

**CITY OF GREELEY
NARRATIVE FOR PRELIMINARY
SUBDIVISION APPLICATION**

LAKE BLUFF

LOCATION

PART OF THE E ½ SECTION 1, TOWNSHIP 5N, RANGE 67W, WEST OF
THE 6TH PM
CITY OF GREELEY, STATE OF COLORADO
NORTHWEST OF THE INTERSECTION OF HIGHWAY 34 (10TH STREET)
AND 95TH AVENUE

SEPTEMBER 7, 2021

PREPARED BY:
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PREPARED FOR:



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PRELIMINARY SUBDIVISION PROJECT NARRATIVE

LAKE BLUFF PHASE 1

LOCATION

The property is located at the northwest corner of 95th Avenue and Hwy 34 (10th Street) and is comprised of approximately 146 acres of land zoned for PUD uses. The property is bordered to the north by future phase 2 of Lake Bluff, on the east by 95th Avenue and the future The Cache development, on the south by Highway 34 (10th Street) and on the west by the proposed extension of 101st Avenue and the future Poudre Heights development. The proposed development is situated in Section 1, Township 5 North, Range 67, West of the 6th PM.

PROPOSED DEVELOPMENT

The proposed Lake Bluff Phase 1 project will consist of the Right of Way (ROW) dedication of 5 roads and platting of 10 tracts. This ROW plat includes the street and utility infrastructure to serve the 10 tracts with sanitary sewer, storm sewer, paving, water and non-potable water. Dry utilities including electric and gas have been coordinated and final design will happen with the replat of the individual tracts. The purpose of this plat is to create 'pad site' ready tracts for sale to home builders and residential developers. The replat of tracts is intended to follow the concept of the approved Lake Bluff Planned Unit Development (PUD).

Similarly, the Lake Bluff community will eventually provide a mix of land uses consistent with the approved PUD. After the replats, it will provide a community amenity in the form of a future school, neighborhood parks and open space. The preservation of the existing bluffs in phase 2 will bring regional value in preserving the Poudre River Bluffs in perpetuity.

PROJECT PHASING

It is proposed to phase the construction and development of Lake Bluff into several phases. This submittal represents the first phase of infrastructure design and platting for the southern first phase of the project. Phase 1 is generally south of 4th street between 95th Avenue and 101st Avenue. Phase 2 is generally north of 4th Street between 95th Avenue and 101st Avenue. The replatting of individual tracts will be done by future developers. It is anticipated that phasing of the project will be as following:

Infrastructure Phasing:

- Phase 1A (2022):
 - Sanitary Sewer within 7th Street, 97th Avenue, 4th Street and 95th Avenue connecting to the Poudre Trunk Sewer. Stubs will be available for the future tracts, Poudre Heights, and The Cache developments.
 - Preliminary Plat – Sanitary Sewer Plan
 - Preliminary Hydraulic Analysis Report
 - Storm Sewer within 7th Street, 97th Avenue, 4th Street and 101st Avenue . Extended detention basins for phase 1 to be constructed southwest of the PDC Oil & Gas pad site; south of 7th Street, and northwest of the PDC Oil & Gas Pad site south of 4th Street. An offsite basin on the future Poudre Heights development shall be constructed to attenuate the offsite flows of the Sharktooth

draw and a temporary basin north of 4th Street will be used to detain parts of phase 1 that drain to phase 2. Stubs will be available for the future tracts and Poudre Heights.

- Preliminary Plat – Storm Sewer Plan
 - Preliminary Drainage Map
 - Preliminary Drainage Report
 - Water Main shall be constructed from 89th Avenue and 10th Street, through the future The Cache development, through Lake Bluff in 7th Street and back down to 10th Street connecting to existing water at Promontory Parkway and 10th Street. Water within 97th Avenue, 4th Street and 101st Avenue shall be looped throughout the site. Future stubs will be available for Poudre Heights and The Cache developments.
 - Preliminary Plat – Water Plan
 - Preliminary Hydraulic Analysis Report
 - Non-Potable Water System shall be constructed from the southeast corner of 95th Avenue and 10th Street and gravity drain to the extended detention pond southeast of the PDC Oil & Gas pad site. The pond shall also act as the non-potable water storage pond for Lake Bluff phase 1 development. A pump station shall distribute the non-potable water through the site and through 95th Avenue, 97th Avenue, 7th Street, 4th Street and 101st Avenue shall be looped throughout the site.
 - Preliminary Plat – Non-Potable Water Plan
 - Preliminary Hydraulic Analysis Report
 - Paving within 7th Street, 97th Avenue, 101st Avenue and 95th Avenue. Paving on 95th Avenue and 101st Avenue shall only be constructed to 7th Street.
 - Preliminary Plat – Paving Plan
 - Preliminary Plat – Street Plan and Profiles
- Phase 1B (2023):
 - Paving within 4th Street, 101st Avenue and 95th Avenue. Paving on 95th Avenue and 101st Avenue shall only be constructed north from 7th Street to 4th Street.
 - Phase 2 (2024):
 - Future Development of Lake Bluff Phase 2 north of 4th Street.

Building Phasing:

- Phase 1 Medium Density Residential, High Density Residential, Multi-family and future commercial per the approved PUD is anticipated to start construction in 2022 after the infrastructure construction noted above. Building phase shall include the replat of the individual tract lots and accompanying infrastructure improvements by other developers.

It is anticipated that each phase shall be 18 to 24 months in duration, the actual duration of construction will be dependent on market conditions and unit absorption.

UTILITIES AND STORMWATER DRAINAGE

Stormwater:

The development will discharge stormwater to the east side of the site. The proposed extended detention ponds on the east side of the site will be developed based on the approved PUD of Lake Bluff. The outfall for these ponds will flow north through the Shark tooth draw to existing CMP culverts which allow flows to pass underneath 95th and continue as done historically. A

detention pond offsite, on the proposed Poudre Heights development, will be constructed as part of phase 1. The outfall for the offsite detention pond will be through proposed storm sewer in 4th Street. There is also a proposed temporary pond north of 4th Street that serves the portion of phase 1 that drains to phase 2. The temporary pond is sized for phase 1 development only and will be converted to a larger basin when phase 2 is developed. The offsite and temporary basin outfall for these ponds will flow north through the Shark tooth draw to an existing drainage swale historic conditions.

Non-Potable Water:

For this development, it is proposed to provide a non-potable irrigation system to support the landscaping. It is proposed to design a non-potable irrigation pump station that will gain non-potable water from the Greeley Irrigation Ditch that is situated southeast of 95th Avenue and 10th Street.

Domestic Water:

Domestic water will be a looped system with 2 connection points provided to the existing water system at 89th Avenue and 10th Street and Promontory Parkway and 10th Street. Water valves will be placed per City regulations. Internal water lines shall be designed in accordance with Greeley development design standards.

Sanitary Sewer:

The Lake Bluff development internal sanitary sewer shall flow offsite to 95th Avenue and eventually connect to the Poudre Trunk Sewer designed by the City of Greeley. The Poudre Trunk Sewer is designed and will need to be constructed by the "first development" on site that drains to it.

The City of Greeley has asked for the development to upsize the sanitary sewer for future development. The upsize amount is compared in the hydraulic model. Sanitary sewer infrastructure is designed within 95th Avenue, 4th Street, 97th Avenue and 7th Street. The future developments of The Cache and Poudre Heights are to be served with stubs on 95th Avenue, 7th Street and 4th Street. Per the City of Greeley, no stubs are needed to 10th Street.

LANDSCAPING AND IRRIGATION

Street trees for the preliminary landscape plan shall not be constructed with this phase. Street trees will have final design concurrently with future replats of the tracts. Irrigation shall be designed to utilize the non-potable water system. Irrigation water will provide water for landscaping per the proposed PUD.

ZONING

The land is currently zoned Planned Unit Development (PUD). The uses proposed for the project consist of a mix of residential, commercial and a school.

VARIANCES

Variance requests include the following:

- The south leg of the 101st Avenue and 4th Street intersection is asking for a waiver on the 450' horizontal curve length and 150' tangent between curves. At the proposed 4-way stop intersection it is proposed to have a 300' horizontal curve length which results in a tangent from the intersection to the curve of only 110'. The variance eliminates an

orphaned lot, reduces the amount of offsite dedication and creates a safer intersection where it moves the intersection farther away from existing transmission lines.