

POUDRE HEIGHTS

PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN

POUDRE HEIGHTS - PROPERTY AND SITE

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

PROJECT LOCATION AND INFORMATION

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

EXISTING AND PROPOSED ZONING

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

EXISTING ZONING AND LAND USE:

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

PROPOSED ZONING:

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

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

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

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

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

POUDRE HEIGHTS COMMUNITY PUD GOALS

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

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

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

FOLLOWING THE INTENT OF THE CITY CODE AS AMENDED, THE GOALS OF THE POUDRE HEIGHTS COMMUNITY WILL ALIGN WITH THOSE PRINCIPLES BY:

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

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

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TITLE SHEET

CASE NUMBER: PUD2019-0007

POUDRE HEIGHTS



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

OWNER REPRESENTATIVE
 TODD JOHNSON
 TERRA FORMA SOLUTIONS
 303.257.7653

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

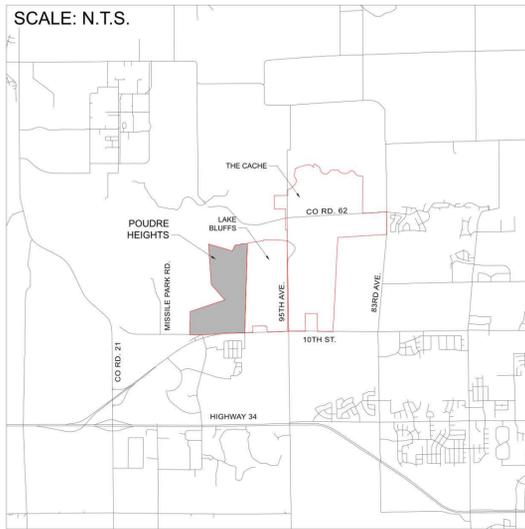
CIVIL ENGINEER
 HR GREEN DEVELOPMENT, LLC
 5619 DTC PARKWAY STE 1150
 GREENWOOD VILLAGE, CO 80111
 RYAN LITTLETON
 720.602.4937

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

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

VICINITY MAP

SCALE: N.T.S.



LEGAL DESCRIPTION - PUD BOUNDARY (LESS ROW)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

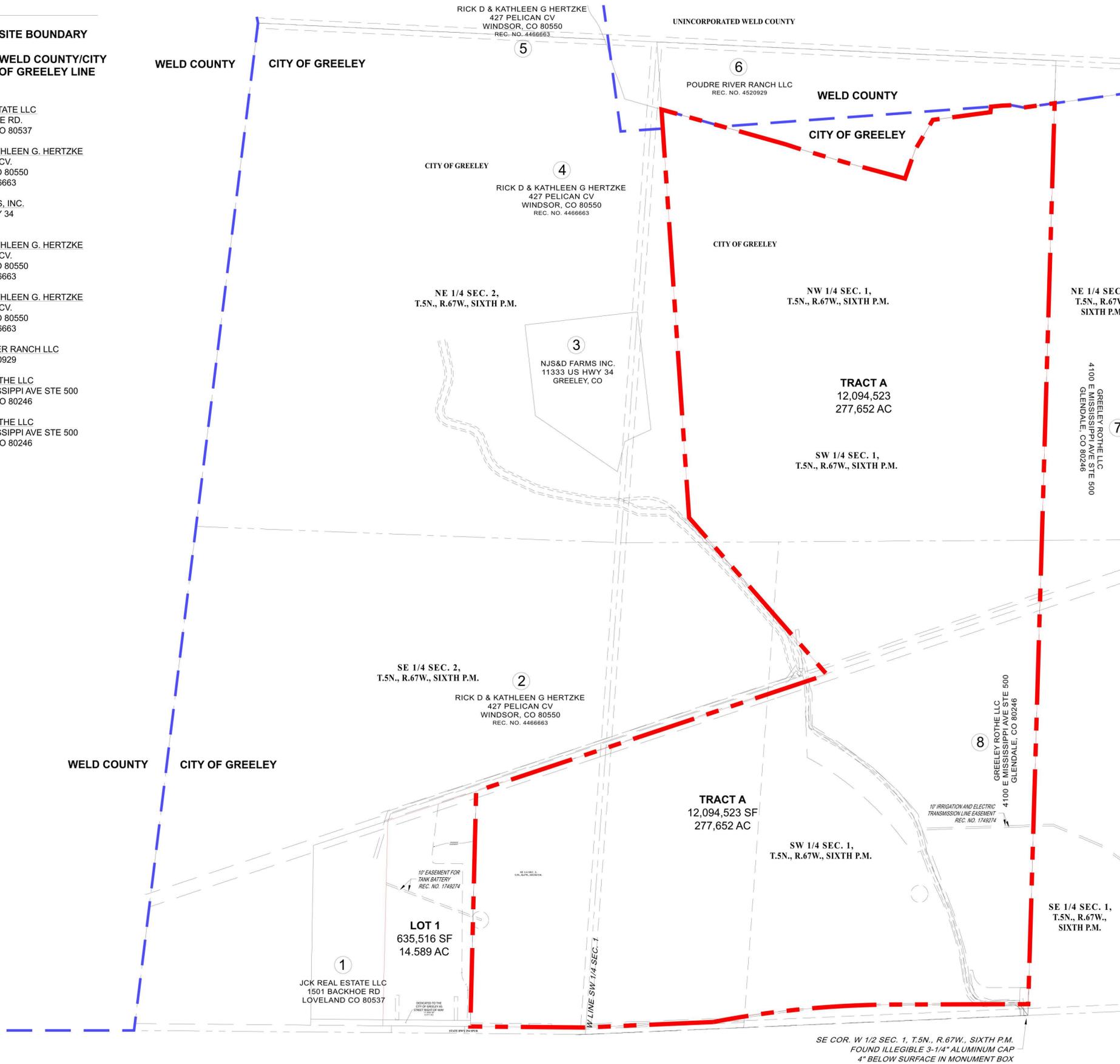
ILLUSTRATION ATTACHED AND MADE A PART HEREOF.

LEGEND

--- SITE BOUNDARY

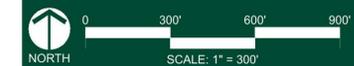
--- WELD COUNTY/CITY OF GREELEY LINE

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



PROPERTY BOUNDARY EXHIBIT

POUDRE HEIGHTS

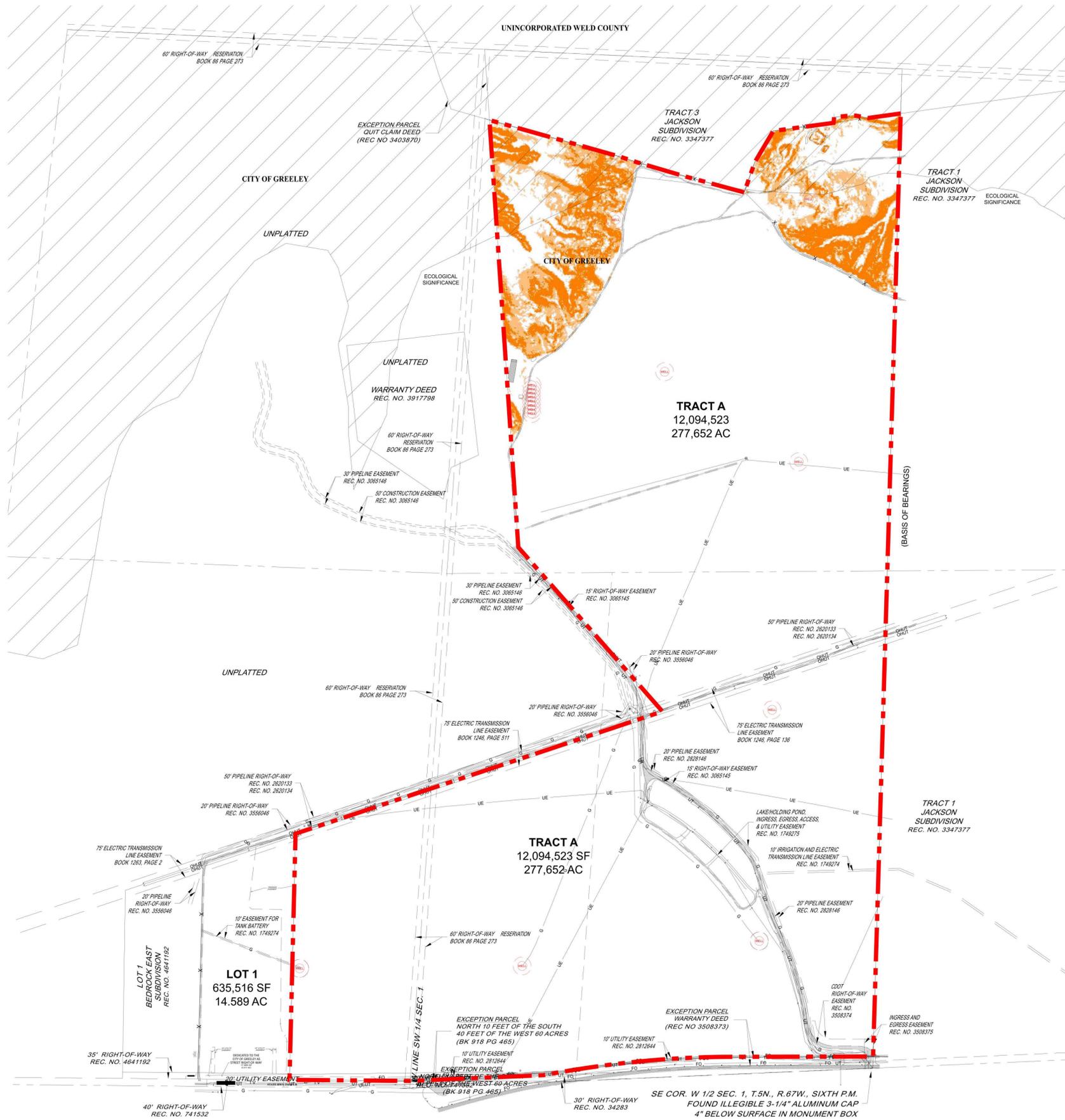


CONSTRAINTS AND OPPORTUNITIES

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

EXISTING SLOPE:

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



LEGEND

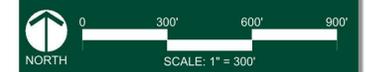
- SITE BOUNDARY
- PLUGGED OR ABANDONED WELL LOCATION
- 50' ROAD AND BUILD SETBACK
- ECOLOGICAL SIGNIFICANCE AREA

SLOPE ANALYSIS LEGEND

- SLOPE 15% - 25%
- SLOPE 25% +

EXISTING CONDITIONS/SITE ANALYSIS

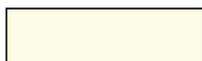
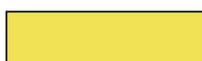
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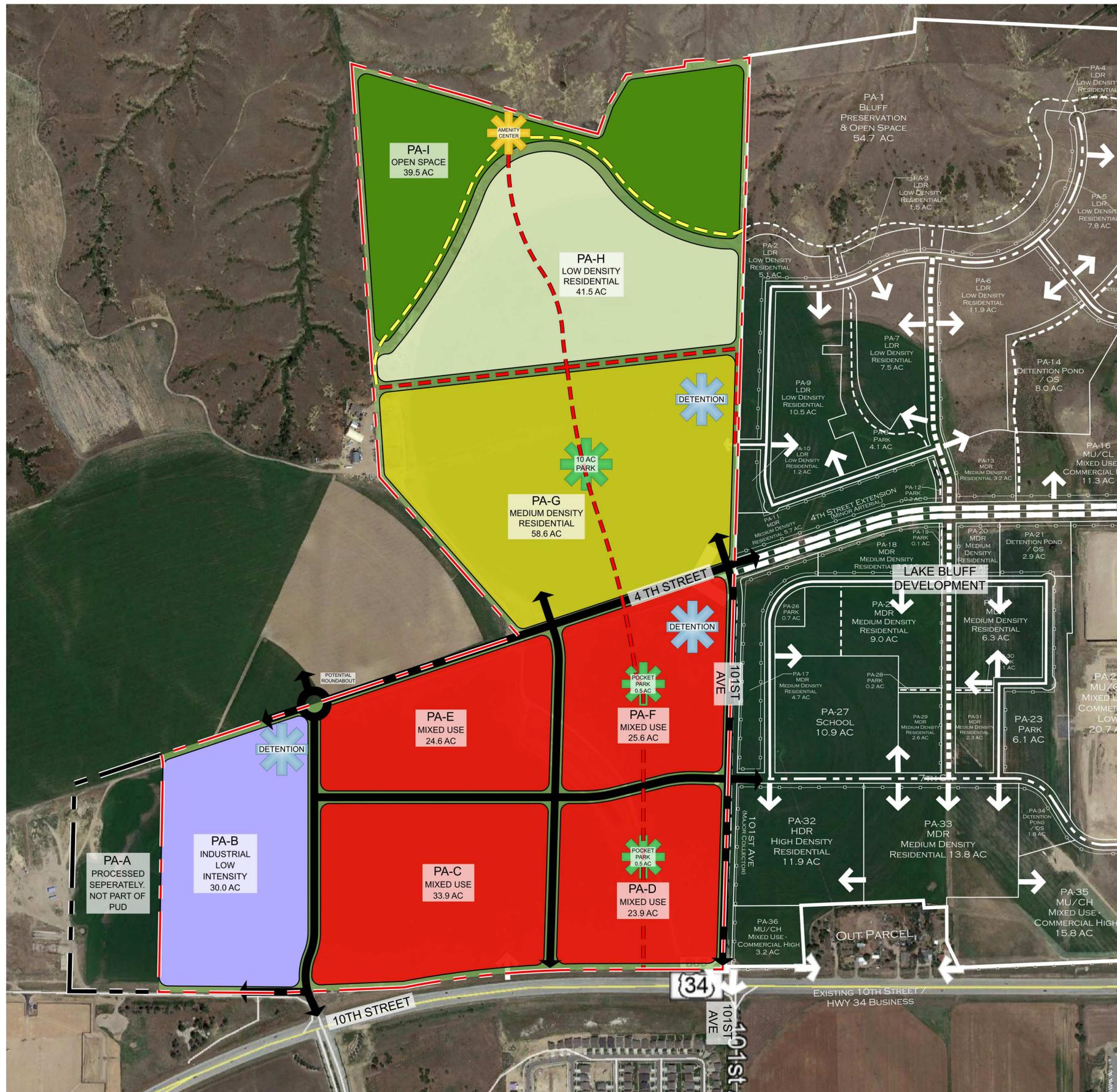


PROPOSED MASTER PLAN APPROACH

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

LEGEND

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



PRELIMINARY PUD SITE MASTER PLAN

POUDRE HEIGHTS



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

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

2. TIME LIMIT FOR VALIDITY OF PRELIMINARY PUD/PLAN

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

3. PLANNING AREA BOUNDARIES AND FLEXIBILITY OF PLANNING AREA ACREAGES

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

4. DENSITY TRANSFERS BETWEEN LAND USE PLANNING AREAS

RESIDENTIAL AREAS:

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

NON-RESIDENTIAL AREAS:

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

5. PARKS AND OPEN SPACE

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

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

6. ROADWAY DESIGN

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

7. CONSTRUCTION STANDARDS TO GOVERN THE COMMUNITY

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

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

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

9. METROPOLITAN DISTRICTS

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

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

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

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

11. DEVELOPMENT IN HILLSIDE DESIGNATED AREAS

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

GENERAL DEVELOPMENT STANDARDS AND PROVISIONS

POUDRE HEIGHTS

DESIGNATION MATRIX

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

LAND USE DESIGNATIONS AND MATRIX

POUDRE HEIGHTS

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

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

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

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

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

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

LAND USE DEVELOPMENT STANDARDS NOTES:

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

GENERAL NOTES:

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

SITE DEVELOPMENT STANDARDS

POUDRE HEIGHTS



NON-RESIDENTIAL ARCHITECTURAL STANDARDS AND GUIDELINES

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

SINGLE-FAMILY DETACHED RESIDENTIAL (LOW AND MEDIUM DENSITY)

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

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

ARCHITECTURAL FEATURES AND OPTIONS

BUILDERS WITHIN THE POUFRE HEIGHTS COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.

- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
- USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT
- VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
- VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS
- VARIATIONS IN THE FRONT PLANE AND ROOFLINE
- USE OF ROOF DORMERS.
- VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
- WALKOUT BASEMENTS.
- VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS
- WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
- FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF
- DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS
- SECOND STORY PORCH, FRONT OR SIDE PORCHES
- ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
- FRONT PORCH LIGHTS
- MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS ENGINEERED WOOD, CEDAR, OR OTHER SIDING MATERIAL
- ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES

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

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

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

ARCHITECTURAL FEATURES AND OPTIONS

BUILDERS WITHIN THE POUFRE HEIGHTS COMMUNITY MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.

- MASONRY MAY BE USED AS AN EXCLUSIVE MATERIAL ON THE FRONT ELEVATION AND SHALL WRAP AROUND THE FRONT FAÇADE OF THE HOME BY AT LEAST TWO FEET OR UP TO THE SIDE-YARD FENCE.
- USE OF VARIOUS ARCHITECTURAL STYLES FOR EACH PRODUCT
- VARYING LOCATIONS AND PROPORTIONS OF FRONT PORCH ON THE SAME BLOCK.
- VARYING LOCATION AND PROPORTIONS OF GARAGE DOORS (GARAGES MAY BE REAR-LOADED FOR THE TOWNHOMES)
- VARIATIONS IN THE FRONT PLANE AND ROOFLINE
- USE OF ROOF DORMERS.
- VARIATION OF BUILDING TYPES: RANCH, TWO-STORY AND SPLIT LEVEL.
- WALKOUT BASEMENTS.
- VARIOUS WINDOW SHAPES THAT ARE SUBSTANTIALLY DIFFERENT, INCLUDING BAY WINDOWS
- WINDOWS WITH GRIDS OR OTHER ENHANCED TREATMENT ON ALL FOUR ELEVATIONS.
- FRONT OR SIDE PORCH W/ A MIN. DEPTH OF 5' AND A MIN. FLOOR AREA OF 50 SF
- DECORATIVE SHUTTERS ON 80% OF THE STREET-FACING WINDOWS
- SECOND STORY PORCH, FRONT OR SIDE PORCHES
- ROOF OVERHANG ON THE FRONT ELEVATION W/DECORATIVE BRACKETS, BEAMS, OR EXPOSED RAFTER ENDS.
- FRONT PORCH LIGHTS
- MORE THAN ONE TREATMENT FOR THE PREDOMINANT SIDING SUCH AS ENGINEERED WOOD, CEDAR, OR OTHER SIDING MATERIAL
- ROOFS MAY BE ASPHALT, SLATE, CLAY OR CONCRETE TILE, ARCHITECTURAL METAL, OR DIMENSIONAL ASPHALT SHINGLES

MULTI-FAMILY RESIDENTIAL

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

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

ARCHITECTURAL FEATURES AND OPTIONS

BUILDERS WITHIN THE POUFRE HEIGHTS COMMUNITY MULTI-FAMILY PLANNING AREAS MUST IMPLEMENT NO LESS THAN 2 OF THE FOLLOWING ARCHITECTURAL TREATMENTS. THE DRC (DEVELOPMENT REVIEW COMMITTEE) WILL HAVE FINAL APPROVAL.

- VARIATIONS IN THE FRONT PLANE AND ROOFLINE
- PORCHES AND BALCONIES FOR AT LEAST 50% OF THE UNITS
- UTILIZING COVERED PARKING FOR A MINIMUM OF 50% OF THE REQUIRED PARKING
- AT LEAST TWO (2) DISTINCT ROOF LINES
- DECORATIVE SHUTTERS ON ALL STREET FACING WINDOWS
- DECORATIVE MATERIAL TREATMENT ON AT LEAST ONE GABLE END FACING THE STREET
- REAL OR SIMULATED CHIMNEYS
- MINIMUM OF TWO (2) PLANES ON REAR AND SIDE ELEVATIONS, EACH PLANE TO HAVE A MIN. 1FT DEPTH VARIATION
- USE OF ROOF DORMERS.

PRELIMINARY ARCHITECTURAL GUIDELINES

POUDRE HEIGHTS

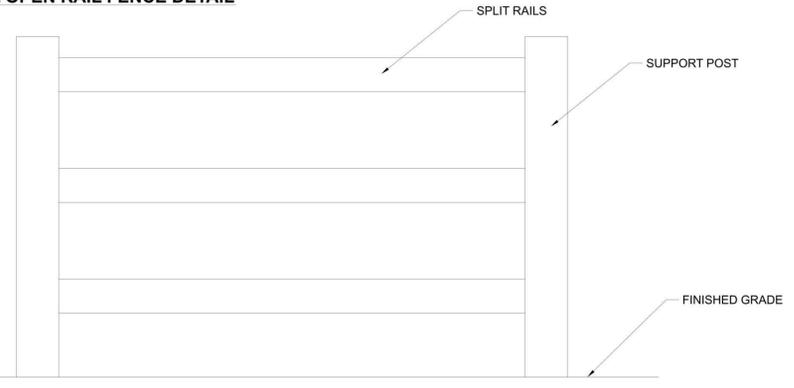


BLUFF SECTION NARRATIVE
 IT IS ANTICIPATED THAT THE LARGER LOTS WITHIN THE POUDBRE HEIGHTS COMMUNITY WILL BE LOCATED IN THE NORTHERN PORTION OF THE PROJECT, ADJACENT TO THE BLUFFS PRESERVATION AREA, AS CAN BE SEEN IN THE SECTION EXHIBIT. THIS AFFORDS THE OPPORTUNITY TO TAKE ADVANTAGE OF THE OPEN SPACE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

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

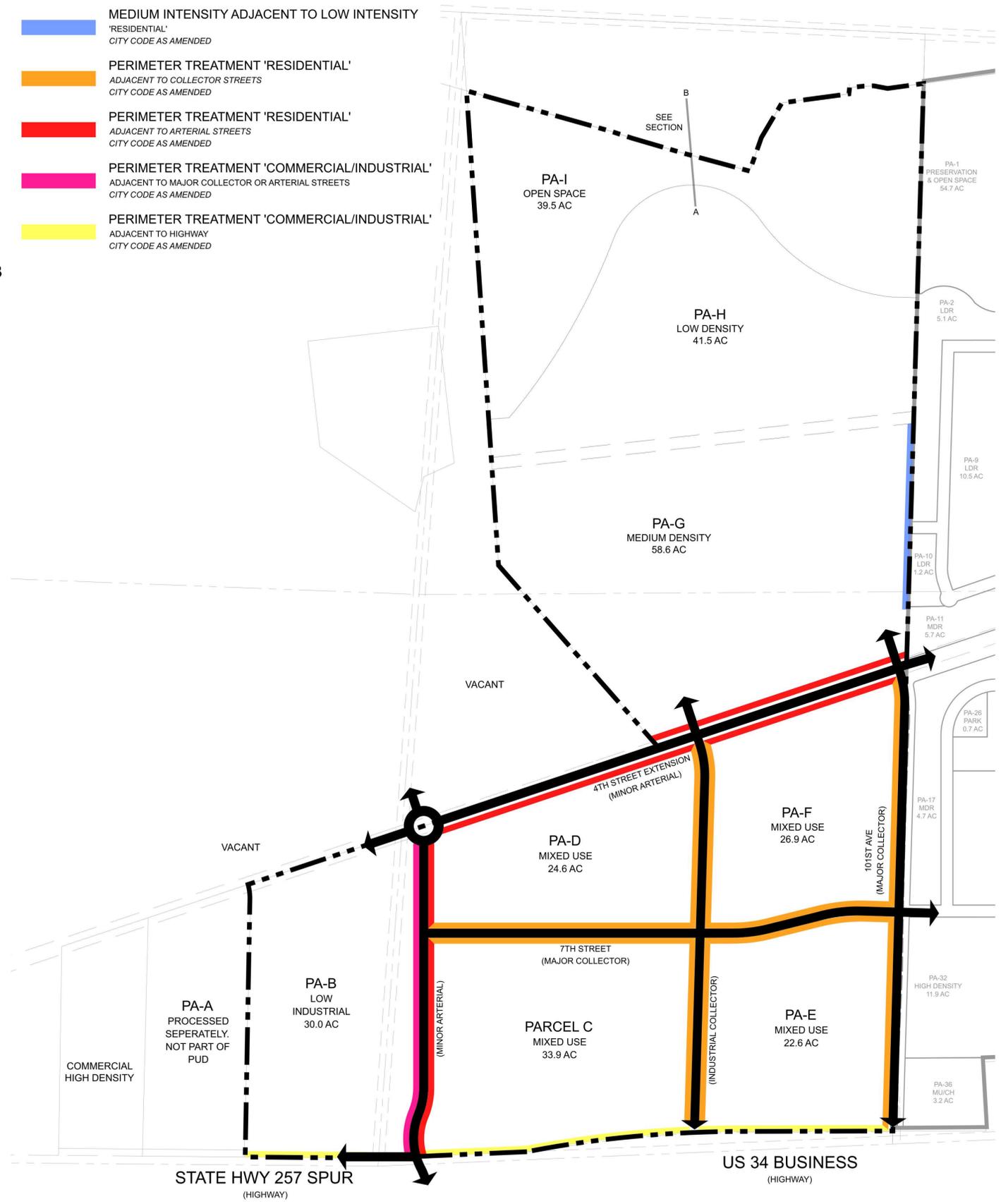
- RELATIONSHIP TO THE CITY OF GREELEY CODE**
 THESE LANDSCAPE GOALS AND GUIDELINES FIT WELL WITH THE CITY OF GREELEY CODE, AS AMENDED, REQUIREMENTS AND WITHIN THE REGIONAL CLIMATE (WESTERN HIGH PLAINS SEMI-ARID). THE GOALS AND GUIDELINES AIM TO UTILIZE RESPONSIBLE IRRIGATION TECHNIQUES, WHICH IS ESSENTIAL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

THREE RAIL OPEN RAIL FENCE DETAIL

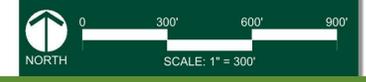


LEGEND

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



PRELIMINARY LANDSCAPE MASTER PLAN AND GUIDELINES
POUDRE HEIGHTS



GENERAL PROVISIONS BASED ON CITY OF GREELEY CODE

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

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

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

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

THE POUFRE HEIGHTS COMMUNITY SIGNAGE

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

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

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

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

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

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

LANDSCAPE GUIDELINES

POUDRE HEIGHTS

PROJECT THEME AND AMENITIES

THE Poudre Heights Community Theme will be focused on the wide range of wildlife that calls Greeley home, yet a contemporary or modernistic twist will be applied to the various features. It seems fitting that the term 'heights' will be a nod to the majestic trees and revered raptors that patrol the skies above. In addition to the state tree, fish, and bird, the following names can be drawn from:

- ROUGH-LEG (HAWK)
- PEREGRINE (FALCON)
- BALD EAGLE
- LARK (HORNED, ETC.)
- BURROWING OWL
- LONGSPUR
- RED-TAILED (HAWK)
- GOLDEN EAGLE
- GREENBACK (CUTTHROAT TROUT)
- LOGGERHEAD
- PONDEROSA
- MAPLE
- AMUR
- ACER
- JUNIPER
- SPRUCE
- SAGE
- RAINBOW (TROUT)

At various intersections and local nodes, sleek sculptures and plaques will acknowledge the namesake of the area. To further honor the history of this area, the vision is to name parks, streets, and pavilion overlooks using features from the plants and animals native to Greeley and the front range. Natural materials will be used but in a modern rustic matter. Some potential naming of features could be based on the species listed earlier and naming convention may follow terms that highlight the keystone species that one may find in their own community:

- BIRD'S EYE VIEWPOINT
- THE BURROW
- VULTURE CIRCLE RIDGE
- COLUMBINE COURTYARD
- PONDEROSA POINT
- RAINBOW RIDGE
- CUTTHROAT POINT
- BROOK TROUT GULLEY
- CROPPIE CREEK
- EAGLE'S NEST OVERLOOK
- LARK LAWN

Other names may be utilized in naming within Poudre Heights based on the state symbols including:

- TIGER SALAMANDER (STATE AMPHIBIAN)
- BIGHORN SHEEP (ANIMAL)
- CLARET CUP CACTUS (PLANT)
- STEGOSAURUS (FOSSIL)
- BLUE GRAMA (GRASS)
- HAIRSTEAK (INSECT)
- PAINTED TURTLE (REPTILE)

Neighborhood names of sub-communities (neighborhoods) within Poudre Heights will derive from these names and will be marked by naturalistic or rustic signage that mimics the main entry feature design. For example, Columbine Prairie could be a housing area with an elegant well-lit sculpture or stencil laser-cut steel sheet with a single columbine or simple modern scene of the iconic flower set before an open prairie. Each neighborhood will be uniquely named and will offer a distinct living environment from higher density living on the south area and where other land uses are proposed. For example, the industrial area will have a varied yet cohesive feel and character from the commercial and mixed-use parcels.

There is also an opportunity to join the divisions of Poudre Heights through a family of modern sculptures. Commissioning a single artist or guild to create a series of pieces of a similar modern composition would accomplish this unity. The artist would be directed towards using metal or natural materials in a way that invokes a modern feel. This would demonstrate a proud statement that reflects the adoration Coloradoans share for our natural environment.

COMMUNITY TRAILS AND INTERPRETATIVE SIGNAGE

The open space on the north section of the site absorbs the commanding views of the area and Poudre River Valley and therefore an amenity center has been placed at a prominent location. The amenity center deck and architecture shall take full advantage of the view lines, create a unique experience and provide sufficient direction on natural assets. Trails will connect from that element to the east and west to provide fluidity between developments. The north/south trails through the residential community and parks shall incorporate the same aspects and create a sense of adventure within the development. Designated seating areas shall be strategically placed along the trails for resting and to frame elements of interest. These trails shall be paved to allow ease of travel from 10th Street to the Poudre River features. Further to the north and northeast the existing Poudre River Trail allows access to the section of the river corridor between Greeley and Windsor. The trail is a wide paved path through serene and quiet areas. Interpretative signage at the amenity center and along the trails will educate users about the unique natural assets and features of the immediate area. The community trails will connect the significant open space (minimum of 30% for residential areas) to the greater region and Poudre River Valley. Trails and interpretative signage will be consistent throughout the whole development.

INCORPORATION OF THE THEME INTO THE COMMUNITY FEATURES:

Utilizing a context sensitive design solution, the theme will be incorporated into the overall design. The theme will celebrate the rich natural and agricultural legacy of this area and may be integrated in the landscape (parks, trails and open space), community signage, or interpretive signage along trails. The theme will be displayed beginning at the main entrance signage that welcomes you to the community. Project signage will display organic, natural forms including natural stonework and earth tone colors that fit well into the context of the region but will be composed with contemporary style.

AMENITY CENTER

The Poudre Heights amenity center, mentioned above, will be a central home gathering place capitalizing on the 360° vistas embracing Colorado's essence of the Poudre River Valley. Trails will feed to and from this central and important core gathering place. The architecture and design of this feature will also mimic the naturalistic theme and focus on the "heights" and expansive views of the area. The architecture style will be more naturalistic yet modern with material, construction joinery, composition and more.

LANDSCAPE, PARKS AND OPEN SPACE

The landscape palette will be primarily Colorado native plants arranged in naturalistic and flowing forms. The diversity of the topography, existing vegetation and the dramatic vistas provide an opportunity to create a residential community which embraces the inherent beauty of the natural Colorado landscape. Areas within the community offer breathtaking views of the Poudre River Valley and therefore overlooks will be provided in multiple locations as mentioned previously. The proposed landscape improvements within the development are a critical element in the overall visual integrity and aesthetics, therefore, careful attention has been given to the plant palette and design to ensure it will be harmonious with the site.

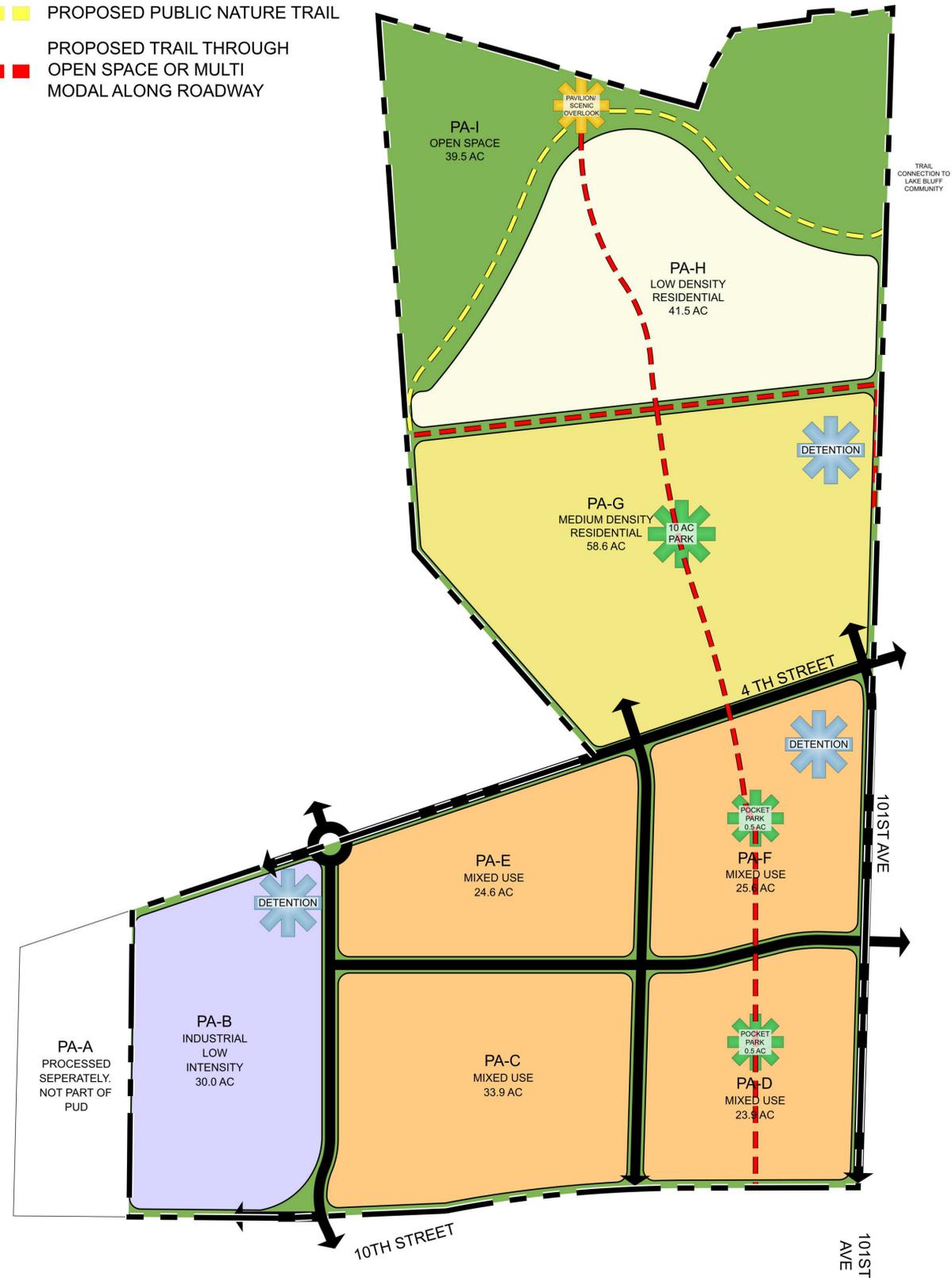
Small and large parks are provided throughout the community all connected with trails that ultimately connect to the Poudre River Trail. The open space system will provide amenities such as:

- AMENITY CENTER
- PARKS
- POCKET PARKS WITH LINKING TRAILS
- PLAYGROUNDS
- OPEN LAWNS
- TRAIL CONNECTIONS

The community theme may be emphasized in the pocket parks and central park by introducing modern programs that reference the site name. For example, if the park were to be dubbed "Lark Creek Park" then various features within the park could emulate the environment of a lark but with a modern twist: a modern-rustic bronze fire ring shaped like a lark's nest, sleek egg-inspired furniture, a modern sculpture of a fluttering lark or many larks in flight. Other nods to Colorado's regal state bird could come in the form of emblems plastered on pergolas or fence posts.

LEGEND

- ■ ■ ■ ■ SITE BOUNDARY
- ■ ■ ■ ■ PROPOSED PUBLIC NATURE TRAIL
- ■ ■ ■ ■ PROPOSED TRAIL THROUGH OPEN SPACE OR MULTI MODAL ALONG ROADWAY



THEME & AMENITIES

POUDRE HEIGHTS

STREET, PEDESTRIAN AND BIKE CIRCULATION SYSTEM NOTES:

THE POUDBRE HEIGHTS VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEM PROVIDES ACCESS TO ALL PARTS OF THE PROJECT. ACCESS TO EACH PLANNING AREA WILL BE PROVIDED IN A LOGICAL MANNER AND TRAIL/PEDESTRIAN CORRIDORS WILL CONNECT PARKS AND OPEN SPACE AREAS TOGETHER IN A COHESIVE MANNER.

PEDESTRIAN CIRCULATION WILL BE A VITAL COMPONENT OF THE POUDBRE HEIGHTS COMMUNITY. THE DESIGN WILL ENCOURAGE AN ALTERNATIVE MODE OF TRANSPORTATION WITHIN THE MIXED-USE AREAS INCLUDING STRONG LINKS TO RESIDENTIAL COMPONENTS OF THE COMMUNITY. AS SHOWN ON THE PRELIMINARY PUD MASTER PLAN, CENTRALLY LOCATED PARKS AND MIXED USES WITHIN CLOSE WALKING DISTANCES OF ALL PROPOSED RESIDENTIAL AREAS PROVIDED. IN THE COMMERCIAL AND MIXED-USE LAND AREAS, SIDEWALKS WILL BE PROVIDED ALONG THE FRONT OF BUILDINGS THROUGH THAT AREA AND THOSE WALKWAYS WILL BE CONNECTED TO THE RESIDENTIAL WALKWAY SYSTEM IN AN ORGANIZED AND LOGICAL CIRCULATION PATTERN FOR EASY ACCESS BETWEEN THE USES AND TO ENCOURAGE PEDESTRIAN ACTIVITY VERSUS ALL VEHICULAR TRAFFIC. THE VEHICULAR AND PEDESTRIAN CIRCULATION SYSTEM WILL PROVIDE MULTIPLE ROUTES FOR CARS, BIKES, AND PEDESTRIANS TO MOVE THROUGHOUT THE POUDBRE HEIGHTS COMMUNITY. SIDEWALKS, WALKWAYS, AND TRAILS WILL PROVIDE THE PEDESTRIAN FRIENDLY ENVIRONMENT AND THE OPEN SPACE SYSTEM WITH TRAIL WILL PROVIDE THE CONNECTIVITY INTERNAL TO THE POUDBRE HEIGHTS COMMUNITY AND THE SURROUNDING AREA.

THE STREET AND VEHICULAR CIRCULATION SYSTEM AT POUDBRE HEIGHTS WILL BE A MODIFIED GRID SYSTEM TO ALLOW FOR MAXIMUM CONNECTIVITY THROUGHOUT THE PROJECT. WHILE THE EXACT PLANNING AREA LAYOUTS HAVE NOT YET BEEN DEFINED AT TIME OF THIS SUBMITTAL, THE DESIGN OF THE STREETS WILL RESPOND TO THE NATURAL TOPOGRAPHY OF THE SITE AS MUCH AS FEASIBLE. THE POUDBRE HEIGHTS COMMUNITY WILL PROVIDE INTERNAL STREET DESIGN CONFIGURATIONS WHICH FOSTER INTERCONNECTIVITY BETWEEN THE RESIDENTIAL AREAS AND THE COMMERCIAL/MIXED-USE DEVELOPMENT ON THE SOUTH AREA OF THE PROJECT.

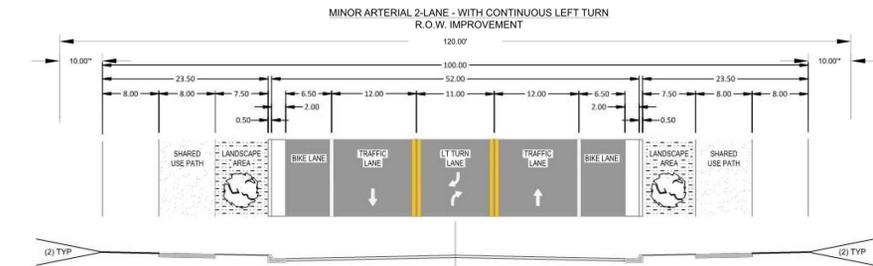
THE PROJECT WILL SATISFY ITS REQUIREMENTS OR SHARE OF THE FOLLOWING MAJOR ROADWAYS:

- 10TH STREET/HWY 34 BUSINESS (SOUTHERN BOUNDARY LINE).
- EXTENSION OF 101ST AVENUE NORTH ACROSS 10TH STREET ALONG EAST BOUNDARY LINE INTO RESIDENTIAL PLANNING AREAS.
- EXTENSION OF 257 NORTH ACROSS 10TH STREET INTERNAL TO SITE AND SOUTH WEST BOUNDARY.
- 4TH STREET EXTENSION (THE NORTH BOUNDARY OF THE INDUSTRIAL PLANNING AREAS AND MIXED USE) TO 10TH STREET.
- 7TH STREET EXTENSION (NORTH OF PLANNING AREAS C AND D AND SOUTH OF PLANNING AREAS E AND F)

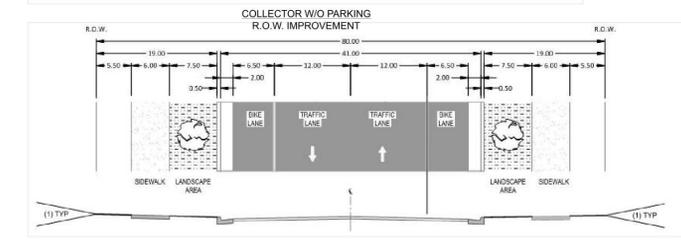
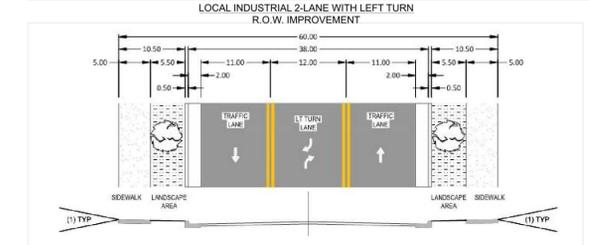
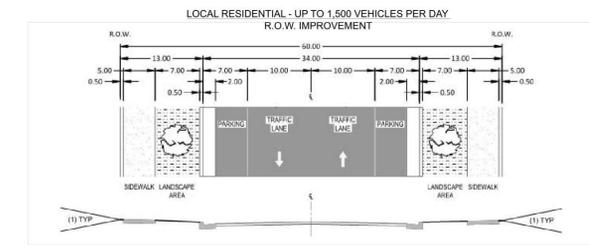
THESE ROADWAY EXTENSIONS AND IMPROVEMENTS WILL PROVIDE INTERCONNECTIVITY BETWEEN THE PROJECT, THE PROPOSED/APPROVED LAKE BLUFF PROJECT TO THE EAST, AND THE EXISTING PROPERTIES TO THE WEST.

PARKING

THE PARKING REQUIREMENTS FOR THE POUDBRE HEIGHTS COMMUNITY WILL FOLLOW CITY CODE AS AMENDED, OFF-STREET PARKING REQUIREMENTS*.



*ADDITIONAL RIGHT-OF-WAY RESERVATION FOR 4 LANE MINOR ARTERIAL PER TABLE 1.03.1 OF THE CITY'S DESIGN CRITERIA STREET VOLUME 1



LEGEND

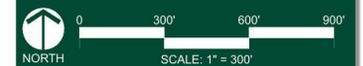
- PROPOSED PUBLIC NATURAL TRAIL
- PROPOSED DETACHED SIDEWALK OR TRAIL
- SIDEWALK OR MULTI-MODAL

NOTE: SIDEWALKS SHALL FOLLOW ALONG ROADWAYS. TRAILS ARE SEPARATE AND WILL RUN THROUGH OPEN SPACE.



STREET AND PEDESTRIAN CIRCULATION SYSTEM

POUDRE HEIGHTS



DEVELOPMENT COMMITMENTS MATRIX

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

DEVELOPMENT COMMITMENTS MATRIX

POUDRE HEIGHTS

LEGEND:

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

BASIN LABEL

100	BASIN DESIGNATION
5.0	HISTORIC % IMPERVIOUS
45.0	PROPOSED % IMPERVIOUS

PROPOSED BASIN CHARACTERISTICS

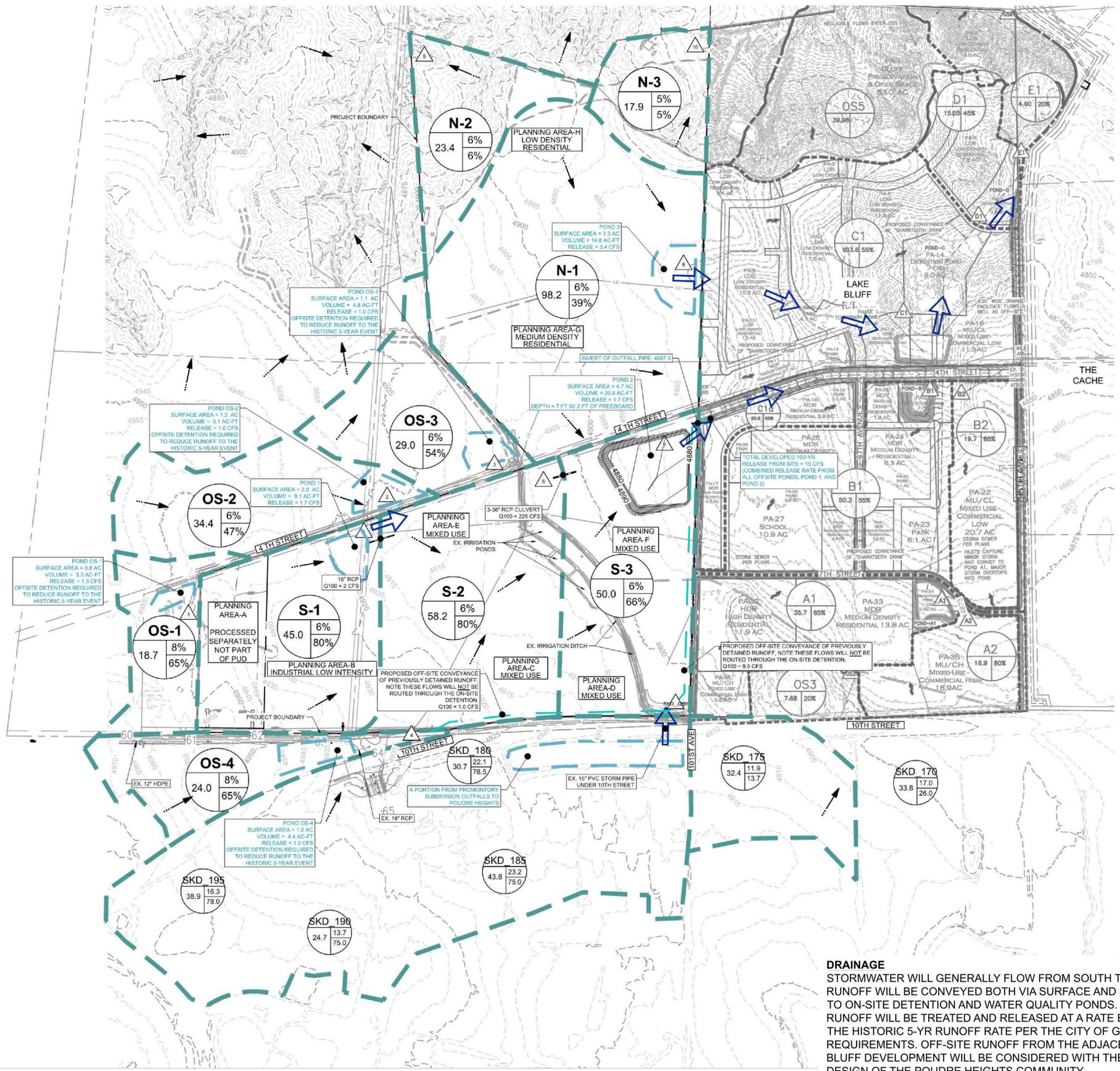
BASIN LABEL	AREA (AC)	IMP. %	2-YEAR Q ₂ (CFS)	5-YEAR Q ₅ (CFS)	100-YEAR Q ₁₀₀ (CFS)
OS-1	18.7	8.1	0.3	0.8	26.6
OS-2	34.4	6.3	0.2	0.7	32.4
OS-3	29.0	6.3	0.4	0.9	33.0
OS-4	24.0	8.1	0.0	0.6	19.3
S-1	45.0	80.0	42.6	64.6	175.5
S-2	58.2	80.0	56.2	76.8	225.0
S-3	50.0	65.9	33.0	44.0	155.2
N-1	98.2	39.0	27.1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

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

EXISTING BASIN CHARACTERISTICS

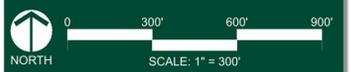
BASIN LABEL	AREA (AC)	IMP. %	2-YEAR Q ₂ (CFS)	5-YEAR Q ₅ (CFS)	100-YEAR Q ₁₀₀ (CFS)
OS-1	18.7	8.1	0.3	0.8	26.6
OS-2	34.4	6.3	0.2	0.7	32.4
OS-3	29.0	6.3	0.4	0.9	33.0
OS-4	24.0	8.1	0.0	0.6	19.3
S-1	45.0	8.1	0.4	1.7	58.4
S-2	58.2	6.3	0.3	0.8	51.3
S-3	50.0	6.3	0.2	0.9	45.5
N-1	98.2	6.0	1.2	3.4	136.0
N-2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

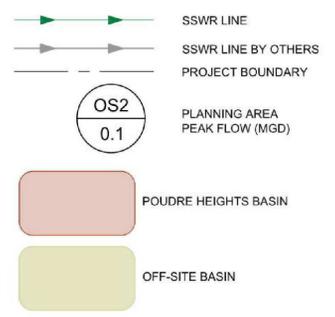
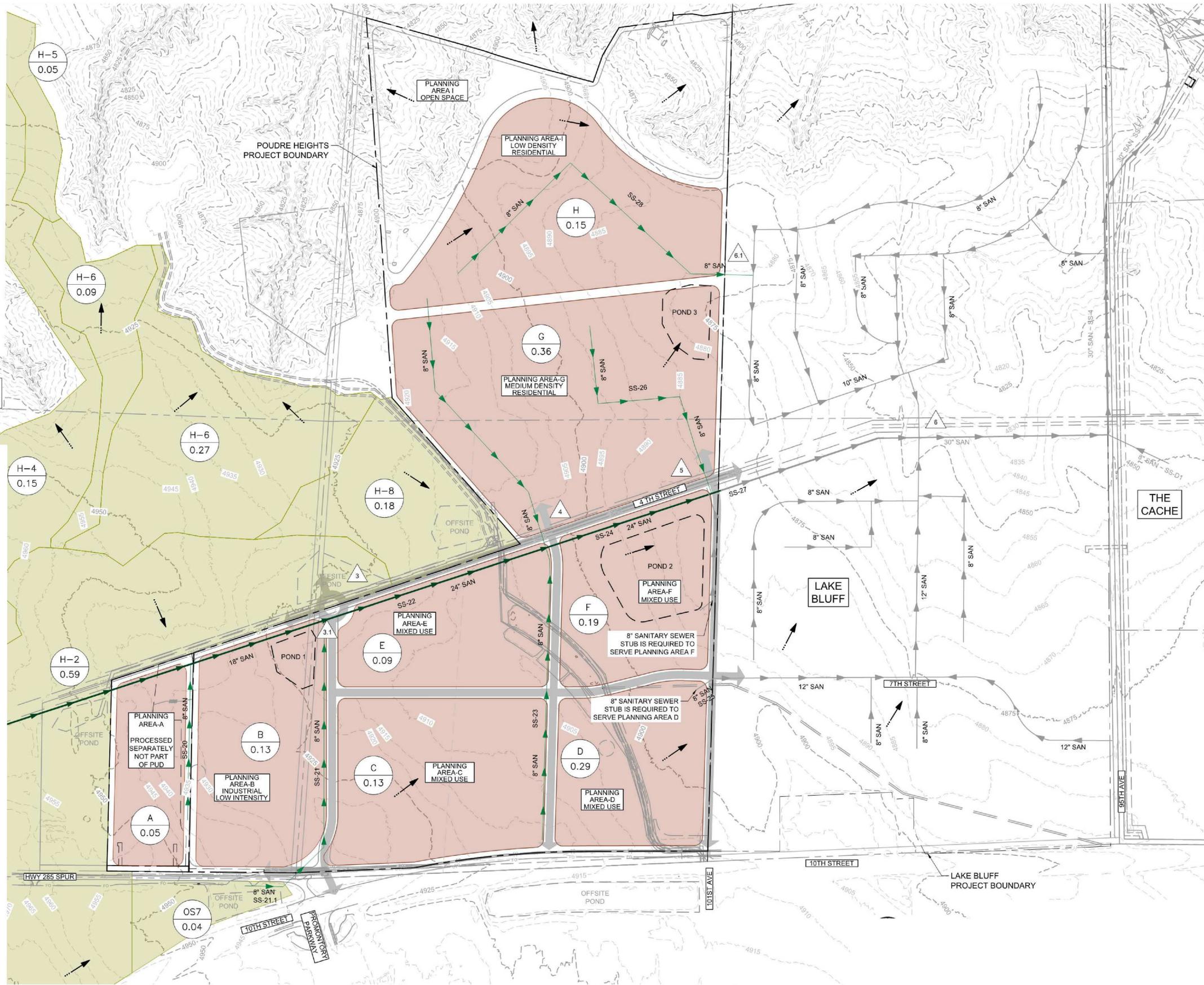
NOTE: ALL PONDS ARE ESTIMATED TO BE 8 FEET DEEP WITH AN ADDITIONAL 1 FOOT OF FREEBOARD ABOVE THE 100-YR WSEL, UNLESS OTHERWISE SPECIFIED.



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

CONCEPTUAL DRAINAGE PLAN POUDRE HEIGHTS





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

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

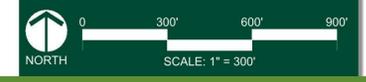
A 30-INCH SEWER TRUNK MAIN HAS RECENTLY BEEN DESIGNED BY STANTEC TO CAPTURE ALL SANITARY SEWER AT THE INTERSECTION OF 95TH AVENUE AND WELD COUNTY ROAD 62. THIS LINE WILL TRANSPORT SEWAGE APPROXIMATELY 1.5 MILES TO AN EXISTING LINE AT POUDBRE HEIGHTS SUBDIVISION.

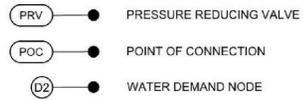
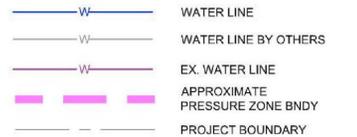
SERVICES
 THE FOLLOWING SERVICES WILL BE PROVIDED BY THE FOLLOWING ORGANIZATIONS:

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

CONCEPTUAL SANITARY PLAN

POUDRE HEIGHTS





NOTES:

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

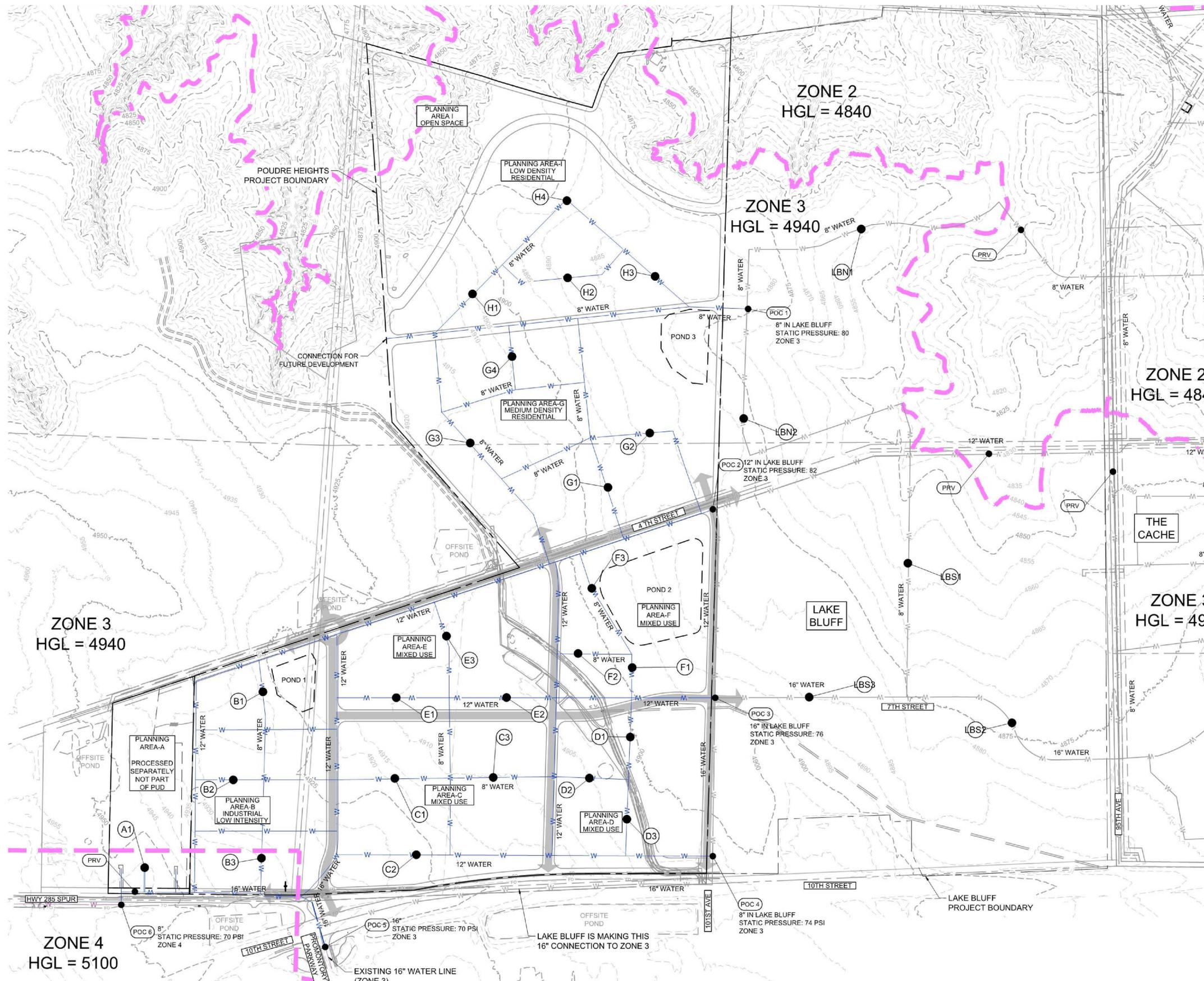
POTABLE WATER:
SIX POINTS OF CONNECTION WILL BE MADE FOR THE POTABLE WATER SYSTEM ADJACENT TO THE PROPOSED DEVELOPMENT.

REFER TO THE GRAPHIC FOR POINTS OF CONNECTION.

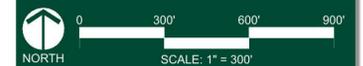
POUDRE HEIGHTS IS LOCATED WITHIN PRESSURE ZONE 3.

SERVICES
THE FOLLOWING SERVICES WILL BE PROVIDED BY THE FOLLOWING ORGANIZATIONS:

- FIRE PROTECTION SERVICES WILL BE PROVIDED BY THE CITY OF GREELEY FIRE DEPARTMENT AND BY OWNER PROVIDED BUILDING SPRINKLER SYSTEMS WHERE REQUIRED BY BUILDING CODES IN INDIVIDUAL STRUCTURES.
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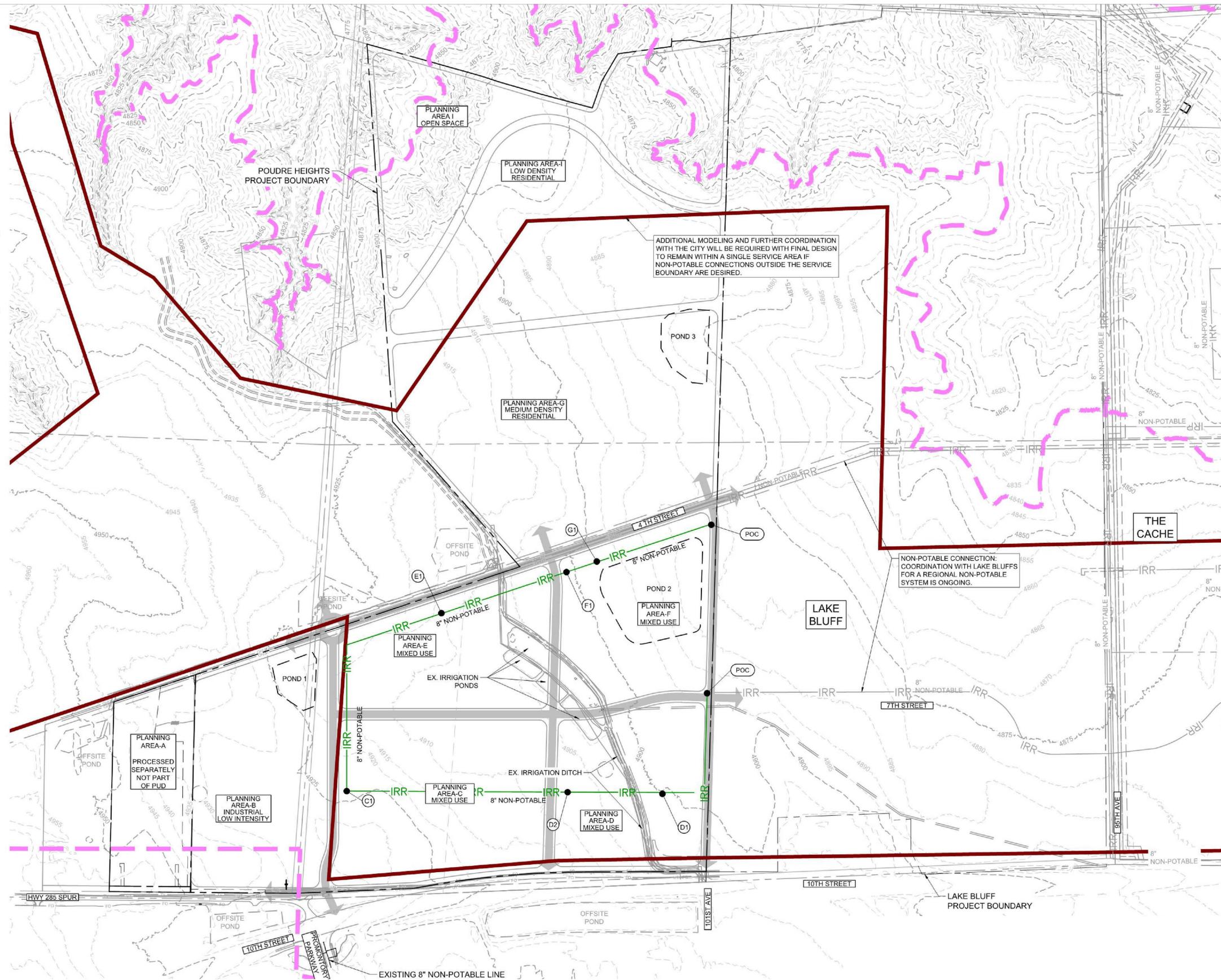
CONCEPTUAL WATER PLAN POUDRE HEIGHTS



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

NOTES:

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



CONCEPTUAL NON-POTABLE WATER PLAN POUDRE HEIGHTS

