

Planning Commission Agenda Summary

July 26, 2022

Key Staff Contact: Kristin Cote, Planner II, 970-350-9876

Title:

Centerplace North Subdivision 6th Filing Preliminary Plat – SUB2022-0001

Summary:

Public hearing to consider a request for a Preliminary Plat to create 30 lots and 5 outlots on 3.2 acres located west of 42nd Avenue and north of 24th Street Road.

Recommended Action:

Approval

Attachments:

Attachment A –Vicinity Map

Attachment B – Narrative

Attachment C – Preliminary Plat

PLANNING COMMISSION SUMMARY

ITEM: Preliminary Plat

FILE NUMBER: SUB2022-0001

PROJECT: Centerplace North Subdivision 6th Filing Preliminary Plat

LOCATION: West of 42nd Avenue, north of 24th Street Road, and south of 23rd Street Road

APPLICANT: Mark Bowman on behalf of Vector Development

CASE PLANNER: Kristin Cote, Planner II

PLANNING COMMISSION HEARING DATE: July 26, 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 motion to approve, approve with conditions, or deny the request based on the review criteria Section 24-203 of the 2021 Development Code.

EXECUTIVE SUMMARY

Public hearing to consider a request for a Preliminary Plat to create 30 lots and 5 outlots on 3.2 acres located west of 42nd Avenue and north of 24th Street Road.

A. REQUEST

The applicant is requesting approval of a preliminary plat with the intent of developing 30 single-family attached townhome units and 5 outlots for drainage, guest parking, access, utility and open space. (*see Attachment A*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION **Abutting Zoning/Land Use:**

North: PUD (Greeley West Multi-Family Planned Unit Development)
South: C-H (Commercial High Intensity)
East: PUD (Greeley West Multi-Family Planned Unit Development)
West: R-M (Residential Medium Density)

Site Characteristics:

The site is undeveloped, unimproved vacant land. Existing attached sidewalks are located along the west and south sides of the property.

Surrounding Land Uses:

North: Future multi-family development

South: Vacant commercial land

East: Future multi-family development

West: Single-family attached residential

D. BACKGROUND

The subject site was originally part of the Grapevine Annexation, which was approved and zoned as PUD (Planned Unit Development) in 1981 (Case No. Z 4:81). The conceptual PUD (Case No. Z 9:81) allowed for “Tech Industry” used and the final PUD (Case No. Z 8:82) approved the site for oil and gas development. Several PUDs have existed on this property overtime.

This property was originally platted as Tract B and identified for future residential medium density under the Centerplace North Subdivision in 2007. In 2020 the Greeley West Multifamily PUD was established which allows for a mix of residential, commercial, and industrial uses. The proposed subdivision plat is consistent with the original intent of the property to serve as a residential development adjacent to the Centerplace commercial activity center.

E. APPROVAL CRITERIA

Standards for a Preliminary Subdivision Plat:

In reaching recommendations and decisions on a Preliminary (Major) Subdivision Plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

- (a) The applicant is in accordance with the Comprehensive Plan, or any other specific plan created under that plan, and in particular, the physical development patterns and design concepts of the plan.**

Staff Comment: The City’s Comprehensive Plan designates this area as “Mixed Use High Intensity,” which encourages a variety and mix of uses and densities. Uses are to be oriented to the streets, with public spaces and amenities serving as the prominent features of the public realm. The townhome site plan that is running concurrently with the plat is consistent with the Comprehensive Plan and the Growth Framework goals and vision.

The request complies with this criterion.

- (b) The development and infrastructure is arranged in a manner to minimize impacts of geologic hazards, environmentally sensitive areas, wildlife habitat, or other nature features of the land.**

Staff Comment: The property is currently vacant land surrounded by existing and future developments within the Centerplace development area. There are no identified wildlife habitats or other sensitive areas within the site. Utility infrastructure is located around the property in anticipation of future development of this parcel of land.

The request complies with this criterion.

(c) The arrangement and proposed design of streets, blocks, and open spaces meet the development and design standards of the subdivision regulations and are coordinated with existing or potential development on adjacent property.

Staff Comment: The subdivision design is consistent with the R-M development and design criteria of the City's current development regulations. The preliminary subdivision plat precedes a site development plan that is concurrently being reviewed by staff in accordance with development code criteria.

This request complies with this criterion.

(d) The proposed blocks and lots are capable of meeting all development and site design standards under the applicable zoning district.

Staff Comment: The design is consistent with the R-M zoning criteria of the current development code.

This request complies with this criterion.

(e) The application demonstrates a preliminary likelihood of being able to meet the design, construction, performance, and maintenance requirements for all required improvements.

Staff Comment: The applicant submitted their preliminary construction plans for concurrent review with the preliminary plat. City staff and referral agencies have reviewed the preliminary construction plans and will work through final details and logistics as part of the final plan submittal if the preliminary plat is approved.

The request complies with this criterion.

(f) Any phasing is clearly indicated and demonstrates a logical and coordinated approach to development, and the timing, location, and construction of amenities is consistent throughout phases.

Staff Comment: The applicant anticipates completing all infrastructure as one phase. Construction of homes will progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed homes.

The request complies with this criterion.

- (g) Any impacts identified by specific studies or technical reports, including a review of storm water, are mitigated with generally accepted and sound planning, engineering, and urban design solutions that reflect long-term solutions and sound fiscal investments.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the applicant moving forward in providing final studies and working through any minor comments as part of the final subdivision plat process.

The request complies with this criterion.

- (h) The design does not impede the construction of anticipated or planned future public infrastructure within the area or deter future development of adjacent property from meeting the goals and policies of the Comprehensive Plan.**

Staff Comment: The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The current design does not impede anticipated or planned future public infrastructure and does not deter adjacent property development. Staff are not aware of any other major infrastructure projects planned for this area.

This request complies with this criterion.

- (i) The recommendations of professional staff or any other referral agencies authorized to review the subdivision plan.**

Staff Comment: Staff and referral agencies have reviewed all preliminary plans and studies associated with the project and are comfortable with the application as presented. The applicant will finalize all plans and studies as part of the final subdivision plat process if the preliminary plat is approved.

The request complies with this criterion

Consistency with the Land Use Chapter of the Comprehensive Plan.

The following Comprehensive Plan goals are met with this Preliminary Plat proposal:

- EH-2: Integrate healthy living into community planning and development.

- The proposal provides convenient and walkable access by future residents of the development to adjacent retail, restaurants, and service uses, as well as nearby parks and trails.
- CG-2: Promote a balanced mix and distribution of land uses.
 - The preliminary plat follows the vision of the area to offer a mix of residential product types as part of a mixed-use neighborhood and transition from the centerplace shopping area to the single-family detached housing located one block to the north.
- CG06: Maintain and enhance the character and inter-connectivity of Greeley's neighborhoods.
 - The preliminary plat and concurrently reviewed site development plan provides additional housing options for residents, supporting the adjacent centerplace commercial center. The site is in walking distance to many of these businesses, as well as nearby transit stops, parks and trails.
- HO-2: Encourage a broad diversity of housing options.
 - The preliminary plat and a concurrently reviewed site development plan provides increases housing availability and options near a critical commercial center within the community.

F. PHYSICAL SITE CHARACTERISTICS

1. HAZARDS

There are no known hazards on the site.

2. WILDLIFE

There are no known significant wildlife species in the subject area. Any active prairie dog holes that may exist within the development area must be mitigated to comply with Section 24-1004 of the City of Greeley's Development Code.

3. FLOODPLAIN

The subject property is not in the floodway or floodplain as identified by Federal Emergency Management Administration (FEMA) flood data.

4. DRAINAGE AND EROSION

The applicant provided a preliminary drainage report which was reviewed with the preliminary plat submittal. A final drainage report, sediment and erosion control plan, and stormwater management plan would be provided with the final plat application.

5. TRANSPORTATION

A traffic memo was provided with the preliminary plat application. The entire development is projected to generate 220 trips per day with 10 to 20 occurring during peak hours, all of

which would load into 24th Street Road. Movements associated with this development are projected to operate at a level of service B or better through a projection date of 2040.

No traffic operational issues are anticipated, and no additional roadway improvements are warranted with the proposed development.

G. SERVICES

1. WATER

Water is considered adequate for the proposed townhome use and related demand.

Proposed connection would be via an 8" water main located along 24th Street Road and an 8" water main on the adjacent property to the east.

2. SANITATION

Sanitary sewer is considered adequate for the proposed townhome use and related demand. Proposed connection would be via an 8" sanitary sewer main located on the east side of the development.

3. EMERGENCY SERVICES

The subject site is served by municipal Fire and Police services. The City of Greeley's Fire Station #5, located on 24th Street is the nearest fire station; approximately 1.3 miles west from the subject site.

The nearest police station is located on 10th Street and 28th Avenue, approximately 3.1 miles from the subject site.

4. PARKS / OPEN SPACES

Cash-in-lieu of land dedication would be required to be paid prior to the recordation of the final plat. The anticipated parkland dedication requirement is .79 acres and the cash-in-lieu fee for the proposed 30 single-family attached residential lots is \$39,092.63.

5. SCHOOLS

The proposed project is located within Greeley-Evans School District 6. School land dedication in the form of cash-in-lieu is payable to the School District prior to the recordation of the final plat.

H. NEIGHBORHOOD IMPACTS

1. VISUAL

As this lot is currently vacant, future development of the created single-family lots may result in a visual impact to existing homes to the west. Any development would be required to comply with the City of Greeley development standards and building and design guidelines.

2. NOISE

No impacts are anticipated. Any potential noise created by this development would be regulated by the Municipal Code.

I. PUBLIC NOTICE AND COMMENT

Neighborhood courtesy notices for the hearing were mailed to surrounding property owners within 500 feet on July 7, 2022, and a notice was published on the City's website per Development Code requirements. A sign was posted on the site on July 7, 2022. As of the finalization of this report no written comments have been received.

J. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Centerplace North Subdivision 6th Filing Preliminary Plat is in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore approves the preliminary plat as presented.

ALTERNATIVE MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the Centerplace North Subdivision 6th Filing Preliminary Plat is not in compliance with the provisions of the Subdivision Regulations and Development Code criteria outlined in Section 24-203 and therefore denies the preliminary plat as presented.

ATTACHMENTS

Attachment A –Vicinity Map

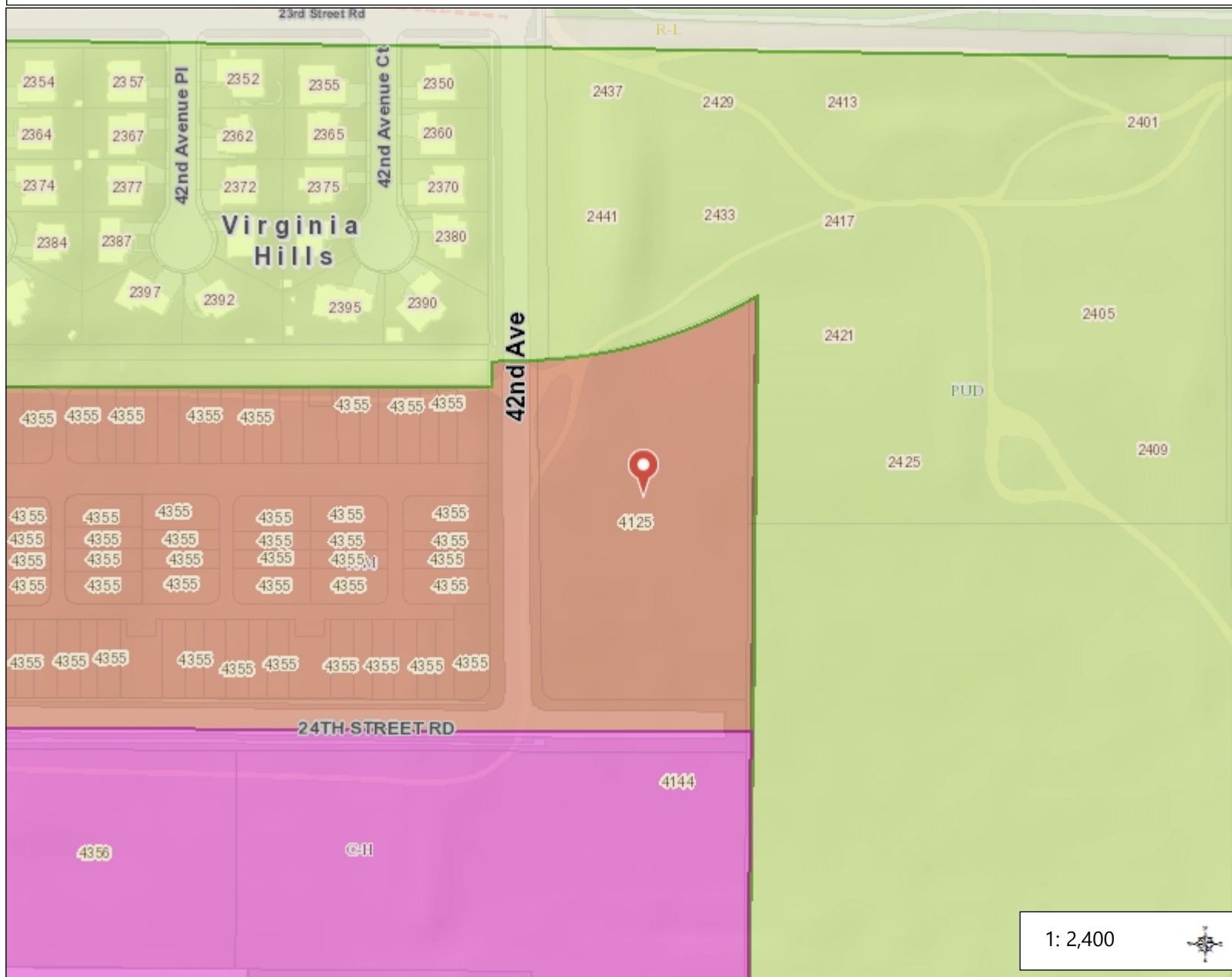
Attachment B – Narrative

Attachment C – Preliminary Plat



CITY OF GREELEY ORIGIN

Attachment A - Vicinity Map



Legend

- City Voting Wards
- GreeleyBaseData.DBO.FIRMn
- Greeley Fire Response Areas
- Weld Subdivisions
- Zoning
 - Conservation District (C-D)
 - Commercial Low Intensity (C-L)
 - Commercial High Intensity (C-H)
 - Holding Agriculture (H-A)
 - Industrial Low Intensity (I-L)
 - Industrial Medium Intensity (I-M)
 - Industrial High Intensity (I-H)
 - Planned Unit Development (PUD)
 - Residential Estate (R-E)
 - Residential Low Density (R-L)
 - Residential Medium Density (R-M)
 - Residential High Density (R-H)
 - Residential Mobile Home (RMH)
- Fire Stations
- Greeley Fire Response Areas
- Colorado School Districts
- High School Attendance Areas
- Middle School Attendance Areas
- Elementary School Attendance Areas
- Greeley City Outline
- Other City Outlines

Notes

0.1 0 0.04 0.1 Miles

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet
© City of Greeley GIS 7/13/2022

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION OR SURVEY PURPOSES



CENTERPLACE DEVELOPMENT NARRATIVE

The location of the subject property is at the northeast corner of 42nd Avenue and 24th Street adjacent to the Center Place retail center. The property is currently zoned RM.

Our proposal is a 30-unit town home development that will further help fulfill Greeley's need for more entry level and affordable housing. Our project at Park Crossing with 63 units was very successful selling 63 entry level priced townhomes in 60 days. Our plan is to replicate that product on this site with similar price points and updated exterior colors.

Greeley's Housing Shortage

A February 2019 article in the Greeley Tribune reported that The City of Greeley is short an estimated 1,100 homes because of the effects of the Great Recession. Financing challenges during this period from 2008 – 2013 caused a failure in housing product getting to market. Further compounding this problem is the population growth that has persisted in Greeley, and to a larger extent, Northern Colorado. According to the Census Bureau, the Metropolitan Statistical Area that Greeley is included in was the fourth fastest growing MSA in 2017. Add to all of that, the rising cost of raw water has led to development challenges in the region.

The City formed a task force to come up with a plan to address these concerns. Their aggressive plan to build 5,557 homes in the next 5 years included

Allow detached homes, reduce lot sizes and encourage more complete neighborhoods

VECTOR

DEVELOPMENT

- Minimize development costs for affordable housing
- Improve the housing product mix
- Address rising raw water costs
- Encourage home ownership

Calling for more diversity in single family homes, including ADU's, town homes and attached homes

Additionally, the task force suggested providing incentives to developers to build permanent affordable housing and encouraging complete neighborhoods — those that allow people to meet their daily needs within a 20-minute walk.

Greeley Community Development Director Brad Mueller told council members the plan is an outline of solutions the city could implement in the future. The potential solutions to the city's housing problem range from encouraging manufactured homes to creating incentives for developers to addressing the rising cost of raw water.

"This is itself a plan," he said. "It is not a specific set of policies or a code we're asking for you to adopt, but a roadmap."

Mayor John Gates said Greeley is in a unique position to grow in terms of housing.

"I think it's clear we love this plan," he said.

ARTICLE CREDIT – Sara Knuth - <https://www.greeleytribune.com/news/a-look-at-the-ambitious-housing-plan-greeley-is-considering/>

<https://www.greeleytribune.com/news/greeley-city-council-votes-to-approve-ambitious-plan-for-housing/>

Our proposal follows this roadmap almost to the letter. Our end user will be within a 10-minute walk to Safeway, Target, and numerous restaurants and services. Easy access to Highway 34 will be attractive as well. Given the opening of the 260,000+ square feet of medical services and the massive growth around the property in the last 5 years we feel that there is no better time to implement this type of project in this location.

Development Features



Our development proposal includes some features intended to benefit the surrounding neighborhood and create a look and feel that community members will be happy with.

First, we will use an alley loaded approach to the garages in the development. This will present the surrounding neighbors with front doors and small landscaped yards. We feel this is preferable to outer facing garages.

We offer various amenities such as 9-foot ceilings on both floors, quartz countertops, undermount sinks, electronic locks, push button disposals, tile showers, oversized tubs, can LED lighting, garage key pads etc.

Another unique feature we will include is a 22-foot garage. Many of the of the surrounding housing developments seem to have an issue with fitting larger trucks in the garages. Given high volume of such vehicles in the area, it is our intention to provide our end user with adequate space to park their vehicles in their unit garages. We believe this will add to the look and feel of the development by limiting the number of vehicles parked not in the complex. Our Park Crossing project is 2/3 completed and we have noticed that our execution of large garages and large garage aprons have allowed the parking for the project to be self-contained.

The project will be surrounded with sidewalks making for plenty of foot traffic access and circulation.

We will have a pocket dog park for residences to be able to walk their dogs.

Development Timeline

The infrastructure portion of the project will be completed all at once. We anticipate the build to be 90-120 days. We anticipate building the 30 units all at once with a 6-8-month construction schedule commencing as soon as we sufficient infrastructure in place.



PRELIMINARY PLAT
CENTERPLACE NORTH SUBDIVISION 6TH FILING

BEING A RESUBDIVISION OF TRACT B, CENTERPLACE NORTH SUBDIVISION, LOCATED IN THE SOUTH HALF OF SECTION 14,
TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY, WELD COUNTY, COLORADO.
3.200 ACRES, 30 LOTS AND 5 OUTLOTS – PROJECT NUMBER : SUB2022-0001

STANDARD CITY NOTES:

- 1) Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the city until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and, provided that construction of said roadway is started within one year of the construction plan approval. The owner, developer and/or subdividers, their successors and/or assigns in interest, shall be responsible for street maintenance until such time as the city accepts the responsibility for maintenance as stated above.
- 2) Drives, parking areas and utility easements maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association or other entity other than the city is responsible for maintenance and upkeep of any and all drives, parking areas and easements (cross-access easements, drainage easements, etc.).
- 3) Drainage maintenance. The property owner shall be responsible for maintenance of all drainage facilities installed pursuant to the City of Greeley Standards, Requirements and Ordinances, but are not limited to, maintaining the specified stormwater detention/retention volumes, maintaining outlet structures, flow control devices and facilities needed to convey flow to said basins. The city shall have the right to enter properties to inspect said facilities at any time. If these facilities are not properly maintained, the city shall notify the property owner in writing and shall inform the owner that corrective action by the owner shall be required within ten working days of receipt of notification by the city, unless an emergency exists, in which case corrective action shall be taken immediately upon receipt of notification by the city. If the owner fails to take corrective action within ten working days, the City may provide the necessary maintenance and assess the maintenance cost to the owner of the property.
- 4) Drainage liability. The city does not assume any liability for drainage facilities improperly designed or constructed. The city reserves drainage plans but consist, on behalf of any applicant, owner or developer, guarantees that final drainage design review and approval by the city will relieve said person, his successors and assigns, from liability due to improper design. City approval of a final plat does not imply approval of the drainage design within that plat.
- 5) Landscaping maintenance. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, homeowners' association or other entity other than the city is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and adjacent streets and sidewalks and any paved roadways. The owners of this subdivision, their successors and/or assigns in interest, the adjacent property owner, the city, or the property owner, shall be responsible for maintaining all other open space areas associated with this development.
- 6) Sight distance. The clear vision zone of a corner lot shall be free from shrubs, ground covers, berms, fences, signs or structures, parked vehicles or other obstructions of items greater than 36 inches in height from the street level.
- 7) Public safety. Access, whether for emergency or nonemergency purposes, is granted over and across all access ways for police, fire and emergency vehicles. If any or all of the access ways in this subdivision are private, the homeowners' association will be responsible for ensuring that such access ways are available, at all times, for police, fire and emergency vehicles.
- 8) Drainage master plan. The policy of the city requires that all new development and redevelopment shall participate in the required drainage improvements as set forth below.
- 9) Design and construct the local drainage system as defined by the final drainage report and plan and the stormwater management plan.
- 10) Design and construct the connection of the subdivision drainage system to a drainage way of established conveyance capacity, such as a master planned major drainage way, the city requires that the connection of the minor and major systems provide capacity to convey only those flows (including off-site flows) serving the specific development site, to minimize overall capital costs, the city encourages development to participate in designing and constructing connection systems. Also, the city may choose to participate in a developer in the design and construction of the connection system.
- 11) Equitable participation in the design and construction of the major drainage way system that serves the development as defined by adopted master drainage way plans or as required by the city and designed in the final drainage report and the stormwater management plan.
- 12) Maintenance easements. A maintenance easement is required for developments with zero side setbacks. If one structure is built on the lot line, in order to maintain the structure with the zero side setback, a maintenance easement may be required on the adjacent lot to provide maintenance to the structure and structure from the adjoining property. Each lot owner agrees to allow adjacent lot owners access across their property within the lot of the common lot line, as may be needed to maintain and repair the adjacent owner's principal structure. Each adjacent owner agrees to repair any damage which may be caused to the lot owner's property from the adjacent owner's use of this maintenance easement and to take all necessary steps to avoid causing such damage.
- 13) Street lighting. All lots are subject to and bound by tariffs which are now and may in the future be filed with the public utilities commission of the state relating to street lighting in this subdivision, together with rates, rules and regulations therein provided and subject to all future amendments and changes thereto. The owners or their successors and/or assigns in interest, shall pay, as billed, a portion of the cost of public street lighting in the subdivision in accordance to applicable rates, rules and regulations, including future amendments and changes on the with the public utilities commission.
- 14) Water or sewer main easements. There shall be no permanent structures, fences, detention ponds, landscaping (plantings or berms) greater than three feet, tall mature growth, or other encumbrances located in water or sewer main easements.
- 15) Water or sewer mains in private roads or easements. For public water and sewer mains located in private roads or easements, future repair of piping or other improved surfaces subsequent to the repair of a water or sewer main shall be the responsibility of the homeowners' or condominium association. The water and sewer department will assist backfill the trench to the surface, but not rebuild any surface improvements.

LEGAL DESCRIPTION – Centerplace North Subdivision 6th Filing

A plat of a parcel of land in the City of Greeley, Weld County, Colorado, located in the South half of Section 14, Township 5 North, Range 66 West of the 6th P.M. and more particularly described as follows:
Being a Resubdivision of Tract B, Centerplace North Subdivision City of Greeley, Weld County, Colorado

Containing 3.200 Acres more or less.

LAND USE TABLE			
LOTS (30)	67,626 SQ. FT.	1.553 ACRES	48.51 %
OUTLOT A	11,228 SQ. FT.	0.257 ACRES	8.06 %
OUTLOT B	2,359 SQ. FT.	0.054 ACRES	1.69 %
OUTLOT C	11,544 SQ. FT.	0.265 ACRES	8.28 %
OUTLOT D	18,933 SQ. FT.	0.435 ACRES	13.58 %
OUTLOT E	27,712 SQ. FT.	0.636 ACRES	19.88 %
TOTAL	139,378 SQ. FT.	3.200 ACRES	100.00 %

SURVEYOR'S CERTIFICATE

That I, Erik Jay Snyder, do hereby certify that I prepared this plat from an actual and accurate survey of this land, including all existing rights-of-way and easements, and that the corner monuments shown thereon were properly placed under my supervision, in accordance with the regulations of the State of Colorado.

SNYDER LAND SURVEYING INC.

By: Erik Jay Snyder
C.O. 13, 38555

Outlot Designations:

- Outlot A
To be open space, drainage, parking, and access for the Centerplace North Subdivision 6th Filing Townhomes.
- Outlot B
To be for Emergency Vehicle Access Easement dedicated to the City of Greeley by this plat.
- Outlot C
To be for Drageage and Maintenance Easement owned and maintained by the Centerplace North Subdivision 6th Filing Townhomes H.O.A. and dedicated to the City of Greeley by this plat.
- Outlot D
To be open space, drainage, parking, and access for the Centerplace North Subdivision 6th Filing Townhomes.
- Outlot E
To be for Public, Emergency Access and Drainage Easement for Centerplace North Subdivision 6th Filing Townhomes. Public and Emergency Access Easement dedicated to the City of Greeley by this plat.

OUTLOT TABLE			
OUTLOT	PURPOSE	OWNERSHIP AND MAINTENANCE	SIZE SQ./AC
OUTLOT A	OPEN SPACE & DRAINAGE	CENTERPLACE TOWNHOMES HOA	11,228/0.257
OUTLOT B	PARKING & ACCESS	CENTERPLACE TOWNHOMES HOA	2,359/0.054
OUTLOT C	EMERGENCY VEHICLE ACCESS	CENTERPLACE TOWNHOMES HOA	2,359/0.054
OUTLOT D	DETENTION POND & PARK	CENTERPLACE TOWNHOMES HOA	11,544/0.265
OUTLOT D	OPEN SPACE & DRAINAGE	CENTERPLACE TOWNHOMES HOA	18,933/0.435
OUTLOT E	PARKING & ACCESS	CENTERPLACE TOWNHOMES HOA	27,712/0.636
OUTLOT E	PUBLIC, EMERGENCY ACCESS, & DRAINAGE	CENTERPLACE TOWNHOMES HOA	27,712/0.636

OWNER / APPLICANT
VECTOR DEVELOPMENT, LLC
2402 WEST 49TH AVE. CT.
GREELEY, COLORADO 80634
mark@vectordevelopment.us

ENGINEER / DESIGNER
12 CONSULTANTS, INC.
16911 POTTS PLACE
MEAD, COLORADO 80542
troy@2c-consultants.com

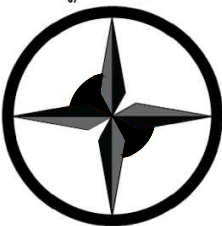
SURVEYOR
SNYDER LAND SURVEYING INC
2061 SANDWATER CT.
WINDSOR, CO 80550
SnyderLandSurveying@Outlook.com

NOTES:

- 1) Basis of Bearings:
Assumed the East Line of Tract B, CENTERPLACE NORTH SUBDIVISION as bearing North 00°49'46" East and with all bearings contained herein relative thereto, being monumented as shown herein.
- 2) Recorded and apparent rights-of-way and easements are shown per the recorded plat of Centerplace North Subdivision and Title Commitment by Stewart Title Company, File No. 1416613, dated September 17, 2021.
- 3) According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of certification shown herein.
- 4) The lineal units used in preparing this survey are U.S. survey feet.
- 5) Flood Zone. The subject parcel lies in Zone X. Areas determined to be outside the 0.2% annual chance floodplain according to the FEMA Flood Insurance Rate Map, Map No. 0812C1540E dated January 25, 2016, NOT PRINTED.

Lot Usage:

30 Lots
Average Square Footage – 2,254
Total Square Footage – 67,626
5 Outlots
Total Square Footage – 71,776



DRAWN BY: EJS

CHECKED BY: TTS

APPROVED BY: EJS

REVISIONS:

PAGE(S): 1 OF 2

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: CENTERPLACE NORTH 6TH FILING

DATE: 20 MAY 2022

SCALE: 1"=30'

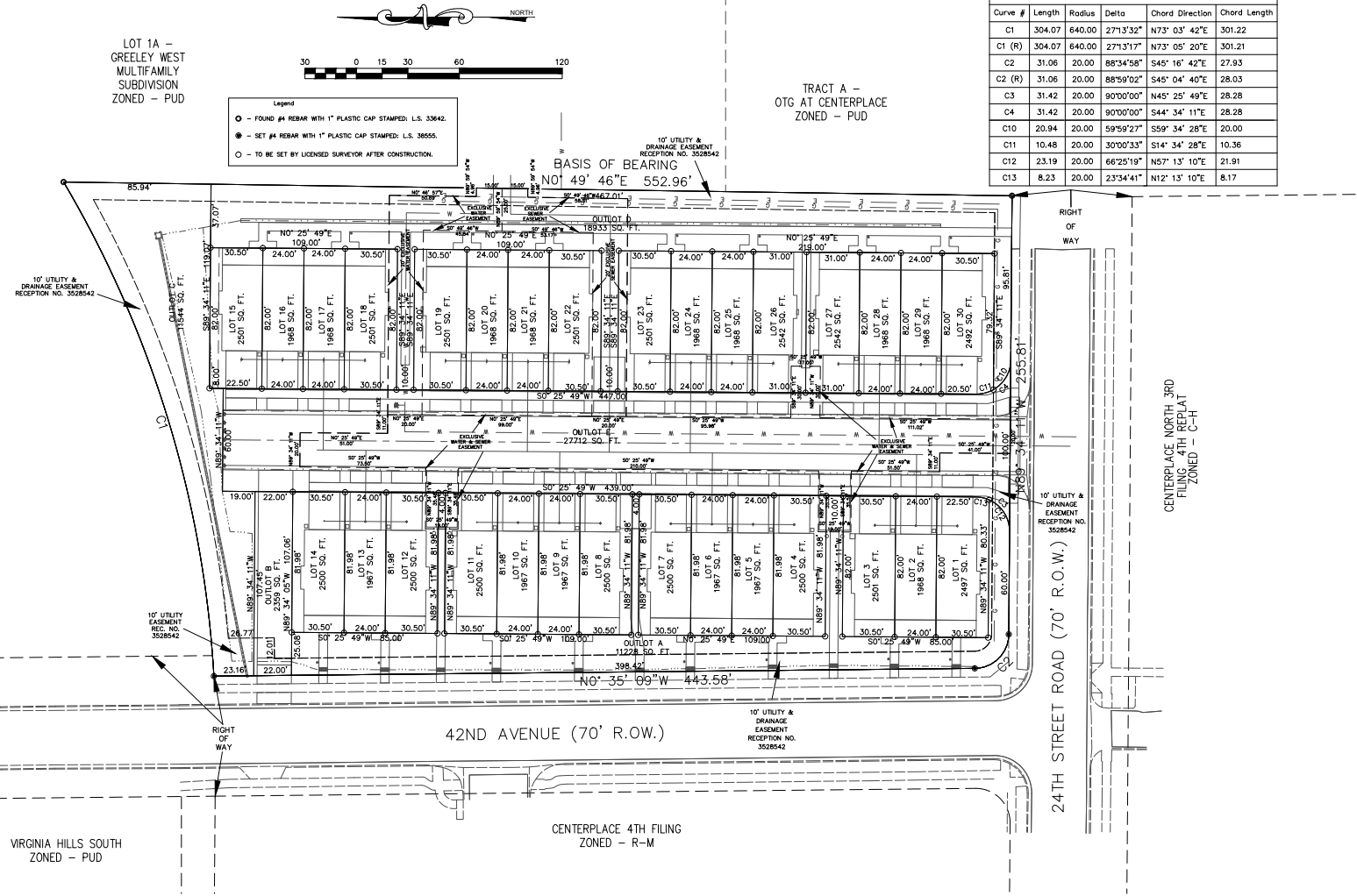
JOB NO: VECT-21-09-008

Snyder Land Surveying Inc.

Professional Land Surveyor
Erik Jay Snyder: PLS 38555
C.O. 13-686-567
C.O. 13-686-567
E: SnyderLandSurveying@Outlook.com
W: SnyderLandSurveying.com

PRELIMINARY PLAT
CENTERPLACE NORTH SUBDIVISION 6TH FILING

BEING A RESUBDIVISION OF TRACT B, CENTERPLACE NORTH SUBDIVISION, LOCATED IN THE SOUTH HALF
OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 66 WEST OF THE 6TH P.M., CITY OF GREELEY,
WELD COUNTY, COLORADO.



Curve Table					
Curve #	Length	Radius	Delta	Chord Direction	Chord Length
C1	304.07	640.00	271°3'32"	N73° 03' 42"E	301.22
C1 (R)	304.07	640.00	271°3'17"	N73° 05' 20"E	301.21
C2	31.06	20.00	88°34'58"	S45° 16' 42"E	27.93
C2 (R)	31.06	20.00	88°59'02"	S45° 04' 40"E	28.03
C3	31.42	20.00	90°00'00"	N45° 25' 49"E	28.28
C4	31.42	20.00	90°00'00"	S44° 34' 11"E	28.28
C10	20.94	20.00	59°59'27"	S59° 34' 28"E	20.00
C11	10.48	20.00	30°00'33"	S14° 34' 28"E	10.36
C12	23.19	20.00	66°25'19"	N57° 13' 10"E	21.91
C13	8.23	20.00	23°34'41"	N12° 13' 10"E	8.17

CLIENT: VECTOR CONSTRUCTION, LLC

TITLE: CENTERPLACE NORTH 6TH FILING

DATE: 20 MAY 2022

SCALE: 1"=30'

JOB NO: VECT-21-09-008

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REVISIONS:

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