

# Planning Commission Agenda Summary

November 8, 2022

Key Staff Contact: Darrell Gesick, Planner III, 970-350-9822

## **Title:**

Public hearing to consider a request for a Preliminary Subdivision to plat 212 Lots, 10 Outlots, and dedication of Rights-of-Way on 51.436 acres of land located north of 10th Street (US Highway 34 Business), West of 95th Avenue, and East of Missile Silo Road (SUB2022-0015).

## **Summary:**

The City of Greeley is considering a request for approval of a preliminary subdivision of 51.436 acres of land into 211 lots that would consist of single-family, One lot for a future school site, 10 Outlots that would be a park, pedestrian access, or utility easements, and dedication of rights-of-way.

## **Recommended Action:**

Approval -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, approves the preliminary subdivision plat as presented.

Denial -

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, denies the preliminary subdivision plat.

## **Attachments:**

Staff Report

Attachment A – Zoning/Vicinity Map

Attachment B – Photo Aerial

Attachment C – Project Narrative

Attachment D – Preliminary Plat

Attachment E – Preliminary Landscaping Plan

Attachment F – Notice Boundary

## PLANNING COMMISSION SUMMARY

**ITEMS:** Preliminary Subdivision for 211 Single-Family Lots, One Lot for a Future School Site, 10 Outlots, and Dedication of Rights-of-Way in a PUD (Planned Unit Development) Zone District

**FILE NUMBER:** SUB2022-0015

**PROJECT:** Lake Bluff, Filing No. 1, Preliminary Subdivision

**LOCATION:** North of 10<sup>th</sup> Street (US Highway 34 Business), West of 95<sup>th</sup> Avenue, and East of Missile Silo Road

**APPLICANT:** Gary Floyd, Lamp Rynearson, on behalf of Greeley-Roth, LLC, and Meritage Homes

**CASE PLANNER:** Darrell Gesick, Planner III

**PLANNING COMMISSION HEARING DATE:** November 8, 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 in the form of a finding based on the review criteria in Section 24-203(b)(1) of the Development Code.

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### EXECUTIVE SUMMARY

The City of Greeley is considering a request for approval of a preliminary subdivision of 51.436 acres of land into 211 single-family lots, one lot for a future school site, 10 Outlots that would be a park, pedestrian access, or utility easements, and dedication of rights-of-way. The subject property is located north of 10<sup>th</sup> Street, also known as US Highway 34 Business, west of 95<sup>th</sup> Avenue, and east of Missile Silo Road (see Attachments A, B, C, and D).

### A. REQUEST

The applicant is requesting approval of a preliminary subdivision plat for the purpose of creating a residential development, school site, and dedication of rights-of-way (see Attachments C and D).

### B. STAFF RECOMMENDATION

Approval (see Section J).

### C. LOCATION

The subject site is located north of 10<sup>th</sup> Street (US Highway 34 Business), west of 95<sup>th</sup> Avenue, and east of Missile Park Road

**Current Zoning:** PUD (Planned Unit Development)

**Abutting Zoning:**

**North:** PUD (Planned Unit Development)

**South:** PUD

**East:** PUD

**West:** PUD

**Abutting Land Use:**

**North:** Undeveloped Lake Bluff PUD

**South:** Undeveloped Lake Bluff PUD

**East:** Undeveloped Lake Bluff PUD

**West:** Undeveloped Lake Bluff PUD

**Site Characteristics:**

The site is largely undeveloped agricultural land within the Lake Bluff PUD. There are oil and gas operations located on the eastern side of the PUD adjacent to 95<sup>th</sup> Avenue. A natural bluff area, known as the Poudre Bluffs, is located on the northern boundary of the Lake Bluff PUD. This subdivision is centrally located within the PUD.

**D. BACKGROUND**

In 1985 a 1,701-acre property was annexed into the City of Greeley, known as the Golden Triangle Second Annexation (Ordinance 1:85), which included the subject property. The entire annexed area was zoned PUD with a Conceptual PUD for a variety of approved land uses including residential, commercial, industrial, recreation, and open space uses. In 1997, an application was approved to divide the 1,701-acre Golden Triangle PUD into six separate PUD tracts (PUD 11:97) while maintaining all of the underlying land uses. The subject site was included in the Golden Triangle PUD #3.

The Lake Bluff PUD went through Preliminary PUD approvals in 2009, and again in 2013. These iterations were not finalized through a Final PUD process and thus expired.

The most recent Lake Bluff Preliminary PUD (PUD2018-0010) was approved by City Council on March 3, 2020 (Ordinance 03, 2020). The Preliminary PUD provided land uses, including a mix of residential and commercial with an approximate 10.9-acre school site provided within proposed Tract C. Parks and trails are also committed for the project, including two park sites totaling 10.2 acres to be dedicated to the City of Greeley.

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat approval (File No. SUB2021-0034).

With this application, the applicant requests approval of a preliminary subdivision of 51.436 acres of land into 21 single-family lots, one lot for a future school site, 10 Outlots that would be a park, pedestrian access, or utility easements, and dedication of rights-of-way.

## **E. APPROVAL CRITERIA**

### **Standards for a Preliminary Subdivision Plat:**

In reaching recommendations and decisions on a preliminary subdivision plat, the Planning Commission shall apply the following standards of Section 24-203.b.1. of the current Development Code.

**(a) The application 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," which allows for residential land uses. This application is also in accordance with the approved Lake Bluff PUD plan.

### **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 open space and recreational amenities for future residents of the development.
- EH-4: Support and collaborate with the City's school districts.
  - The proposal would dedicate land to the Windsor-Severance School District for a future school site, which would be formally dedicated with the approval of the final plat.
- CG-2: Promote a balanced mix and distribution of land uses.
  - The preliminary plat follows the vision of the Lake Bluff PUD plan and offers residential lots.
- HO-2: Encourage a broad diversity of housing options.
  - The preliminary plat provides a variety of housing types including single family detached, single-family attached housing and a future multi-family site.

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 natural features of the land.**

Staff Comment: The proposed subdivision was designed to minimize impacts to the surrounding area. Staff is unaware of any potential hazards that presently exist on the subject site.

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 Lake Bluff PUD plan development and design criteria. In instances where the PUD plan is silent, or otherwise noted on the PUD plans, the City's Development Code regulations shall govern.

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 Lake Bluff PUD plan development and design criteria, and the Development Code criteria where the PUD plan does not govern. The Lake Bluff PUD plan established specific design criteria including, lot sizes, setbacks, perimeter landscaping and parking.

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 plat 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 would progress through the development to mitigate traffic and ensure a safe environment as residents move in to completed homes. The proposed subdivision is consistent with the approved Lake Bluff PUD.

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 proposed subdivision would not impede any anticipated future public infrastructure. The applicant is required to construct on-site and appropriate off-site utility and roadway infrastructure to serve the development. The proposed infrastructure would be available for future development in the area. 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.

## **F. PHYSICAL SITE CHARACTERISTICS**

### **1. SUBDIVISION HISTORY**

A preliminary plat was approved by Planning Commission on January 11, 2022 (File No. SUB2021-0026). A final subdivision was completed a few months after the preliminary plat was approved (File No. SUB2021-0034). This plat is a continuation of the overall Lake Bluff PUD platting process and would be known as Lake Bluff, Filing No. 1. As the PUD develops, more preliminary subdivisions would follow and come before the Planning Commission for approval.

### **2. HAZARDS**

Staff is unaware of any potential hazards that presently exist on the subject site.

### **3. WILDLIFE**

This portion of the overall PUD is not located in an area identified for moderate or high wildlife impacts. There are no known impacts that would occur to wildlife if the site were subdivided.

### **4. FLOODPLAIN**

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

### **5. DRAINAGE AND EROSION**

Increases in stormwater flows from development would be addressed with an on-site detention and water quality pond, which is designed to limit runoff to historical flows in accordance with City of Greeley and State of Colorado requirements.

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

### **6. TRANSPORTATION**

The subject property would be connecting to the currently under construction 7th Street and the currently under construction 97th Avenue. The provided Traffic Impact Study is in compliance with the Overall Lake Bluff Traffic Impact Study. The traffic for this project has been accounted for in the previously approved Lake Bluff Traffic Study.

## **G. SERVICES**

### **1. WATER**

The Lake Bluff Developer is currently under construction and would be providing water to the site when the construction of this water main is complete. The City would review the interior water main looping and ensure proper water quality is achieved in accordance with City of Greeley Design Criteria.

## **2. SANITATION**

The Lake Bluff developer is currently under construction of the Poudre Trunkline to provide sanitary sewer to the subject property. This site would connect to the sanitary sewer main constructed by the overall Lake Bluff Developer. Sanitary sewer flows from this development have been accounted for in the design of the Poudre Trunkline.

## **3. EMERGENCY SERVICES**

The property is served by the City of Greeley Police and Fire Department. Fire State #7 is located along 10<sup>th</sup> Street, approximately 2.3 miles east of Lake Bluff. Fire Station #6 is located within the Promontory PUD, approximately 1.5 miles south of Lake Bluff.

## **4. PARKS AND OPEN SPACES**

The applicant is proposing nine outlots that would be used as smaller park areas and pedestrian access points as part of this plat, all constructed and maintained by either the Metropolitan District or a HOA. In addition, one outlot would be dedicated to the City of Greeley for a future city park.

## **5. SCHOOLS**

The subject property is located within the Windsor-Severance (WE-4) School District. The applicant is dedicating a 10-acre site to the School District with this platting process.

## **6. METROPOLITAN DISTRICT**

The applicant would finance many of the on and off-site improvements for the development through the approved Metropolitan District. The Lake Bluff Metropolitan District 1-3 was approved in 2018 (File No. MD2018-0001).

# **H. NEIGHBORHOOD IMPACTS**

## **1. VISUAL**

The proposed subdivision includes a perimeter treatment plan consisting of trees and groundcover, consistent with the approved Lake Bluff PUD (see Attachment E). The perimeter treatment plan would help mitigate any visual impacts created by the proposed development.

## **2. NOISE**

Any potential noise created by future development will 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 October 17, 2022, and notice was published on the City's website per Development Code requirements. A sign was posted on the site on October 17, 2022. The mineral rights notice requirements to mineral owners and lessee of interest of the property was satisfied during the Lake Bluff PUD process. No comments have been received.

## **J. PLANNING COMMISSION RECOMMENDED MOTIONS**

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is in compliance with Development Code Section 24-203(b)(1), and therefore, **approves** the preliminary subdivision plat as presented.

### Alternative motion:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed preliminary subdivision plat is not in compliance with Development Code Section 24-203(b)(1), and therefore, **denies** the preliminary subdivision plat

## **ATTACHMENTS**

Attachment A – Zoning/Vicinity Map

Attachment B – Photo Aerial

Attachment C – Project Narrative

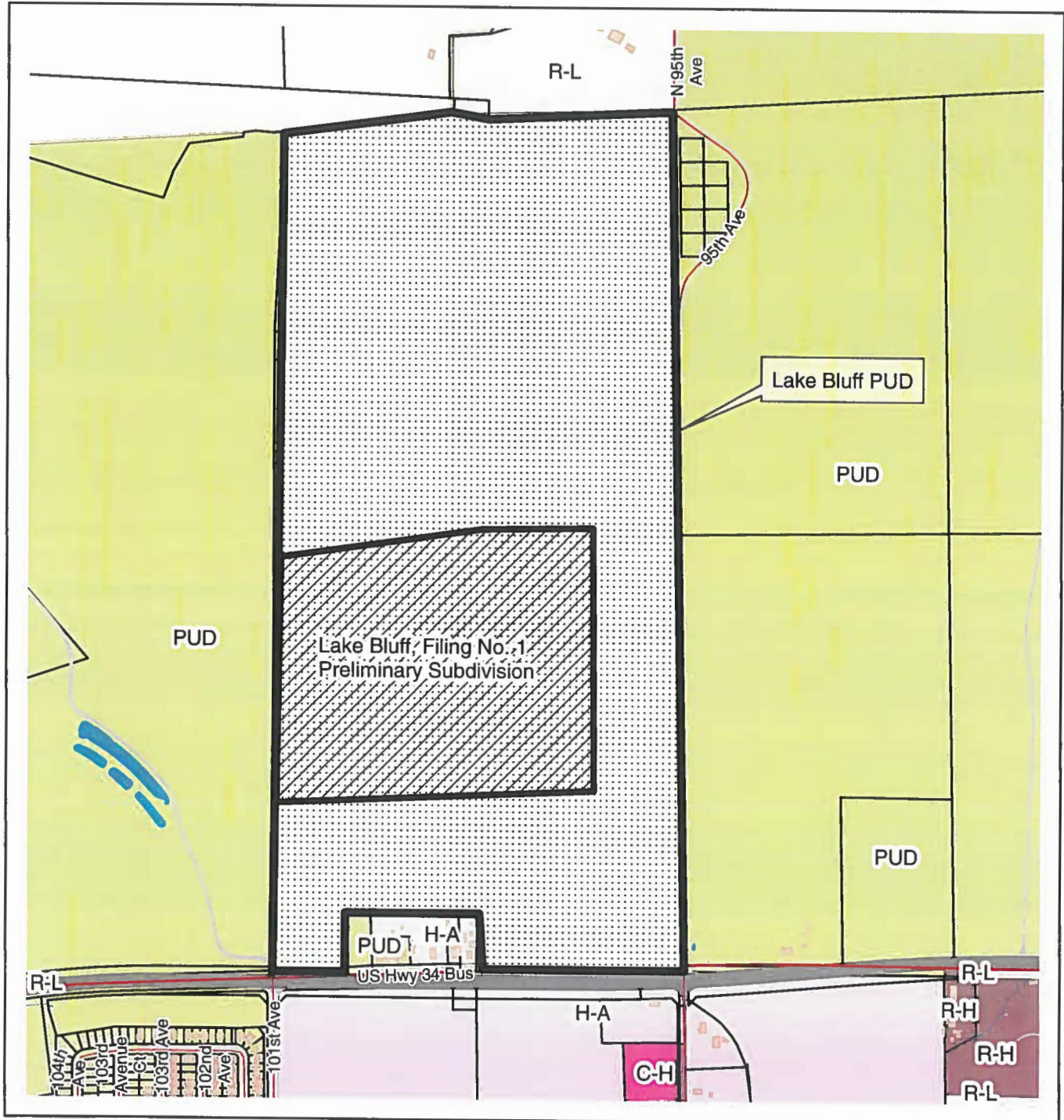
Attachment D – Preliminary Plat

Attachment E – Preliminary Landscape Plan

Attachment F – Notice Boundary



# Zoning/Vicinity Map Lake Bluff, Filing No. 1 Preliminary Subdivision



## Legend

- Structure
- FEATURE\_SUBTYPE**
- Water Body
- Weld Parcels
- Road Centerline
- Roads

SUB2022-0015

0 1,000 2,000  
Feet





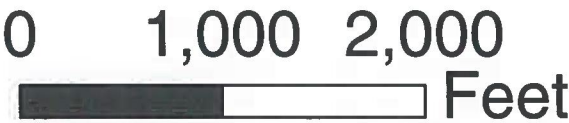
Zoning/Vicinity Map  
Lake Bluff, Filing No. 1  
Preliminary Subdivision



Legend

- Structure
- FEATURE\_SUBTYPE
- Water Body
- Weld Parcels
- Road Centerline
- Roads
- Origin Cache Mask

SUB2022-0015



June 28, 2022

Community Development Department – Planning & Zoning  
 Darrell Gesick  
 1100 10<sup>th</sup> Street  
 Greeley, CO

4715 Innovation Dr., Ste. 100  
 Fort Collins, CO 80525  
 [P] 970.226.0342  
 [F] 970.226.0879  
 LampRynearson.com

RE: Lake Bluff Single Family Tracts (C & E) – Subdivision Application Narrative

Dear Darrell,

On behalf of the Meritage Homes, we would like to convey our appreciation for taking the time and effort to review our Subdivision Application Narrative. The Subdivision Narrative will provide the necessary information needed for staff to understand the vision for these Tracts within the Lake Bluff Subdivision.

### Site Location

The property is located within *Phase 1* of the Lake Bluff Subdivision which is generally located at the northwest corner of 95<sup>th</sup> Avenue and Hwy 34 (10<sup>th</sup> Street) and is comprised of approximately 146 acres of land zoned for PUD uses. *The phasing as it relates to the Lake Bluff Subdivision as a whole will be referred to in italics to designate the difference between overall subdivision phasing and the phasing of the subject tracts as described within.* The subject tracts (B, C, D, & E) are bordered to the north by 4<sup>th</sup> Street, to the south by 7<sup>th</sup> Street, on the west by 101<sup>st</sup> Avenue and to the east by Tract F (Future Commercial & Currently an Oil & Gas Facility). The proposed development is 30+ acres and is bisected by 97<sup>th</sup> Avenue. The proposed development is situated in Section 1, Township 5 North, Range 67, West of the 6<sup>th</sup> PM.

### General Description

The goal of this development is to develop portions of Tracts B, C, D, & E for medium density residential use. The Lake Bluff PUD designated MDR for planning areas, PA(17, 24, 25, 29, & 31). Meritage homes would like to develop these areas and those associated with Park designations, PA(26, 28, & 30). The development of these areas will also require ROW dedications, and associated roadway and utility construction.

1. **How the proposed project meets the goals of the Comprehensive Plan, or other specific plans or policies that may impact the application?**
  - a. The proposed project meets the goals of the comprehensive plan by adequately complying with the Single Family Detached Residential Land Use Development Standards Matrix as laid out in the PUD document. By developing within the Lake Bluff PUD parameters, the proposed development inherently meets the goals of the Comprehensive Plan.
2. **The applicant's vision and understanding of the market for the proposed project.**
  - a. Meritage Home's vision is to create a product that fills a large gap in the single family residential market. The need for quality "Entry Level – Mid Level" homes continues to be a great need as more and more family's look to join suburban life. The demand for these types of homes and experiences they grant is extremely high and Meritage hopes to be able to improve the lives of those who desire.



**3. The proposed uses, general site layout, and conceptual or anticipated design of buildings, including how the project relates to surrounding sites and public spaces?**

- a. Proposed use will be Medium Density Residential (Single Family Detached). The site will be laid out in similar fashion as was planned for in the Lake Bluff PUD. Internal residential roadways will provide front loaded access to the homes and connect to the spine infrastructure that is to be constructed by the Master Developer.
- b. The typical lot size is 40'x105' which allows for Lake Bluff Single Family Detached Residential Land Use Development Standards Matrix to be adequately met.
- c. There will likely be 2-3 building products that will efficiently utilize the lot area. These homes will be front loaded with 2-car garages and full depth driveways. Landscaping and irrigation will be provided for the front yard and front side yard landscaping. Fencing will be in compliance with the PUD.
- d. There are a handful of parks that will be constructed per the PUD. These parks are located strategically to allow for efficient and maximized use. The proximity of the proposed homes to these parks should allow for an enhanced community feel and provide outdoor spaces for residents to enjoy year-round. It is the understanding of the applicant that the 6+ acre park within PA 23 is to be constructed and maintained by the City. All other parks within the proposed development will be developed by the applicant.
- e. An elementary school is planned for Lake Bluff PUD Planning Area PA 27. The location of the school area will provide value to the lots within these areas and further serve the "Entry Level – Mid Level" product that the market is currently lacking.

**4. How the project will fit in and contribute to the area and further the intent of the existing or proposed zoning district?**

- a. West Greeley is projected to grow significantly in the upcoming decade. The general area including the Lake Bluff PUD is planned to contain a significant number of commercial and work opportunities in the near future. As residential units are constructed (as Meritage proposes), commercial development tends to follow closely. Combining the residential uses with the commercial niceties is sure to contribute to West Greeley and Greeley as a whole community continuing to responsibly grow and prosper.
- b. By providing Medium Density Residential in the proposed planning areas, the intent and spirit of the Lake Bluff PUD zoning designations is being met.

**5. Planning and infrastructure impacts, including timing, phasing, or the need for any technical studies or outside agency coordination and review.**

- a. The layout shown in the provided exhibit has accounted for landscape buffers, ROW dedication, intersection spacing, and the need for utilities to serve the properties. The roadway cross sections (54' ROW residential) fits both planning and engineering requirements.
- b. The buildout of the areas will likely start near the end of Q2 2023 and be completed in 2 phases with the earlier phases being constructed west of 97<sup>th</sup> Avenue.
- c. Phase I (approximately 18-acres) can generally be described as the development from 96<sup>th</sup> Avenue (eastern limits of the proposed development) to 98<sup>th</sup> Avenue. Phase II (approximately 14-acres)

can generally be described as the development from 98<sup>th</sup> Avenue to 101<sup>st</sup> Avenue (eastern limits of the proposed development).

- d. Generally, all infrastructure including pavement, sidewalk, landscaping and utilities will be completed within the phase line as described above. Temporary caps and blowoffs will be installed on the necessary utilities to make the transition from the phases as smooth as possible.
- e. Impacts to constructed spine infrastructure roadways should be limited, as utility stubs are planned to be located for convenient connection to the mains.
- f. Water, sanitary sewer, and storm sewer will be provided to adequately service the proposed lots. The proposed systems will tie into the existing infrastructure provided by the Lake Bluff spine infrastructure being completed by Master Developer.
- g. Detention and water quality is provided by the spine infrastructure.
- h. The proposed areas have been planned for in the Lake Bluff spine infrastructure so the need for intense technical studies will be limited. These studies (Drainage Report, Hydraulic Analysis of Water and Sanitary Sewer, Traffic Impact Study) are limited in scope but should show that the proposed development is in-line with the findings in the Lake Bluff PUD studies.
- i. It is not anticipated that outside agency coordination/review will be necessary.

**6. Development review processes and review criteria, and in particular whether any special public information and outreach or specific agency or department reviews are necessary.**

- a. It is planned that the proposed development will need to successfully navigate the City of Greeley's Major Subdivision accompanied with a Site Plan review process and review criteria. This includes Preliminary and Final Subdivision documents.
- b. As the proposed development will be in line with the Lake Bluff PUD and Lake Bluff Subdivision requirements, there shouldn't be a need for any special public information or outreach.
- c. Because the project is located relatively close to 10<sup>th</sup> Street (Hwy 34 Business), there may be a need for ancillary CDOT approval.

**7. Opportunities to improve designs or coordinate the preliminary concepts with other private or public investments in the area.**

- a. As this proposed development will be utilizing infrastructure completed by Master Developer, there is an inherent need to adequately coordinate and develop development agreements with them.
- b. Additional coordination will be required for the development of the school site and *Phase 1* of the Lake Bluff PUD in general.

We look forward to working closely with City staff to provide a mutually beneficial and community changing project.

Sincerely,  
LAMP RYNEARSON

A handwritten signature in blue ink, appearing to read 'Gary Floyd', is written over the printed name.

Gary Floyd, PE  
Project Manager

LAKE BLUFF FILING NO. 1 PRELIMINARY SUBDIVISION  
BEING A SUBDIVISION OF TRACTS C AND E, LAKE BLUFF SUBDIVISION,  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
51.436 ACRES, 212 LOTS, 10 OUTLOTS  
SUB2022-0015, PUD2018-0010

STANDARD NOTES

- STREET MAINTENANCE. IT IS MUTUALLY UNDERSTOOD AND AGREED THAT WILL NOT BE MAINTAINED BY THE CITY UNTIL AND UNLESS THE STREETS SUBDIVISION REGULATIONS IN EFFECT AT THE DATE CONSTRUCTION PLAN 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.
- 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.).
- DRAINAGE MAINTENANCE. THE PROPERTY OWNER SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL DRAINAGE FACILITIES INSTALLED PURSUANT TO THE DEVELOPMENT AGREEMENT. REQUIREMENTS INCLUDE, BUT ARE NOT LIMITED TO, MAINTAINING THE SPECIFIED STORMWATER DETENTION/RETENTION VOLUMES, MAINTAINING OUTLET STRUCTURES, FLOW RESTRICTION 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.
- DRAINAGE LIABILITY. THE CITY DOES NOT ASSUME ANY LIABILITY FOR DRAINAGE FACILITIES IMPROPERLY DESIGNED OR CONSTRUCTED. THE CITY REVIEWS DRAINAGE PLANS BUT CANNOT, ON BEHALF OF ANY APPLICANT, OWNER OR DEVELOPER, GUARANTEE 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.
- LANDSCAPE MAINTENANCE. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST, THE ADJACENT PROPERTY OWNER, HOMEOWNERS' ASSOCIATION OR ENTITY OTHER THAN THE CITY IS RESPONSIBLE FOR MAINTENANCE AND UPKEEP OF PERIMETER FENCING OR WALLS, LANDSCAPING AND LANDSCAPED AREAS AND SIDEWALKS BETWEEN THE PROPERTY LINE AND ANY PAVED ROADWAYS. THE OWNERS OF THIS SUBDIVISION, THEIR SUCCESSORS AND/OR ASSIGNS IN INTEREST OR AN ENTITY OTHER THAN THE CITY, AGREE TO THE RESPONSIBILITY OF MAINTAINING ALL OTHER OPEN SPACE AREAS ASSOCIATED WITH THIS DEVELOPMENT.
- SIGHT DISTANCE. THE CLEAR VISION ZONE OF A CORNER LOT, AS DETERMINED BY SECTION 24-1146 OF THE DEVELOPMENT CODE, SHALL BE FREE FROM SHRUBS, GROUND COVERS, BERMS, FENCES, SIGNS, STRUCTURES, PARKED VEHICLES OR OTHER MATERIALS OR ITEMS GREATER THAN 36 INCHES IN HEIGHT FROM THE STREET LEVEL.
- 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 PASSABLE, AT ALL TIMES, FOR POLICE, FIRE AND EMERGENCY VEHICLES.
- 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:  
(i) DESIGN AND CONSTRUCT THE LOCAL DRAINAGE SYSTEM AS DEFINED BY THE FINAL DRAINAGE REPORT AND PLAN AND THE STORMWATER MANAGEMENT PLAN.  
(ii) DESIGN AND CONSTRUCT THE CONNECTION OF THE SUBDIVISION DRAINAGE SYSTEM TO A DRAINAGE WAY OF ESTABLISHED CONVEYANCE CAPACITY, SUCH AS A MASTER PLANNED OUTFALL STORM SEWER OR MASTER PLANNED MAJOR DRAINAGE WAY. THE CITY WILL REQUIRE THAT THE CONNECTION OF THE MINOR AND MAJOR SYSTEMS PROVIDE CAPACITY TO CONVEY ONLY THOSE FLOWS (INCLUDING OFF-SITE FLOWS) LEAVING THE SPECIFIC DEVELOPMENT SITE. TO MINIMIZE OVERALL CAPITAL COSTS, THE CITY ENCOURAGES ADJACENT DEVELOPMENTS TO JOIN IN DESIGNING AND CONSTRUCTING CONNECTION SYSTEMS. ALSO, THE CITY MAY CHOOSE TO PARTICIPATE WITH A DEVELOPER IN THE DESIGN AND CONSTRUCTION OF THE CONNECTION SYSTEM.  
(iii) 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.
- 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 ENABLE MAINTENANCE TO BE PERFORMED ON SAID STRUCTURE FROM THE ADJOINING PROPERTY. EACH LOT OWNER AGREES TO ALLOW ADJACENT LOT OWNERS ACCESS ACROSS THEIR LOT, WITHIN FIVE FEET 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.
- 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 FILE WITH THE PUBLIC UTILITIES COMMISSION.
- 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.
- WATER OR SEWER MAINS IN PRIVATE ROADS OR EASEMENTS. FOR PUBLIC WATER AND SEWER MAINS LOCATED IN PRIVATE ROADS OR EASEMENTS, FUTURE REPAIR OF PAVING 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 SAFELY BACKFILL THE TRENCH TO THE SURFACE, BUT NOT REBUILD ANY SURFACE IMPROVEMENTS.

EASEMENT TABLE			
EASEMENT TYP	USE	EASEMENT GRANT TO	SURFACE MAINTENANCE
DRAINAGE EASEMENT	DRAINAGE FACILITIES	CITY OF GREELEY	LANDOWNER
UTILITY EASEMENT	DRY UTILITIES	CITY OF GREELEY	LANDOWNER

ENGINEER

GARY FLOYD  
LAMP RYNEARSON  
4715 INNOVATION DRIVE  
FORT COLLINS, CO 80525  
PHONE: 970-226-0342

SURVEYOR

LAINE LANDAU  
LAMP RYNEARSON  
4715 INNOVATION DRIVE  
FORT COLLINS, CO 80525  
PHONE: 970-226-0342

SURVEYOR CERTIFICATE

I, LAINE A. LANDAU, 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.

LAINE A. LANDAU, COLORADO PLS 31159  
ON BEHALF OF LAMP RYNEARSON INC.  
EMAIL ADDRESS: LAINE.LANDAU@LAMPRYNEARSON.COM

LAND USE SUMMARY CHART			
PARCEL	SIZE	LAND USE	PERCENTAGE
LOTS 1-211	AVERAGE 4453 SQ. FT. 0.102 AC.	SINGLE FAMILY LOTS	AVERAGE: 0.20%, TOTAL: 41.94%
LOT 212	455,739 SQ. FT. 10.462 AC.	FUTURE DEVELOPMENT & SCHOOL	20.34%
OUTLOT A	26,979 SQ. FT. 0.619 AC.	LANDSCAPE BUFFER	1.20%
OUTLOT B	6,090 SQ. FT. 0.140 AC.	LANDSCAPE BUFFER	0.27%
OUTLOT C	3,045 SQ. FT. 0.070 AC.	LANDSCAPE BUFFER	0.14%
OUTLOT D	5,110 SQ. FT. 0.117 AC.	LANDSCAPE BUFFER	0.23%
OUTLOT E	6,850 SQ. FT. 0.157 AC.	LANDSCAPE BUFFER	0.31%
OUTLOT F	7,267 SQ. FT. 0.167 AC.	LANDSCAPE BUFFER	0.32%
OUTLOT G	2,014 SQ. FT. 0.046 AC.	LANDSCAPE BUFFER	0.09%
OUTLOT H	2,128 SQ. FT. 0.049 AC.	LANDSCAPE BUFFER	0.05%
OUTLOT I	18,707 SQ. FT. 0.429 AC.	LANDSCAPE BUFFER	0.83%
OUTLOT J	407,254 SQ. FT. 9.349 AC.	PARK	18.18%
ROW	359,718 SQ. FT. 8.260 AC.	RIGHT OF WAY	18.06%
TOTAL	2,240,566 SQ. FT. 51.436 AC.	SEE ABOVE	100%

\*SEE TABLE ON SHEET 3 FOR AREAS FOR SPECIFIC SINGLE FAMILY LOTS

OUTLOT TABLE				
OUTLOT	PURPOSE	OWNERSHIP	MAINTENANCE	SIZE
OUTLOT A	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	26,979 SQ. FT. 0.619 AC.
OUTLOT B	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	6,090 SQ. FT. 0.140 AC.
OUTLOT C	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	3,045 SQ. FT. 0.070 AC.
OUTLOT D	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	5,110 SQ. FT. 0.117 AC.
OUTLOT E	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	6,850 SQ. FT. 0.157 AC.
OUTLOT F	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	7,267 SQ. FT. 0.167 AC.
OUTLOT G	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	2,014 SQ. FT. 0.046 AC.
OUTLOT H	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	2,128 SQ. FT. 0.049 AC.
OUTLOT I	PARK/PEDESTRIAN ACCESS/UTILITY EASEMENT	HOA	HOA	18,707 SQ. FT. 0.429 AC.
OUTLOT J	PARK/DETENTION POND/PEDESTRIAN ACCESS/UTILITY EASEMENT	CITY OF GREELEY	CITY OF GREELEY	407,254 SQ. FT. 9.349 AC.
				TOTAL: 485,445 SQ. FT. 11.144 AC.

PLAT NOTES

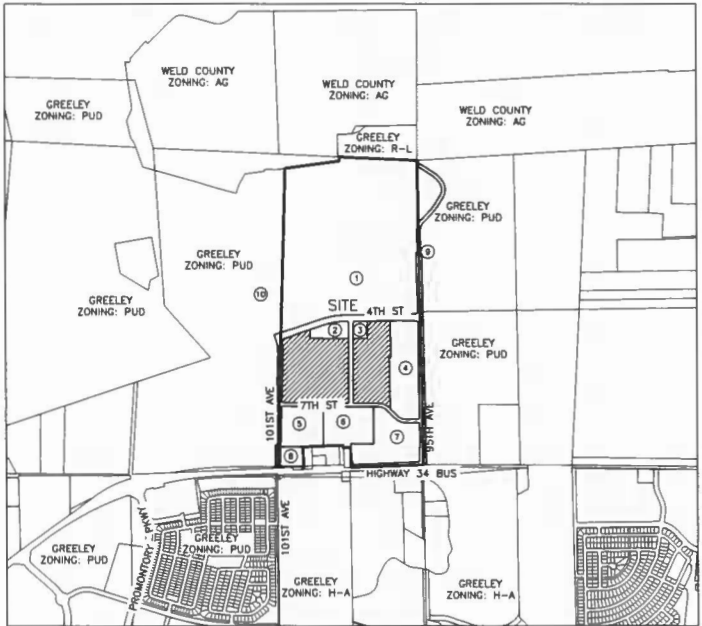
- ACCORDING TO COLORADO LAW (13-80-105 CRS 2016) YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
- ALL EASEMENTS AND RIGHTS OF WAY REFERENCED FROM LAND TITLE GUARANTY COMPANY. TITLE COMMITMENT NUMBER ABC25195188, DATED JANUARY 1, 2022 5:00 P.M.
- TYPICAL LOT EASEMENTS:  
FRONT/STREET: 8' UTILITY EASEMENT  
INTERIOR SIDE: 5' DRAINAGE EASEMENT  
BACK: 10' UTILITY EASEMENT
- BASIS OF BEARING: THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 1, T5N, R67W BEARS S87°33'22"W FOR 2583.95 FEET BETWEEN THE SOUTHEAST CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH A 3 1/4" ALUMINUM CAP, PLS 25381, 2010, AND THE SOUTH QUARTER CORNER OF SECTION 1, MONUMENTED WITH A 2 3/8" ALUMINUM PIPE WITH AN ILLIGIBLE 3 1/4" ALUMINUM CAP, BASED ON THE (NAD83) COLORADO NORTH 0501 STATE PLANE COORDINATE SYSTEM.
- ON-SITE DRAINAGE EASEMENTS SHALL BE OWNED AND MAINTAINED BY PROPERTY OWNER.
- FLOOD INFORMATION:  
UNSHADED ZONE X  
AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD PLAN AS ILLUSTRATED BY FLOOD INSURANCE RATE MAP (FIRM), WELD COUNTY, GREELEY, COLORADO.  
MAP NUMBER 08123C1512E  
MAP EFFECTIVE DATE: JANUARY 20, 2018  
COMMUNITY NUMBER: 080184  
FLOOD ZONE REQUIREMENTS MAY BE SUBJECT TO CHANGE OR MODIFICATION BY THE LOCAL GOVERNING AUTHORITY. CONTACT THE LOCAL FLOOD PLAN MANAGER OR OTHER APPROPRIATE OFFICIAL TO DISCOVER LOCAL ORDINANCES OR CHANGES IN REGULATIONS, FUTURE OR PROPOSED.

OWNERS OF ADJOINING PARCELS

- TRACT A, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT B, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT D, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT F, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT G, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT H, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT I, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- TRACT J, LAKE BLUFF SUBDIVISION  
GREELEY-ROTHE, L.L.C. A  
COLORADO LIMITED LIABILITY COMPANY  
4100 E MISSISSIPPI AVE STE 500  
GLENDALE, CO 80246  
ZONING: PUD
- UNPLATTED  
1813 81ST AVE STE 200  
CACHE LLC  
REC NO 4520928  
ZONING: PUD
- UNPLATTED  
10925 HW 257 SPUR GREELEY  
DPR GREELEY LLC (43.89%)  
ALI'S RENTALS LLC (35.11%)  
POUDRE BAY CAPITAL LLC (11%)  
POUDRE BAY PARTNERS LLC (10%)  
REC NO 4369421  
ZONING: PUD

LEGEND

- BOUNDARY LINE
- SECTION LINE
- RIGHT OF WAY
- LOT LINE
- CENTERLINE OF ROAD
- EXISTING EASEMENT
- PROPOSED EASEMENT
- SECTION CORNER (AS DESCRIBED)
- SET 5/8" REBAR WITH 1-1/4" YELLOW PLASTIC CAP, PLS 31159



VICINITY/LOCATION MAP

LEGAL DESCRIPTION

MERITAGE A COLORADO LIMITED LIABILITY COMPANY, BEING THE SOLE OWNER(S) IN FEE OF:

TRACTS C AND E,  
LAKE BLUFF SUBDIVISION, RECORDED AS REC. NO. 4835681,  
CITY OF GREELEY,  
COUNTY OF WELD,  
STATE OF COLORADO, THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

- COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., THENCE SOUTH 73°57'23" WEST FOR 550.86 FEET TO THE NORTHEAST CORNER OF TRACT E, LAKE BLUFF SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TRACT E;
- THENCE THE FOLLOWING 11 COURSES ON THE PERIMETER OF SAID TRACT E:
- THENCE SOUTH 00°48'51" EAST FOR 644.42 FEET;
  - THENCE SOUTH 89°08'40" WEST FOR 29.65 FEET;
  - THENCE SOUTH 00°59'10" EAST FOR 902.19 FEET;
  - THENCE NORTH 46°18'32" WEST FOR 35.89 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
  - THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 213.60 FEET, HAVING A RADIUS OF 280.00 FEET, A CENTRAL ANGLE OF 43°42'32", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 68°09'48" WEST FOR 208.48 FEET TO A POINT OF TANGENCY;
  - THENCE SOUTH 89°58'56" WEST FOR 423.65 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
  - THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 31.55 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°36'26", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 45°10'43" WEST FOR 28.38 FEET TO A POINT OF TANGENCY;
  - THENCE NORTH 00°22'30" EAST FOR 1114.02 FEET;
  - THENCE SOUTH 89°37'30" EAST FOR 256.00 FEET;
  - THENCE NORTH 00°21'55" EAST FOR 306.76 FEET;
  - THENCE NORTH 89°13'23" EAST FOR 402.87 FEET TO THE POINT OF BEGINNING TRACT E.

AND

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M., THENCE SOUTH 73°57'23" WEST FOR 550.86 FEET TO THE NORTHEAST CORNER OF TRACT E, LAKE BLUFF SUBDIVISION, THENCE THE FOLLOWING 3 COURSES ON THE PERIMETER OF SAID TRACT E:

- THENCE SOUTH 89°13'23" WEST FOR 402.87 FEET;
- THENCE SOUTH 00°21'55" WEST FOR 306.76 FEET;
- THENCE NORTH 89°37'30" WEST FOR 256.00 FEET;
- THENCE CONTINUING NORTH 89°37'30" WEST FOR 80.00 FEET TO THE NORTHEAST CORNER OF TRACT C, LAKE BLUFF SUBDIVISION, SAID POINT BEING THE POINT OF BEGINNING TRACT C;
- THENCE THE FOLLOWING 15 COURSES ON THE PERIMETER OF SAID TRACT C:
- THENCE SOUTH 00°22'30" WEST FOR 1114.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 31.28 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°36'26", AND BEING SUB-TENDED BY A CHORD BEARING SOUTH 45°10'43" WEST FOR 28.38 FEET TO A POINT OF TANGENCY;
- THENCE SOUTH 89°58'56" WEST FOR 776.81 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 6.55 FEET, HAVING A RADIUS OF 220.00 FEET, A CENTRAL ANGLE OF 01°42'18", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 89°09'55" WEST FOR 6.55 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 88°18'45" WEST FOR 360.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT;
- THENCE ON THE ARC OF SAID CURVE TO THE RIGHT FOR 31.42 FEET, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 89°00'00", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 43°18'45" WEST FOR 28.28 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 01°41'15" EAST FOR 916.52 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT;
- THENCE ON THE ARC OF SAID CURVE TO THE LEFT FOR 120.67 FEET, HAVING A RADIUS OF 340.00 FEET, A CENTRAL ANGLE OF 20°20'04", AND BEING SUB-TENDED BY A CHORD BEARING NORTH 08°28'47" WEST FOR 120.03 FEET TO A POINT OF TANGENCY;
- THENCE NORTH 18°38'49" WEST FOR 12.27 FEET;
- THENCE NORTH 32°59'56" EAST FOR 57.81 FEET;
- THENCE NORTH 71°21'11" EAST FOR 183.27 FEET;
- THENCE NORTH 60°02'35" EAST FOR 25.50 FEET;
- THENCE NORTH 71°21'11" EAST FOR 291.75 FEET;
- THENCE SOUTH 00°22'30" WEST FOR 151.44 FEET;
- THENCE SOUTH 89°37'30" EAST FOR 682.00 FEET TO THE POINT OF BEGINNING TRACT C.

THE GROSS AREA OF THE DESCRIBED SUBDIVISION IS 2,240,566 SQUARE FEET, 51.436 ACRES MORE OR LESS. SAID DESCRIPTION HAS A CLOSURE ERROR OF 0.00 FEET.

LAMP  
RYNEARSON

LAMPRYNEARSON.COM

OMAHA, NEBRASKA

14719 W. DODGE RD., STE. 100 (402)488-2488

FORT COLLINS, COLORADO

4715 INNOVATION DR., STE. 100 (970)226-0342

KANSAS CITY, MISSOURI

9001 STATE LINE RD., STE. 200 (816)561-0440

0 80  
SCALE: 1" = 80'  
U.S. SURVEY FEET

\*IF THIS BAR IS NOT 1" LONG, THE DRAWING IS NOT TO SCALE.

LAKE BLUFF FILING NO. 1 PRELIMINARY SUBDIVISION  
REPLAT OF TRACTS C AND E, LAKE BLUFF SUBDIVISION  
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
LAKE BLUFF FILING NO. 1  
GREELEY, COLORADO

811

Know what's below.  
Call before you dig.

NEIGHBORS

JAN 7/8/2022 REVISED PER CITY COMMENTS

JAN 8/10/2022 REC. PER CITY COMMENTS

DESIGNER / DRAFTER

LAINE LANDAU/JOSH CROAK

DATE

08/10/2022

PROJECT NUMBER

0221047

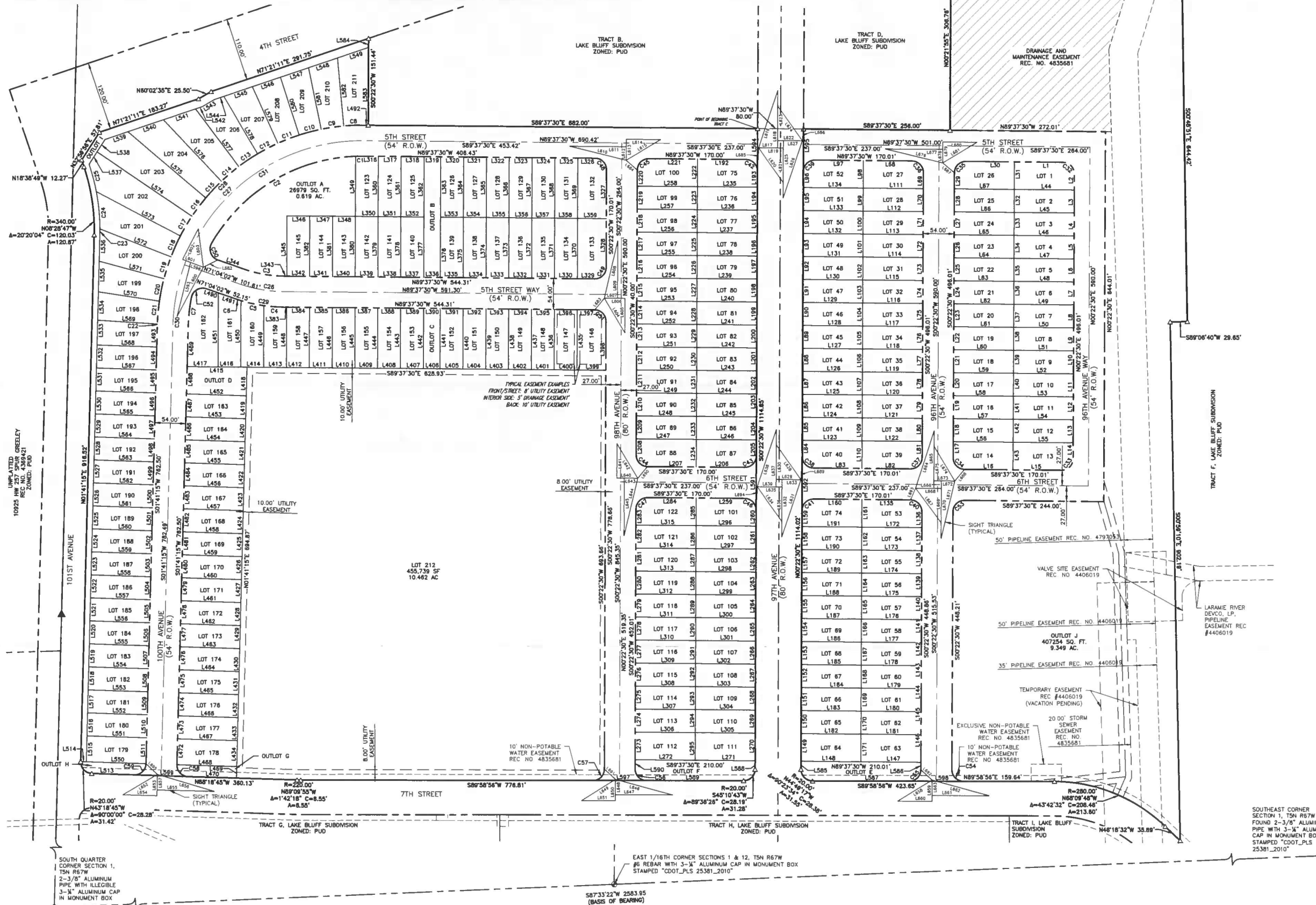
BOOK AND PAGE

SHEET

1 OF 3

LAKE BLUFF FILING NO. 1 PRELIMINARY SUBDIVISION  
BEING A SUBDIVISION OF TRACTS C AND E, LAKE BLUFF SUBDIVISION,  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
51.436 ACRES, 212 LOTS, 10 OUTLOTS,  
SUB2022-0015, PUD2018-0010

PURPOSE STATEMENT  
TO DIVIDE LARGE TRACTS INTO BUILDABLE LOTS



EAST QUARTER CORNER  
SECTION 1 T5N R67W  
FOUND #6 REBAR WITH  
3-1/4" ALUMINUM CAP  
BY SURVEYORS L.S.  
22088\_2002"

LAMP  
RYNEARSON

LAMPRYNEARSON.COM  
OMAHA, NEBRASKA  
14710 W. DODGE RD., STE. 100 (402)486-2408  
FORT COLLINS, COLORADO  
4715 INNOVATION DR., STE. 100 (970)228-0342  
KANSAS CITY, MISSOURI  
9001 STATE LINE RD., STE. 200 (816)361-0440

SURVEYOR CERTIFICATE  
SEE PAGE 1 OF 3 FOR NOTES AND  
CERTIFICATION.

SCALE: 1"=80'  
U.S. SURVEY FEET  
IF THIS BAR IS NOT 2" LONG, THE DRAWING  
IS NOT TO SCALE.

LAKE BLUFF FILING NO. 1 PRELIMINARY SUBDIVISION  
REPLAT OF TRACTS C AND E, LAKE BLUFF SUBDIVISION  
SE 1/4, SECTION 1, T5N, R67W OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
LAKE BLUFF FILING NO. 1  
GREELEY, COLORADO

811  
Know what's below.  
Call before you dig.

REVISIONS  
JAC 7/8/2022 REV PER CITY COMMENTS  
JAC 8/10/2022 REC. PER CITY COMMENTS

DESIGNER/DRAFTER  
LAINE LANDAU/JOSEPH CROAK  
DATE  
08/10/2022  
PROJECT NUMBER  
0221047  
BOOK AND PAGE

SHEET  
2 OF 3









LAKE BLUFF FILING NO. 1 PRELIMINARY SUBDIVISION  
BEING A SUBDIVISION OF TRACTS C AND E, LAKE BLUFF SUBDIVISION,  
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M.,  
CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO  
51.436 ACRES, 212 LOTS, 10 OUTLOTS, SUB2022-0015, PUD2018-0010

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L1	85.00'	N89°37'30"W	L25	40.00'	S00°22'30"W	L49	105.00'	N89°37'30"W	L73	40.00'	S00°22'30"W	L97	85.00'	N89°37'30"W	L121	105.00'	N89°37'30"W	L145	40.00'	S00°22'30"W	L169	40.00'	S00°22'30"W
L2	28.00'	N00°22'30"E	L26	40.00'	S00°22'30"W	L50	105.00'	N89°37'30"W	L74	40.00'	S00°22'30"W	L98	48.00'	N00°22'30"E	L122	105.00'	N89°37'30"W	L146	48.00'	S00°22'30"W	L170	40.00'	S00°22'30"W
L3	40.00'	N00°22'30"E	L27	40.00'	S00°22'30"W	L51	105.00'	N89°37'30"W	L75	40.00'	S00°22'30"W	L99	40.00'	N00°22'30"E	L123	105.00'	S89°37'30"E	L147	105.00'	N89°37'30"W	L171	48.00'	S00°22'30"W
L4	40.00'	N00°22'30"E	L28	40.00'	S00°22'30"W	L52	105.00'	N89°37'30"W	L76	40.00'	S00°22'30"W	L100	40.00'	N00°22'30"E	L124	105.00'	S89°37'30"E	L148	105.00'	N89°37'30"W	L172	105.00'	N89°37'30"W
L5	40.00'	N00°22'30"E	L29	28.00'	S00°22'30"W	L53	105.00'	N89°37'30"W	L77	40.00'	S00°22'30"W	L101	40.00'	N00°22'30"E	L125	105.00'	S89°37'30"E	L149	48.00'	S00°22'30"W	L173	105.00'	N89°37'30"W
L6	40.00'	N00°22'30"E	L30	85.00'	N89°37'30"W	L54	105.00'	N89°37'30"W	L78	40.00'	S00°22'30"W	L102	40.00'	N00°22'30"E	L126	105.00'	S89°37'30"E	L150	40.00'	S00°22'30"W	L174	105.00'	N89°37'30"W
L7	40.00'	N00°22'30"E	L31	48.00'	S00°22'30"W	L55	105.00'	N89°37'30"W	L79	40.00'	S00°22'30"W	L103	40.00'	N00°22'30"E	L127	105.00'	S89°37'30"E	L151	40.00'	S00°22'30"W	L175	105.00'	N89°37'30"W
L8	40.00'	N00°22'30"E	L32	40.00'	S00°22'30"W	L56	105.00'	S89°37'30"E	L80	40.00'	S00°22'30"W	L104	40.00'	N00°22'30"E	L128	105.00'	S89°37'30"E	L152	40.00'	S00°22'30"W	L176	105.00'	N89°37'30"W
L9	40.00'	N00°22'30"E	L33	40.00'	S00°22'30"W	L57	105.00'	S89°37'30"E	L81	28.00'	S00°22'30"W	L105	40.00'	N00°22'30"E	L129	105.00'	S89°37'30"E	L153	40.00'	S00°22'30"W	L177	105.00'	N89°37'30"W
L10	40.00'	N00°22'30"E	L34	40.00'	S00°22'30"W	L58	105.00'	S89°37'30"E	L82	85.00'	S89°37'30"E	L106	40.00'	N00°22'30"E	L130	105.00'	S89°37'30"E	L154	40.00'	S00°22'30"W	L178	105.00'	N89°37'30"W
L11	40.00'	N00°22'30"E	L35	40.00'	S00°22'30"W	L59	105.00'	S89°37'30"E	L83	85.00'	S89°37'30"E	L107	40.00'	N00°22'30"E	L131	105.00'	S89°37'30"E	L155	40.00'	S00°22'30"W	L179	105.00'	N89°37'30"W
L12	40.00'	N00°22'30"E	L36	40.00'	S00°22'30"W	L60	105.00'	S89°37'30"E	L84	28.00'	S00°22'30"W	L108	40.00'	N00°22'30"E	L132	105.00'	S89°37'30"E	L156	40.00'	S00°22'30"W	L180	105.00'	N89°37'30"W
L13	40.00'	N00°22'30"E	L37	40.00'	S00°22'30"W	L61	105.00'	S89°37'30"E	L85	40.00'	S00°22'30"W	L109	40.00'	N00°22'30"E	L133	105.00'	S89°37'30"E	L157	40.00'	S00°22'30"W	L181	105.00'	N89°37'30"W
L14	28.00'	N00°22'30"E	L38	40.00'	S00°22'30"W	L62	105.00'	S89°37'30"E	L86	40.00'	S00°22'30"W	L110	48.00'	N00°22'30"E	L134	105.00'	S89°37'30"E	L158	40.00'	S00°22'30"W	L182	105.00'	S89°37'30"E
L15	85.00'	S89°37'30"E	L39	40.00'	S00°22'30"W	L63	105.00'	S89°37'30"E	L87	40.00'	S00°22'30"W	L111	105.00'	N89°37'30"W	L135	85.00'	S89°37'30"E	L159	28.00'	S00°22'30"W	L183	105.00'	S89°37'30"E
L16	85.00'	S89°37'30"E	L40	40.00'	S00°22'30"W	L64	105.00'	S89°37'30"E	L88	40.00'	S00°22'30"W	L112	105.00'	N89°37'30"W	L136	28.00'	S00°22'30"W	L160	85.00'	S89°37'30"E	L184	105.00'	S89°37'30"E
L17	28.00'	S00°22'30"W	L41	40.00'	S00°22'30"W	L65	105.00'	S89°37'30"E	L89	40.00'	S00°22'30"W	L113	105.00'	N89°37'30"W	L137	40.00'	S00°22'30"W	L161	48.00'	S00°22'30"W	L185	105.00'	S89°37'30"E
L18	40.00'	S00°22'30"W	L42	40.00'	S00°22'30"W	L66	105.00'	S89°37'30"E	L90	40.00'	S00°22'30"W	L114	105.00'	N89°37'30"W	L138	40.00'	S00°22'30"W	L162	40.00'	S00°22'30"W	L186	105.00'	S89°37'30"E
L19	40.00'	S00°22'30"W	L43	48.00'	S00°22'30"W	L67	105.00'	S89°37'30"E	L91	40.00'	S00°22'30"W	L115	105.00'	N89°37'30"W	L139	40.00'	S00°22'30"W	L163	40.00'	S00°22'30"W	L187	105.00'	S89°37'30"E
L20	40.00'	S00°22'30"W	L44	105.00'	N89°37'30"W	L68	85.00'	N89°37'30"W	L92	40.00'	S00°22'30"W	L116	105.00'	N89°37'30"W	L140	40.00'	S00°22'30"W	L164	40.00'	S00°22'30"W	L188	105.00'	S89°37'30"E
L21	40.00'	S00°22'30"W	L45	105.00'	N89°37'30"W	L69	28.00'	S00°22'30"W	L93	40.00'	S00°22'30"W	L117	105.00'	N89°37'30"W	L141	40.00'	S00°22'30"W	L165	40.00'	S00°22'30"W	L189	105.00'	S89°37'30"E
L22	40.00'	S00°22'30"W	L46	105.00'	N89°37'30"W	L70	40.00'	S00°22'30"W	L94	40.00'	S00°22'30"W	L118	105.00'	N89°37'30"W	L142	40.00'	S00°22'30"W	L166	40.00'	S00°22'30"W	L190	105.00'	S89°37'30"E
L23	40.00'	S00°22'30"W	L47	105.00'	N89°37'30"W	L71	40.00'	S00°22'30"W	L95	40.00'	S00°22'30"W	L119	105.00'	N89°37'30"W	L143	40.00'	S00°22'30"W	L167	40.00'	S00°22'30"W	L191	105.00'	S89°37'30"E
L24	40.00'	S00°22'30"W	L48	105.00'	N89°37'30"W	L72	40.00'	S00°22'30"W	L96	28.00'	S00°22'30"W	L120	105.00'	N89°37'30"W	L144	40.00'	S00°22'30"W	L168	40.00'	S00°22'30"W	L192	85.00'	N89°37'30"W
LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION	LINE #	LENGTH	DIRECTION
L241	105.00'	N89°37'30"W	L265	40.00'	S00°22'30"W	L289	40.00'	N00°22'30"E	L313	105.00'	S89°37'30"E	L337	40.00'	N89°37'30"W	L361	105.00'	S00°22'30"W	L385	40.00'	N89°37'30"W	L409	40.00'	S89°37'30"E
L242	105.00'	N89°37'30"W	L266	40.00'	S00°22'30"W	L290	40.00'	N00°22'30"E	L314	105.00'	S89°37'30"E	L338	40.00'	N89°37'30"W	L362	105.00'	S00°22'30"W	L386	40.00'	N89°37'30"W	L410	40.00'	S89°37'30"E
L243	105.00'	N89°37'30"W	L267	40.00'	S00°22'30"W	L291	40.00'	N00°22'30"E	L315	105.00'	S89°37'30"E	L339	40.00'	N89°37'30"W	L363	105.00'	N00°22'30"E	L387	40.00'	N89°37'30"W	L411	40.00'	S89°37'30"E
L244	105.00'	N89°37'30"W	L268	40.00'	S00°22'30"W	L292	40.00'	N00°22'30"E	L316	28.42'	N89°37'30"W	L340	40.00'	N89°37'30"W	L364	105.00'	S00°22'30"W	L388	40.00'	N89°37'30"W	L412	40.00'	S89°37'30"E
L245	105.00'	N89°37'30"W	L269	40.00'	S00°22'30"W	L293	40.00'	N00°22'30"E	L317	40.00'	N89°37'30"W	L341	40.00'	N89°37'30"W	L365	105.00'	S00°22'30"W	L389	40.00'	N89°37'30"W	L413	40.00'	S89°37'30"E
L246	105.00'	N89°37'30"W	L270	48.00'	S00°22'30"W	L294	40.00'	N00°22'30"E	L318	40.00'	N89°37'30"W	L342	40.00'	N89°37'30"W	L366	105.00'	S00°22'30"W	L390	29.00'	N89°37'30"W	L414	40.00'	N89°37'30"W
L247	105.00'	S89°37'30"E	L271	105.00'	S89°37'30"E	L295	48.00'	N00°22'30"E	L319	29.00'	N89°37'30"W	L343	4.30'	N89°37'30"W	L367	105.00'	S00°22'30"W	L391	40.00'	N89°37'30"W	L415	105.00'	S89°37'30"E
L248	105.00'	S89°37'30"E	L272	105.00'	S89°37'30"E	L296	105.00'	N89°37'30"W	L320	40.00'	N89°37'30"W	L344	49.25'	N71°04'02"W	L368	105.00'	S00°22'30"W	L392	40.00'	N89°37'30"W	L416	40.00'	N89°37'30"E
L249	105.00'	S89°37'30"E	L273	48.00'	S00°22'30"W	L297	105.00'	N89°37'30"W	L321	40.00'	N89°37'30"W	L345	105.00'	N00°22'30"E	L369	105.00'	S00°22'30"W	L393	40.00'	N89°37'30"W	L417	53.95'	N89°37'30"W
L250	105.00'	S89°37'30"E	L274	40.00'	S00°22'30"W	L298	105.00'	N89°37'30"W	L322	40.00'	N89°37'30"W	L346	40.00'	S89°37'30"E	L370	105.00'	N00°22'30"E	L394	40.00'	N89°37'30"W	L418	49.87'	N01°41'15"E
L251	105.00'	S89°37'30"E	L275	40.00'	S00°22'30"W	L299	105.00'	N89°37'30"W	L323	40.00'	N89°37'30"W	L347	40.00'	S89°37'30"E	L371	105.00'	N00°22'30"E	L395	40.00'	N89°37'30"W	L419	40.00'	N01°41'15"E
L252	105.00'	S89°37'30"E	L276	40.00'	S00°22'30"W	L300	105.00'	N89°37'30"W	L324	40.00'	N89°37'30"W	L348	40.00'	S89°37'30"E	L372	105.00'	N00°22'30"E	L396	40.00'	N89°37'30"W	L420	40.00'	N01°41'15"E
L253	105.00'	S89°37'30"E	L277	40.00'	S00°22'30"W	L301	105.00'	N89°37'30"W	L325	40.00'	N89°37												

LANDSCAPE NOTES

1. THE CONTRACTOR SHALL FOLLOW THE LANDSCAPE PLANS AND SPECIFICATIONS AS CLOSELY AS POSSIBLE. ANY SUBSTITUTION OR ALTERATION SHALL NOT BE ALLOWED WITHOUT APPROVAL OF THE OWNER'S REPRESENTATIVE. OVERALL PLANT QUANTITY AND QUALITY SHALL BE CONSISTENT WITH THE PLANS.
2. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL PLANT QUANTITIES. GRAPHIC QUANTITIES TAKES PRECEDENCE OVER WRITTEN QUANTITIES.
3. THE OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO INSPECT AND TAG ALL PLANT MATERIAL PRIOR TO SHIPPING TO THE SITE. IN ALL CASES, THE OWNER'S REPRESENTATIVE MAY REJECT PLANT MATERIAL AT THE SITE IF MATERIAL IS DAMAGED, DISEASED, OR DECLINING IN HEALTH AT THE TIME OF ONSITE INSPECTIONS OR IF THE PLANT MATERIAL DOES NOT MEET THE MINIMUM SPECIFIED STANDARD IDENTIFIED ON THE PLANS AND IN THE SPECIFICATIONS. THE CONTRACTOR SHALL COORDINATE WITH THE OWNER'S REPRESENTATIVE FOR INSPECTION AND APPROVAL OF ALL MATERIALS AND PRODUCTS PRIOR TO INSTALLATION.
4. THE OWNER'S REPRESENTATIVE MAY ELECT TO UPSIZE PLANT MATERIAL AT THEIR DISCRETION BASED ON SELECTION, AVAILABILITY, OR TO ENHANCE SPECIFIC AREAS OF THE PROJECT. THE CONTRACTOR SHALL VERIFY PLANT MATERIAL SIZES WITH OWNER'S REPRESENTATIVE PRIOR TO PURCHASING, SHIPPING OR STOCKING OF PLANT MATERIALS. SUBMIT CHANGE ORDER REQUEST TO OWNER'S REPRESENTATIVE FOR APPROVAL IF ADDITIONAL COST IS REQUESTED BY THE CONTRACTOR PRIOR TO INSTALLATION. RE-STOCKING CHARGES WILL NOT BE APPROVED IF THE CONTRACTOR FAILS TO SUBMIT A REQUEST FOR MATERIAL CHANGES.
5. THE CONTRACTOR SHALL WARRANTY ALL CONTRACTED WORK AND MATERIALS FOR A PERIOD OF ONE YEAR AFTER SUBSTANTIAL COMPLETION HAS BEEN ISSUED BY THE OWNER'S REPRESENTATIVE FOR THE ENTIRE PROJECT UNLESS OTHERWISE SPECIFIED IN THE CONTRACT DOCUMENTS OR SPECIFICATIONS.
6. REFER TO IRRIGATION PLANS FOR LIMITS AND TYPES OF IRRIGATION DESIGNED FOR THE LANDSCAPE. IN NO CASE SHALL IRRIGATION BE EMITTED WITHIN THE MINIMUM DISTANCE FROM BUILDING OR WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT. ALL IRRIGATION DISTRIBUTION LINES, HEADS AND EMITTERS SHALL BE KEPT OUTSIDE THE MINIMUM DISTANCE AWAY FROM ALL BUILDING AND WALL FOUNDATIONS AS STIPULATED IN THE GEOTECHNICAL REPORT.
7. LANDSCAPE MATERIAL LOCATIONS SHALL HAVE PRECEDENCE OVER IRRIGATION MAINLINE AND LATERAL LOCATIONS. COORDINATE INSTALLATION OF IRRIGATION EQUIPMENT SO THAT IT DOES NOT INTERFERE WITH THE PLANTING OF TREES OR OTHER LANDSCAPE MATERIAL.
8. THE LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR ENSURING POSITIVE DRAINAGE EXISTS IN ALL LANDSCAPE AREAS. SURFACE DRAINAGE ON LANDSCAPE AREAS SHALL NOT FLOW TOWARD STRUCTURES AND FOUNDATIONS. MAINTAIN SLOPE AWAY FROM FOUNDATIONS PER THE GEOTECHNICAL REPORT RECOMMENDATIONS. ALL LANDSCAPE AREAS BETWEEN WALKS AND CURBS SHALL DRAIN FREELY TO THE CURB UNLESS OTHERWISE IDENTIFIED ON THE GRADING PLAN. IN NO CASE SHALL THE GRADE, TURF THATCH, OR OTHER LANDSCAPE MATERIALS DAM WATER AGAINST WALKS. MINIMUM SLOPES ON LANDSCAPE AREAS SHALL BE 2%, MAXIMUM SLOPE SHALL BE 25% UNLESS SPECIFICALLY IDENTIFIED ON THE PLANS OR APPROVED BY THE OWNER'S REPRESENTATIVE.
9. PRIOR TO INSTALLATION OF PLANT MATERIALS, AREAS THAT HAVE BEEN COMPACTED OR DISTURBED BY CONSTRUCTION ACTIVITY SHALL BE THOROUGHLY LOOSENEED TO A DEPTH OF 8" - 12" AND AMENDED PER SPECIFICATIONS.
10. ALL LANDSCAPED AREAS ARE TO RECEIVE ORGANIC SOIL PREPARATION AT 4 cu yds/1,000sf OR AS NOTED IN THE TECHNICAL SPECIFICATIONS.
11. TREES SHALL NOT BE LOCATED IN DRAINAGE SWALES, DRAINAGE AREAS, OR UTILITY EASEMENTS. CONTACT OWNER'S REPRESENTATIVE FOR RELOCATION OF PLANTS IN QUESTIONABLE AREAS PRIOR TO INSTALLATION.
12. THE CENTER OF EVERGREEN TREES SHALL NOT BE PLACED CLOSER THAN 8' AND THE CENTER OF ORNAMENTAL TREES CLOSER THAN 6' FROM A SIDEWALK, STREET OR DRIVE LANE. EVERGREEN TREES SHALL NOT BE LOCATED ANY CLOSER THAN 15' FROM IRRIGATION ROTOR HEADS. NOTIFY OWNER'S REPRESENTATIVE IF TREE LOCATIONS CONFLICT WITH THESE STANDARDS FOR FURTHER DIRECTION.
13. ALL EVERGREEN TREES SHALL BE FULLY BRANCHED TO THE GROUND AND SHALL NOT EXHIBIT SIGNS OF ACCELERATED GROWTH AS DETERMINED BY THE OWNER'S REPRESENTATIVE.
14. ALL TREES ARE TO BE STAKED AND GUYED PER DETAILS FOR A PERIOD OF 1 YEAR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING STAKES AT THE END OF 1 YEAR FROM ACCEPTANCE OF LANDSCAPE INSTALLATION BY THE OWNER'S REPRESENTATIVE. OBTAIN APPROVAL BY OWNER'S REPRESENTATIVE PRIOR TO REMOVAL.
15. ALL TREES INSTALLED ABOVE RETAINING WALLS UTILIZING GEO-GRID MUST BE HAND DUG TO PROTECT GEO-GRID. IF GEO-GRID MUST BE CUT TO INSTALL TREES, APPROVAL MUST BE GIVEN BY OWNER'S REPRESENTATIVE PRIOR TO DOING WORK.
16. ALL TREES IN SEED OR TURF AREAS SHALL RECEIVE MULCH RINGS. OBTAIN APPROVAL FROM OWNER'S REPRESENTATIVE FOR ANY TREES THAT WILL NOT BE MULCHED FOR EXCESSIVE MOISTURE REASONS.
17. SHRUB, GROUND COVER AND PERENNIAL BEDS ARE TO BE CONTAINED BY 4" x 14 GAUGE GREEN ROLL TOP, INTERLOCKING TYPE EDGER, RYERSON OR EQUAL. EDGER IS NOT REQUIRED WHEN ADJACENT TO CURBS, WALLS, WALKS OR SOLID FENCES WITHIN 3" OF PRE-MULCHED FINAL GRADE. EDGER SHALL NOT BE REQUIRED TO SEPARATE MULCH TYPES UNLESS SPECIFIED ON THE PLANS.
18. ALL SHRUB BEDS ARE TO BE MULCHED WITH MIN. 4" DEPTH, 2"-4" ROUNDED RIVER ROCK SPECIFIED GEOTEXTILE WEED CONTROL FABRIC. ALL GROUND COVER AND PERENNIAL FLOWER BEDS SHALL BE MULCHED WITH 4" DEPTH SHREDDED CEDAR MULCH. NO WEED CONTROL FABRIC IS REQUIRED IN GROUND COVER OR PERENNIAL AREAS.
19. AT SEED AREA BOUNDARIES ADJACENT TO EXISTING NATIVE AREAS, OVERLAP ABUTTING NATIVE AREAS BY THE FULL WIDTH OF THE SEEDER.
20. EXISTING TURF AREAS THAT ARE DISTURBED DURING CONSTRUCTION, ESTABLISHMENT AND THE MAINTENANCE PERIOD SHALL BE RESTORED WITH NEW SOD TO MATCH EXISTING TURF SPECIES. DISTURBED NATIVE AREAS WHICH ARE TO REMAIN SHALL BE OVER SEEDDED AND RESTORED WITH SPECIFIED SEED MIX.
21. CONTRACTOR SHALL OVER SEED ALL MAINTENANCE OR SERVICE ACCESS BENCHES AND ROADS WITH SPECIFIED SEED MIX UNLESS OTHERWISE NOTED ON THE PLANS.
22. ALL SEEDDED SLOPES EXCEEDING 25% IN GRADE (4:1) SHALL RECEIVE EROSION CONTROL BLANKETS. PRIOR TO INSTALLATION, NOTIFY OWNER'S REPRESENTATIVE FOR APPROVAL OF LOCATION AND ANY ADDITIONAL COST IF A CHANGE ORDER IS NECESSARY.
23. WHEN COMPLETE, ALL GRADES SHALL BE WITHIN +/- 1/8" OF FINISHED GRADES AS SHOWN ON THE PLANS.
24. SOFT SURFACE TRAILS NEXT TO MANICURED TURF OR SHRUB BEDS SHALL BE CONTAINED WITH 4" x 14 GAUGE GREEN ROLL TOP EDGER, RYERSON OR EQUAL.
25. THE CONTRACTOR IS EXPECTED TO KNOW AND UNDERSTAND THE CITY AND COUNTY SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION. IN CASES OF DISCREPANCIES THE HIGHER OF THE TWO STANDARDS SHALL HAVE PRECEDENCE.

REPRESENTATIVE PLANT LIST

	<b>DECIDUOUS CANOPY TREES</b> ACER NEGUNDO 'SENSATION' / SENSATION BOX ELDER MAPLE CARPINUS BETULUS 'FASTIGIATA' / PYRAMIDAL EUROPEAN HORNBEAN CATALPA SPECIOSA / NORTHERN CATALPA CELTIS OCCIDENTALIS / COMMON HACKBERRY GLEDITSIA TRIACANTHOS 'INERMIS' 'SHADEMASTER' TM / SHADEMASTER LOCUST GYMNOCLADUS DIOICA 'ESPRESSO' / KENTUCKY COFFEETREE QUERCUS MACROCARPA / BURR OAK QUERCUS MUEHLENBERGII / CHINKAPIN OAK QUERCUS ROBUR / ENGLISH OAK TILIA AMERICANA 'REDMOND' / REDMOND AMERICAN LINDEN TILIA CORDATA 'GREENSPIRE' / GREENSPIRE LITTLELEAF LINDEN ULMUS AMERICANA 'PRINCETON' / AMERICAN ELM	412
	<b>EVERGREEN TREES</b> JUNIPERUS CHINENSIS 'SPARTAN' / SPARTAN JUNIPER JUNIPERUS SCOPULORUM 'MEDORA' / MEDORA JUNIPER PICEA PUNGENS 'ISEL' FASTIGIATE' / FASTIGIATE SPRUCE PICEA PUNGENS 'GLAUCA' 'BAKERI' / BAKERI BLUE SPRUCE PINUS ARISTATA / BRISTLEcone PINE PINUS HELDREICHII / BOSNIAN PINE PINUS NIGRA / AUSTRIAN BLACK PINE	34
	<b>ORNAMENTAL TREES</b> ACER TATARICUM 'HOT WINGS' / HOT WINGS TATARIAN MAPLE MALUS X 'RED BARRON' / RED BARRON CRAB APPLE MALUS X 'SPRING SNOW' / SPRING SNOW CRAB APPLE MALUS X 'THUNDERCHILD' / THUNDERCHILD CRAB APPLE PRUNUS AMERICANA / AMERICAN PLUM PYRUS CALLERYANA 'CHANTICLEER' / CHANTICLEER PEAR	36
	<b>EVERGREEN SHRUBS</b> ARCTOSTAPHYLOS X COLORADOENSIS 'PANCHITO' / PANCHITO MANZANITA DAPHNE X BURKWOODII 'CAROL MACKIE' / CAROL MACKIE DAPHNE EUONYMUS FORTUNEI 'EMERALD GAITY' TM / EMERALD GAITY EUONYMUS JUNIPERUS HORIZONTALIS 'BAR HARBOR' / BAR HARBOR CREEPING JUNIPER JUNIPERUS SABINA 'CALGARY CARPET' TM / CALGARY CARPET JUNIPER PINUS EDULIS / DWARF PINON PINE PINUS MUGO 'MOPS' / MUGO PINE	43
	<b>ORNAMENTAL GRASSES</b> BOULEDOUA GRACILIS 'BLONDE AMBITION' / BLOND AMBITION BLUE GRAMA GRASS CALAMAGROSTIS BRACHYTRICHA / KOREAN FEATHER REED GRASS CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER' / KARL FOERSTER FEATHER REED GRASS MISCANTHUS SINENSIS 'ADAGIO' / COMPACT MAIDEN GRASS MISCANTHUS SINENSIS 'VARIEGATUS' / VARIEGATED MAIDEN GRASS NASSELLA TENUISSIMA / MEXICAN FEATHER GRASS PANICUM VIRGATUM 'HEAVY METAL' / BLUE SWITCH GRASS SCHIZACHYRIUM SCOPARIUM 'STANDING OVATION' / STANDING OVATION BLUESTEM GRASS	700
	<b>PERENNIALS</b> ACHILLEA MILLEFOLIUM / COMMON YARROW ACHILLEA X 'MOONSHINE' / MOONSHINE YARROW CALLIRHOE INVOLUCRATA / PRAIRIE WINECUPS JAMESIA AMERICANA / WAXFLOWER LAVANDULA ANGUSTIFOLIA 'MUNSTEAD' / MUNSTEAD ENGLISH LAVENDER LAVANDULA X INTERMEDIA 'PHENOMENAL' / PHENOMENAL LAVENDER SEDUM X 'AUTUMN JOY' / AUTUMN JOY SEDUM VERONICA LIWANENSIS / TURKISH VERONICA VINCA MINOR 'BOWLES' / BOWLES COMMON PERIWINKLE	821

PERIMETER LANDSCAPE REQUIREMENTS					
STREET / PERIMETER TYPE	LINEAR FEET	TREES REQ'D	TREES PROVIDED	SHRUBS REQ'D	SHRUBS PROVIDED
101st AVE. / II	1139	13	xx	182	xx
4TH ST / III	545	11 DECID. / 11 EVGRN	xx	87	xx

LAKE BLUFF  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
MERITAGE HOMES  
8400 CRESCENT PKWY  
SUITE 200  
GREENWOOD VILLAGE, CO 80111  
(303) 406-4312

SUB2022-0015

PUD2018-0010

NOT FOR  
CONSTRUCTION

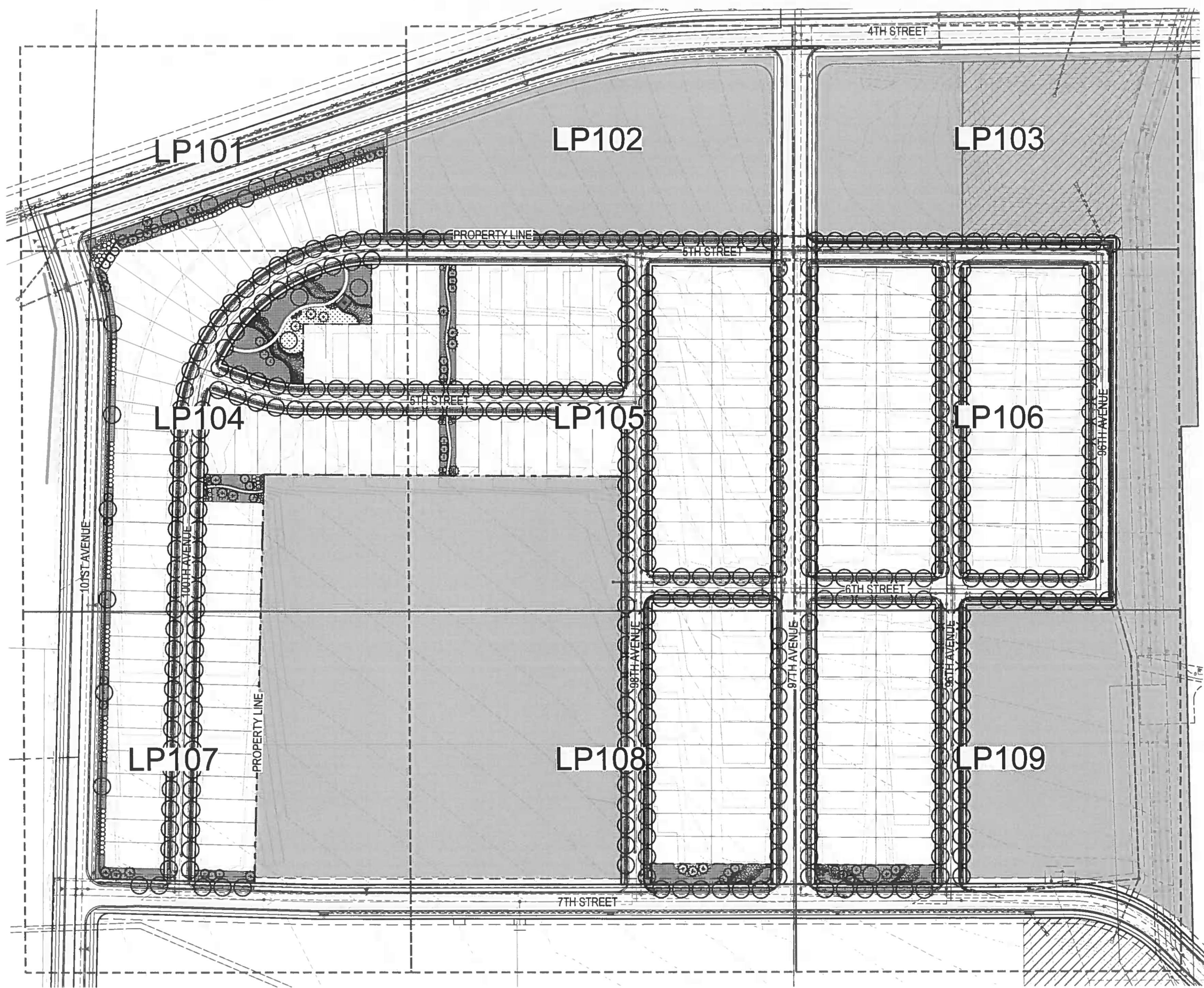
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09/07/22 SUBMITTAL

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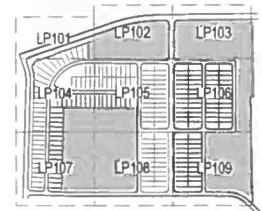
LP001







KEY MAP



**NORRIS DESIGN**  
Planning | Landscape Architecture | Branding  
244 North College Avenue #130  
Fort Collins, Colorado 80524  
P 970 409 3414  
www.norris-design.com

**LAKE BLUFF**  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
MERITAGE HOMES  
8400 CRESCENT PKWY  
SUITE 200  
GREENWOOD VILLAGE, CO 80111  
(303) 406-4312

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PUD2018-0010

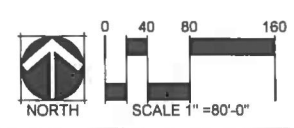
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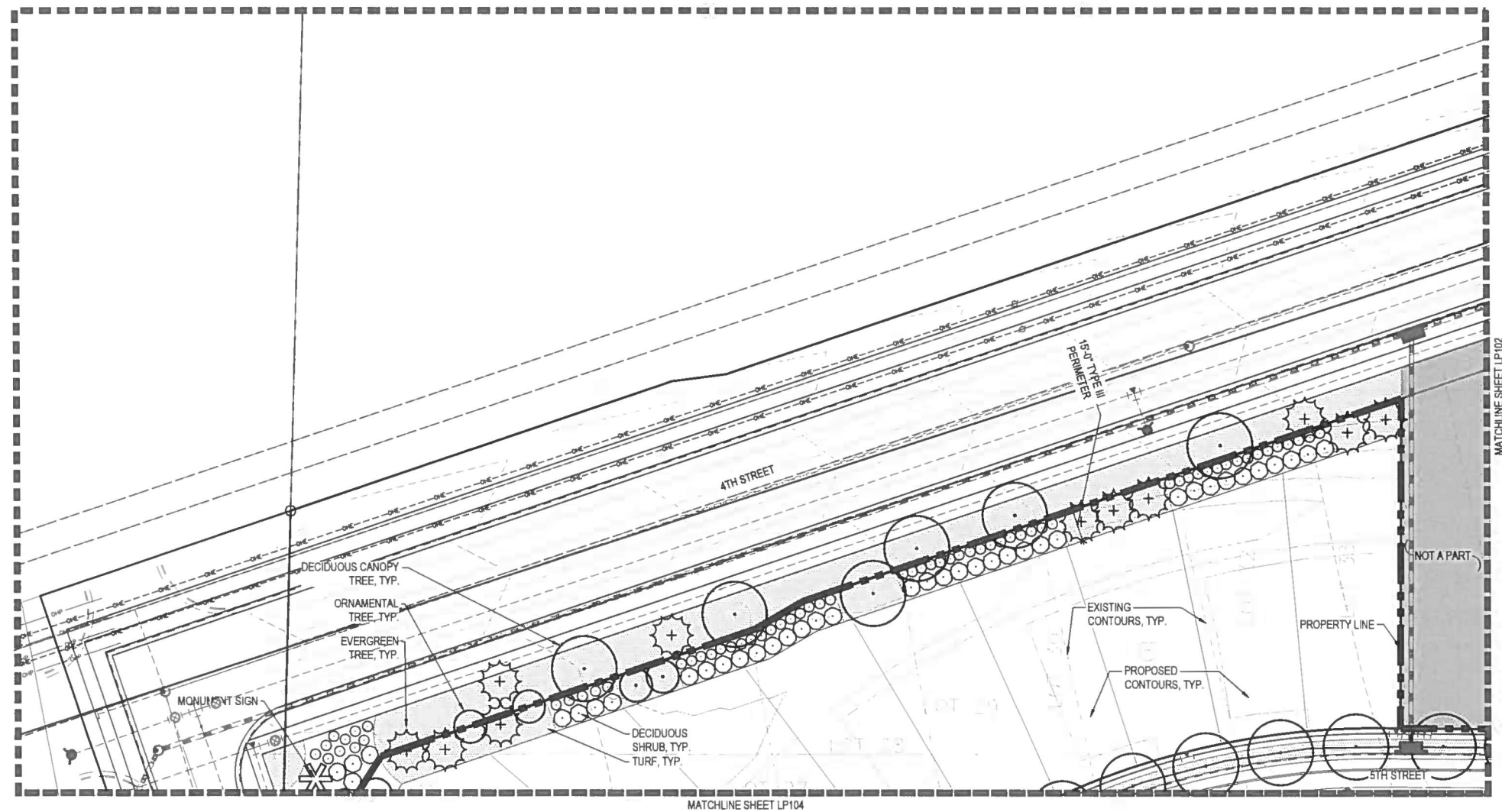
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OVERALL  
LANDSCAPE PLAN

LP100

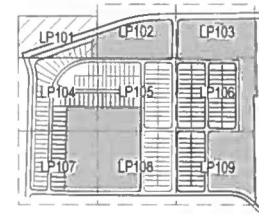
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#### KEY MAP



#### LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- METAL EDGER
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED PERENNIALS
- TURF
- NATIVE SEED MIX
- PLANTING BED MULCH
- SWATH PLANTING BED MULCH
- CRUSHER FINES

## LAKE BLUFF PRELIMINARY PLAT GREELEY, CO

OWNER:  
MERITAGE HOMES  
8400 CRESCENT PKWY  
SUITE 200  
GREENWOOD VILLAGE, CO 80111  
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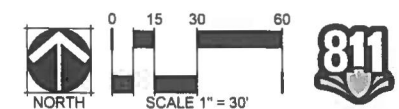
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09/07/22 SUBMITTAL

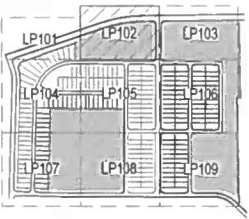
SHEET TITLE:  
LANDSCAPE  
PLAN

LP101





KEY MAP



LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- METAL EDGER
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED EVERGREEN SHRUBS
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- NATIVE SEED MIX
- PLANTING BED MULCH
- SWATH PLANTING BED MULCH
- CRUSHER FINES

LAKE BLUFF  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
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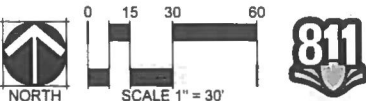
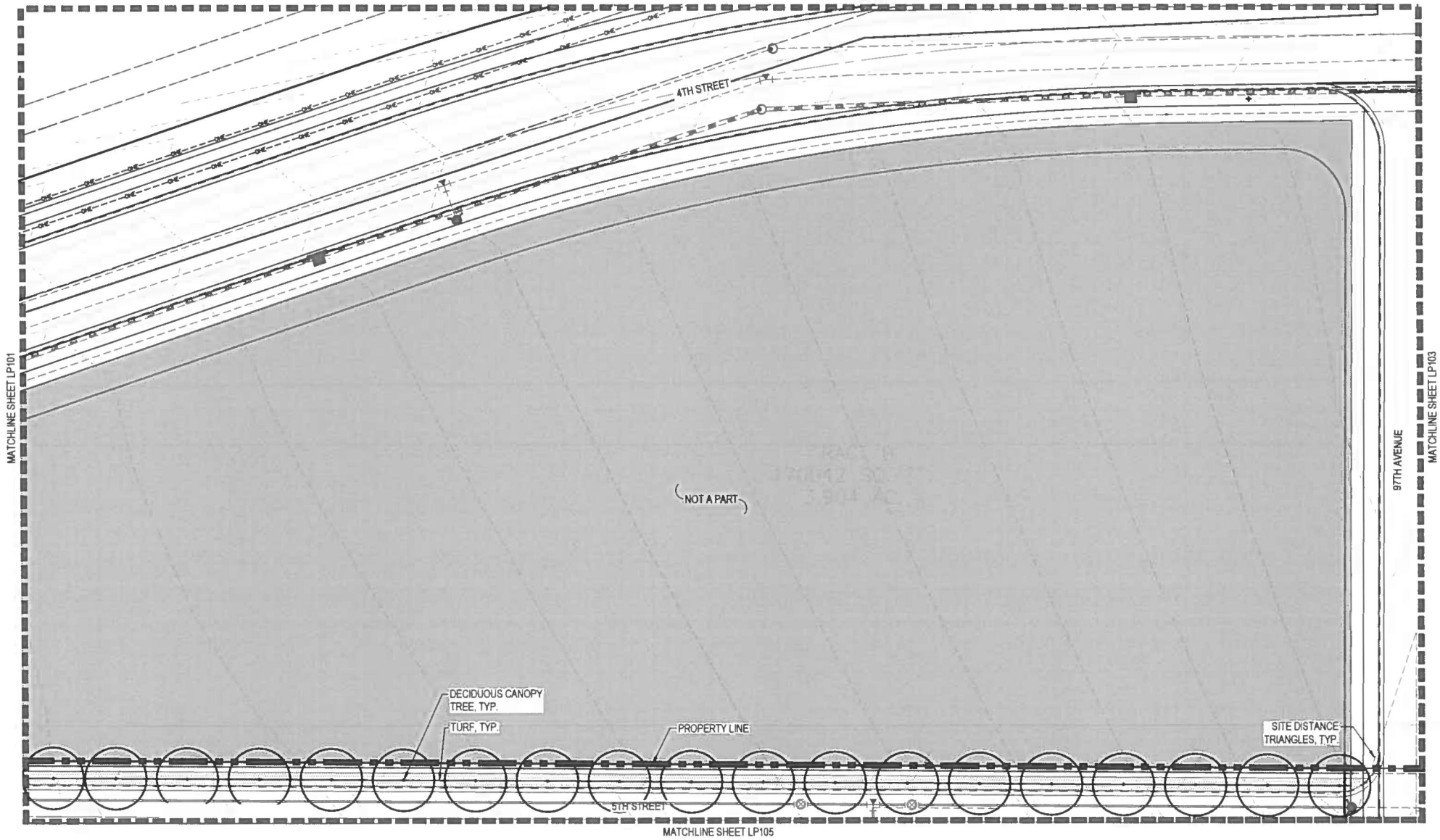
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SHEET TITLE:  
LANDSCAPE  
PLAN

LP102



LAKE BLUFF  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
MERITAGE HOMES  
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SUITE 200  
GREENWOOD VILLAGE, CO 80111  
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09/07/22 SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
PLAN

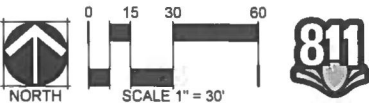
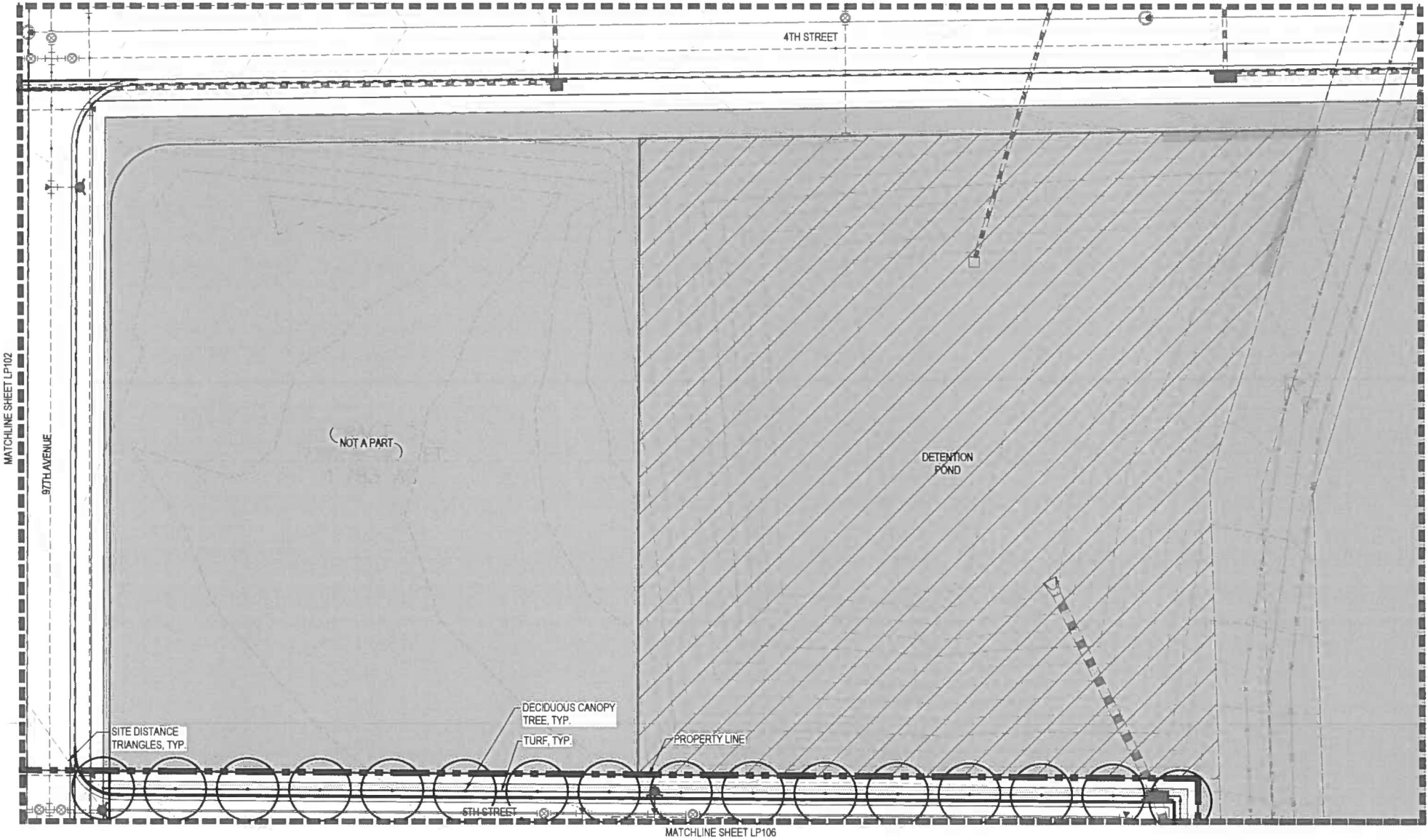
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KEY MAP

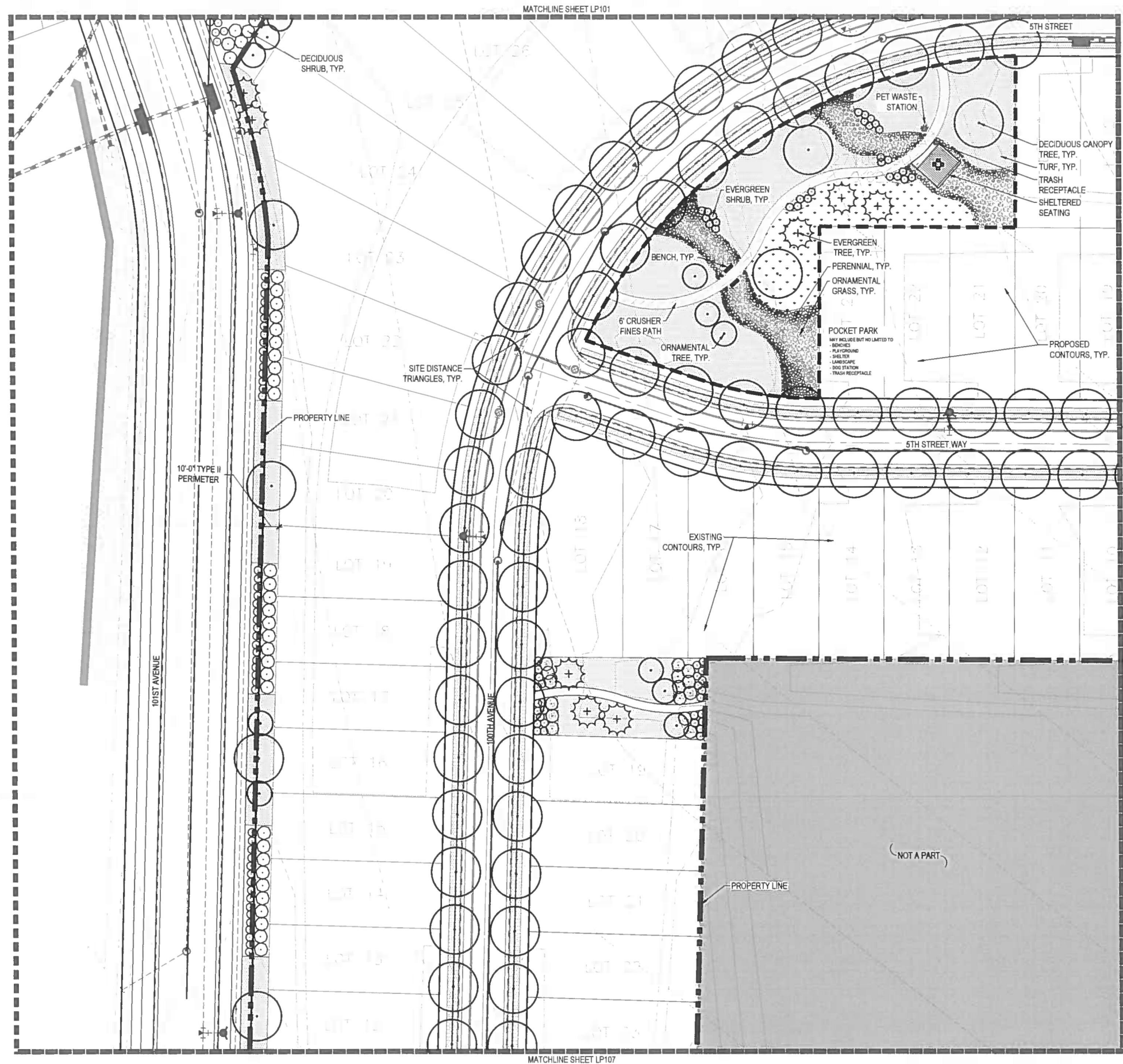


LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- METAL EDGER
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED PERENNIALS
- TURF
- NATIVE SEED MIX
- PLANTING BED MULCH
- SWATH PLANTING BED MULCH
- CRUSHER FINES



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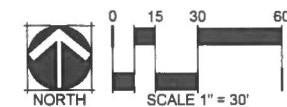


#### KEY MAP



#### LEGEND

---	MATCH LINE
---	PROPERTY BOUNDARY
---	METAL EDGER
○	CANOPY TREE
⊕	EVERGREEN TREE
○	ORNAMENTAL TREE
○	PROPOSED DECIDUOUS SHRUBS
○	PROPOSED ORNAMENTAL GRASS
○	PROPOSED EVERGREEN SHRUBS
○	PROPOSED PERENNIALS
■	TURF
■	NATIVE SEED MIX
■	PLANTING BED MULCH
■	SWATH PLANTING BED MULCH
■	CRUSHER FINES



## LAKE BLUFF PRELIMINARY PLAT GREELEY, CO

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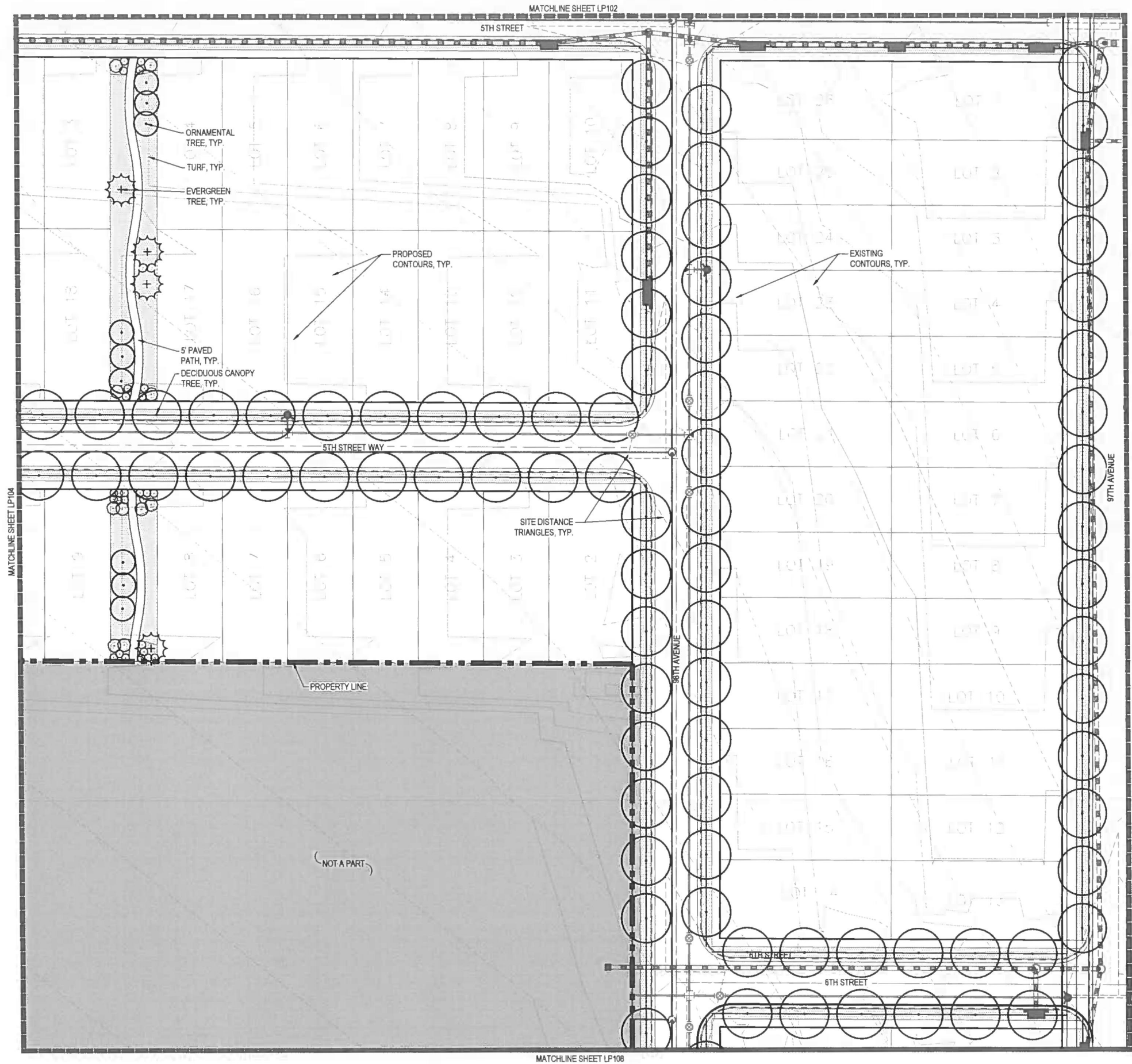
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SHEET TITLE:  
LANDSCAPE  
PLAN

LP104



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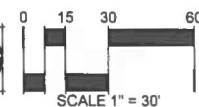


#### KEY MAP



#### LEGEND

---	MATCH LINE
---	PROPERTY BOUNDARY
---	METAL EDGER
○	CANOPY TREE
✱	EVERGREEN TREE
○	ORNAMENTAL TREE
○	PROPOSED DECIDUOUS SHRUBS
○	PROPOSED ORNAMENTAL GRASS
○	PROPOSED EVERGREEN SHRUBS
○	PROPOSED PERENNIALS
■	TURF
■	NATIVE SEED MIX
■	PLANTING BED MULCH
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■	CRUSHER FINES



## LAKE BLUFF PRELIMINARY PLAT GREELEY, CO

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PUD2018-0010

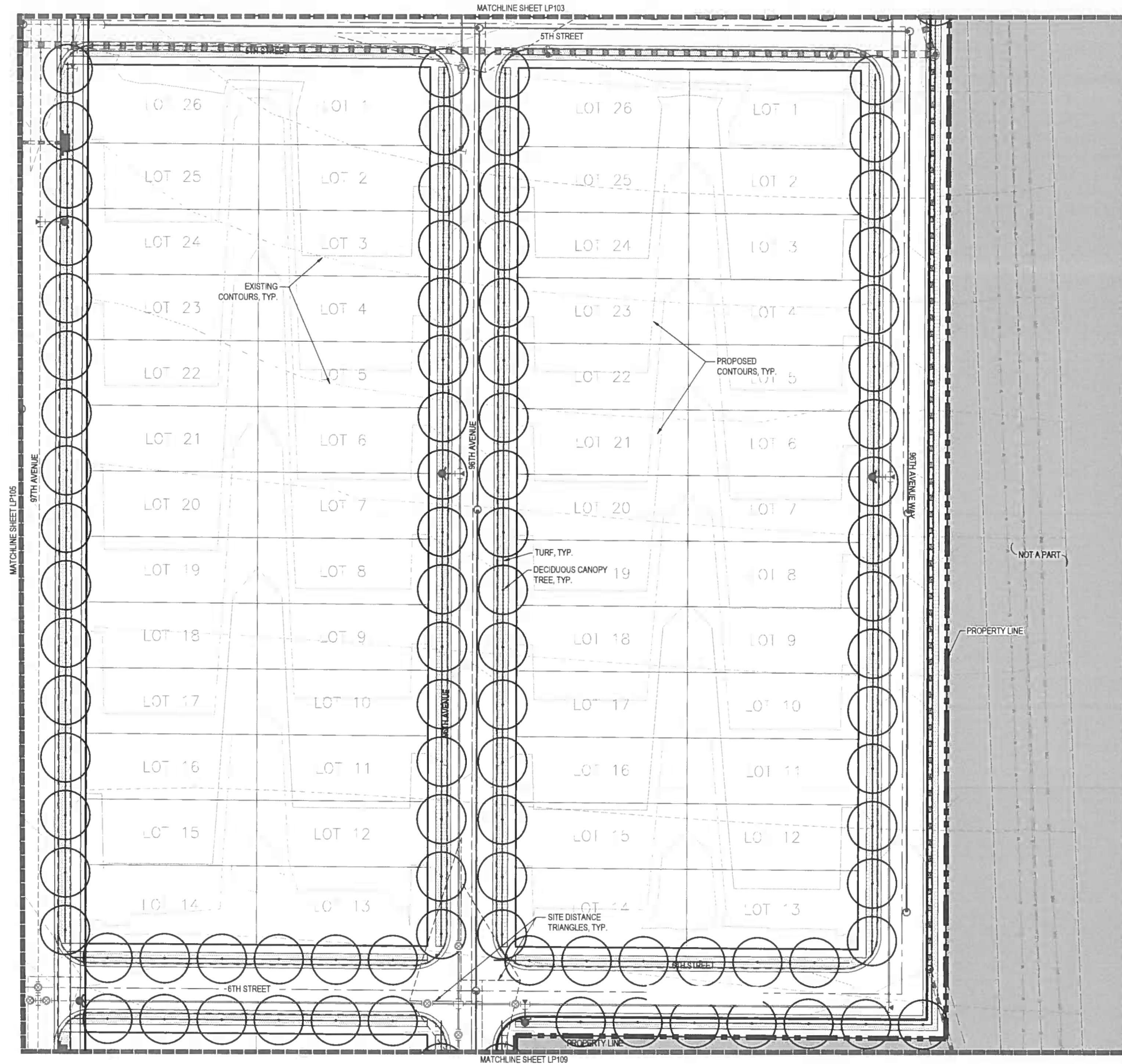
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09/07/22 SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
PLAN

LP105

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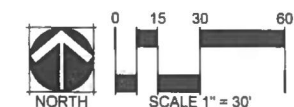


#### KEY MAP



#### LEGEND

---	MATCH LINE
---	PROPERTY BOUNDARY
---	METAL EDGER
○	CANOPY TREE
⊕	EVERGREEN TREE
●	ORNAMENTAL TREE
○	PROPOSED DECIDUOUS SHRUBS
⊕	PROPOSED ORNAMENTAL GRASS
○	PROPOSED EVERGREEN SHRUBS
⊕	PROPOSED PERENNIALS
---	TURF
---	NATIVE SEED MIX
---	PLANTING BED MULCH
---	SWATH PLANTING BED MULCH
---	CRUSHER FINES



## LAKE BLUFF PRELIMINARY PLAT GREELEY, CO

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PUD2018-0010

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09/07/22 SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
PLAN

LP106

LAKE BLUFF  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
HERITAGE HOMES  
8400 CRESCENT PKWY  
SUITE 200  
GREENWOOD VILLAGE, CO 80111  
(303) 406-4312

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SHEET TITLE:  
LANDSCAPE  
PLAN

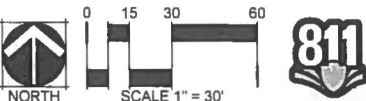
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KEY MAP



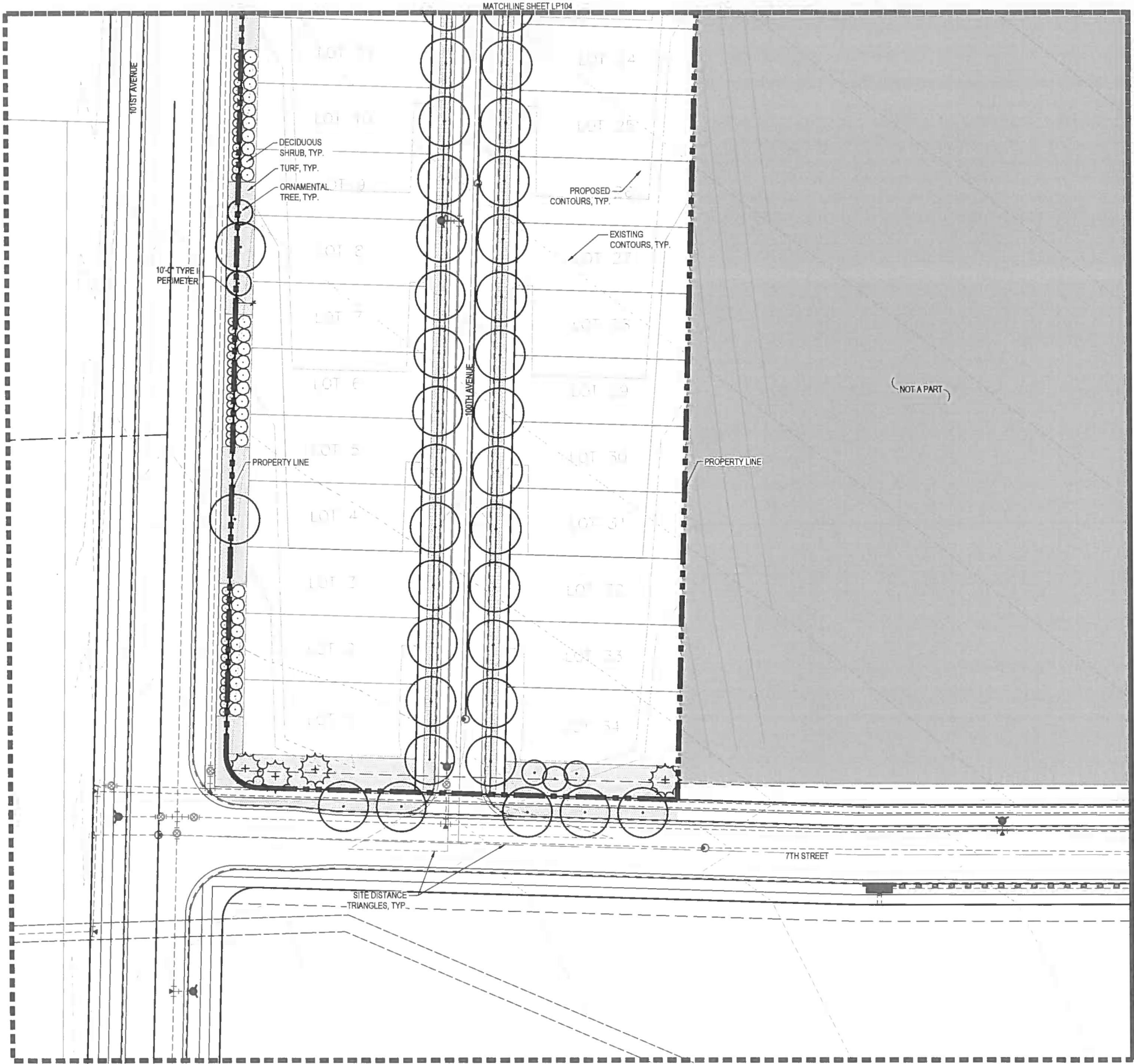
LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- METAL EDGER
- CANOPY TREE
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- ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
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- PROPOSED PERENNIALS
- TURF
- NATIVE SEED MIX
- PLANTING BED MULCH
- SWATH PLANTING BED MULCH
- CRUSHER FINES



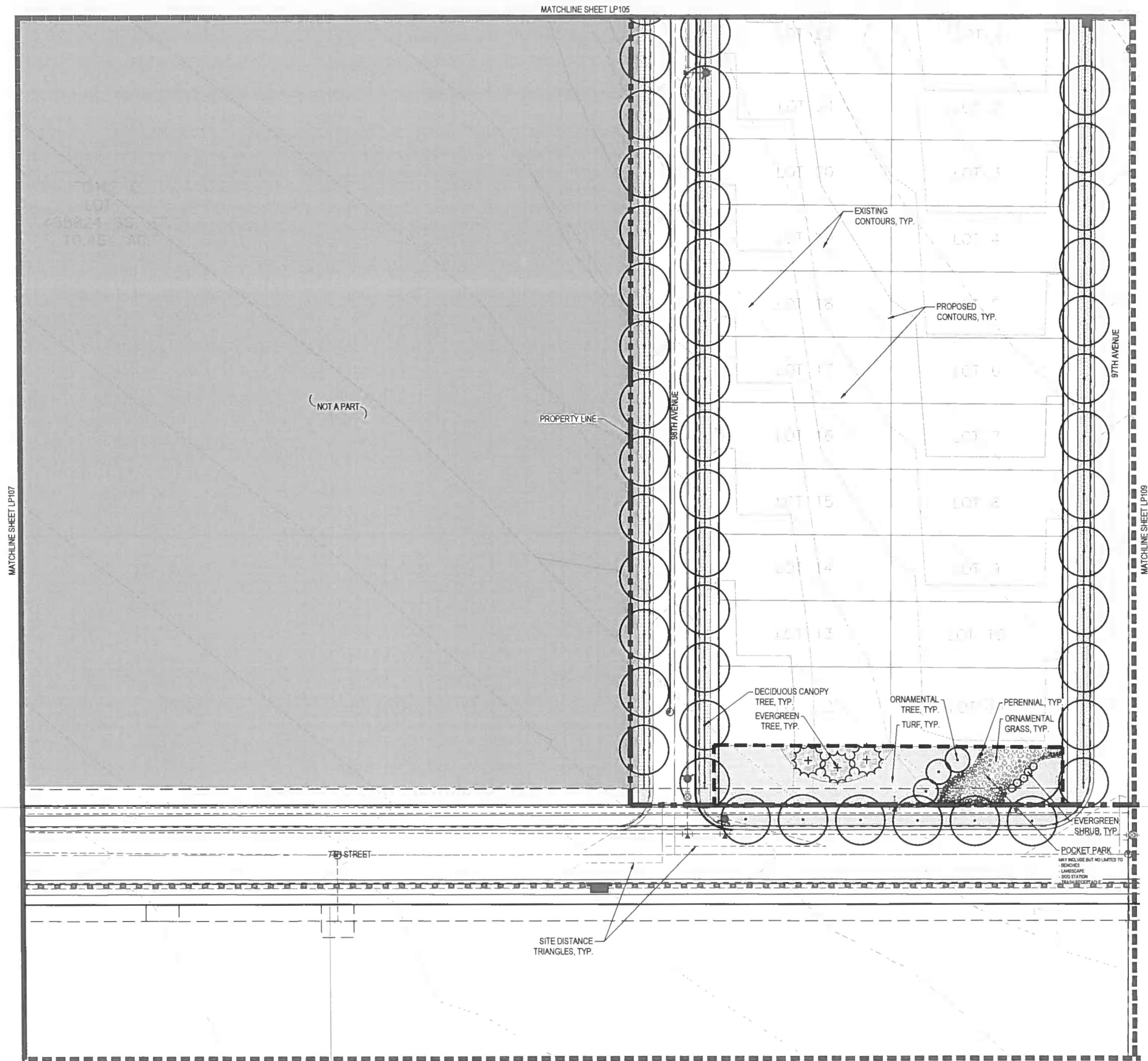
SCALE 1" = 30'

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#### KEY MAP



#### LEGEND

---	MATCH LINE
---	PROPERTY BOUNDARY
---	METAL EDGER
●	CANOPY TREE
⊕	EVERGREEN TREE
○	ORNAMENTAL TREE
○	PROPOSED DECIDUOUS SHRUBS
○	PROPOSED ORNAMENTAL GRASS
○	PROPOSED EVERGREEN SHRUBS
○	PROPOSED PERENNIALS
■	TURF
■	NATIVE SEED MIX
■	PLANTING BED MULCH
■	SWATH PLANTING BED MULCH
■	CRUSHER FINES

## LAKE BLUFF PRELIMINARY PLAT GREELEY, CO

OWNER:  
MERITAGE HOMES  
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SUITE 200  
GREENWOOD VILLAGE, CO 80111  
(303) 406-4312

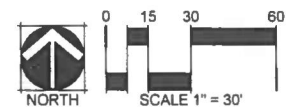
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SHEET TITLE:  
LANDSCAPE  
PLAN

LP108



LAKE BLUFF  
PRELIMINARY PLAT  
GREELEY, CO

OWNER:  
MERITAGE HOMES  
8400 CRESCENT PKWY  
SUITE 200  
GREENWOOD VILLAGE, CO 80111  
(303) 406-4312

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SHEET TITLE:  
LANDSCAPE  
PLAN

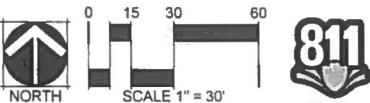
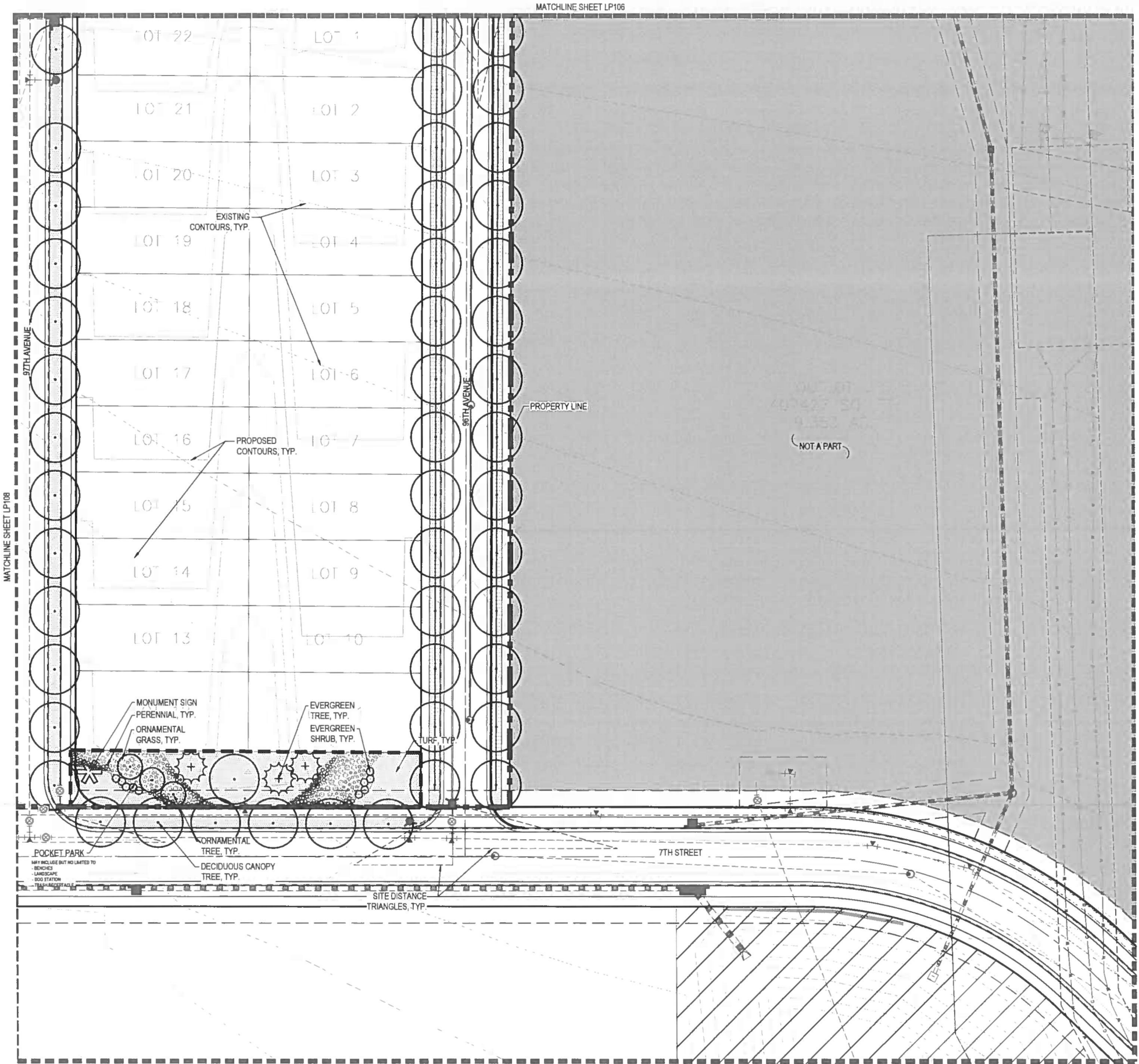
LP109

KEY MAP



LEGEND

- MATCH LINE
- PROPERTY BOUNDARY
- METAL EDGER
- CANOPY TREE
- EVERGREEN TREE
- ORNAMENTAL TREE
- PROPOSED DECIDUOUS SHRUBS
- PROPOSED ORNAMENTAL GRASS
- PROPOSED EVERGREEN SHRUBS
- PROPOSED PERENNIALS
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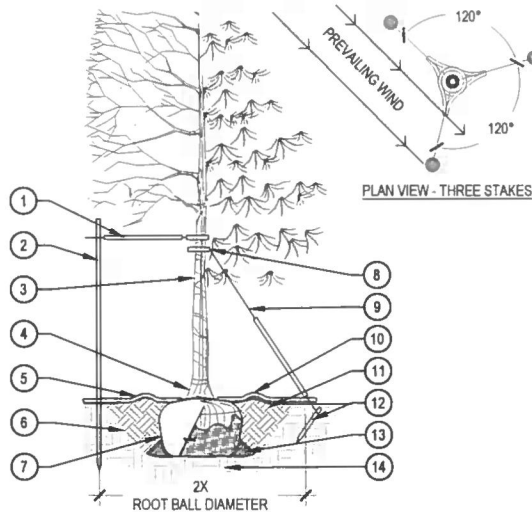


PRUNING NOTES:

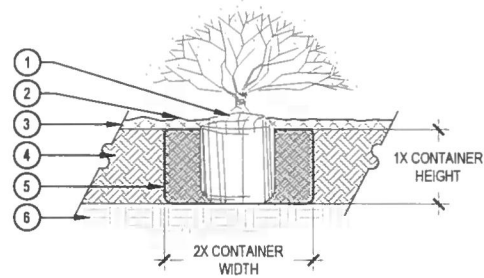
- ALL PRUNING SHALL COMPLY WITH ANSI A300 STANDARDS.
- DO NOT HEAVILY PRUNE THE TREE AT PLANTING. PRUNE ONLY CROSSOVER LIMBS, CO-DOMINANT LEADERS AND BROKEN BRANCHES. SOME INTERIOR TWIGS AND LATERAL BRANCHES MAY BE PRUNED. HOWEVER, DO NOT REMOVE THE TERMINAL BUDS OF BRANCHES THAT EXTEND TO THE EDGE OF THE CROWN.

STAKING NOTES:

- STAKE TREES PER FOLLOWING SCHEDULE, THEN REMOVE AT END OF FIRST GROWING SEASON.
  - 1-1/2" CALIPER SIZE - MIN. 1 STAKE ON SIDE OF PREVAILING WIND (GENERALLY N.W. SIDE).
  - 1-1/2" - 3" CALIPER SIZE - MIN. 2 STAKES - ONE ON N.W. SIDE, ONE ON S.W. SIDE (OR PREVAILING WIND SIDE AND 180° FROM THAT SIDE).
  - 3" CALIPER SIZE AND LARGER - 3 STAKES PER DIAGRAM.
- WIRE OR CABLE SHALL BE MIN. 12 GAUGE, TIGHTEN WIRE OR CABLE ONLY ENOUGH TO KEEP FROM SLIPPING. ALLOW FOR SOME TRUNK MOVEMENT. NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE 1-1/2" OF GROWTH AND BUFFER ALL BRANCHES FROM WIRE.



- PLACE MINIMUM 1/2" PVC PIPE AROUND EACH WIRE. EXPOSED WIRE SHALL BE MAXIMUM 2" EACH SIDE
- 6'-0" UNTREATED WOOD POST, MINIMUM 1.5" DIAMETER. ALL SHALL BE DRIVEN OUTSIDE ROOTBALL AND IN UNDISTURBED SOIL
- TREE WRAP TO BE INSTALLED ONLY FROM OCTOBER 1 THROUGH APRIL 30, DECIDUOUS ONLY. WRAP FROM BASE OF TRUNK TO BOTTOM LIMB
- PLANT TREE SO THAT TOP MOST MAJOR ROOT IS 1'-2" ABOVE FINISHED GRADE
- 2'-0" RADIUS MULCH RING, CENTERED ON TRUNK, 3" DEPTH. DO NOT PLACE MULCH IN CONTACT WITH TREE TRUNK. FINISHED GRADE REFERENCES TOP OF MULCH
- 1:1 SLOPE ON SIDES OF PLANTING HOLE
- ROPES AT TOP OF ROOTBALL SHALL BE CUT, REMOVE TOP 1/3 OF BURLAP. NON-BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED
- GROMMETED NYLON STRAPS
- GALVANIZED WIRE, MINIMUM 12 GAUGE CABLE, TWIST WIRE ONLY TO KEEP FROM SLIPPING
- 4'-6" HIGH WATER SAUCER IN NON-TURF AREAS
- BACKFILL WITH BLEND OF EXISTING SOIL AND A MAXIMUM 20%, BY VOLUME, ORGANIC MATERIAL. WATER THOROUGHLY WHEN BACKFILLING
- 2'-0" STEEL T-POST, ALL SHALL BE DRIVEN BELOW GRADE AND OUTSIDE ROOTBALL IN UNDISTURBED SOIL
- PLACE SOIL AROUND ROOT BALL FIRMLY. DO NOT COMPACT OR TAMP. SETTLE SOIL WITH WATER TO FILL ALL AIR POCKETS
- PLACE ROOT BALL ON UNDISTURBED SOIL TO PREVENT SETTLEMENT



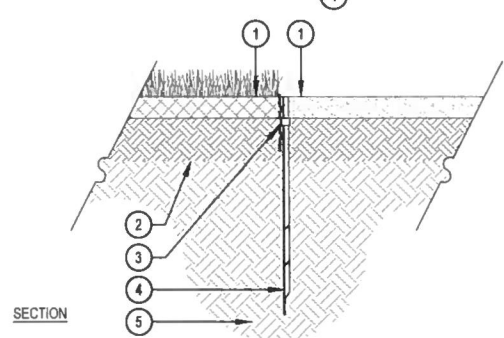
NOTE:

- BROKEN OR CRUMBLING ROOT-BALLS WILL BE REJECTED
- CARE SHOULD BE TAKEN NOT TO DAMAGE THE SHRUB OR ROOT-BALL WHEN REMOVING IT FROM ITS CONTAINER.
- ALL JUNIPERS SHOULD BE PLANTED SO THE TOP OF THE ROOT-BALL OCCURS ABOVE THE FINISH GRADE OF THE MULCH LAYER.
- DIG PLANT PIT TWICE AS WIDE AND AS HIGH AS THE CONTAINER.
- PRUNE ALL DEAD OR DAMAGED WOOD PRIOR TO PLANTING, DO NOT PRUNE MORE THAN 20% OF LIMBS.

1 TREE PLANTING DETAIL

SCALE: 3/16" = 1'-0"

LONGITUDINAL SECTION OF EDGER AT LOW POINT



- FINISHED GRADE, TOP OF SOD THATCH LAYER AND TOP OF MULCH OR CRUSHER FINES SHALL BE FLUSH WITH TOP OF EDGER
- AMENDED SOIL PER SPECIFICATIONS
- METAL EDGER, DRILL (16) 1/2" DIAMETER HOLES 1" ON CENTER MINIMUM AT ALL LOW POINTS OR POORLY DRAINING AREAS IN ORDER TO ENSURE ADEQUATE DRAINAGE
- EDGER STAKE
- SUBGRADE COMPACTED TO 95% STANDARD PROCTOR DENSITY

NOTES:

- THERE SHALL BE NO EXPOSED SHARP/ JAGGED EDGES.
- CONTRACTOR SHALL INSTALL STAKES AS REQUIRED BY THE MANUFACTURER.
- ENSURE POSITIVE DRAINAGE.

3 METAL EDGER

SCALE: 1" = 1'-0"

2 SHRUB PLANTING

SCALE: 1 1/2" = 1'-0"

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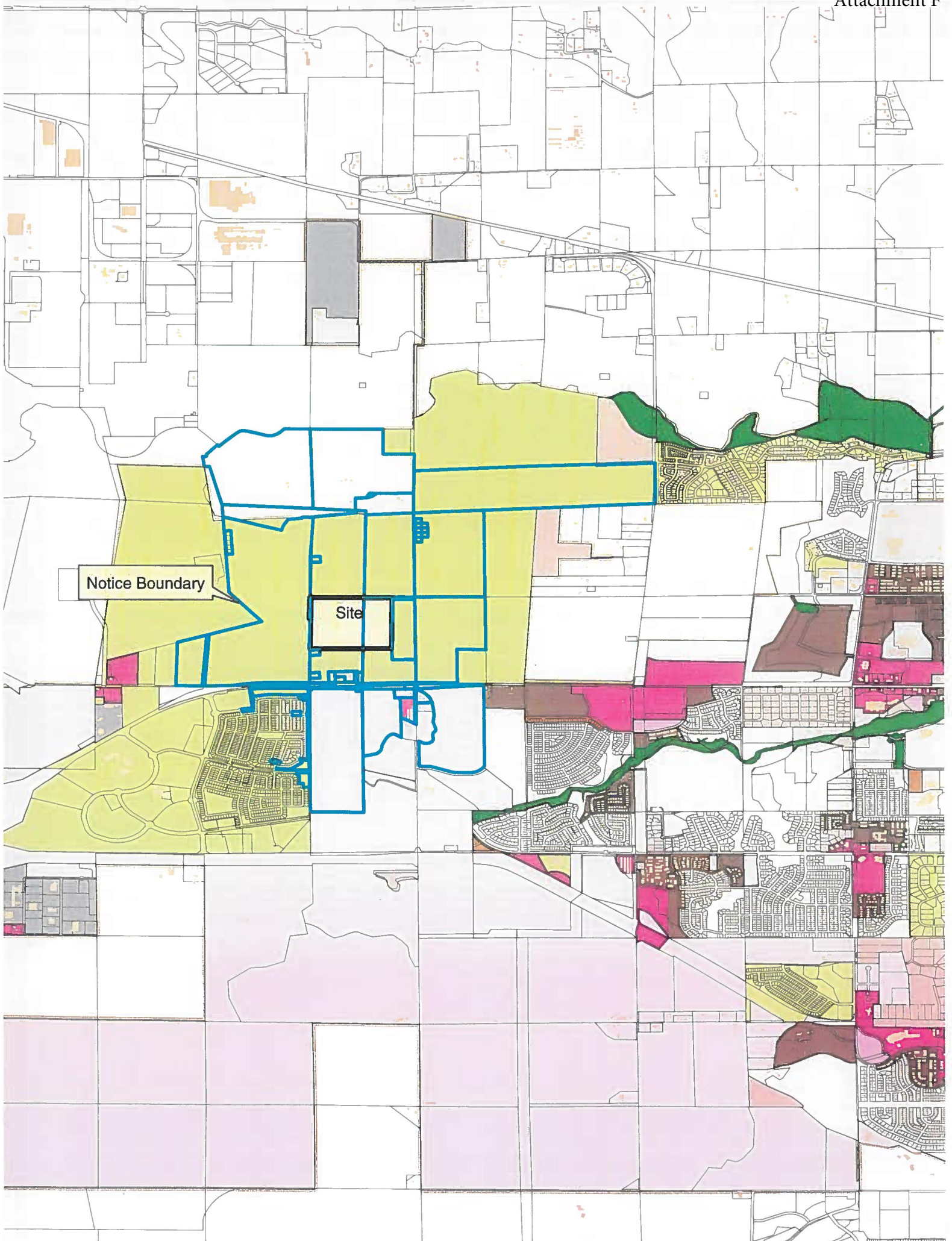
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09/07/22 SUBMITTAL

SHEET TITLE:  
LANDSCAPE  
DETAILS

LP200





Notice Boundary

Site