS TO ADJACENT EXISTING TRAILS.

EXISTING SLOPE:

THE POUDRE HEIGHTS PROPERTY HAS SOME GENTLE SLOPE AREAS AND OTHER PORTIONS OF THE SITE HAVE SOME STEEPER TOPOGRAPHY. THE SLOPE MAP DEPICTS SLOPES AS DEFINED WITHIN THE GENERAL PROVISIONS OF THIS PUD AND IS BASED UPON SURVEYED USGS TOPOGRAPHY.

LEGEND

--- SITE BOUNDARY

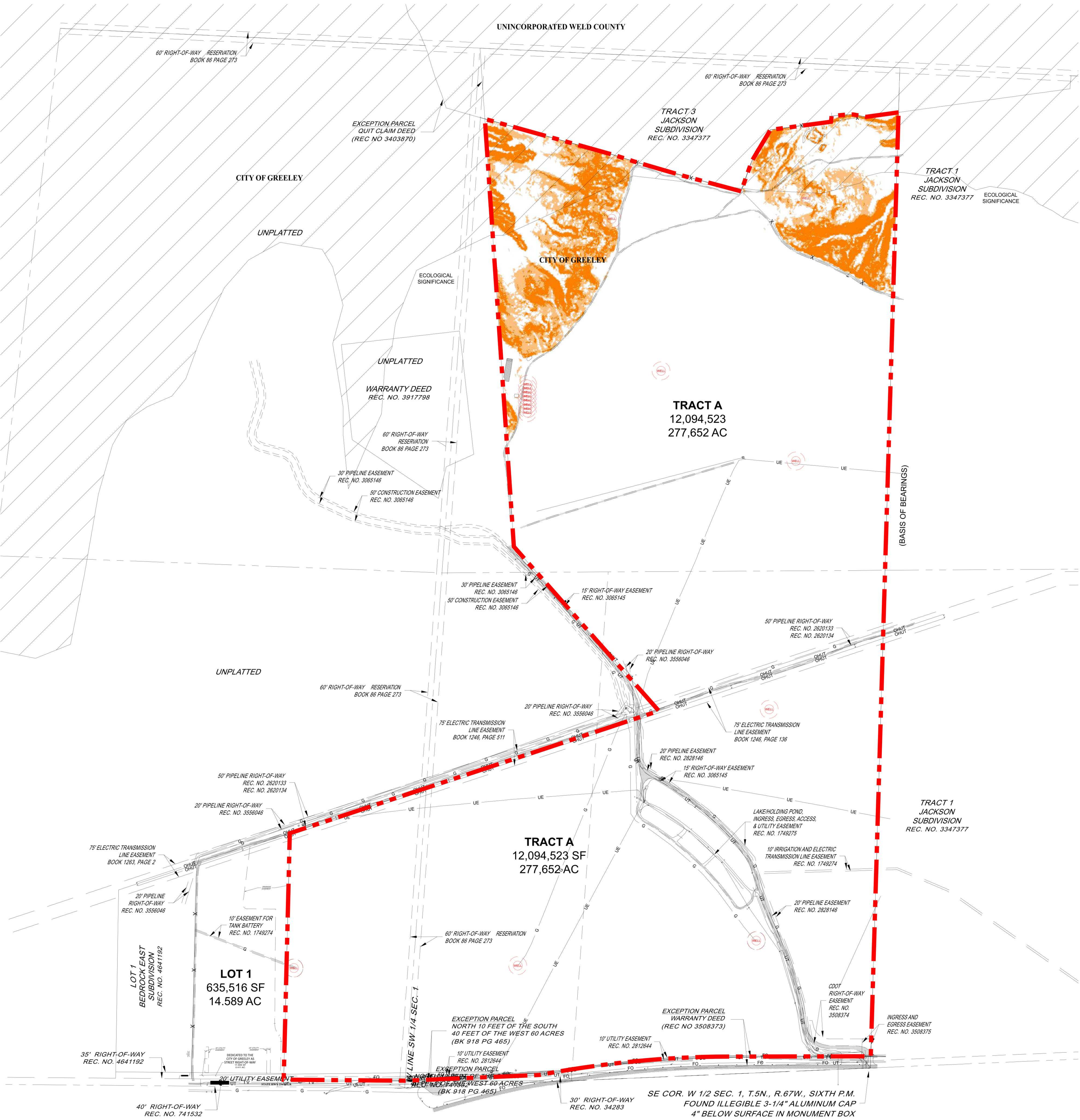
PLUGGED OR ABANDONED WELL LOCATION

WELL 50' ROAD AND BUILD SETBACK

ECOLOGICAL SIGNIFICANCE AREA

SLOPE ANALYSIS LEGEND

SLOPE 15% - 25%
SLOPE 25% +



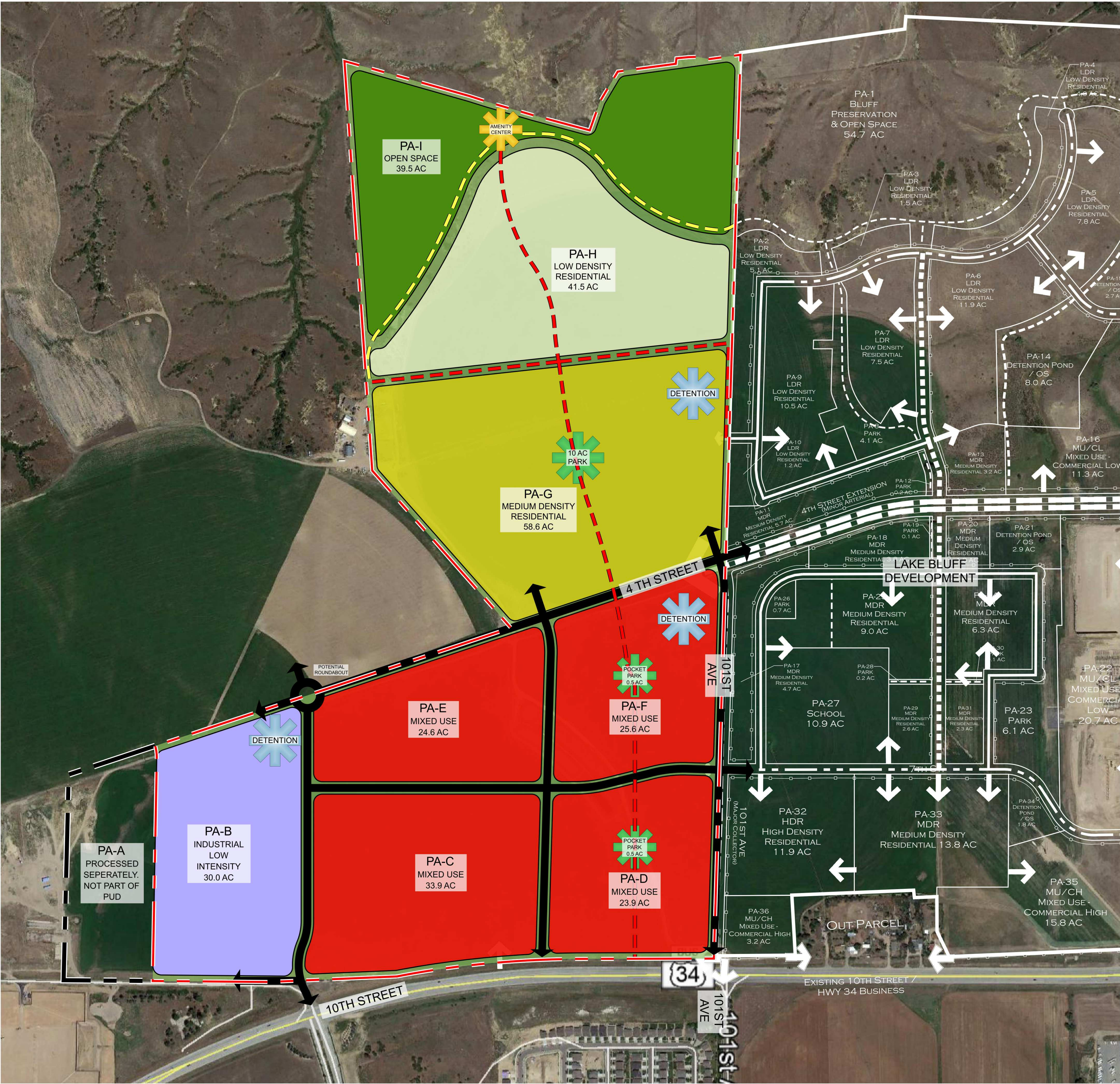
EXISTING CONDITIONS/SITE ANALYSIS

POUDRE HEIGHTS

PROPOSED MASTER PLAN APPROACH
THE PROPOSED MASTER PLAN FOR THE PROPERTY DEMONSTRATES A WELL PLANNED COMMUNITY THAT WILL ENHANCE AND INTEGRATE INTO THE CITY OF GREELEY. THIS SUBMITTAL INCLUDES GENERAL DEVELOPMENT STANDARDS AND PROVISIONS AND SETS THE CORNERSTONES FOR A VIBRANT COMMUNITY WITHIN THE CITY OF GREELEY. THE ACREAGE, PROPOSED USES, RESIDENTIAL DENSITIES, AND FLOOR AREA RATIOS (FARS) HAVE BEEN IDENTIFIED FOR EACH PLANNING AREA AS DEPICTED ON THE PRELIMINARY PUD SITE MASTER PLAN. THIS PLAN HAS BEEN DESIGNED TO PROMOTE CREATIVITY AND FLEXIBILITY FOR THE OVERALL POUDRE HEIGHTS COMMUNITY AND ALSO PROVIDING DENSITY TRANSITIONS FROM THE MIXED USE AND INDUSTRIAL AREAS ALONG 10TH STREET TO THE NORTH WHERE RESIDENTIAL AND OPEN SPACE AREAS WILL EXIST.

LEGEND

- PRESERVED OPEN SPACE
- GENERAL OPEN SPACE
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED USE
- INDUSTRIAL LOW INTENSITY
- PROPOSED ROADWAY
- SITE BOUNDARY
- PROPOSED DETACHED SIDEWALK/TRAIL
- PROPOSED PUBLIC NATURE TRAIL
- PROPOSED PARK/POCKET PARK
- PROPOSED DETENTION
- PROPOSED AMENITY CENTER



PRELIMINARY PUD SITE MASTER PLAN

POUDRE HEIGHTS

1. **DEVELOPMENT STANDARDS, REGULATIONS AND PROVISIONS OF POUDRE HEIGHTS COMMUNITY**

THE POUDRE HEIGHTS COMMUNITY WILL CONFORM TO THE CITY OF GREELEY APPROVED ORDINANCE AS AMENDED, AT THE TIME OF PLATTING AND BUILDING PERMIT APPLICATION, EXCEPT AS EXPRESSLY PROVIDED IN THIS PUD. THE DEVELOPMENT STANDARDS AND DETAILS OF THIS PUD (ALL NARRATIVE AND EXHIBITS) WILL GOVERN THE DEVELOPMENT OF THIS COMMUNITY IN PERPETUITY AND WILL SUPERSEDE CITY ZONING REQUIREMENTS; EXCEPT WHERE CERTAIN ASPECTS OF THE PUD DO NOT SPECIFICALLY ADDRESS DEVELOPMENT STANDARDS OR ZONING ITEMS THEN CITY OF GREELEY CODE AS AMENDED, SHALL PREVAIL AND GOVERN THIS PROJECT. THIS PUD ALLOWS THE FLEXIBILITY TO MIX THE VARIOUS LAND USES AND DEFINE BOUNDARIES DURING THE PLATTING PROCESS. EACH PLAT OR SITE PLAN SUBMITTED TO THE CITY WILL IDENTIFY THE USE AT THE TIME OF SUBMITTAL. ALL PLANNING AREAS WITHIN THE PUD WILL COMPLY WITH THE DEVELOPMENT STANDARDS OF THIS PUD.

2. **TIME LIMIT FOR VALIDITY OF PRELIMINARY PUD/PLAN**

THE POUDRE HEIGHTS COMMUNITY WILL FOLLOW CITY CODE, AS AMENDED, AS IT PERTAINS TO THE TIME LIMIT AND PROCESSING STEPS AND SCHEDULE.

3. **PLANNING AREA BOUNDARIES AND FLEXIBILITY OF PLANNING AREA ACREAGES**

BOUNDARIES FOR EACH PLANNING AREA ARE SHOWN ON THE PUD MASTER PLAN EXHIBIT. THE PLANNING AREA BOUNDARIES, LAND USES, AND ARRANGEMENT ARE GENERALLY SHOWN AND WILL BE MODIFIED AS MORE FINAL DESIGNS AND ENGINEERING IS COMPLETED. ANY CHANGES OR MODIFICATIONS TO THESE BOUNDARIES AND THE STREETS ARE PERMITTED AND WILL OCCUR AS NEEDED. THE FINAL PLANNING AREA BOUNDARIES WILL BE DETERMINED AT TIME OF THE SITE PLAN OR PLAT. THESE FINAL BOUNDARIES AND CHANGES FROM THE PUD MASTER PLAN WILL BE COMPLETED WITHOUT ANY AMENDMENT TO THE PUD FOR INDUSTRIAL OR MIXED-USE UP TO 10% CHANGE. RESIDENTIAL AREAS MAY CHANGE WITHOUT ANY AMENDMENT TO THE PUD IF LESS THAN 30% CHANGE FROM TOTAL ACREAGE OF EACH PLANNING AREA.

4. **DENSITY TRANSFERS BETWEEN LAND USE PLANNING AREAS**

RESIDENTIAL AREAS:

THE POUDRE HEIGHTS COMMUNITY WILL INCLUDE A VARIETY OF RESIDENTIAL PRODUCT TYPES AND SIZES FROM DETACHED SINGLE-FAMILY HOMES TO MULTI-FAMILY. THE TOTAL NUMBER OF MAXIMUM RESIDENTIAL UNITS APPROVED WITHIN ALL PLANNING AREAS SHALL NOT BE EXCEEDED. THE TOTAL NUMBER OF UNITS DEVELOPED IN A LAND USE PLANNING AREA MAY BE LESS THAN THE NUMBER ESTABLISHED ON THE PLANNED UNIT DEVELOPMENT MASTER PLAN. IF ALL UNITS ARE NOT UTILIZED FOR A PARTICULAR PLANNING AREA, THE UNITS MAY BE TRANSFERRED TO OTHER PLANNING AREAS. FOR PLANNING AREAS THAT ARE MIXED USE, DWELLING UNITS MAY BE TRANSFERRED IN UP TO A MAXIMUM DENSITY OF 24 DU/AC. THIS INCREASE IN THE NUMBER OF PERMITTED UNITS WITHIN THE MIXED USE AREA MAY BE ACCOMPLISHED THROUGH THE CITY ADMINISTRATIVELY.

NON-RESIDENTIAL AREAS:

THE NON-RESIDENTIAL USES AND STANDARDS HAVE BEEN DIVIDED INTO TWO CATEGORIES; MIXED USE, AND INDUSTRIAL FOR THE PURPOSE OF DEFINING DEVELOPMENT STANDARDS. SEE SHEET 6 AND 7 FOR NON-RESIDENTIAL PERMITTED USES AND STANDARDS WITHIN THE POUDRE HEIGHTS COMMUNITY.

5. **PARKS AND OPEN SPACE**

OPEN SPACE WITHIN THE POUDRE HEIGHTS COMMUNITY WILL CREATE A NETWORK OF TRAILS AND PARKS THAT CREATES DISTINCT NEIGHBORHOODS AND PROVIDES PEDESTRIAN WALKWAYS THROUGHOUT THE COMMUNITY. PER CITY CODE, THE OPEN SPACE REQUIREMENT IS 30% OF THE TOTAL GROSS ACREAGE OF THE RESIDENTIAL PLANNING AREAS ONLY AS DEFINED PER CITY CODE AS AMENDED. EXACT LOCATIONS OF PARKS, TRAILS, AND OPEN SPACE HAVE BEEN DETERMINED, HOWEVER, MINOR CHANGES IN LOCATION MAY BE ALLOWED. REFER TO MASTER PLAN FOR LOCATIONS. BLUFF PRESERVATION AREA WILL BE OWNED AND MAINTAINED BY THE CITY OF GREELEY AT THE TIME OF DEDICATION AND WILL COUNT TOWARDS OPEN SPACE CALCULATIONS. OPEN SPACE WITHIN THE POUDRE HEIGHTS COMMUNITY WILL BE BOTH PUBLIC AND PRIVATE. RESIDENTIAL PHASES MAY HAVE LESS THAN 30% OF THE GROSS AREA IN OPEN SPACE AS LONG AS THE TOTAL PROPERTY ACHIEVES THE REQUIRED AMOUNT FOR THE TOTAL PROJECT. CITY CODE REQUIREMENTS SHALL APPLY EXCEPT AS MODIFIED BELOW:

- PLAYGROUNDS WITH COMMERCIAL GRADE EQUIPMENT, PICNIC/BARBEQUE AREAS WITH COMMERCIAL GRADE EQUIPMENT, OR COURT GAMES (TENNIS, VOLLEYBALL OR BASKETBALL COURTS) AT LEAST EIGHT HUNDRED (800) SQUARE FEET IN SIZE SHALL COUNT AS ONE (1) RECREATIONAL AMENITY.
- ONE HUNDRED PERCENT OF STEEP SLOPES OVER 15% AND SPECIFICALLY THE BLUFF AREAS SHALL COUNT TOWARDS USABLE OPEN SPACE
- CREDIT MAY BE PROVIDED FOR OTHER FEATURES NOT INCLUDED WITHIN THIS LIST. SUCH CREDIT SHALL BE BASED ON THE DETERMINATION OF THE COMMUNITY DEVELOPMENT DIRECTOR, BASED ON A REVIEW OF THE LOCATION, EXTENT, BUILDING FORM, DESIRABILITY FOR FUTURE RESIDENTS AND VARIETY OF AMENITIES PROPOSED, AND WHOSE FINAL DECISION MAY ALSO BE APPEALED TO THE PLANNING COMMISSION.

6. **ROADWAY DESIGN**

THE ROADWAYS SHALL COMPLY WITH THE CITY'S 2015 DESIGN CRITERIA AND CONSTRUCTION SPECIFICATION STREET MANUAL VOLUME 1.
REF([HTTP://GREELEYGOV.COM/DOCS/DEFAULT-SOURCE/CONSTRUCTION-STANDARDS/STREETS/STREET-MANUAL-2015.PDF](http://greeleygov.com/docs/default-source/construction-standards/streets/street-manual-2015.pdf))

7. **CONSTRUCTION STANDARDS TO GOVERN THE COMMUNITY**

CONSTRUCTION SHALL COMPLY WITH THOSE APPLICABLE CODES OUTLINED BY THE CITY OF GREELEY AS AMENDED.

8. **HOMEOWNER ASSOCIATIONS OR METROPOLITAN DISTRICT FOR LONG TERM MAINTENANCE OF PRIVATE ELEMENTS**

INITIALLY THE DEVELOPER WILL ESTABLISH EITHER A METROPOLITAN DISTRICT (MD) FOR LONG-TERM OWNERSHIP AND MAINTENANCE OR A HOMEOWNER ASSOCIATION (HOA) TO BE LATER CONTROLLED AND RUN BY THE PROPERTY OWNERS IN RESIDENTIAL AREAS OF THE COMMUNITY. THE MD OR HOA WILL OVERSEE THE IMPROVEMENT AND MAINTENANCE OF PROPERTIES AND FACILITIES WHICH IT OWNS OR ADMINISTERS. ADDITIONALLY, THE PURPOSES WILL BE TO PROTECT THE INVESTMENT, ENHANCE THE VALUE, AND REGULATE AND GOVERN THE USE OF THE MEMBERS PROPERTIES. ONE OR MULTIPLE MD OR HOA'S MAY BE CREATED FOR THE VARIOUS RESIDENTIAL USES AND THE NON-RESIDENTIAL USES IF NEEDED.

9. **METROPOLITAN DISTRICTS**

A METROPOLITAN DISTRICT (MD) FOR THIS PROPERTY WHICH AS A QUASI-GOVERNMENTAL AGENCY, SEPARATE FROM THE CITY OF GREELEY YET THE ACTIONS AND FUNCTION ARE SUBJECT TO REVIEW BY THE CITY ONLY AS THEY MAY DEVIATE FROM THE REQUIREMENTS OF THE SERVICE PLAN, CITY CODE, OR THE INTERGOVERNMENTAL AGREEMENT AS AMENDED. IT IS INTENDED THAT THE DISTRICT WILL PROVIDE A PART OR ALL OF THE PUBLIC IMPROVEMENTS FOR THE COMMUNITY AND TAXPAYERS OF THE ENTIRE DISTRICT. THE PRIMARY PURPOSE OF THE DISTRICT WILL BE TO FINANCE THE CONSTRUCTION OF IMPROVEMENTS WITHIN THE DISTRICT BUT WILL ALSO PROVIDE ONGOING OPERATIONS AND MAINTENANCE SERVICES AS SPECIFICALLY SET FORTH IN ITS SERVICE PLAN.

10. **ADMINISTRATIVE PROCESS FOR VARIATIONS AND CHANGES TO PUD MASTER PLAN**

THE PUD MASTER PLAN EXHIBITS AND DRAWINGS ASSOCIATED WITH THIS PUD DEMONSTRATE GENERAL LOCATIONS OF ROADS, LAND USE LOCATIONS, OPEN SPACE AREAS, AND OTHER MASTER PLAN ELEMENTS. THE LINES, NOTES, AND GRAPHICS SHOWN REPRESENT DESIGN CONCEPTS AND IDEAS THAT WILL EVOLVE AND CHANGE UNTIL FINAL BUILD OUT. THIS PUD DOCUMENT WITH EXHIBITS WILL SERVE AS THE GUIDING DOCUMENT FOR THE POUDRE HEIGHTS COMMUNITY. WITH THE APPROVAL OF THIS PUD, SOME FLEXIBILITY WILL BE ALLOWED AS DESCRIBED IN THIS DOCUMENT AS DEFINED IN THIS SECTION.

THEREFORE, THE PROPOSED LAND USE BOUNDARIES, FINAL PLANNING AREA BOUNDARIES (I.E. CONFIGURATIONS AND SHAPES), LOT LINES, ROAD LOCATIONS, SIGNAGE LOCATIONS, OPEN SPACE AREAS AND LOCATIONS, DENSITIES, PLANNING AREA ACREAGES, PLANNING AREA LINES, AND FLOOR AREA RATIOS (FARS) WILL BE ALLOWED TO CHANGE BY UP TO 10% WITHOUT THE NEED TO AMEND THIS PUD WITHIN INDUSTRIAL AND MIXED USE PLANNING AREAS. RESIDENTIAL MAY CHANGE WITHOUT ANY AMENDMENT TO THE PUD IF LESS THAN 30% CHANGE FROM THE TOTAL ACREAGE OF EACH PLANNING AREA. RESIDENTIAL UNITS THAT ARE NOT UTILIZED WITHIN A DEFINED PLANNING AREA CAN BE TRANSFERRED INTO OTHER LAND USE PLANNING AREAS AS LONG AS THE TOTAL UNIT MAXIMUM AND DENSITY FOR THE OVERALL PROJECT IS NOT EXCEEDED. THERE ARE NO MINIMUM UNIT REQUIREMENTS ON A GIVEN PLANNING AREA. IN NO EVENT WILL A TOTAL ALLOWABLE UNIT BE EXCEEDED AT THE POUDRE HEIGHTS COMMUNITY WITHOUT AN AMENDMENT OF THE PUD. THE CHANGES AND VARIATIONS CAN BE ADMINISTRATIVELY APPROVED BY THE CITY WITHOUT AMENDING THIS PUD.

11. **DEVELOPMENT IN HILLSIDE DESIGNATED AREAS**

SOME BLUFF AREA EXISTS IN THE NORTHERN PART OF THE PROPERTY AS SHOWN ON THE EXISTING CONDITIONS PLAN. MUCH OF THE STEEPER SLOPES WILL BE PRESERVED IN OPEN SPACE AND WILL FOLLOW THE CITY OF GREELEY HILLSIDE DEVELOPMENT STANDARDS AS AMENDED. SOME PARTS OF THE SITE HAVE SLOPES OVER 25% AND SHALL ALLOW MINIMAL GRADING WITHIN THE LAND USE AND OPEN SPACE PLANNING AREAS DEFINED ON THIS PUD. ALL AREAS DISTURBED BY GRADING SHALL BE RESTORED AND RE-VEGETATED.

GENERAL DEVELOPMENT STANDARDS AND PROVISIONS

POUDRE HEIGHTS

DESIGNATION MATRIX								
LAND USES	I-L	MU	MU	MU	MU	R-M	R-L	C-D
PARCELS	PA-B	PA-C	PA-D	PA-E	PA-F	PA-G	PA-H	PA-I
RESIDENTIAL USES								
SINGLE-FAMILY DWELLING		P	P	P	P	P	P	
TWO-FAMILY DWELLINGS		P	P	P	P	P		
ROW HOUSING DWELLINGS		P	P	P	P	P		
MULTI-FAMILY DWELLINGS		P	P	P	P			
MIXED-USE DWELLINGS		P	P	P	P			
ACCESSORY DWELLING UNIT		P	P	P	P	P	P	
BOARDING HOUSE & SINGLE ROOM OCCUPANCIES		P	P	P	P			
FARMING	P	P	P	P	P	P	P	P
RESIDENTIAL CARE	P	P	P	P	P			
PUBLIC & CIVIC USES								
ASSEMBLY		P	P	P	P			
CEMETERIES, COLUMBARIUM	P							
GOLF COURSE & COUNTRY CLUBS (NO LIGHTS)	P	P	P	P	P	P	P	
LIBRARIES, MUSEUMS, PUBLIC OR QUASI-PUBLIC	P	P	P	P	P	S	S	
POLICE, FIRE STATIONS, AMBULANCE DISPATCH & STORAGE	P	P	P	P	P	S	S	
PARKS, OPEN SPACE & COMMON AREAS	* SEE SECTION 24-302 AND 24-504 FOR STANDARDS APPLICABLE.							
SCHOOLS		P	P	P	P	P	P	
TRANSPORTATION (EXCLUDES HELIPAD)	P	P	P	P	P	S	S	
UTILITIES	P	P	P	P	P			
COMMERCIAL USES								
ANIMAL CARE	P	P	P	P				
AUCTION HOUSES (EXCLUDES LIVESTOCK)	P							
AUTOMOBILE - GAS STATION	P	P	S	P	P			
AUTOMOBILE - REPAIR/SERVICE	P	P	S	P	P			
AUTOMOBILE - SALES/RENTAL	P							
CHILD CARE	P	P	P	P	P	P		
DRIVE-THROUGH SERVICES - ACCESSORY	* SEE SECTION 24-403.E.							
ENTERTAINMENT / EVENT ESTABLISHMENTS	P	P	P	P	P			
FOOD & BEVERAGE - BAR, BREWERY OR WINERY	P	P	P	P	P			
FOOD & BEVERAGE - RESTAURANT	P	P	P	P	P			
HOME OCCUPATION - ACCESSORY	* SEE SECTION 24-403.C							
LODGING - SHORT TERM RENTAL						P	P	
LODGING - OTHER		P	P	P	P			
MEDICAL	P	P	P	P	P			
MORTUARIES AND FUNERAL HOMES	P	P	P	P	P			
OFFICE	P	P	P	P	P			
PAWN SHOPS	P							
PERSONAL SERVICE	P	P	P	P	P			
RECREATION	P	P	P	P	P	P	P	P
RETAIL	P	P	P	P	P			
INDUSTRIAL USES								
AUTO DISMANTLING, JUNK & SALVAGE YARDS	S							
COMMERCIAL SERVICES	P	P	P	P	P			
FOUNDARIES	P							
MANUFACTURING	P	S		S				
OIL & GAS OPERATIONS	* SEE SECTION 24-1102 FOR STANDARDS AND PROCEDURES.							
RESEARCH & TESTING LABS	P	S		S				
WAREHOUSING - INDOOR	P	S		S				
WAREHOUSING - OUTDOOR	P	S		S				
WIRELESS COMMUNICATIONS FACILITIES	* SEE SECTION 24-1101 FOR STANDARDS AND PROCEDURES.							
(*) REFERENCE TO CODE SHALL BE CITY CODE AS AMENDED AS CODE IS SUBJECT TO CHANGES.								

LAND USE DESIGNATIONS AND MATRIX

SINGLE FAMILY DETACHED RESIDENTIAL			
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX			
STANDARDS	LDR	MDR	SLR*
MINIMUM LOT SIZE	4500'	3500'	1200'
MINIMUM LOT FRONTAGE [NOTE 2 & 4]	45'	35'	20'
MINIMUM CORNER LOT FRONTAGE [NOTE 2 & 4]	55'	45'	25'
PARKING REQUIREMENTS	[NOTE 1]	[NOTE 1]	[NOTE 1]
MAXIMUM HEIGHT	30'	30'	30'
LOT COVERAGE (MAXIMUM)	70%	70%	80%
FLOOR AREA MINIMUM	N/A	N/A	N/A
OPEN SPACE REQUIREMENT	30%	30%	30%
PRIMARY USE			
FRONT SETBACK TO LIVING SPACE [NOTE 10]	15'	10'	5'
FRONT SETBACK TO GARAGE [NOTE 10]	20'	20'	[NOTE 12]
FRONT SETBACK TO SIDE LOADED GARAGE [NOTE 10]	15'	10'	10'
REAR SETBACK - FRONT LOAD [NOTE 9]	15'	15'	5'
REAR SETBACK - ALLEY LOAD GARAGE [NOTE 9]	4'	4'	4'
REAR SETBACK - BLUFFS	50'	50'	N/A
SIDE SETBACK MINIMUM [NOTE 3 & 9]	5'	5'	3'
SIDE SETBACK WITH ACCESS EASEMENT [NOTE 3 & 9]	0'	0'	0'
SIDE (CORNER) SETBACK [NOTE 9]	10'	10'	5'
SIDE (CORNER) SETBACK TO GARAGE DOOR [NOTE 9]	18'	18'	N/A
BUILDING SEPARATION [NOTE 9 & 10]	10'	10'	6'
ACCESSORY USE			
FRONT SETBACK [NOTE 10]	20'	20'	N/A
REAR SETBACK [NOTE 9]	5'	5'	N/A
REAR SETBACK (ALLEY LOAD GARAGE) [NOTE 9]	4'	4'	N/A
SIDE SETBACK [NOTE 9]	5'	3'	N/A
SIDE (CORNER) SETBACK [NOTE 9]	15'	15'	N/A
MAXIMUM HEIGHT	15'	15'	N/A
MAX SQ. FT. PERCENTAGE OF MAIN DWELLING HOUSE [NOTE 11]	30%	30%	30%
*SMALL LOT RESIDENTIAL			

SINGLE FAMILY ATTACHED RESIDENTIAL (TOWNHOME/DUPLEX)		
RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX [NOTE 5]		
STANDARDS	MDR	MU
MINIMUM LOT SIZE	1200 SF	1200 SF
MINIMUM LOT FRONTAGE [NOTE 2 & 4]	16'	20'
CORNER LOT FRONTAGE [NOTE 2 & 4]	30'	30'
PARKING REQUIREMENTS	[NOTE 1]	[NOTE 1]
GUEST PARKING REQUIREMENTS	[NOTE 1]	[NOTE 1]
MAXIMUM HEIGHT	35'	40'
LOT COVERAGE	70%	70%
FLOOR AREA MINIMUM	900 SF	500 SF
MAXIMUM NUMBER OF UNITS ATTACHED	16	24
OPEN SPACE REQUIREMENT	30%	30%
PRINCIPAL USE		
FRONT SETBACK TO LIVING SPACE [NOTE 10]	12'	10'
FRONT SETBACK TO GARAGE [NOTE 10]	18'	18'
REAR SETBACK [NOTE 9]	10'	10'
REAR SETBACK - ALLEY LOAD GARAGE [NOTE 9]	4'	4'
SIDE SETBACK MINIMUM [NOTE 3 & 9]	5'	5'
SIDE SETBACK WITH EASEMENT [NOTE 3 & 9]	0'	0'
SIDE (CORNER) SETBACK [NOTE 3 & 9]	12'	10'
BUILDING SEPARATION [NOTE 9 & 10]	10'	10'
ACCESSORY USE		
FRONT SETBACK [NOTE 10]	20'	20'
REAR SETBACK (NO GARAGE) [NOTE 9]	5'	5'
REAR SETBACK (GARAGE) [NOTE 9]	4'	4'
SIDE SETBACK [NOTE 9]	5'	5'
SIDE (CORNER) SETBACK [NOTE 9]	15'	15'
MAXIMUM HEIGHT	20'	20'
MAX SQ. FT. PERCENTAGE OF MAIN DWELLING HOUSE [NOTE 11]	30%	30%

MULTI-FAMILY RESIDENTIAL [NOTE 5 & 6]	
LAND USE DEVELOPMENT STANDARDS MATRIX	
STANDARDS	MU
MINIMUM LOT SIZE	NONE
MINIMUM LOT FRONTAGE [NOTE 2 & 4]	NO MIN
PARKING REQUIREMENTS	[NOTE 1]
MAXIMUM HEIGHT	50'
OPEN SPACE REQUIREMENT	20%
PRINCIPAL USE (BUILDING)	
SETBACK FROM ARTERIAL ROAD [NOTE 9 & 10]	20'
SETBACK FROM COLLECTOR ROAD [NOTE 9 & 10]	15'
SETBACK FROM LOCAL ROAD [NOTE 9 & 10]	10'
SEBACK FROM PRIVATE ROAD OR TRACT [NOTE 9 & 10]	10'
SETBACK FROM PARKING LOT [NOTE 9 & 10]	10'
SETBACK FROM PROPERTY LINE [NOTE 9 & 10]	10'
BUILDING SEPERATION [NOTE 9 & 10]	20'
OPEN PARKING SETBACK FROM R.O.W.	15'
ACCESSORY USE	
SETBACK FROM LOCAL [NOTE 9 & 10]	15'
SETBACK FROM PRIVATE [NOTE 9 & 10]	10'
SETBACK FROM PARKING LOT [NOTE 9 & 10]	5'
SETBACK FROM PROPERTY LINE [NOTE 9 & 10]	20'
BUILDING SEPERATION [NOTE 9 & 10]	10'
MAXIMUM HEIGHT	15'
MAX SQ. FT. PERCENTAGE OF MAIN DWELLING HOUSE [NOTE 11]	30%
NOTE: APARTMENT OR CONDO WILL FOLLOW CITY CRITERIA EXCEPT WHERE STANDARDS ARE INCLUDED IN THIS PUD.	

COMMERCIAL [NOTE 7 & 8]	
NON-RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX	
STANDARDS	MU
MAXIMUM FLOOR AREA RATIO [NOTE 8]	0.4
OPEN SPACE	20%
PARKING REQUIREMENTS	[NOTE 7]
PRINCIPAL USE	
SETBACK FROM ARTERIAL ROAD [NOTE 9 & 10]	50'
SETBACK FROM COLLECTOR ROAD [NOTE 9 & 10]	30'
SETBACK FROM LOCAL ROAD [NOTE 9 & 10]	15'
SETBACK FROM PRIVATE ROAD OR TRACT [NOTE 9 & 10]	10'
SETBACK FROM PARKING LOT [NOTE 9 & 10]	10'
SETBACK FROM PROPERTY LINE [NOTE 9 & 10]	20'
SETBACK FROM SINGLE FAMILY DETACHED [NOTE 9 & 10]	40'
SETBACK FROM SINGLE FAMILY ATTACHED [NOTE 9 & 10]	20'
SETBACK FROM MULTI-FAMILY [NOTE 9 & 10]	20'
MAXIMUM HEIGHT	50'
BUILDING SEPERATION [NOTE 9 & 10]	20'
SURFACE PARKING SETBACK FROM ROAD	20'
ACCESSORY USE	
SETBACK FROM COLLECTOR [NOTE 9 & 10]	30'
SETBACK FROM LOCAL [NOTE 9 & 10]	15'
SETBACK FROM PRIVATE [NOTE 9 & 10]	10'
SETBACK FROM PARKING LOT [NOTE 9 & 10]	10'
SETBACK FROM PROPERTY LINE [NOTE 9 & 10]	35'
MAXIMUM HEIGHT	25'

INDUSTRIAL LOW INTENSITY	
INDUSTRIAL LAND USE DEVELOPMENT STANDARDS MATRIX	
STANDARDS	ILI
LOT SIZE RESTRICTION	NONE
ROAD WIDTH (LOCAL INDUSTRIAL ROAD)	37' / 50'
OPEN SPACE - % OF SITE	10%
SIDEWALK WIDTH (LOCAL ROADS - BOTH SIDES)	5'
PARKING	[NOTE 1]
LOT COVERAGE - MAX.	90%
BUILDING, STRUCTURE AND PROPERTY LINE SETBACKS	25'
BUILDING AND STRUCTURE HEIGHT	40'
SETBACK FROM ALL STREET TYPES [NOTE 9 & 10]	25'

LEGEND	
LDR	LOW DENSITY RESIDENTIAL
MDR	MEDIUM DENSITY RESIDENTIAL
SLR	SMALL LOT RESIDENTIAL
MU	MIXED-USE
ILI	INDUSTRIAL LOW INTENSITY

LAND USE DEVELOPMENT STANDARDS NOTES:

1. REQUIRED PARKING SHALL MEET THE CITY OF GREELEY LAND DEVELOPMENT CODE PARKING STANDARDS, AS AMENDED, IF NOT COVERED BY THESE GUIDELINES. SHARED PARKING SHALL BE ALLOWED IN INSTANCES WHERE APPROPRIATE. SEE PARKING SECTION IN THIS DOCUMENT FOR DETAILS.
2. LOT FRONTAGE MEASURED AT THE FRONT YARD SETBACK.
3. A ZERO LOT LINE MAY BE UTILIZED WHEN A MAINTENANCE EASEMENT AND SIDE YARD EASEMENT ARE EXECUTED, SUBJECT TO IBC REQUIREMENTS.
4. LOT FRONTAGE ON A CUL-DE-SAC MAY BE REDUCED BY TEN FEET (10').
5. STANDARDS ARE PROVIDED FOR DUPLEX AND TOWNHOME USES. A DENSITY IS ALLOWED UP TO 12 DU/AC FOR ANY PROPOSED DUPLEX OR TOWNHOME PARCEL, HOWEVER, THE TOTAL DENSITY FOR THE ENTIRE PROJECT SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED THE OVERALL PROJECT. HIGHER DENSITY APARTMENT AND CONDO PRODUCTS SHALL FOLLOW THE MULTI-FAMILY STANDARDS.
6. MULTI-FAMILY STANDARDS ARE PROVIDED FOR APARTMENTS AND CONDOS. - FOR THE MIXED USE PARCELS, A DENSITY IS ALLOWED UP TO 24 DU/AC FOR ANY PROPOSED MULTI-FAMILY PARCEL, HOWEVER, THE TOTAL DENSITY FOR THE ENTIRE PROJECT SHALL NOT EXCEED THE MAXIMUM DENSITY ALLOWED FOR THE OVERALL PROJECT. STANDARDS FOR DUPLEX AND TOWNHOME PRODUCT ARE PROVIDED WITHIN THE SINGLE FAMILY ATTACHED STANDARDS.
7. COMMERCIAL PARKING REQUIREMENTS SHALL FOLLOW THE CITY OF GREELEY LAND DEVELOPMENT CODE, AS AMENDED.
8. COMMERCIAL FAR (FLOOR AREA RATIO) SHALL NOT EXCEED 0.4 FAR.
9. ALLOWED SIDE & REAR ENCROACHMENTS: DECKS, STAIRS, COUNTERFORTS & WINDOW WELLS (3') - EAVES & BAY WINDOWS (2') - SIDING & CLADDING (0.5').
10. ALLOWED FRONT ENCROACHMENTS: PORCHES, DECKS & STAIRS (5') - EAVES & BAY WINDOWS (2') - SIDING & CLADDING (0.5').
11. MAXIMUM SQUARE FOOT PERCENTAGE IS THE PERCENT OF THE TOTAL LOT AREA.
12. 10' WHEN NO GARAGE, 20' WITH GARAGE

GENERAL NOTES:

NOTE: ALL SETBACKS ARE MEASURED FROM R.O.W., PROPERTY LINE OR ALLEY.

NON-RESIDENTIAL ARCHITECTURAL STANDARDS AND GUIDELINES
NON-RESIDENTIAL STANDARDS AND GUIDELINES WILL MEET CITY CODE AS AMENDED.

SINGLE-FAMILY DETACHED RESIDENTIAL (LOW AND MEDIUM DENSITY)

THE POUDRE HEIGHTS COMMUNITY SINGLE-FAMILY DETACHED RESIDENTIAL HOMES WILL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. HOMES IN THIS DISTRICT SHALL BE STANDARD CONSTRUCTION, SINGLE FAMILY, DETACHED HOMES. HOUSES SHALL BE OF STANDARD WOOD FRAME CONSTRUCTION.
2. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS, AND ACCESSORY USE STANDARDS.**
3. THE ROOFS MUST HAVE A MINIMUM PITCH SLOPE OF 4 ON 12. ALL OTHER ROOFS, ALONG WITH ALL ASPECTS OF ALL EXTERIOR IMPROVEMENTS MADE TO ANY PROPERTY IN THE POUDRE HEIGHTS COMMUNITY, MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FRONT ELEVATION AND ANY ELEVATION VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
5. MINIMUM OF TWO DIFFERENT COLORS ON EACH HOME AND NO TWO ADJACENT HOUSES MAY SHARE THE SAME COLOR PACKAGE.
6. ONE DETACHED GARAGE APARTMENT AND/OR CARRIAGE HOUSE SECONDARY HOUSE UNIT SHALL BE ALLOWED WITHIN THE SINGLE-FAMILY RESIDENTIAL DISTRICTS AS LONG AS THE STRUCTURE IS NOT TALLER IN HEIGHT THAN THE MAIN DWELLING HOUSE OR 15', WHICHEVER IS LESS. DETACHED GARAGE APARTMENT AND/OR CARRIAGE HOUSE SECONDARY HOUSE UNIT SHALL BE NO MORE THAN 30% OF THE SQUARE FOOTAGE OF THE MAIN DWELLING HOUSE.
7. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

- ARCHITECTURAL FEATURES AND OPTIONS
- BUILDERS WITHIN THE POUDRE HEIGHTS COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
 - USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT
 - VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
 - VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS
 - VARIATIONS IN THE FRONT PLANE AND ROOFLINE
 - USE OF ROOF DORMERS.
 - VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
 - WALKOUT BASEMENTS.
 - VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS
 - WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
 - FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF
 - DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS
 - SECOND STORY PORCH, FRONT OR SIDE PORCHES
 - ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
 - FRONT PORCH LIGHTS
 - MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS ENGINEERED WOOD, CEDAR, OR OTHER SIDING MATERIAL
 - ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES

SINGLE-FAMILY ATTACHED RESIDENTIAL (TOWNHOME/DUPLEX OR PAIRED)

THE POUDRE HEIGHTS COMMUNITY SINGLE-FAMILY ATTACHED (TOWNHOME/DUPLEX) RESIDENTIAL HOMES SHALL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. HOMES IN THIS DISTRICT SHALL BE STANDARD CONSTRUCTION, SINGLE-FAMILY ATTACHED (TOWNHOME/DUPLEX) HOMES.
2. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS, FLOOR AREA MINIMUM, AND ASSESSOR USE STANDARDS.**
3. THE ROOFS MUST HAVE A MINIMUM PITCH SLOPE OF 4 ON 12. ALL OTHER ROOFS, ALONG WITH ALL ASPECTS OF ALL EXTERIOR IMPROVEMENTS MADE TO ANY PROPERTY IN THE POUDRE HEIGHTS COMMUNITY, MUST BE APPROVED BY THE ARCHITECTURAL CONTROL COMMITTEE IN WRITING PRIOR TO COMMENCEMENT OF CONSTRUCTION.
4. THE PRINCIPAL EXTERIOR ON THE FRONT FAÇADE OF THE HOME FACING THE PUBLIC STREET FOR ALL RESIDENTIAL STRUCTURES SHALL BE AT LEAST 30 PERCENT (30%) MASONRY AND THE OTHER 70 PERCENT (70%) BALANCE OF THE EXTERIOR MAY BE OF FRAME, WOOD, SHINGLES OR OTHER MATERIAL, WHICH MUST BLEND VISUALLY TOGETHER WITH THE MASONRY OR AS APPROVED BY THE ARCHITECTURAL REVIEW COMMITTEE.
5. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FRONT ELEVATION AND ANY ELEVATION VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
6. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

- ARCHITECTURAL FEATURES AND OPTIONS
- BUILDERS WITHIN THE POUDRE HEIGHTS COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
 - USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT
 - VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
 - VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS (GARAGES MAY BE REAR-LOADED FOR THE TOWNHOMES)
 - VARIATIONS IN THE FRONT PLANE AND ROOFLINE
 - USE OF ROOF DORMERS.
 - VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
 - WALKOUT BASEMENTS.
 - VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS
 - WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
 - FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF
 - DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS
 - SECOND STORY PORCH, FRONT OR SIDE PORCHES
 - ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
 - FRONT PORCH LIGHTS
 - MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS ENGINEERED WOOD, CEDAR, OR OTHER SIDING MATERIAL
 - ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES

MULTI-FAMILY RESIDENTIAL

THE POUDRE HEIGHTS COMMUNITY MULTI-FAMILY BUILDINGS SHALL BE GUIDED BY THESE GENERAL DESIGN AND ARCHITECTURAL STANDARDS TO ENSURE QUALITY AND COMPATIBILITY WITHIN AND THROUGHOUT THE COMMUNITY.

1. **SEE THE RESIDENTIAL LAND USE DEVELOPMENT STANDARDS MATRIX FOR ALL MINIMUM LOTS SIZE, LOT FRONTAGE, PARKING REQUIREMENTS, BUILDING HEIGHTS AND ACCESSORY USE STANDARDS.**
2. MINIMUM OF TWO DIFFERENT MATERIALS ON THE FAÇADE ELEVATIONS VISIBLE FROM A ROAD. OPTIONS INCLUDE BRICK, SIMULATED OR REAL STONE, STUCCO, SIDING OR OTHER APPROPRIATE MATERIALS.
3. COMMON LANDSCAPE AREAS SHALL BE INSTALLED BY THE BUILDER
4. PERMANENT FOUNDATIONS SHALL BE REQUIRED.

- ARCHITECTURAL FEATURES AND OPTIONS
- BUILDERS WITHIN THE POUDRE HEIGHTS COMMUNITY MULTI-FAMILY PLANNING AREAS MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.
- VARIATIONS IN THE FRONT PLANE AND ROOFLINE
 - PORCHES AND BALCONIES FOR AT LEAST 50% OF THE UNITS
 - UTILIZING COVERED PARKING FOR A MINIMUM OF 50% OF THE REQUIRED PARKING
 - AT LEAST TWO (2) DISTINCT ROOF LINES
 - DECORATIVE SHUTTERS ON ALL STREET FACING WINDOWS
 - DECORATIVE MATERIAL TREATMENT ON AT LEAST ONE GABLE END FACING THE STREET
 - REAL OR SIMULATED CHIMNEYS
 - MINIMUM OF TWO (2) PLANES ON REAR AND SIDE ELEVATIONS, EACH PLANE TO HAVE A MIN. 1FT DEPTH VARIATION
 - USE OF ROOF DORMERS.



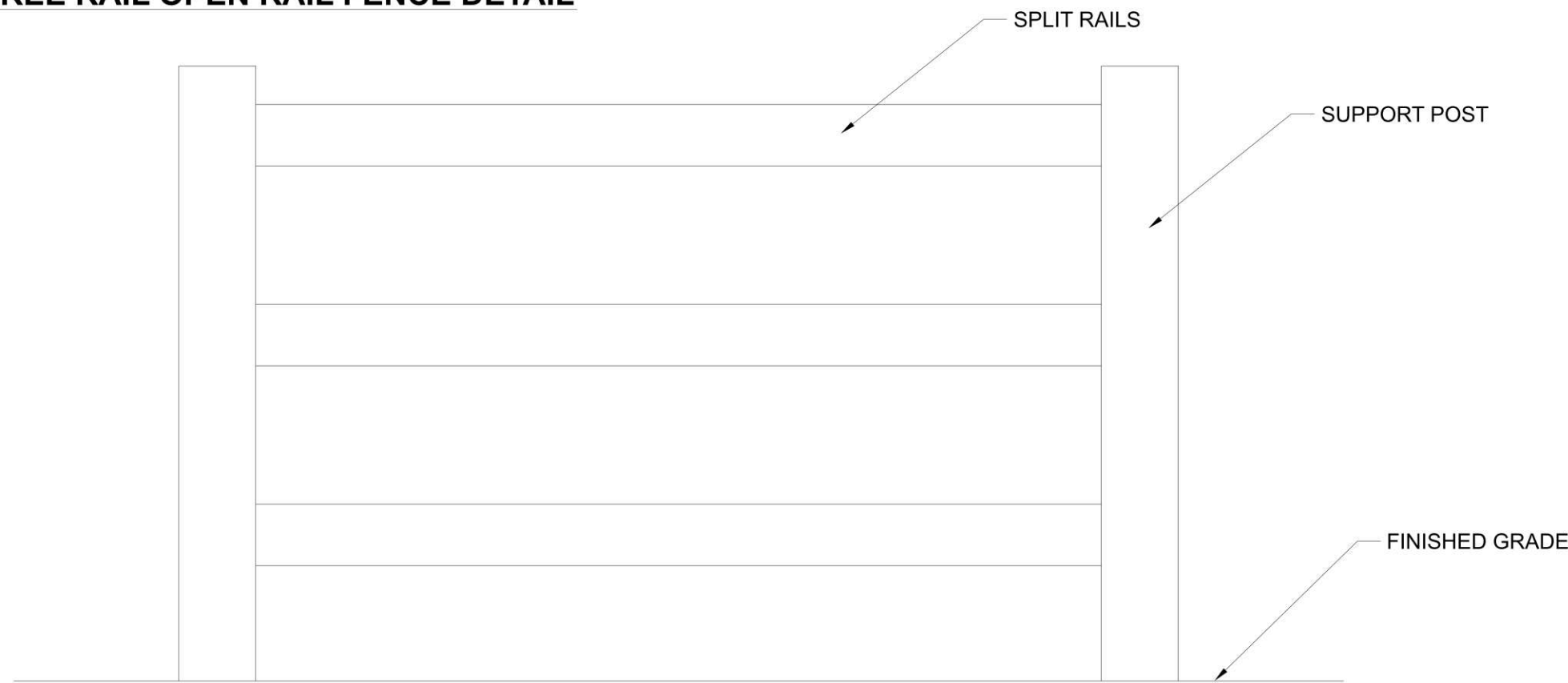
BLUFF SECTION NARRATIVE

IT IS ANTICIPATED THAT THE LARGER LOTS WITHIN THE POUDRE HEIGHTS COMMUNITY WILL BE LOCATED IN THE NORTHERN PORTION OF THE PROJECT, ADJACENT TO THE BLUFFS PRESERVATION AREA, AS CAN BE SEEN IN THE SECTION EXHIBIT. THIS AFFORDS THE OPPORTUNITY TO TAKE ADVANTAGE OF THE OPEN SPACE FRONTAGE AND ASSOCIATED VIEWS, YET WHILE RESPECTING THE NATURAL TOPOGRAPHY OF THE SITE AND PROTECTING THE BLUFFS. THE EXHIBIT DEMONSTRATES THE RESIDENTIAL LOTS WITH SEPARATION FROM THE HOUSE TO THE PRESERVED BLUFFS. ALSO DEMONSTRATED ON THE SECTION AN AREA FOR A STORM WATER SWALE AND TRAIL ARE SHOWN IN RELATIONSHIP TO THE LOT AND HOME. ALL FENCING USED ALONG THE BLUFFS, OPEN SPACE AND PARKS SHALL BE THREE (3) RAIL OPEN RAIL FENCING. THE BLUFF PRESERVATION TREATMENT PROVIDES AN AVERAGE OF 50' FROM THE REAR OF HOME TO THE TOP OF BLUFFS WHERE THE TOPOGRAPHY INCREASES IN STEEPNESS (I.E. BLUFF EDGE). AS ILLUSTRATED IN THE SECTION WHEN VIEWING FROM THE BOTTOM OF THE SLOPE TO THE TOP OF THE BLUFF THE VISIBILITY OF HOMES IS DIMINISHED AND IN SOME CASES WILL NOT BE SEEN.

- INTRODUCTION**
- LANDSCAPE GUIDELINES HAVE BEEN CREATED FOR THE POUDRE HEIGHTS PROPERTY BASED ON CITY CODE. THESE GUIDELINES SHALL HELP PROMOTE A QUALITY DEVELOPMENT THROUGH THE USE OF LANDSCAPE TREATMENTS THROUGHOUT THE COMMUNITY. THE POUDRE HEIGHTS PLANTING REQUIREMENTS SHALL ADHERE TO THE CITY OF GREELEY CODE AS AMENDED WITHIN THIS PUD DOCUMENT. IN GENERAL, THE LANDSCAPE DESIGN, THEME, AND APPROACH WILL IMPLEMENT A CONTEXT SENSITIVE DESIGN SOLUTION AND THE PROPOSED LANDSCAPE WILL RESPECT THE LANDSCAPE VERNACULAR OF THE REGION. THE FOLLOWING DESCRIBES THE DESIGN, THEME, AND OVERALL APPROACH TO THE LANDSCAPE DESIGN.
- USE NATIVE PLANTS AS MUCH AS FEASIBLE AND NON-NATIVE PLANTS THAT ARE DROUGHT TOLERANT AND FIT THIS REGION OF COLORADO (WESTERN HIGH PLAINS);
 - PRESERVE AND RESTORE THE NATIVE LANDSCAPE, AS MUCH AS FEASIBLE, ALONG THE BLUFF AREAS AND ON THE NORTHERN PART OF THE SITE;
 - UTILIZE "SIGNATURE" TREE AND SHRUB PLANT MATERIALS;
 - UTILIZE A WATER CONSERVATION LANDSCAPE APPROACH THAT BALANCES AESTHETICS AND WATER WISE LANDSCAPING. LANDSCAPING WILL BE USED THAT REQUIRES MINIMAL IRRIGATION VERSUS IRRIGATED SOD/TURF AREAS. THE GOAL WILL BE TO MINIMIZE TOTAL WATER USAGE IN THE COMMUNITY WITH THE ADDITIONAL TECHNIQUES AND APPROACH:
 - GROUP PLANTS WITH SIMILAR WATER REQUIREMENTS TO PROMOTE EFFICIENCY OF IRRIGATION;
 - PLANT PALETTE CONSISTING OF LOW WATER USE NATIVE AND NON-NATIVE PLANTS;
 - INFILTRATE RAINWATER RUNOFF INTO THE LANDSCAPE (I.E. RAIN GARDENS) IN COMMON OPEN SPACE AREAS WHERE APPROPRIATE AND IF SOILS ARE APPROPRIATE;
 - UTILIZE DRIP IRRIGATION SYSTEMS WHENEVER FEASIBLE;
 - DESIGN FOR A LOW WATER, LOW-MAINTENANCE LANDSCAPE APPROACH;
 - MANICURED LANDSCAPES (I.E. IRRIGATED SOD AND PERENNIALS) SHOULD BE LIMITED TO OUTDOOR LIVING AREAS AND ENTRIES WITHIN THE IMMEDIATE OUTDOORS OF THE HOME OR BUSINESSES;
 - COLORFUL ACCENT NATIVE AND NON-NATIVE PLANTINGS AT KEY VISIBLE AREAS;
 - LARGE GROUPINGS OF NATIVE AND ORNAMENTAL GRASSES, SHRUBS, PERENNIALS, WILDFLOWERS, AND GROUND COVERS;
 - LOWER DENSITY RESIDENTIAL AREAS WILL UTILIZE A MORE NATURALIZED AND INFORMAL DESIGN;
 - STREET TREE PLANTING WILL BE PROVIDED ALONG ALL PUBLIC STREETS TO ENSURE THAT AN APPROPRIATE MIX OF CHARACTER AND SPECIES DIVERSITY;
 - UTILIZE LANDSCAPE FABRIC AND MULCHES (WOOD AND ROCK MULCH) TO RETAIN MOISTURE IN THE LANDSCAPE PLANTING AREAS;
 - DRIP IRRIGATION WILL BE PROVIDED TO ALL STREET TREES IN TREE LAWNS AND MEDIANS, THAT DO NOT RECEIVE OVERSPRAY FROM TURF GRASS AREAS;
 - TREES, SHRUBS, PERENNIALS, ORNAMENTAL GRASSES, GROUND COVERS, AND VINES SHOULD BE MASSED TO DEFINE OUTDOOR SPACES, REINFORCE THE PRIMARY ENTRY AND ENHANCE THE ARCHITECTURAL DESIGN, THE STREET, AND THE NEIGHBORHOOD;
 - SEASONAL LANDSCAPE WILL BE UTILIZED TO PROVIDE SEASONAL COLOR AND INTEREST THROUGHOUT THE YEAR WITH THE GOAL OF MAXIMIZING COLOR AND BLOOM COVERAGE THROUGHOUT THE FOUR SEASONS;
 - SOILS WILL BE MODIFIED WHEN NECESSARY TO INCREASE MINERAL AND ORGANIC MATTER CONTENT TO DETERMINE PROPER SOIL AMENDMENTS BASED ON RESULTS OF SOIL TEST.
 - MASSING OF PLANTS INTO COHESIVE GROUPS IS HIGHLY RECOMMENDED TO PROVIDE STRONG IMAGES OF TEXTURE, COLOR, AND CONTRAST THROUGHOUT THE COMMUNITY;
 - PROPOSED WALL DESIGNS WILL UTILIZE STONE, MASONRY OR APPROPRIATE BUILDING MATERIALS; AND
 - FENCING WILL BE DESIGNED TO GENERALLY COORDINATE WITH THE ARCHITECTURAL STYLE, COLOR, AND MATERIALS OF THE ARCHITECTURE. MATERIALS WILL BE OF NATURAL TONES AND INCLUDE WOOD, VINYL, MASONRY OR IRON. THE FINISH WILL BE OF SEMI-TRANSPARENT OR SOLID COLOR STAIN, LATEX ACRYLIC STAIN OR SUITABLE OUTDOOR PAINT.

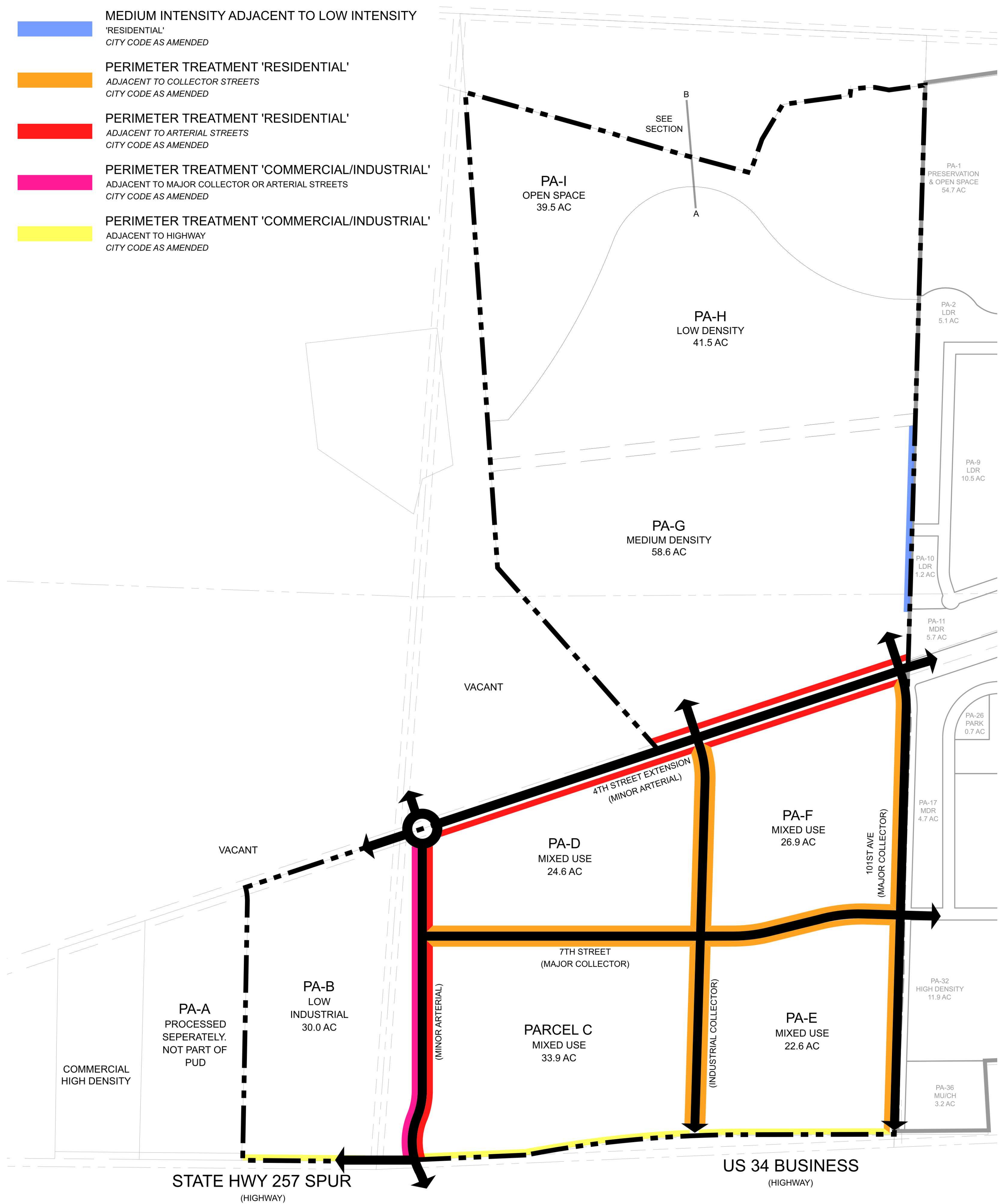
- RELATIONSHIP TO THE CITY OF GREELEY CODE**
- THESE LANDSCAPE GOALS AND GUIDELINES FIT WELL WITH THE CITY OF GREELEY CODE, AS AMENDED, REQUIREMENTS AND WITHIN THE REGIONAL CLIMATE (WESTERN HIGH PLAINS SEMI-ARID). THE GOALS AND GUIDELINES AIM TO UTILIZE RESPONSIBLE IRRIGATION TECHNIQUES, WHICH IS ESSENTIAL FOR SUSTAINABILITY. AS DEFINED IN CITY CODE AS AMENDED, THESE LANDSCAPE STANDARDS ARE INTENDED TO ESTABLISH LANDSCAPING REGULATIONS THAT:
- IMPROVE THE AESTHETIC APPEARANCE OF SETBACK AREAS, COMMON OPEN SPACE AREAS, PUBLIC RIGHTS-OF-WAY, AND OFF-STREET VEHICULAR PARKING AREAS;
 - PROMOTE COMPATIBILITY BETWEEN LAND USES OF DIFFERENT INTENSITIES;
 - PROMOTE THE USE OF GENERALLY ACCEPTED LANDSCAPE DESIGN PRINCIPLES;
 - PROTECT PUBLIC HEALTH, SAFETY, AND WELFARE BY MINIMIZING THE IMPACT OF ALL FORMS OF PHYSICAL AND VISUAL POLLUTION, CONTROLLING SOIL EROSION, SCREENING UNSIGHTLY AREAS, PRESERVING THE INTEGRITY OF NEIGHBORHOODS, AND ENHANCING PEDESTRIAN AND VEHICULAR TRAFFIC AND SAFETY;
 - PROMOTE WATER CONSERVATION THROUGH THE USE AND INCORPORATION OF LOW WATER ADAPTIVE VEGETATION AND BY USING WATER CONSERVATION PRINCIPLES;
 - PROMOTE SHADED, TREE-LINED STREETS WITHIN ALL AREAS OF THE CITY;
 - MAINTAIN THE CITY'S STANDING AS A "TREE CITY USA"; AND
 - IMPLEMENT COMPREHENSIVE PLAN POLICY OF REDUCING "HEAT ISLANDS."

THREE RAIL OPEN RAIL FENCE DETAIL



LEGEND

- MEDIUM INTENSITY ADJACENT TO LOW INTENSITY
'RESIDENTIAL'
CITY CODE AS AMENDED
- PERIMETER TREATMENT 'RESIDENTIAL'
ADJACENT TO COLLECTOR STREETS
CITY CODE AS AMENDED
- PERIMETER TREATMENT 'RESIDENTIAL'
ADJACENT TO ARTERIAL STREETS
CITY CODE AS AMENDED
- PERIMETER TREATMENT 'COMMERCIAL/INDUSTRIAL'
ADJACENT TO MAJOR COLLECTOR OR ARTERIAL STREETS
CITY CODE AS AMENDED
- PERIMETER TREATMENT 'COMMERCIAL/INDUSTRIAL'
ADJACENT TO HIGHWAY
CITY CODE AS AMENDED



PRELIMINARY LANDSCAPE MASTER PLAN AND GUIDELINES

POUDRE HEIGHTS

GENERAL PROVISIONS BASED ON CITY OF GREELEY CODE

THE POUDRE HEIGHTS COMMUNITY LANDSCAPE GENERAL PROVISIONS UTILIZE THE CITY CODE AS AMENDED, AS THE BASIS OF THE APPROACH AND AS SUMMARIZED BELOW:

- LANDSCAPING SHALL BE PROVIDED TO ENHANCE OPEN SPACE, RECREATION AREAS, BUILDING FOUNDATIONS, AREAS OF LOW VISUAL INTEREST, AND SCREEN AND SHADE STREETS AND SIDEWALKS, PARKING, AND LOADING AREAS;
- THE LANDSCAPE PLAN SHALL USE COLORADO NATIVE PLANT SPECIES THAT ARE DROUGHT TOLERANT AND ARE SUITABLE IN THE COLORADO CLIMATE;
- THE LANDSCAPE PLAN SHALL BE DESIGNED IN CONJUNCTION WITH THE DRAINAGE PLAN FOR THE SUBJECT PROPERTY IN SUCH A MANNER AS TO MAXIMIZE STORM WATER RUNOFF ABSORPTION;
- PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY, ALL ON-LOT LANDSCAPING AND IRRIGATION SHALL BE INSTALLED, IF REQUIRED PURSUANT TO AN APPROVED LANDSCAPE PLAN;
- COMMON AREA LANDSCAPING AND IRRIGATION SHALL BE INSTALLED AROUND THE PERIMETER OF THE BUILDING ENVELOPE, HALFWAY TO THE ADJACENT BUILDING ENVELOPES, PURSUANT TO AN APPROVED LANDSCAPE PLAN PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY;
- IN THE CASE OF USABLE OR COMMON OPEN SPACE LANDSCAPING IN COMMON AREAS BETWEEN LOTS, ALL LANDSCAPING AND IRRIGATION SHALL BE COMPLETED PRIOR TO ISSUANCE OF A BUILDING PERMIT OR AS OTHERWISE APPROVED BY THE CITY IN A DEVELOPMENT AGREEMENT OR PHASING PLAN; AND
- WHEN PHASING DEVELOPMENT, A PROPORTIONATE SHARE OF LANDSCAPING ACCEPTABLE TO THE CITY, AS OUTLINED IN AN APPROVED DEVELOPMENT AGREEMENT OR PLANNED UNIT DEVELOPMENT (PUD) PLAN, SHALL BE INSTALLED AND MAINTAINED WITH EACH PHASE BASED ON THE SIZE OF THE PROPOSED PHASE AND SHALL BE CONSIDERED COMPLETED FOR THE PURPOSES OF THESE REGULATIONS WHEN SUCH PROPORTIONATE SHARE OF LANDSCAPING HAS BEEN INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- GENERAL IRRIGATION REQUIREMENTS SHALL FOLLOW CITY CODE AS AMENDED:
 - (1) AN UNDERGROUND IRRIGATION SYSTEM SHALL BE INSTALLED AND MAINTAINED FOR ALL COMMON AREA IMPROVEMENTS, SUCH AS OUTLOTS, MEDIAN BOULEVARDS, TREE LAWNS, SCREENING, BUFFER YARDS AND PERIMETER TREATMENT AREAS, IN ORDER TO PROVIDE IRRIGATION FOR ALL PLANT MATERIALS, CONSISTENT WITH THE NATURE OF THE PLANT'S IRRIGATION NEEDS.
 - (2) SPRINKLERS SHALL BE PLACED SO AS NOT TO THROW WATER ONTO ADJACENT PAVED OR HARDSCAPED SURFACES.
 - (3) GREEN INDUSTRY BEST MANAGEMENT PRACTICES FOR THE CONSERVATION AND PROTECTION OF WATER RESOURCES IN COLORADO, PREPARED BY GREEN INDUSTRIES OF COLORADO (GREENCO), AND KEPT ON FILE IN THE CITY'S WATER DEPARTMENT, ARE GUIDELINES FOR THE CONSERVATION OF WATER RESOURCES AND PROTECTION OF WATER QUALITY AND ARE STRONGLY ENCOURAGED TO BE FOLLOWED.
 - (4) ALL MULTI-FAMILY, COMMERCIAL, INDUSTRIAL, MIXED USE AND INSTITUTIONAL PROPERTIES SHALL INSTALL RAIN SENSORS. REFER TO THE CITY'S WATER AND SEWER DEPARTMENT STANDARDS FOR MORE INFORMATION.

THE FOLLOWING PLANTING REQUIREMENTS, PER CITY CODE AS AMENDED, SHALL BE UTILIZED:

1. AT LEAST FIFTY PERCENT (50%) OF ANY REQUIRED YARD, EXCLUDING DRIVEWAY AND WALKWAY TO THE FRONT DOOR, SHALL CONTAIN LIVE PLANTINGS.
2. AT LEAST FIFTY PERCENT (50%) OF ANY PARKWAY OR RIGHT-OF-WAY PLANTING AREA, EXCLUDING DRIVEWAYS AND PUBLIC SIDEWALKS, SHALL CONTAIN LIVE PLANTINGS.
3. ALL YARDS NOT COVERED BY AN APPROVED BUILDING, DRIVEWAY, WALKWAY OR OTHER PERMANENT STRUCTURE SHALL BE LANDSCAPED.
4. FOR SINGLE-FAMILY AND TWO-FAMILY LOTS ONE (1) ACCEPTABLE STREET TREE PER RESIDENTIAL LOT STREET FRONTAGE IS REQUIRED. IF UTILITIES OR OTHER OBSTACLES MAKE PLACEMENT OF A STREET TREE IN THE RIGHT-OF-WAY NOT FEASIBLE, A SHADE TREE SHALL BE INSTALLED IN THE FRONT YARD.
5. FOR MULTI-FAMILY, COMMERCIAL, AND MIXED USE LAND USES - THE RIGHT-OF-WAY OR PARKWAY SHALL CONSIST OF ACCEPTABLE SHADE TREES PLANTED BETWEEN THE CURB AND SIDEWALK, OR WITHIN TEN (10) FEET OF THE BACK OF THE SIDEWALK IN THE CASE OF AN ATTACHED SIDEWALK, AT A REGULAR SPACING OF THIRTY-FIVE (35) FEET ON CENTER FOR SHADE TREES AND TWENTY-FIVE (25) FEET ON CENTER FOR ORNAMENTAL TREES.
6. WHERE TREES ARE NOT ALREADY REQUIRED PURSUANT TO CITY CODE, ONE (1) ADDITIONAL SHADE OR EVERGREEN TREE SHALL BE PROVIDED FOR EVERY TWO THOUSAND (2,000) SQUARE FEET OR FRACTION THEREOF OF COMMON OPEN SPACE. TWO (2) ORNAMENTAL TREES MAY BE SUBSTITUTED FOR EACH SHADE OR EVERGREEN TREE. LAKES OR OTHER WATER AREAS MAY BE EXCLUDED FOR PURPOSES OF CALCULATING REQUIRED TREE QUANTITIES.
7. FOR BUFFER REQUIREMENTS SEE THE PRELIMINARY LANDSCAPE MASTER PLAN.
8. FOR PARKING LOT LANDSCAPING STANDARDS CITY CODE AS AMENDED, SHALL BE FOLLOWED.
9. FOR PERIMETER LANDSCAPING CITY CODE AS AMENDED, PERIMETER TREATMENT SHALL BE FOLLOWED.

THE POUDRE HEIGHTS COMMUNITY SIGNAGE

THE NARRATIVE PROVIDED HERE WITHIN AND CITY CODE, AS AMENDED, WILL BE USED TO GUIDE SIGNAGE WITHIN THE POUDRE HEIGHTS COMMUNITY INCLUDING SIGN STANDARDS THAT ADDRESS SIZE, HEIGHT, DESIGN, LIGHTING, COLOR, MATERIALS, LOCATION, AND METHOD OF CONSTRUCTION OF ALL SIGNAGE TO ENSURE THAT ALL SUCH SIGNAGE IS DESIGNED IN A HARMONIOUS AND COMPATIBLE MANNER. ABSENT A SPECIFIC SIGN PLAN OR STANDARDS IN THIS DOCUMENT, THE CITY WILL APPLY SIGN STANDARDS CLOSEST TO THE ZONE DISTRICT THE PUD LAND USES REPRESENT.

THE CONTROL AND PLACEMENT OF ALL SIGNS IS ESPECIALLY IMPORTANT TO THE AESTHETIC HARMONY OF THE POUDRE HEIGHTS COMMUNITY. A CRITICAL COMPONENT OF A COHESIVE COMMUNITY IS THE SENSE OF PLACE AND IDENTITY. APPROVAL OF THIS PUD IS INTENDED TO PERMIT THE NUMBER AND LOCATIONS FOR THE PRIMARY INTERSECTIONS AND ENTRANCES TO THE COMMUNITY. PER CITY CODE AS AMENDED, THE PROPOSED SIGNS THAT REQUIRE A SIGN PERMIT ARE:

- (1) AWNING SIGN
- (2) CANOPY SIGN
- (3) ELECTRONIC MESSAGING DISPLAY
- (4) FREESTANDING AND MONUMENT SIGN
- (5) PROJECTING WALL SIGN
- (6) WALL SIGN.

THEREFORE, FOR THE POUDRE HEIGHTS COMMUNITY, THE FOLLOWING DETAILS OF SIGNAGE ARE PROPOSED. WHERE NOT ADDRESSED HERE, CITY CODE AS AMENDED WILL DICTATE THE SIGNAGE:

- MAIN ENTRANCE SIGNAGE IS INTENDED TO BE AN ARCHITECTURAL FEATURE WITH THE COMMUNITY LOGO TO CREATE A SENSE OF ARRIVAL AND IDENTIFY FOR THE PROJECT. UP TO TWO (2) MAIN ENTRANCE SIGNS ARE ALLOWED UP TO A MAXIMUM HEIGHT OF 20' (FOR A VERTICAL FEATURE) AND WIDTH OF 40'. 500 TOTAL SQUARE FEET IS THE MAXIMUM ALLOWABLE FOR MAIN ENTRANCE SIGNS. THESE SIGNS WOULD BE PLACED ALONG 10TH STREET.
- RESIDENTIAL SUBDIVISION ENTRANCE SIGNS (I.E. FREE-STANDING MONUMENT SIGNS FOR INDIVIDUAL NEIGHBORHOODS) - UP TO EIGHT (8) FREESTANDING MONUMENT SIGNS ARE ALLOWED. THE SIGNS WILL IDENTIFY THE SECONDARY ACCESS POINTS TO THE INDIVIDUAL NEIGHBORHOODS WITHIN THE OVERALL COMMUNITY. THESE SIGNS WILL BE SMALLER IN SCALE WHILE REMAINING CONSISTENT WITH THE THEME OF THE OVERALL SIGN PROGRAM. THESE SIGNS WILL HAVE A MAXIMUM HEIGHT OF 10' AND WIDTH OF 20' AND NOT EXCEED 200 TOTAL SQUARE FEET.

INDIVIDUAL NON-RESIDENTIAL LOTS ALONG 10TH STREET MAY REQUEST ADDITIONAL FREESTANDING MONUMENT SIGNS AND MULTI-TENANT SIGNS. ANY ADDITIONAL FREESTANDING SIGNS MUST COMPLY WITH THE SIGN DESIGN AND QUANTITY STANDARDS DESCRIBED IN CITY CODE AS AMENDED.

PROJECT THEME AND AMENITIES

THE POUDRE HEIGHTS COMMUNITY THEME WILL BE FOCUSED ON THE WIDE RANGE OF WILDLIFE THAT CALLS GREELEY HOME, YET A CONTEMPORARY OR MODERNISTIC TWIST WILL BE APPLIED TO THE VARIOUS FEATURES. IT SEEMS FITTING THAT THE TERM 'HEIGHTS' WILL BE A NOD TO THE MAJESTIC TREES AND REVERED RAPTORS THAT PATROL THE SKIES ABOVE. IN ADDITION TO THE STATE TREE, FISH, AND BIRD, THE FOLLOWING NAMES CAN BE DRAWN FROM:

- ROUGH-LEG (HAWK)

- PEREGRINE (FALCON)

- BALD EAGLE

- LARK (HORNED, ETC.)

- BURROWING OWL

- LONGSPUR

- RED-TAILED (HAWK)

- GOLDEN EAGLE

- GREENBACK (CUTTHROAT TROUT)
- LOGGERHEAD

- PONDEROSA

- MAPLE

- AMUR

- ACER

- JUNIPER

- SPRUCE

- SAGE

- RAINBOW (TROUT)

AT VARIOUS INTERSECTIONS AND LOCAL NODES, SLEEK SCULPTURES AND PLAQUES WILL ACKNOWLEDGE THE NAMESAKE OF THE AREA. TO FURTHER HONOR THE HISTORY OF THIS AREA, THE VISION IS TO NAME PARKS, STREETS, AND PAVILION OVERLOOKS USING FEATURES FROM THE PLANTS AND ANIMALS NATIVE TO GREELEY AND THE FRONT RANGE. NATURAL MATERIALS WILL BE USED BUT IN A MODERN RUSTIC MATTER. SOME POTENTIAL NAMING OF FEATURES COULD BE BASED ON THE SPECIES LISTED EARLIER AND NAMING CONVENTION MAY FOLLOW TERMS THAT HIGHLIGHT THE KEYSTONE SPECIES THAT ONE MAY FIND IN THEIR OWN COMMUNITY:

- BIRD'S EYE VIEWPOINT

- THE BURROW

- VULTURE CIRCLE RIDGE

- COLUMBINE COURTYARD

- PONDEROSA POINT

- RAINBOW RIDGE

- CUTTHROAT POINT

- BROOK TROUT GULLEY

- CROPPIE CREEK

- EAGLE'S NEST OVERLOOK

- LARK LAWN

OTHER NAMES MAY BE UTILIZED IN NAMING WITHIN POUDRE HEIGHTS BASED ON THE STATE SYMBOLS INCLUDING:

- TIGER SALAMANDER (STATE AMPHIBIAN)

- BIGHORN SHEEP (ANIMAL)

- CLARET CUP CACTUS (PLANT)

- STEGOSAURUS (FOSSIL)

- BLUE GRAMA (GRASS)

- HAIRSTEAK (INSECT)

- PAINTED TURTLE (REPTILE)

NEIGHBORHOOD NAMES OF SUB-COMMUNITIES (NEIGHBORHOODS) WITHIN POUDRE HEIGHTS WILL DERIVE FROM THESE NAMES AND WILL BE MARKED BY NATURALISTIC OR RUSTIC SIGNAGE THAT MIMICS THE MAIN ENTRY FEATURE DESIGN. FOR EXAMPLE, COLUMBINE PRAIRIE COULD BE A HOUSING AREA WITH AN ELEGANT WELL-LIT SCULPTURE OR STENCIL LASER-CUT STEEL SHEET WITH A SINGLE COLUMBINE OR SIMPLE MODERN SCENE OF THE ICONIC FLOWER SET BEFORE AN OPEN PRAIRIE. EACH NEIGHBORHOOD WILL BE UNIQUELY NAMED AND WILL OFFER A DISTINCT LIVING ENVIRONMENT FROM HIGHER DENSITY LIVING ON THE SOUTH AREA AND WHERE OTHER LAND USES ARE PROPOSED. FOR EXAMPLE, THE INDUSTRIAL AREA WILL HAVE A VARIED YET COHESIVE FEEL AND CHARACTER FROM THE COMMERCIAL AND MIXED-USE PARCELS.

THERE IS ALSO AN OPPORTUNITY TO JOIN THE DIVISIONS OF POUDRE HEIGHTS THROUGH A FAMILY OF MODERN SCULPTURES. COMMISSIONING A SINGLE ARTIST OR GUILD TO CREATE A SERIES OF PIECES OF A SIMILAR MODERN COMPOSITION WOULD ACCOMPLISH THIS UNITY. THE ARTIST WOULD BE DIRECTED TOWARDS USING METAL OR NATURAL MATERIALS IN A WAY THAT INVOKES A MODERN FEEL. THIS WOULD DEMONSTRATE A PROUD STATEMENT THAT REFLECTS THE ADORATION COLORADOANS SHARE FOR OUR NATURAL ENVIRONMENT.

COMMUNITY TRAILS AND INTERPRETATIVE SIGNAGE

THE OPEN SPACE ON THE NORTH SECTION OF THE SITE ABSORBS THE COMMANDING VIEWS OF THE AREA AND POUDRE RIVER VALLEY AND THEREFORE AN AMENITY CENTER HAS BEEN PLACED AT A PROMINENT LOCATION. THE AMENITY CENTER DECK AND ARCHITECTURE SHALL TAKE FULL ADVANTAGE OF THE VIEW LINES, CREATE A UNIQUE EXPERIENCE AND PROVIDE SUFFICIENT DIRECTION ON NATURAL ASSETS. TRAILS WILL CONNECT FROM THAT ELEMENT TO THE EAST AND WEST TO PROVIDE FLUIDITY BETWEEN DEVELOPMENTS. THE NORTH/SOUTH TRAILS THROUGH THE RESIDENTIAL COMMUNITY AND PARKS SHALL INCORPORATE THE SAME ASPECTS AND CREATE A SENSE OF ADVENTURE WITHIN THE DEVELOPMENT. DESIGNATED SEATING AREAS SHALL BE STRATEGICALLY PLACED ALONG THE TRAILS FOR RESTING AND TO FRAME ELEMENTS OF INTEREST. THESE TRAILS SHALL BE PAVED TO ALLOW EASE OF TRAVEL FROM 10TH STREET TO THE POUDRE RIVER FEATURES. FURTHER TO THE NORTH AND NORTHEAST THE EXISTING POUDRE RIVER TRAIL ALLOWS ACCESS TO THE SECTION OF THE RIVER CORRIDOR BETWEEN GREELEY AND WINDSOR. THE TRAIL IS A WIDE PAVED PATH THROUGH SERENE AND QUIET AREAS. INTERPRETATIVE SIGNAGE AT THE AMENITY CENTER AND ALONG THE TRAILS WILL EDUCATE USERS ABOUT THE UNIQUE NATURAL ASSETS AND FEATURES OF THE IMMEDIATE AREA. THE COMMUNITY TRAILS WILL CONNECT THE SIGNIFICANT OPEN SPACE (MINIMUM OF 30% FOR RESIDENTIAL AREAS) TO THE GREATER REGION AND POUDRE RIVER VALLEY. TRAILS AND INTERPRETATIVE SIGNAGE WITH BE CONSISTANT THROUGHOUT THE WHOLE DEVELOPMENT.

INCORPORATION OF THE THEME INTO THE COMMUNITY FEATURES:

UTILIZING A CONTEXT SENSITIVE DESIGN SOLUTION, THE THEME WILL BE INCORPORATED INTO THE OVERALL DESIGN. THE THEME WILL CELEBRATE THE RICH NATURAL AND AGRICULTURAL LEGACY OF THIS AREA AND MAY BE INTEGRATED IN THE LANDSCAPE (PARKS, TRAILS AND OPEN SPACE), COMMUNITY SIGNAGE, OR INTERPRETIVE SIGNAGE ALONG TRAILS. THE THEME WILL BE DISPLAYED BEGINNING AT THE MAIN ENTRANCE SIGNAGE THAT WELCOMES YOU TO THE COMMUNITY. PROJECT SIGNAGE WILL DISPLAY ORGANIC, NATURAL FORMS INCLUDING NATURAL STONEWORK AND EARTH TONE COLORS THAT FIT WELL INTO THE CONTEXT OF THE REGION BUT WILL BE COMPOSED WITH CONTEMPORARY STYLE.

AMENITY CENTER

THE POUDRE HEIGHTS AMENITY CENTER, MENTIONED ABOVE, WILL BE A CENTRAL HOME GATHERING PLACE CAPITALIZING ON THE 360° VISTAS EMBRACING COLORADO'S ESSENCE OF THE POUDRE RIVER VALLEY. TRAILS WILL FEED TO AND FROM THIS CENTRAL AND IMPORTANT CORE GATHERING PLACE. THE ARCHITECTURE AND DESIGN OF THIS FEATURE WILL ALSO MIMIC THE NATURALISTIC THEME AND FOCUS ON THE "HEIGHTS" AND EXPANSIVE VIEWS OF THE AREA. THE ARCHITECTURE STYLE WILL BE MORE NATURALISTIC YET MODERN WITH MATERIAL, CONSTRUCTION JOINERY, COMPOSITION AND MORE.

LANDSCAPE, PARKS AND OPEN SPACE

THE LANDSCAPE PALETTE WILL BE PRIMARILY COLORADO NATIVE PLANTS ARRANGED IN NATURALISTIC AND FLOWING FORMS. THE DIVERSITY OF THE TOPOGRAPHY, EXISTING VEGETATION AND THE DRAMATIC VISTAS PROVIDE AN OPPORTUNITY TO CREATE A RESIDENTIAL COMMUNITY WHICH EMBRACES THE INHERENT BEAUTY OF THE NATURAL COLORADO LANDSCAPE. AREAS WITHIN THE COMMUNITY OFFER BREATHTAKING VIEWS OF THE POUDRE RIVER VALLEY AND THEREFORE OVERLOOKS WILL BE PROVIDED IN MULTIPLE LOCATIONS AS MENTIONED PREVIOUSLY. THE PROPOSED LANDSCAPE IMPROVEMENTS WITHIN THE DEVELOPMENT ARE A CRITICAL ELEMENT IN THE OVERALL VISUAL INTEGRITY AND AESTHETICS, THEREFORE, CAREFUL ATTENTION HAS BEEN GIVEN TO THE PLANT PALETTE AND DESIGN TO ENSURE IT WILL BE HARMONIOUS WITH THE SITE.

SMALL AND LARGE PARKS ARE PROVIDED THROUGHOUT THE COMMUNITY ALL CONNECTED WITH TRAILS THAT ULTIMATELY CONNECT TO THE POUDRE RIVER TRAIL. THE OPEN SPACE SYSTEM WILL PROVIDE AMENITIES SUCH AS:

- AMENITY CENTER

- PARKS

- POCKET PARKS WITH LINKING TRAILS

- PLAYGROUNDS

- OPEN LAWNS

- TRAIL CONNECTIONS

THE COMMUNITY THEME MAY BE EMPHASIZED IN THE POCKET PARKS AND CENTRAL PARK BY INTRODUCING MODERN PROGRAMS THAT REFERENCE THE SITE NAME. FOR EXAMPLE, IF THE PARK WERE TO BE DUBBED "LARK CREEK PARK" THEN VARIOUS FEATURES WITHIN THE PARK COULD EMULATE THE ENVIRONMENT OF A LARK BUT WITH A MODERN TWIST: A MODERN-RUSTIC BRONZE FIRE RING SHAPED LIKE A LARK'S NEST, SLEEK EGG-INSPIRED FURNITURE, A MODERN SCULPTURE OF A FLUTTERING LARK OR MANY LARKS IN FLIGHT. OTHER NODS TO COLORADO'S REGAL STATE BID COULD COME IN THE FORM OF EMBLEMS PLASTERED ON PERGOLAS OR FENCE POSTS.

LEGEND

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SITE BOUNDARY

■ ■ ■ ■

PROPOSED PUBLIC NATURE TRAIL

■ ■ ■ ■

PROPOSED TRAIL THROUGH OPEN SPACE OR MULTI MODAL ALONG ROADWAY
- The site plan map illustrates the layout of Poudre Heights, divided into several distinct parcels and zones. The parcels are color-coded and labeled as follows:

 - PA-I:** OPEN SPACE, 39.5 AC (Green area at the top left).
 - PA-H:** LOW DENSITY RESIDENTIAL, 41.5 AC (Yellow area at the top right).
 - PA-G:** MEDIUM DENSITY RESIDENTIAL, 58.6 AC (Yellow area in the center).
 - PA-E:** MIXED USE, 24.6 AC (Orange area on the middle left).
 - PA-F:** MIXED USE, 25.6 AC (Orange area on the middle right).
 - PA-D:** MIXED USE, 23.9 AC (Orange area at the bottom right).
 - PA-C:** MIXED USE, 33.9 AC (Orange area at the bottom center).
 - PA-B:** INDUSTRIAL LOW INTENSITY, 30.0 AC (Purple area on the bottom left).
 - PA-A:** PROCESSED SEPERATELY, NOT PART OF PUD (White area on the far left).

Key features and landmarks include:

 - Trails:** A network of trails is shown, including a yellow dashed line for the "PROPOSED PUBLIC NATURE TRAIL" and a red dashed line for the "PROPOSED TRAIL THROUGH OPEN SPACE OR MULTI MODAL ALONG ROADWAY".
 - Parks and Open Space:** Several green areas are designated as parks, including "POCKET PARK 0.5 AC" and "10 AC PARK".
 - Landmarks:** A "PAVILION / SCENIC OVERLOOK" is located near the top left, and a "DETENTION" area is marked with a blue star symbol.
 - Streets:** The map shows "4 TH STREET", "10TH STREET", and "101ST AVE".
 - Other Features:** A "TRAIL CONNECTION TO LAKE BLUFF COMMUNITY" is indicated on the right side.
- THEME & AMENITIES
- POUDRE HEIGHTS
- HRGreen
- 11

DEVELOPMENT COMMITMENTS MATRIX					
AREA / IMPROVEMENT	PLAN PREPARATION AND APPROVAL	CONSTRUCTION TIMING	CONSTRUCTION RESPONSIBILITY	MAINTENANCE RESPONSIBILITY	OWNERSHIP
OPEN SPACE	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE OPEN SPACE SHOULD BE CONSTRUCTED WHEN 50% OF THE LOTS IN PA-I HAVE BUILDING PERMITS IN PLACE.	TO BE DETERMINED	HOME OWNERS ASSOCIATION OR THE POUDRE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE POUDRE METROPOLITAN DISTRICT.
BLUFF PRESERVATION	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE BLUFF AREAS LOCATED IN PA-I SHALL BE PRESERVED AND ANY DISTURBED AREAS SHALL BE REVEGETATED.	TO BE DETERMINED	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
NEIGHBORHOOD PARK (PA-G) - 10 AC.	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVE PARK EXISTS.	NEIGHBORHOOD PARK IS TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR MD.	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
INTERNAL COMMUNITY TRAILS	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	INTERNAL COMMUNITY TRAILS WILL BE CONSTRUCTED CONCURRENT WITH THE PARKS AND ADJACENT INFRASTRUCTURE TO THEM.	INTERNAL TRAILS ARE TO BE CONSTRUCTED BY DEVELOPER, ITS SUCCESSORS & ASSIGNS OR MD.	HOME OWNERS ASSOCIATION OR THE POUDRE METROPOLITAN DISTRICT.	HOME OWNERS ASSOCIATION OR THE POUDRE METROPOLITAN DISTRICT.
10TH STREET ROAD AND SIGNAL IMPROVEMENTS	FINAL ROADWAY PLANS WILL BE PREPARED PER CDOT STANDARDS FOR THE 10TH STREET ROW.	REQUIRED IMPROVEMENTS TO BE COMPLETED PER THE TRIGGERS SPECIFIED IN THE TRAFFIC IMPACT STUDY, WARRENTS ARE MET AND/OR AS IDENTIFIED BY CDOT	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
ROADWAYS	FINAL ROADWAY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	ROADWAYS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, DEVELOPER, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
UTILITIES	FINAL UTILITY PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	UTILITIES SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM SEWER FACILITIES	FINAL STORM SEWER PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	STORM SEWER SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1STCERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	CITY OF GREELEY (PUBLIC)	CITY OF GREELEY (PUBLIC)
STORM WATER FACILITIES (PONDS)	FINAL POND PLANS WILL BE PREPARED PER THE CITY OF GREELEY STANDARDS AS REQUIRED FOR EACH SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	PONDS SHALL BE CONSTRUCTED PER APPROVED FINAL CONSTRUCTION PLANS PRIOR TO THE ISSUANCE OF THE 1ST CERTIFICATE OF OCCUPANCY FOR THE SPECIFIC PORTION OF POUDRE HEIGHTS BEING DEVELOPED AT THAT TIME.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.
POCKET PARKS (PA-D, PA-F) - 0.5 AC.	FINAL LANDSCAPE PLANS WILL BE COMPLETED IN CONJUNCTION WITH THE FINAL PLAN AS REQUIRED FOR EACH SPECIFIC PORTION OF [COMMUNITY] BEING DEVELOPED.	PARKS WILL BE CONSTRUCTED WHEN 50% OF THE BUILDING PERMITS ARE IN PLACE WITHIN THE PARCEL WHERE THE RESPECTIVEPARK EXISTS.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.
AMENITY CENTER (PA-I)	AREA TO BE DEDICATED WILL BE DETERMINED IN CONJUNCTION WITH THE FINAL PLAN / FINAL PLAT FOR THIS AREA.	THE AMENITY CENTER LOCATED WITHIN PA-I WILL BE CONSTRUCTED AT THE THRESHOLD OF 450 UNITS BEING CONSTRUCTED.	POUDRE, LLC, ITS SUCCESSORS & ASSIGNS OR POUDRE HEIGHTS METROPOLITAN DISTRICT	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.	POUDRE HEIGHTS METROPOLITAN DISTRICT OR HOMEOWNERS ASSOCIATION.

LEGEND:

EXISTING MAJOR CONTOUR
EXISTING MINOR CONTOUR
PROJECT BOUNDARY
DETENTION POND
OPEN CHANNEL CONVEYANCE
PROPOSED BASIN LINE
FLOW ARROW
EMERGENCY OVERFLOW ARROW

BASIN LABEL

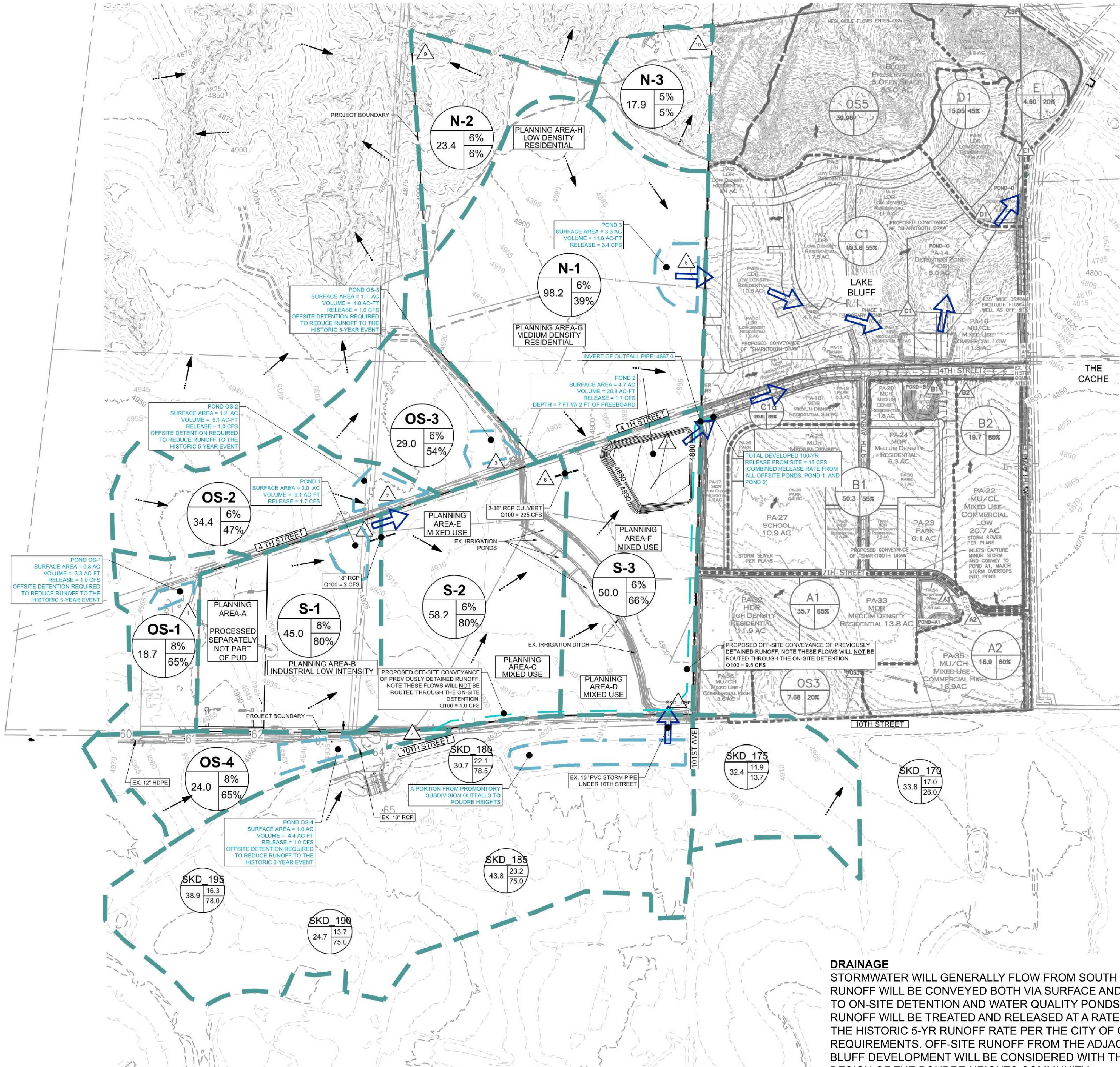
100 BASIN DESIGNATION
AREA (AC.) 1.00 5.0 HISTORIC % IMPERVIOUS
45.0 PROPOSED % IMPERVIOUS

PROPOSED BASIN CHARACTERISTICS					
BASIN LABEL	AREA (AC)	IMP. %	2-YEAR Q ₂ (CFS)	5-YEAR Q ₅ (CFS)	100-YEAR Q ₁₀₀ (CFS)
OS-1	18.7	8.1	0.3	0.8	26.6
OS-2	34.4	6.3	0.2	0.7	32.4
OS-3	29.0	6.3	0.4	0.9	33.0
OS-4	24.0	8.1	0.0	0.6	19.3
S-1	45.0	80.0	42.6	64.6	175.5
S-2	58.2	80.0	56.2	76.8	225.0
S-3	50.0	65.9	33.0	44.0	155.2
N-1	98.2	39.0	27.1	41.6	236.1
N-2	23.4	6.0	0.8	1.6	47.2
N-3	17.9	6.0	0.6	1.2	35.9

*EXISTING CONDITIONS ARE USED FOR ALL OFFSITE BASINS FOR THE PROPOSED CONDITIONS TO SIMULATE OFFSITE DETENTION REDUCING RUNOFF TO THE HISTORIC 5-YEAR EVENT.

EXISTING BASIN CHARACTERISTICS					
BASIN LABEL	AREA (AC)	IMP. %	2-YEAR Q ₂ (CFS)	5-YEAR Q ₅ (CFS)	100-YEAR Q ₁₀₀ (CFS)
OS-1	18.7	8.1	0.3	0.8	26.6
OS-2	34.4	6.3	0.2	0.7	32.4
OS-3	29.0	6.3	0.4	0.9	33.0
OS-4	24.0	8.1	0.0	0.6	19.3
0.0					
S-1	45.0	8.1	0.4	1.7	58.4
S-2	58.2	6.3	0.3	0.8	51.3
S-3	50.0	6.3	0.2	0.9	45.5
N-1	98.2	6.0	1.2	3.4	136.0
N-2	23.4	6.0	0.8	1.5	47.2
N-3	17.9	6.0	0.6	1.2	35.9

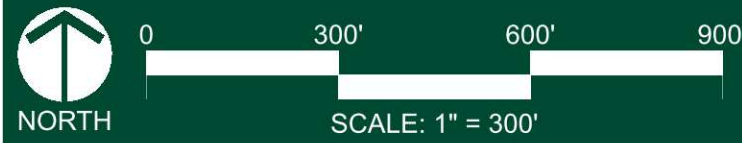
NOTE: ALL PONDS ARE ESTIMATED TO BE 8 FEET DEEP WITH AN ADDITIONAL 1 FOOT OF FREEBOARD ABOVE THE 100-YR WSEL, UNLESS OTHERWISE SPECIFIED.

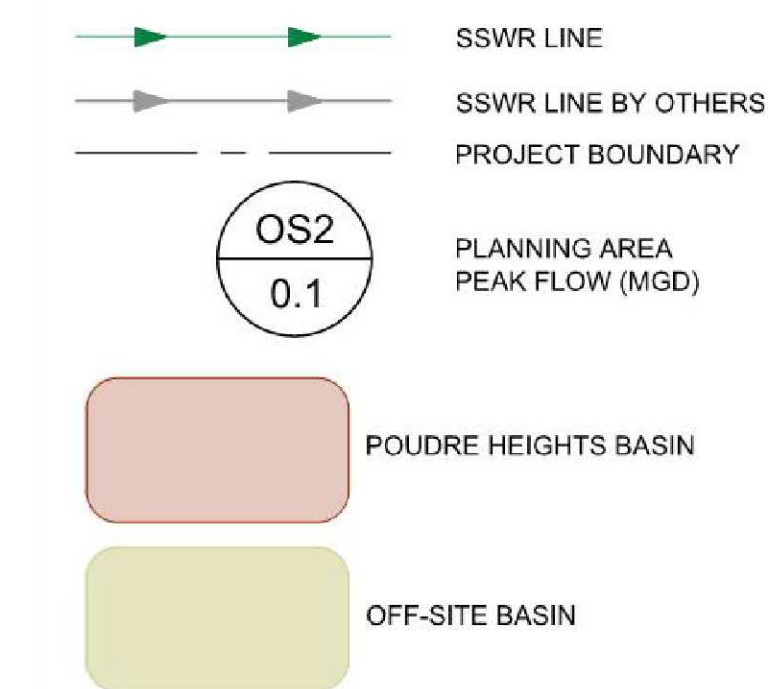


DRAINAGE
STORMWATER WILL GENERALLY FLOW FROM SOUTH TO NORTH. RUNOFF WILL BE CONVEYED BOTH VIA SURFACE AND SUBSURFACE TO ON-SITE DETENTION AND WATER QUALITY PONDS. DEVELOPED RUNOFF WILL BE TREATED AND RELEASED AT A RATE EQUAL TO THE HISTORIC 5-YR RUNOFF RATE PER THE CITY OF GREELEY REQUIREMENTS. OFF-SITE RUNOFF FROM THE ADJACENT LAKE BLUFF DEVELOPMENT WILL BE CONSIDERED WITH THE SITE PLAN DESIGN OF THE POUDRE HEIGHTS COMMUNITY.

CONCEPTUAL DRAINAGE PLAN

POUDRE HEIGHTS





NOTE: BASINS H-3 TO H-7 DRAIN TO INTERCEPTOR VIA LIFT STATION

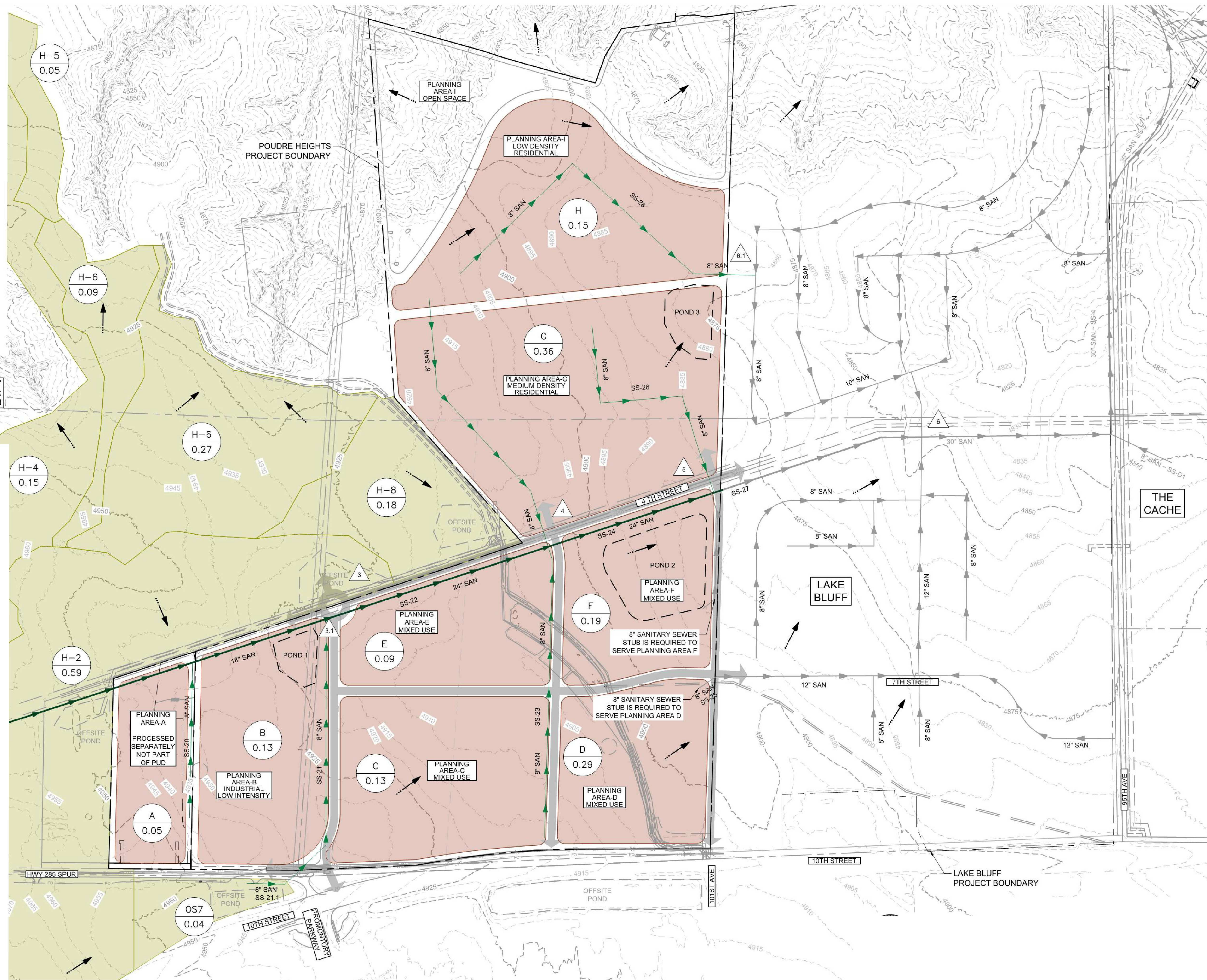
SANITARY SEWER:
THE POUDRE HEIGHTS DEVELOPMENT IS IDENTIFIED TO BE WITHIN THE POUDRE BLUFFS BASIN IN THE STANTEC POUDRE TRUNK SEWER PHASE II PROJECT-SUB-BASIN MASTER PLAN. WASTEWATER FLOWS FROM THE POUDRE BLUFFS BASIN CAN BE CONVEYED BY GRAVITY TO GREELEY'S EXISTING 83RD AVENUE AND COUNTY ROAD 62 INTERCEPTOR.

A 30-INCH SEWER TRUNK MAIN HAS RECENTLY BEEN DESIGNED BY STANTEC TO CAPTURE ALL SANITARY SEWER AT THE INTERSECTION OF 95TH AVENUE AND WELD COUNTY ROAD 62. THIS LINE WILL TRANSPORT SEWAGE APPROXIMATELY 1.5 MILES TO AN EXISTING LINE AT POUDRE HEIGHTS SUBDIVISION.

SERVICES

THE FOLLOWING SERVICES WILL BE PROVIDED BY THE FOLLOWING ORGANIZATIONS:

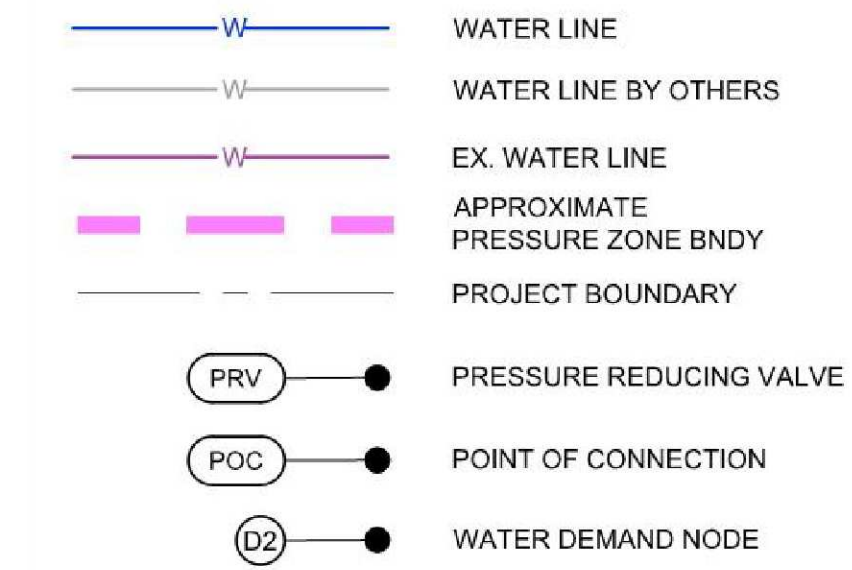
- FIRE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF GREELEY FIRE DEPARTMENT AND BY OWNER PROVIDED BUILDING SPRINKLER SYSTEMS WHERE REQUIRED BY BUILDING CODES IN INDIVIDUAL STRUCTURES.
- POLICE SERVICES WILL BE PROVIDED BY THE GREELEY POLICE DEPARTMENT.
- WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF GREELEY.
- ELECTRIC WILL BE PROVIDED BY XCEL ENERGY.
- NATURAL GAS WILL BE PROVIDED BY ATMOS ENERGY.
- THE SITE WILL BE SERVED BY WINDSOR RE4 SCHOOL DISTRICT.



CONCEPTUAL SANITARY PLAN

POUDRE HEIGHTS





NOTES:

1. UTILITY LOCATIONS SHOWN ON THIS PLAN ARE SCHEMATIC IN NATURE AND WILL BE ADJUSTED WITH FINAL PLANNING/DESIGN THE INFORMATION PRESENTED IN THE POTABLE WATER MODELING SCHEMATIC REPRESENTS THE PEAK HOUR SCENARIO.
- 2.

POTABLE WATER:

SIX POINTS OF CONNECTION WILL BE MADE FOR THE POTABLE WATER SYSTEM ADJACENT TO THE PROPOSED DEVELOPMENT.

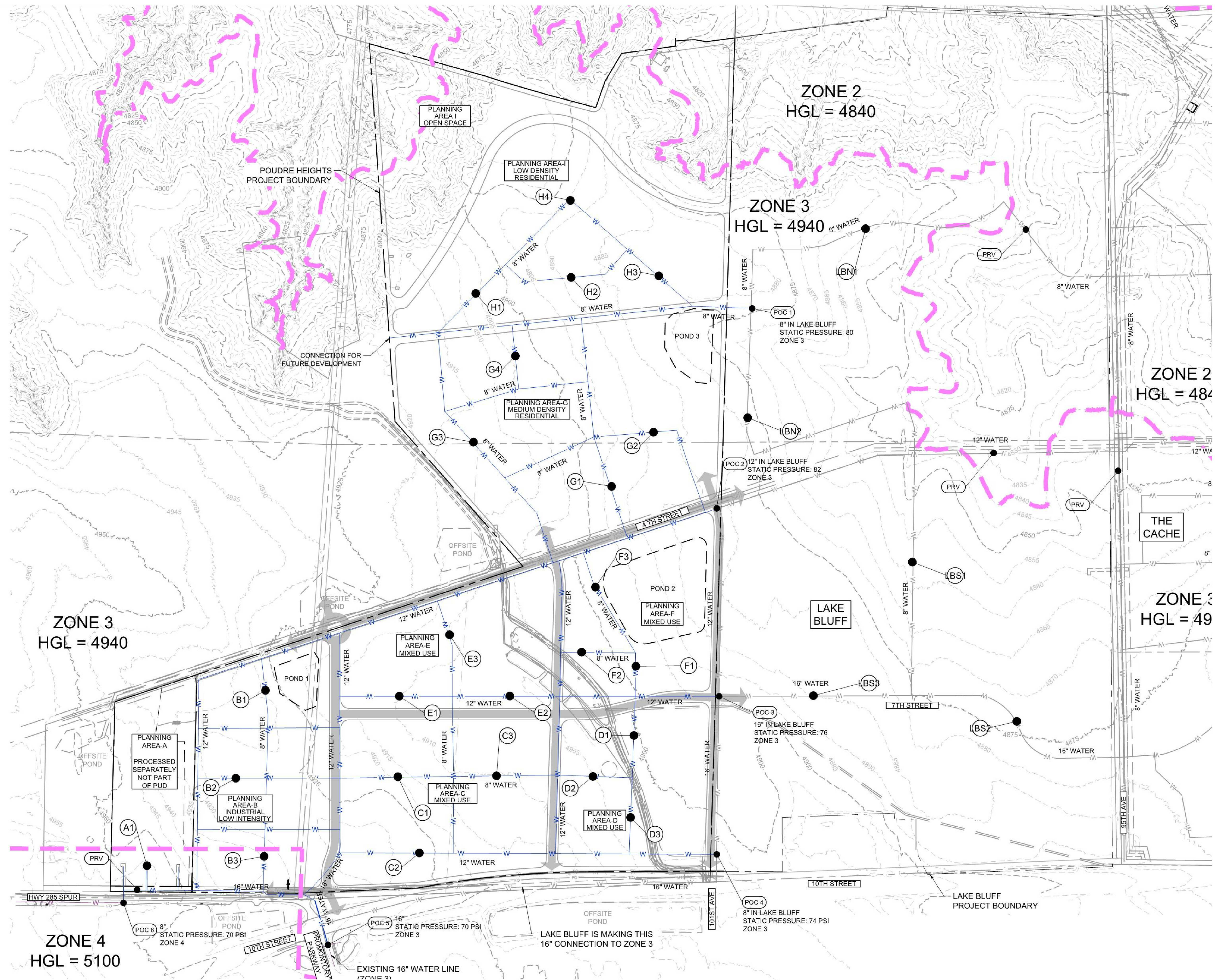
REFER TO THE GRAPHIC FOR POINTS OF CONNECTION.

POUDRE HEIGHTS IS LOCATED WITHIN PRESSURE ZONE 3.

SERVICES

THE FOLLOWING SERVICES WILL BE PROVIDED BY THE FOLLOWING ORGANIZATIONS:

- FIRE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF GREELEY FIRE DEPARTMENT AND BY OWNER PROVIDED BUILDING SPRINKLER SYSTEMS WHERE REQUIRED BY BUILDING CODES IN INDIVIDUAL STRUCTURES.
- POLICE SERVICES WILL BE PROVIDED BY THE GREELEY POLICE DEPARTMENT.
- WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF GREELEY.
- ELECTRIC WILL BE PROVIDED BY XCEL ENERGY.
- NATURAL GAS WILL BE PROVIDED BY ATMOS ENERGY.
- THE SITE WILL BE SERVED BY WINDSOR RE4 SCHOOL DISTRICT.



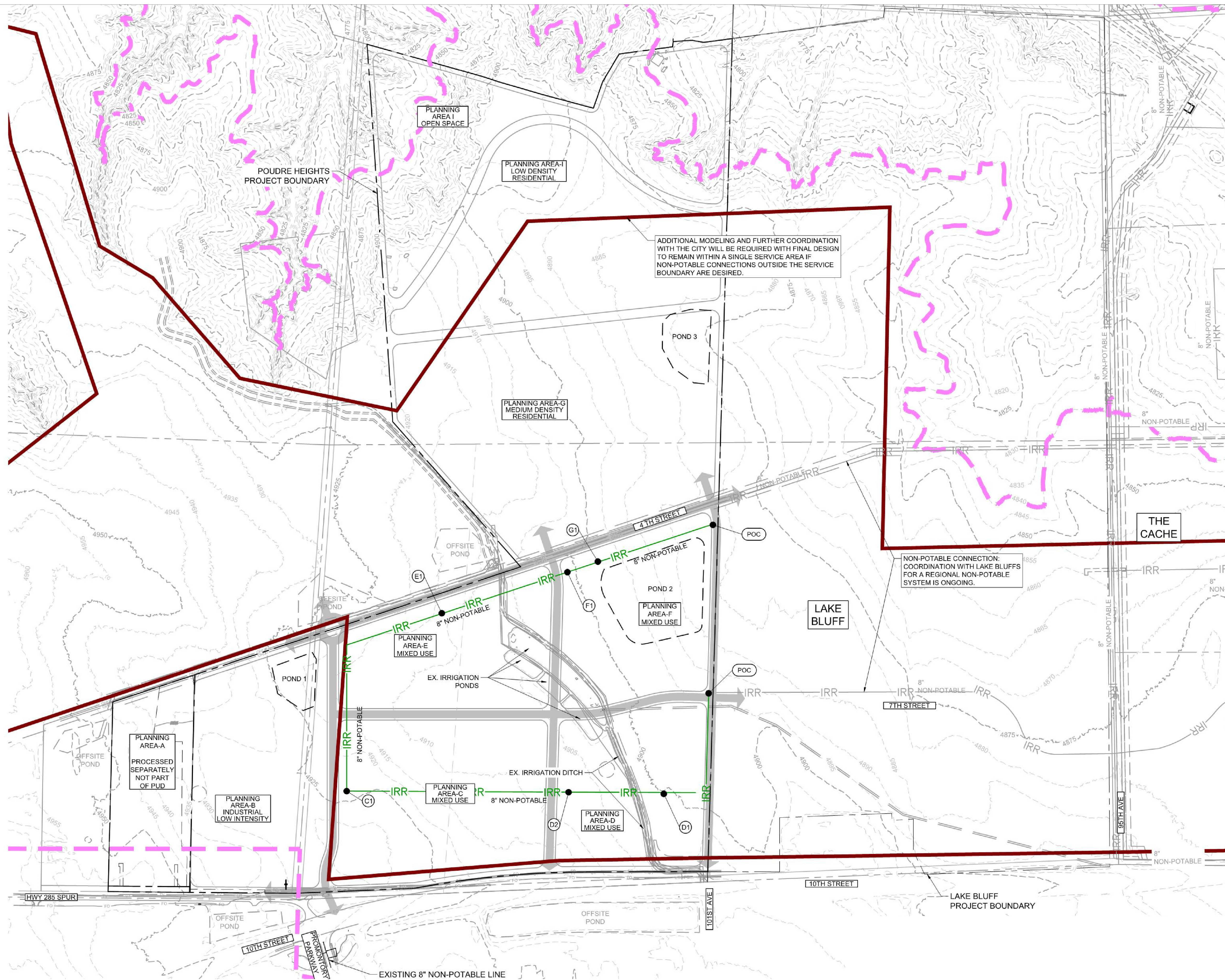
CONCEPTUAL WATER PLAN POUDRE HEIGHTS



- IRR- NON-POTABLE WATER LINE
- IRR- NON-POTABLE WATER LINE BY OTHERS
- IRR- EX. NON-POTABLE WATER LINE
- APPROXIMATE NON-POTABLE SERVICE BOUNDARY
- APPROXIMATE PRESSURE ZONE BNDY
- PROJECT BOUNDARY
- POC POINT OF CONNECTION
- D2 NON-POTABLE DEMAND NODE

NOTES:

1. THE NON-POTABLE PLAN WILL CONTINUE TO BE REFINED AS DESIGN ADVANCES TOWARDS FINAL.
2. INTERNAL LOOPING WILL BE ADDED TO SCHEMATIC LINES SHOWN AS TO SERVE REQUIRED PARCELS.



CONCEPTUAL NON-POTABLE WATER PLAN

POUDRE HEIGHTS

