



**Planning Commission
Remote Meeting Instructions for August 24, 2021 Meeting**

No physical location, including the City Council Chambers, will be set up for viewing or participating in this meeting.

Citizen Participation During Hearing

Click the link below to join the virtual meeting. During the public hearing portion, use the Q&A or raised hand features at the bottom of the screen and you will be called upon to speak at the appropriate time.

<https://greeleygov.zoom.us/j/84802739679?pwd=Q2xobUZiSU1XdFJJeTdEU1RpVk5KUT09>

Passcode: 744961

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All comments submitted by e-mail will be read into the record at the appropriate points during the meeting in real time. Comments can be submitted up to and throughout the meeting.

Traditional Mail – Planning Commission, 1100 10th Street, Greeley, CO 80631

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To download the agenda and agenda packet, click on the "Enter City Meeting Portal" button on the Planning Commission web page – <https://greeleygov.com/government/b-c/boards-and-commissions/planning>. You may also call the Planning office at 970-350-9780 if you have any other questions or require special accommodations to attend a virtual hearing.



Planning Commission

August 24, 2021 at 1:15 PM
Virtual via Zoom

Agenda

1. Call to Order
2. Roll Call
3. Approval of the Agenda
- [4.](#) Approval of August 10, 2021 Minutes
5. Citizen Input
- [6.](#) PUD2021-0017: Public hearing to consider a request for a Final Planned Unit Development of 99.233 acres of land for a 362-lot residential subdivision and a 9.40- acre future park site located east of Promontory Parkway, south of 16th Street and north of future 20th Street, known as Promontory Imagine School, Third Filing Final PUD
- [7.](#) Worksession: Review and Recommend Non Potable Master Plan
- [8.](#) Worksession: Overview of Proposed Charter Amendments Impacting Water & Sewer
9. Staff Report
10. Adjournment

City of Greeley, Colorado
PLANNING COMMISSION PROCEEDINGS

August 10, 2021

I. Call to Order

Vice Chair Briscoe called the remote meeting to order at 1:15 p.m. via the city's Zoom platform.

II. Roll Call

The hearing clerk called the roll.

PRESENT

Vice Chair Erik Briscoe
Commissioner Brian Franzen
Commissioner Larry Modlin
Commissioner Chelsie Romulo
Commissioner Christian Schulte

ABSENT

Chair Justin Yeater

One vacancy exists.

III. Approval of Agenda

Commissioner Franzen moved to approve the agenda. Commissioner Modlin seconded the motion. Motion carried 5-0.

IV. Approval of July 20, 2021 Minutes

Commissioner Franzen moved to approve the minutes dated July 20, 2021. Commissioner Romulo seconded the motion. Motion carried 5-0.

V. Approval of July 27, 2021 Minutes

Commissioner Romulo moved to approve the minutes dated July 27, 2021. Commissioner Schulte seconded the motion. Motion carried 5-0.

VI. Citizen Input

None

VII. PUD2021-0007: Public hearing to consider a request for a Final PUD (Planned Unit Development) for approximately 12.44 acres of property located west of 38th Avenue, east of 42nd Avenue and directly south of Greeley West Park, known as the Greeley West Multifamily PUD

Kira Stoller addressed the Commission and introduced the project as an approval of a Final Planned Unit Development (PUD) with a corresponding plat. She presented an aerial photograph showing the location of the site and the surrounding land uses. Ms. Stoller advised that a preliminary PUD establishing a mix of residential, commercial and institutional uses and limited industrial uses was recommended for approval by Planning Commission on November 10, 2020 and approved by City Council on December 1, 2020.

Ms. Stoller advised that at the time of the preliminary PUD, the applicant proposed multifamily use with a maximum density of 25 dwelling units per acre or 311 total units. She added that the proposal included standards that differed from base Development Code regulations, including usable open space of 10 percent more than code requirement in exchange for increased density, building height limited to 30 feet along 42nd Avenue, and reduced setbacks to be supplemented by enhanced landscaping along streetscapes.

Ms. Stoller presented several photographs of the site viewed from various directions and pointed out the nearby development. She advised that a final plat is being processed in conjunction with the final PUD in order to vacate and dedicate a number of easements. Ms. Stoller noted that the project necessitates widening 38th Avenue to accommodate a left turn lane into the site and bike lanes on either side of the road.

Ms. Stoller presented the final PUD design standards and stated that the site is to remain multifamily with 304 units or 24.44 units per acre, which falls within the maximum allowance designated by the preliminary PUD. She added that the height and setback of the buildings align with the maximums in the previous approval. Ms. Stoller reported that the usable open space provided on the property is 10 percent more than the base code standard.

The final site plan was presented that included eight 3-story apartment buildings centralized around a common area with two 2-story dwellings designed to resemble townhomes. She stated that there would be seven detached garages on the southwest portion of the site and a clubhouse near the entrance of the site off 38th Avenue. Ms. Stoller stated that the applicant proposes several outdoor amenities, including a pool, hot tub, fitness areas, playground, dog park, barbeque areas, a farmer's market plaza and amphitheater-style seating. She noted that 60 percent of the open space is usable, adding that the applicant proposes three pedestrian connections to Greeley West Park.

Ms. Stoller reported that the location of buildings and drive aisles on the northeast corner of the site were shifted slightly due to some utility considerations in that area, adding that the overall layout remains consistent with the previous plan. She presented a proposed landscape plan, noting that the preliminary PUD

depicted enhanced streetscapes along 38th Avenue and 42nd Avenue on the east and west side of the site. Ms. Stoller advised that due to the placement of utilities, changes were made to the number and types of plantings on the eastern side of the property, but will still provide the same level of screening as previously proposed. She stated that the project engineer no longer anticipates off-site improvements that might impact the wetlands at Greeley West Park, but if that changes the applicant will be responsible for restoring the site to an equal or better condition than currently exists.

Ms. Stoller presented the approval criteria found in Section 24-673. She compared the details of the preliminary PUD with the final PUD. Notice of the hearing was completed with no citizen input received. Staff recommended approval and Ms. Stoller offered to answer questions.

Commissioner Modlin noted traffic backing up in the turn lanes on westbound Centerplace Road at 47th Avenue and asked whether there were plans to extend the two left turn lanes. He added that the innermost southbound lane blocks use of the far south lane as the light is currently configured, becoming an obstacle during commute times for traffic getting onto Highway 34 bypass. Ms. Stoller reported that a traffic study conducted as part of the review did not indicate the need for improvements at that intersection at this time. She added that Thomas Gilbert from Engineering Development Review was present and might be able to provide additional information.

Thomas Gilbert addressed the Commission. Commissioner Modlin rephrased his question and asked whether the turn lanes could be extended to increase the effect of both turn lanes for traffic turning south onto 47th Avenue and west onto Highway 34. Mr. Gilbert advised that in the transportation impact study, there was a discussion of this intersection. He noted it was determined that the overall service level at the intersection can remain at Level B which is acceptable from a City of Greeley standpoint, acknowledging that it does not mean the situation is ideal. Mr. Gilbert also spoke with staff in the Traffic division who reviewed the intersection. He advised that there are possible plans for improvements for the turn lanes, but nothing has been set at this time. Upon question by Commissioner Modlin, Mr. Gilbert reported that the first interaction with the Colorado Department of Transportation would be at 35th Avenue and Highway 34, adding that he had not heard about improvements at 47th Avenue and Highway 34.

Commissioner Romulo pointed out information in the packet indicating that the current drainage runs from southwest to northeast toward the park where there is stormwater detention planned due to sufficient capacity within the neighboring park. She asked whether "sufficient capacity" means that water will go into the pond and the marshy area. She asked what would happen to the park and whether the capacity would expand to usable areas. Mr. Gilbert advised that there is a development agreement for the site that allows stormwater runoff to enter into Greeley West Park without having on-site retention. He added that the applicant is obligated to provide on-site water quality and pointed out the on-site water quality features at the northwest and northeast corners of the site.

Upon question by Commissioner Romulo, Mr. Gilbert confirmed that those areas are labeled rain gardens. Mr. Gilbert stated his understanding that an Inlet in the middle of the rain garden carries water via a stormwater pipe to a place in the park where it travels through the park to the pond.

Sam Coutts, landscape architect with Ripley Design, 419 Canyon Avenue, Fort Collins, Colorado, addressed the Commission on behalf of the applicant. He introduced Tucker Isgrig, representing McWhinney, the developer on the project. Mr. Isgrig described the McWhinney business model. Mr. Coutts provided a brief presentation about the project, including a concept site plan and described the proposed project. He noted that there are over four acres of open space on the site with connectivity to the park. Mr. Coutts asked Planning Commission to ensure that the final PUD substantially conforms to the preliminary PUD previously approved.

Mr. Coutts described the difference in landscape quantities along 38th Avenue from the time of approval of the preliminary PUD to the present. He advised that during the final PUD process, a rather large storm pipe was identified requiring the removal of 13 of the proposed trees. He noted that additional perennials have been added to mitigate the loss. Mr. Coutts stated that the general framework of the project has not changed and substantially conforms to what was approved by City Council. He introduced Andy Reese.

Andy Reese, Northern Engineering, 301 N. Howes Street, Fort Collins, Colorado, addressed the Commission and responded to Commissioner Romulo's question about stormwater discharge. He stated that water would discharge directly into the park upstream of the detention pond into a concrete bay to filter sediment and debris before being flowed over ground into the park. He described the proposed rain garden. Upon question by Commissioner Modlin, Mr. Reese advised that currently non-potable water is not extended to the site, but that there are plans to make accommodations for future connectivity and pointed out those areas on the map.

Vice Chair Briscoe opened the public hearing at 1:43 p.m.

Karin (last name and address not provided) asked whether there were plans to mitigate the extra traffic that will come onto 42nd Avenue in his neighborhood and onto Centerplace. He expressed concern that additional units will create an increase of traffic in the neighborhood and asked about plans to mitigate the traffic increase and vehicle speed. Chair Briscoe thanked the citizen and stated that the Commission would consider his input and invite staff to respond to the questions posed.

The public hearing was closed at 1:47 p.m.

Chair Briscoe asked staff to address the citizen concerns. Mr. Gilbert reported that similar concerns were expressed during a community meeting about the project. He stated that a traffic impact analysis indicated that 42nd Avenue will experience approximately 160 additional vehicles per day as a result of the

development, increasing daily trips from 800 to 960 per day in the short term. Mr. Gilbert indicated that the long-term projection is 1670 trips per day. He advised that 42nd Avenue is considered a collector road, adding that city criteria allows up to 3500 daily trips. He noted that the road has been operating more similarly to a residential road, which allows 1500 trips per day.

Mr. Gilbert stated that the original plan was for 42nd Avenue to meet up with Centerplace, but that has not occurred. He noted that the traffic study shows that while 42nd Avenue is a collector road, it will operate more similarly to a residential road and that the Traffic division did not express concern about the increase in traffic. Mr. Gilbert added that a speed study conducted in 2018 by the Traffic division indicated that vehicle speed in this area fell within the acceptable range. He stated that the Traffic division is monitoring speeds now and will continue to do so. Mr. Gilbert reported that there was a suggestion at the neighborhood meeting to add speed bumps. He noted that since 42nd Avenue is a collector road utilized by emergency vehicles, the City was hesitant to add speed bumps.

Mr. Gilbert pointed out that access to the site onto 42nd Avenue was originally more to the north and directly adjacent to single-family residences but was moved to the south in response to citizen concerns. To better understand citizen concerns, Vice Chair Briscoe asked what differentiated a collector road from a residential road. Since 42nd Avenue no longer connects to Centerplace, Vice Chair Briscoe asked if that might warrant a second look at the designation as a collector road. Mr. Gilbert reported that the Traffic division wanted to keep it as a collector road since other local roads connect to it to exit the area. To support the original intent, Mr. Gilbert pointed out on the map where driveways on the east side are bulged out, indicating where vehicles would pull out into those areas instead of directly onto the road. He noted that this supports that there was an expectation of more traffic, adding that it has not yet occurred because the area is not fully developed. Upon question by Vice Chair Briscoe, Mr. Gilbert confirmed that the opinion of the Traffic division is that 42nd Avenue remains a collector road. He added that the Traffic division is sensitive to citizen concerns and will continue to monitor the area and conduct additional traffic studies as required.

Commissioner Romulo asked where individuals viewing the meeting and other citizens might obtain information. Mr. Gilbert reported that the City of Greeley 2035 Transportation Master Plan is available on the city website. He also invited citizens with questions to contact him directly at thomas.gilbert@greeleygov.com.

Vice Chair Briscoe turned the matter back to the Commission for discussion and action.

Commissioner Franzen moved that, based on the application received and the preceding analysis, the Planning Commission finds that the proposed Greeley West Multifamily Final PUD and plat is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request. Commissioner Schulte seconded the motion.

Vice Chair Briscoe acknowledged that the commissioners hear and understand input from citizens. He added that it was helpful for the Commission to take that input along with the explanation provided by Engineering Development Review. Vice Chair Briscoe stated that the proposal seems to comply with the long-term plan for the area and indicated that he would support the proposal.

Motion carried 5-0.

VIII. Staff Report

Becky Safarik addressed the Commission and advised that there were no reports from staff.

IX. Adjournment

With no further business before the Commission, Vice Chair Briscoe adjourned the meeting at 1:56 p.m.

Erik Briscoe, Vice Chair

Becky Safarik, Secretary

Planning Commission Agenda Summary

August 24, 2021

Key Staff Contact: Kira Stoller, Planner II, 970-336-4050

Title:

PUD2021-0017: Public hearing to consider a request for a Final Planned Unit Development of 99.233 acres of land for a 362-lot residential subdivision and a 9.40-acre future park site located east of Promontory Parkway, south of 16th Street and north of future 20th Street, known as Promontory Imagine School, Third Filing Final PUD

Summary:

The applicant is seeking approval for a Final PUD Plan for the Promontory Imagine School Third Filing, Final PUD. The Preliminary PUD (PUD2020-0014) for the subject site was approved by City Council on July 6, 2021. At that time, the applicant proposed a 362 lot residential subdivision with a variation of standards that differ from the base Development Code regulations. The project also proposed the dedication of a 9.40 acre future park site to the City. The applicant's Final PUD Plan maintains the intent of the Preliminary PUD, as no changes were proposed to the site use, overall lot count, minimum lot size, setbacks or design standards, that were previously established.

Recommended Action:

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Promontory Imagine School Third Filing, Final PUD is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request with the following conditions:

1. Prior to submittal of any building permits for the individual lots the applicant shall:
 - i. Resolve any required improvements to the existing irrigation pond located at the southeast corner of the development adjacent to Highway 34 Bypass to the satisfaction of the City's Water and Sewer Department.
 - ii. Provide a signed crossing agreement between the Boomerang Ditch Company and the applicant.
 - iii. Provide a final geotechnical report.
2. Prior to recordation of the final plat, all technical corrections shall be made to the satisfaction of the City of Greeley.

Attachments:

- Staff Report
- Attachment A – Vicinity Map
- Attachment B – Applicant Narrative
- Attachment C – Final PUD
- Attachment D – Landscape Plan

PLANNING COMMISSION SUMMARY

ITEM: Approval of a Final PUD (Planned Unit Development) Plan

FILE NUMBER: PUD2021-0017

PROJECT: Promontory Imagine School Third Filing, Final PUD

LOCATION: Promontory Parkway, south of 16th Street and north of future 20th Street

APPLICANT: Robbie Lauer of Northern Engineering on behalf of Weldco Land Investors, LLC and Promontory Investments, LLC

CASE PLANNER: Kira Stoller, Planner II

PLANNING COMMISSION HEARING DATE: August 24, 2021

PLANNING COMMISSION FUNCTION:

Review the proposal for compliance with Sec. 24-673 of the City of Greeley Development Code and approve, approve with conditions, table the application for future consideration, or deny the request.

EXECUTIVE SUMMARY

The City of Greeley is considering a request by Robbie Lauer of Northern Engineering on behalf of Weldco Land Investors, LLC and Promontory Investments, LLC for a Final PUD (Planned Unit Development) for a 362 lot residential subdivision and a 9.40 acre future park site. The property is located east of Promontory Parkway, south of 16th Street and north of future 20th Street and the project is known as Promontory Imagine School Third Filing, Final PUD (*see Attachment A – Vicinity Map*).

A. REQUEST

The applicant is requesting approval of a Final PUD Plan for a residential subdivision (*see Attachment B – Applicant Narrative*).

B. STAFF RECOMMENDATION

Approval

C. LOCATION

Abutting Zoning:

North: PUD (Planned Unit Development)

South: PUD

East: H-A (Holding Agriculture)

West: PUD

Surrounding Land Uses:

North: Single-family residential
South: 20th Street and vacant land
East: Vacant (farm land)
West: Undeveloped (commercial)

Site Characteristics:

The subject site is approximately 99.233 acres in size and is currently undeveloped with no natural, unique, or special topography, vegetation, wildlife or other factors, which would impact development options. Perimeter landscaping has been installed along Promontory Parkway at the intersections of Promontory Parkway and 20th Street and along 16th Street. Twentieth Street was recently constructed south of the subject site, as part of the Fire Station No. 6 project. Detached sidewalks exist along Promontory Parkway and portions of the north side of 20th Street. The property slopes from the northwest to the south and southeast. Drainage is conveyed to an existing detention pond and stormwater line located at the southeast corner of Highway 34 Bypass and Promontory Parkway.

D. BACKGROUND

The subject property was annexed into the city and zoned PUD in 1985 as part of the Golden Triangle Second Annexation (File No. PUD 2:85), which consisted of an area of approximately 1,701 acres of land. The intent of the Golden Triangle Concept PUD was to allow for mixed-use development, including open space, residential, commercial, industrial and recreational uses. The conceptual PUD plan showed light industrial development, business office park, and commercial uses on the southern portion of the PUD and transitioned to various densities of residential and recreational/open space uses to the north.

In 1997, the City Council approved an amendment which split the Golden Triangle Concept PUD into six separate PUDs (File No. PUD 11:97). The amendment was intended to streamline the PUD approval process. Under the 1976 Development Code, PUD actions required all land owners to sign off on development plans. As the largest PUD in the city at the time, this requirement was found to be cumbersome. Therefore, the concept PUD was split into six smaller PUDs, each of which was assigned a set of allowed uses based on the concept PUD plan. The subject site is located in the Golden Triangle Concept PUD #1, which only allowed industrial uses.

On December 1, 1998, the City Council approved an amendment to the Golden Triangle Concept PUD, which rezoned the subject property from PUD (Golden Triangle) to PUD (Tri-Pointe) (File No. PUD 8:98). The Tri-Pointe PUD encompassed an area of 668.72 acres. The conceptual plan allowed for a mix of land uses, varying from residential, institutional, corporate headquarters and general commercial, and included a requirement for the dedication of parks, schools and a fire station location.

On March 16, 1999, the City Council approved a second amendment to the Tri-Pointe PUD (File No. PUD 3:99) which formally changed the name of the PUD to Promontory. This amendment capped the amount of allowed retail at 84.5 acres, increased the residential acreage cap from 200 acres to 250 (with a minimum of 900 dwelling units), increased the height allowance for office/business uses from 40 feet

to 70 feet, and required the developer to dedicate a 10 acre park, as well as a minimum of 1.5 acres for a fire station location.

On December 21, 1999, the City Council approved additional modifications to the Promontory PUD. This included the allowance for detached sidewalks, site, building and lighting design standards, added a requirement for bicycle parking, revised off-street parking regulations and specified that parking in non-residential areas could exceed 125 percent of the required parking, required landscaping to comply with the City's Development code and modified the signature requirement to submit PUD amendments. Under the revision, each land owner would be able to sign a waiver letter forfeiting their rights, which would allow future PUD applications be signed only by those pre-approving the PUD when they buy land. This proposal was in lieu of final PUD applications having to be signed by the property owner, metro district, and 75 percent of all property owners owning 75 percent of the land within that tract or sub-tract. The final provision added an allowance for individual property owners within the individual tracts or areas to be a project applicant and did not require a signature from the metropolitan district for land not owned by the district.

In 1999, the City of Greeley approved two metropolitan districts that serve the Promontory development and are known as Tri-Pointe Commercial District and Tri-Pointe Residential District (File No. MD 1:99).

A Final Plat was approved for the Promontory Subdivision (File No. PUD 10:99) on October 4, 2000, which created ten super pad lots and numerous tracts (Rec. No. 2798115). The subject site was platted as part of Lot 1, which consisted of 287.15 acres. In 2006, the site was replatted as Tract B, Promontory Imagine School First Filing (Rec. No. 3415275), which consisted 134.262 acres. This plat also included Lot 1, which was a five (5) acre parcel that was intended to accommodate a private charter school. However, the charter school decided not to proceed with development.

In 2019, the property owner of Promontory Imagine School First Filing dedicated 2.5 acres of land for a fire station as part of another plat, known as Promontory Imagine School Second Filing (PUD2019-0011). Since the land dedication, the City has finished the construction a new fire station (Station No. 6), which is located adjacent to the subject property.

The proposed subdivision encompasses portions of Areas F, L and M of the Tri-Pointe PUD (aka Promontory PUD). The uses originally allowed within Area F included land to be dedicated to the City for parks and open space. Areas L and M allowed single family dwellings, multi-family dwellings, two family dwellings, townhouse dwellings, as well as the following uses, not to exceed 15% of the acreage contained within each planning area: banks, savings and loan, financial institutions, ATM's, drive-up windows, medical and dental offices/clinics, hotel/motel, office, recreation uses – community recreation buildings, indoor, outdoor extensive (skating rinks, bowling alleys, video arcades, tennis courts, swimming pools, etc.), membership/health clubs, open space, parks (pocket), park (neighborhood), park (community / regional), restaurants and retail sales not to exceed 40,000 square feet.

On September 17, 2019, City Council approved an amendment (ZON2019-0011) to also allow fire stations and schools in Areas F, L and M. Earlier this year two additional rezonings (ZON2021-0002

& ZON2021-0006) were approved, which further revised the allowed uses within Areas F, L and M of the Promontory Preliminary PUD. The first rezoning (ZON2021-0002) was approved by City Council on June 15, 2021 and added all C-H (Commercial High Intensity) and R-H (Residential High Density) uses, including schools, to Areas M and N. This approval also removed the commercial acreage cap within Tract B, Promontory Imagine School Second Filing. The second rezoning (ZON2021-0006) was approved by City Council on July 6, 2021 and added all R-L (Residential Low Density) uses to Area F and relocated the required city park location from Area F to Areas L and M.

The City Council approved the Promontory Imagine School Third Filing, Preliminary PUD (PUD2020-0014) on July 6, 2021.

E. LAND USE PLAN

Final PUD Plan

As proposed, the development would consist of 362 lots and eight (8) outlots. All but one of the lots would be for single-family dwellings, with a minimum lot size of 5,124 square feet and a maximum of 12,957 square feet. Proposed Lot 362 would be 2.077 acres in size and could be utilized for any of the uses allowed in Area M, including residential. The development would also include a 9.4 acre park, which would be dedicated to the City, and over 10 additional acres of open space for detention and landscaping (*see Attachment C - Promontory Imagine School Third Filing, Final PUD*).

Name	Land Use	Area (in acres)
Lots (362)	Residential sites	55.34
Right-of-Way Dedication	Public right-of-way	23.82
Outlot A	Utility & Drainage Easement	1.328
Outlot B	Utility & Drainage Easement	0.228
Outlot C	Future City Park	9.397
Outlot D	Utility & Drainage Easement	6.604
Outlot E	Utility & Drainage Easement	0.092
Outlot F	Utility & Drainage Easement	0.734
Outlot G	Utility & Drainage Easement	1.261
Outlot H	Pocket Park	0.430
Total		99.233

Perimeter Treatment and Site Landscaping

The proposed subdivision has a perimeter treatment plan that includes street trees and ground cover along Promontory Parkway, 16th Street and 20th Street and the future extension of 101st Avenue (*see Attachment D – Final Landscape Plan*). The developer/home owners association (HOA) would be required to install the street trees and ground cover and maintenance would be the responsibility of the developer, HOA or Tri-Pointe Residential Metropolitan District. The common area landscaping is required to be irrigated utilizing the existing non-potable irrigation system which is stubbed to the site. All other landscaping for the single-family lots would be installed as the lots are developed.

General Access and Circulation

Several new streets and street extensions are proposed with the subdivision. Twentieth Street would be extended from the current terminus (entrance to the fire station #6) to at least 104th Avenue Court. Additional access points to the subdivision would include 18th Street Road at Promontory Parkway and 103rd and 105th Avenues from 16th Street. All other proposed roads within the subdivision would be

classified as local roads and dedicated as public right-of-way. All lots would be accessed from the local roads, with the exception of lot 362, which has been approved to obtain access from 20th Street (eastern portion of the lot).

Drainage and Detention

All drainage from the development would be collected in detention ponds that would be platted as Outlot D.

Neighborhood Identity Feature

Neighborhood identity features are required for residential subdivisions. Based on the number of lots proposed, four (4) identity features are required for this project. The applicant proposed the following features which are worth a total of 8 ½ credits:

- Pocket park = 1 point
- Integrated entryway system = ½ point
- Enhanced property boundary fencing = 3 ½ points
- Useable detention pond = 1 point
- Trail network = ½ point
- Non-potable for common areas = 1 point
- Mini-pocket park = ½ point
- Exceeding tree requirements = ½ point

Urban Growth and Adequate Public Facility Area (APFA)

The subject site is located inside the Long-Range Expected Growth Area (LREGA). The site is vacant and potable water, non-potable water, and sewer mains would be required to be extended to the site.

F. APPROVAL CRITERIA

The review criteria found in Section 24-673 of the City of Greeley’s Development Code shall be used when considering a Final PUD approval request.

Is the Final PUD Plan substantially in compliance with the approved Preliminary PUD plan?

Staff Comment: The applicant’s Final PUD Plan maintains the intent of the Preliminary PUD that was approved by City Council on July 6, 2021. The proposed use of the subject site would remain single-family, with the exception of Lot 362 which would allow all uses that are permitted in Area M. The overall lot count and minimum lot size falls within the allowance designated by the Preliminary PUD. No changes were proposed to the setbacks, which the Preliminary PUD designated as follows:

- Front - reduced from 25 feet to 14 feet (living space) and 20 feet (garage front)
- Rear - reduced from 20 feet to 15 feet
- Side – 5 feet (interior) and 15 feet (street)

These variations accommodate higher-density single family lots, as envisioned in the Strategic Housing Plan. The applicant also did not propose any changes to the design standards that were established under the Preliminary PUD.

G. PHYSICAL SITE CHARACTERISTICS

1. SUBDIVISION HISTORY

The subject site is part of the Promontory Imagine School First Filing Subdivision (Lot 1) which was platted on August 29, 2006 (Rec. No. 3415275) and Promontory Imagine School Second Filing Subdivision (Tract A) which was platted on September 18, 2019 (Rec. No. 4524406). The proposed final plat would replat the site into 362 lots and eight (8) outlots.

2. HAZARDS

An abandoned oil and gas facility impacts the subject site and a 50 foot setback from the abandoned well has been designated on the PUD plan to protect the surrounding development. Staff is unaware of any other hazards on the property.

3. WILDLIFE

The site is not located in an area of ecological significance.

4. FLOODPLAIN

The property is not located within any flood zones.

5. DRAINAGE AND EROSION

The site would be served by an existing detention pond located in the northeast corner of the property, as well as a new detention pond that is proposed on the southeast section of the project. The Final Drainage Report is in compliance with Volume II of the City of Greeley's Design Criteria and Construction Specifications. The applicant has also provided an accepted Stormwater Management Plan and Erosion Sediment Control Plan. The City of Greeley's Stormwater Quality Administrator has found the documentation to be in compliance with the City's MS4 Permit (Municipal Separate Storm Sewer System).

6. TRANSPORTATION

The existing infrastructure can service the proposed development at this time. Through 2025, the intersection at Promontory Parkway and Highway 34 Bypass is expected to operate at a level of service "B" during morning peak hours and level of service "C" for afternoon peak hours. It is projected that the intersection would operate at level of service "C" for morning peak hours and a level of service "D" for afternoon peak hours by 2040.

The intersection of 10th Street/Highway 34 Business and Promontory Parkway is currently a stop sign controlled intersection and several movements operate at level of service "F" during morning and afternoon peak hours. By 2040 this intersection is expected to be signalized and to operate at a level of service "A". It is anticipated that the proposed development would comprise approximately 16% of the total 2040 peak hour traffic at this intersection.

Access to the proposed site would be from 16th Street, 20th Street and 18th Street Road. The northern access points would be from 16th Street at 103rd and 105th Avenue. The applicant is not proposing any improvements to 16th Street, however 20th Street would be extended to the southern access point of the subdivision at 104th Avenue Court. Additionally, 18th Street Road would be extended from the roundabout located along Promontory Parkway and connect to 106th Avenue.

H. SERVICES

1. POTABLE WATER

Water services are available in the area and can adequately serve the subject site.

2. NON-POTABLE WATER

There are existing non-potable water supply lines adjacent to the development. The subdivision will be required to irrigate all common areas utilizing the non-potable water system.

3. SANITARY SEWER

Sanitation services are available in close proximity to all of the parcels within the subject site and can adequately serve the area.

4. EMERGENCY SERVICES

The property is served by the City of Greeley's Police and Fire Departments. The closest fire station is Station #6, which is located directly adjacent to the subject site.

5. PARK/OPEN SPACES

A 9.4 acre park is proposed within the subdivision (Outlot C), which would satisfy the requirement of providing a city park within Areas L and M of the PUD. Additionally, Promontory Park is located at the southwest corner of 16th Street and Promontory Parkway, directly to the west of the site.

6. SCHOOLS

No schools are proposed or located within the subject area. The properties are within the Windsor-Severance School District and the schools that currently serve the area are: Skyview Elementary, Severance Middle School and Severance High School. School land dedication was satisfied with the Tract B, Promontory Imagine School Second Filing, First Replat (Rec. No. 4737040).

7. METROPOLITAN DISTRICT

The Tri-Pointe Residential Metropolitan District serves the subject site and the properties would be assessed the normal metropolitan district tax rate, which is currently 48.79 mills.

I. NEIGHBORHOOD IMPACTS

1. VISUAL

The proposed subdivision includes a perimeter treatment plan that includes trees and groundcover, which would help mitigate any visual impacts created by the proposed development.

2. NOISE

Any potential noise created by future development would be regulated by the municipal code.

J. PUBLIC NOTICE AND COMMENT

Letters regarding the public hearing for the proposed Final PUD were mailed on August 12, 2021, to surrounding property owners within 500 feet of the site. Notice signs were posted on the site on August 12, 2021. Public notice was also published in the newspaper on August 18, 2021. No comments have been received to date, August 17, 2021.

K. MINERAL ESTATE OWNER NOTIFICATION

The applicant completed the required mineral rights noticing with previous subdivision actions.

L. PLANNING COMMISSION RECOMMENDED MOTION

Based on the application received and the preceding analysis, the Planning Commission finds that the proposed Promontory Imagine School Third Filing, Final PUD is in compliance with the Development Code and consistent with the Preliminary PUD, and therefore approves the request with the following conditions:

1. Prior to submittal of any building permits for the individual lots the applicant shall:
 - i. Resolve any required improvements to the existing irrigation pond located at the southeast corner of the development adjacent to Highway 34 Bypass to the satisfaction of the City’s Water and Sewer Department.
 - ii. Provide a signed crossing agreement between the Boomerang Ditch Company and the applicant.
 - iii. Provide a final geotechnical report.
2. Prior to recordation of the final plat, all technical corrections shall be made to the satisfaction of the City of Greeley.

ATTACHMENTS



Attachment A – Vicinity Map

Attachment B – Applicant Narrative

Attachment C – Promontory Imagine School Third Filing, Final PUD

Attachment D – Final Landscape Plan



-  Subject Parcel
-  Greeley Parcels



April 14, 2021

City of Greeley
Planning and Zoning
1100 10th Street – 2nd Floor
Greeley, CO 80631

Re: Promontory Subdivision

Dear City of Greeley Staff,

The Promontory Subdivision is bound by 16th Street to the North, 20th Street to the South, Promontory Parkway to the West, and the future 101st Street to the East. The legal description of the site is Tract A Promontory Imagine School 2nd Filing and is located in Section 12, Township 5 North, Range 67 West of the 6th Prime Meridian. **Figure 1** below highlights the site's location.



Figure 1: Outline of Promontory Subdivision

The site is 97.16 acres, zoned as Planned Unit Development (PUD) and is currently used for agriculture. The surrounding uses consist of agriculture, single family residential, commercial and Promontory Park. The surrounding property is zoned as Planned Unit Development (PUD) to the North, South, and West. The property to the East is zoned as Holding Agriculture (H-A).

The project is proposed for 360 +/- single family home lots (53' x 100' and 63' x 100'), 20.63 acres of open space, and 23.31 acres of right of way. The open space will include a park (10.0 acres), detention, landscaping, and green space.

Access to the site will be provided by one access road from Promontory Parkway to the west, two access roads from 16th Street to the North, and one access road from 20th Street on the south.

The site will be designed to City of Greeley Standards. Utilities for the site are provided by the City of Greeley.

If you have any questions concerning this project, please contact me at robbie@northernengineering.com or call me at 970-221-4158.

Sincerely,

NORTHERN ENGINEERING SERVICES, INC.



Robbie Lauer
Project Manager

PROMONTORY IMAGINE SCHOOL THIRD FILING

Attachment C

BEING A REPLAT OF LOT 1, PROMONTORY IMAGINE SCHOOL FIRST FILING AND TRACT A, PROMONTORY IMAGINE SCHOOL SECOND FILING, SITUATE IN THE WEST HALF OF SECTION 12, AND THE EAST HALF OF SECTION 11, TOWNSHIP 5 NORTH, RANGE 67 WEST OF THE 6TH P.M. CITY OF GREELEY, COUNTY OF WELD, STATE OF COLORADO

CERTIFICATE OF DEDICATION, OWNERSHIP AND MAINTENANCE:

Know all men by these present that WELDCO Land Investors, LLC and Promontory Investments, LLC, being Owner(s), Mortgagee or Lien Holder of certain lands in Weld County, Colorado, described as follows:

Lot 1, Promontory Imagine School, First Filing as recorded August 29, 2006 at Reception No. 3415275 of the Weld County Clerk & Recorder and Tract A, Promontory Imagine School Second Filing as recorded September 18, 2019 at Reception No. 4524406 of the Weld County Clerk & Recorder, County of Weld, State of Colorado.

Said parcel contains 4,322,585 Square Feet or 99.233 Acres

shown on the attached map as embraced within the heavy exterior lines thereon, have subdivided the same into lots and blocks as shown on the attached map; and do hereby set aside said portion or tract of land and designate the same PROMONTORY IMAGINE SCHOOL THIRD FILING to the City of Greeley, Weld County, Colorado; and do dedicate to the public, the streets and all easements over and across said lots at locations shown on said map; and do further certify that the width of said streets, the dimensions of the lots and blocks and the names and numbers thereof are correctly designated upon said map.

Furthermore, Outlot C is hereby dedicated to the City of Greeley.

362 Lots

WELDCO LAND INVESTORS, LLC

BY: _____ AS: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as _____ this
 ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

PROMONTORY INVESTMENTS, LLC

BY: _____ AS: _____

Witness my hand and seal this ____ day of _____, 20__.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
) ss
 COUNTY OF WELD)
 The foregoing instrument was acknowledged before me by _____ as _____ this
 ____ day of _____, 20__.

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

That I, Steven Parks, 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

CERTIFICATE OF APPROVAL ENGINEERING DEVELOPMENT REVIEW AND CIVIL INSPECTION MANAGER

Approved this ____ day of _____, 20__, by the Engineering Development Review and Civil Inspections Manager or their designee of the City of Greeley, Colorado.

Engineering Development Review and Civil Inspection Manager

CERTIFICATE OF APPROVAL OF THE COMMUNITY DEVELOPMENT DIRECTOR

Approved this ____ day of _____, 20__, by the Community Development Director of the City of Greeley, Colorado.

Community Development Director

NOTICE

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NOTES

- All Outlots are hereby dedicated as Utility & Drainage Easements.
- All onsite detention ponds will be inspected every three months and after any major storm event.
- All uses allowed within this plat are the allowed in Promontory Preliminary PUD, Areas F, M & N, 2nd Amendment, and as amended, and the standards included in the Promontory Imagine School, Third Filing, Preliminary PUD.
- All specific signage within Promontory Imagine School 3rd Filing will follow City of Greeley Standards.

Owner: Promontory Investments, LLC
 7251 20th Street, L200
 Greeley, CO 80634

Owner: WELDCO Land Investors, LLC
 1200 17th Street, Suite 970
 Denver, CO 80202

Engineer: Northern Engineering
 C/O Robbie Lauer
 301 N. Howes Street, Suite 100
 Fort Collins, CO 80521
 (970) 221-4158

Surveyor: Majestic Surveying, LLC
 C/O Steven Parks, PLS
 1111 Diamond Valley Drive, Suite 104
 Windsor, CO 80550
 970-833-5698

City of Greeley Notes

- Street maintenance. It is mutually understood and agreed that the dedicated roadways shown on this plat will not be maintained by the City until and unless the streets are constructed in accordance with the subdivision regulations in effect at the date construction plans are approved, and provided that construction of said roadway(s) is started within one (1) year of the construction plan approval. The owner(s), developer(s) 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(s), 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 storm water 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 (10) 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 (10) 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(s), homeowners' association or other entity other than the City is responsible for maintenance and upkeep of perimeter fencing or walls, landscaping and landscaped areas and 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 18.44.090(b)(1) of the Development Code, shall be free from shrubs, ground covers, berms, fences, signs, structures, parked vehicles or other materials or items greater than thirty-six (36) inches in height from the street level.
- Public safety. Access, whether for emergency or non-emergency 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:
 - Design and construct the local drainage system as defined by the final drainage report and plan and the storm water management plan.
 - 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.
 - Equitable participation in the design and construction of the major drainage way system that serves the final development as defined by adopted master drainage way plans or as required by the City and designed in the final drainage report and the storm water management plan.
- Maintenance easements. A maintenance easement is required for developments with zero side setbacks, if one (1) 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 (5) 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 of Colorado 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 (3) 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.

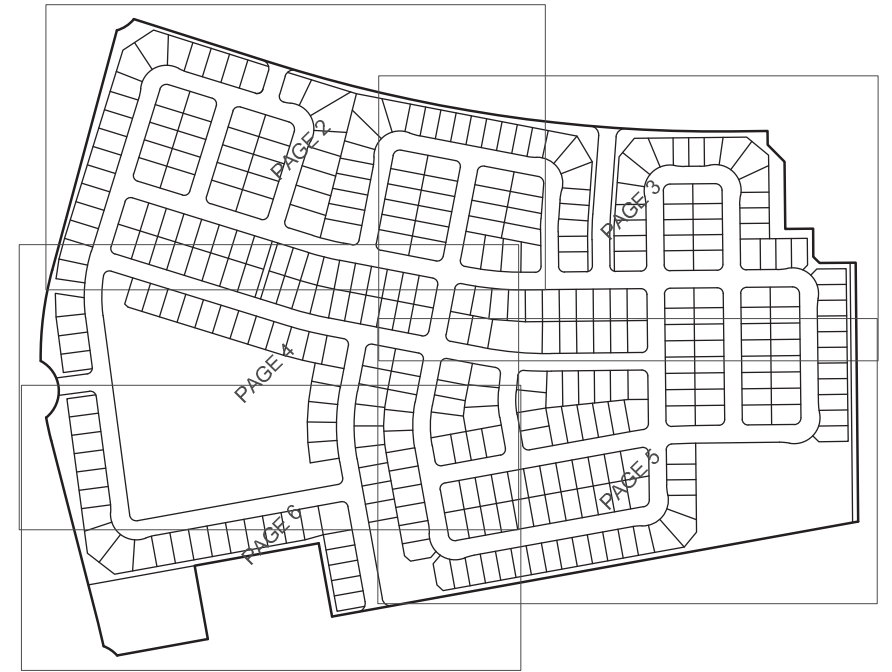
BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Southwest Quarter of Section 12, Township, 5 North, Range 67 West of the 6th P.M., monumented as shown on this drawing, as bearing South 00°34'02" East, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2657.62 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

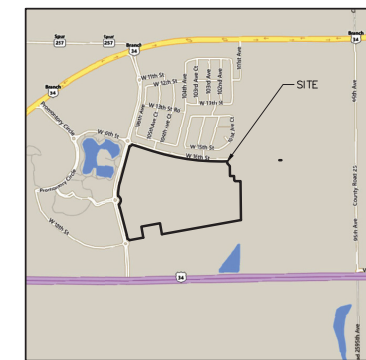
TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 459-110621869-820-GRO, dated October 13, 2020, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

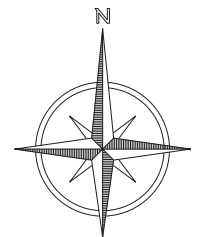


SHEET INDEX
SCALE: 1" = 300'

PROMONTORY IMAGINE SCHOOL THIRD FILING					
Land Use Table					
Name	Description/Land Use	Area		Ownership	
ROW	Public Right of Way	1,037,517 sq. ft.	23.32 acres		City of Greeley
lots	Residential Sites	2,410,633 sq. ft.	55.34 acres		Private
OUTLOT A	Utility & Drainage Easement	57,864 sq. ft.	1.328 acres		HOA
OUTLOT B	Utility & Drainage Easement	9,914 sq. ft.	0.228 acres		HOA
OUTLOT C	Park	409,324 sq. ft.	9.337 acres		City of Greeley
OUTLOT D	Utility & Drainage Easement	287,661 sq. ft.	6.634 acres		HOA
OUTLOT E	Utility & Drainage Easement	4,000 sq. ft.	0.092 acres		HOA
OUTLOT F	Utility & Drainage Easement	31,966 sq. ft.	0.734 acres		HOA
OUTLOT G	Utility & Drainage Easement	54,933 sq. ft.	1.251 acres		HOA
OUTLOT H	Park	18,712 sq. ft.	0.430 acres		HOA



VICINITY MAP
SCALE: 1" = 2000'



DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348

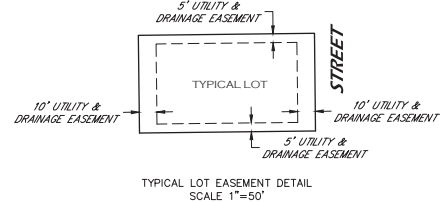
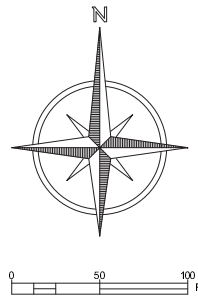


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DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: N/A		

PROMONTORY IMAGINE SCHOOL THIRD FILING

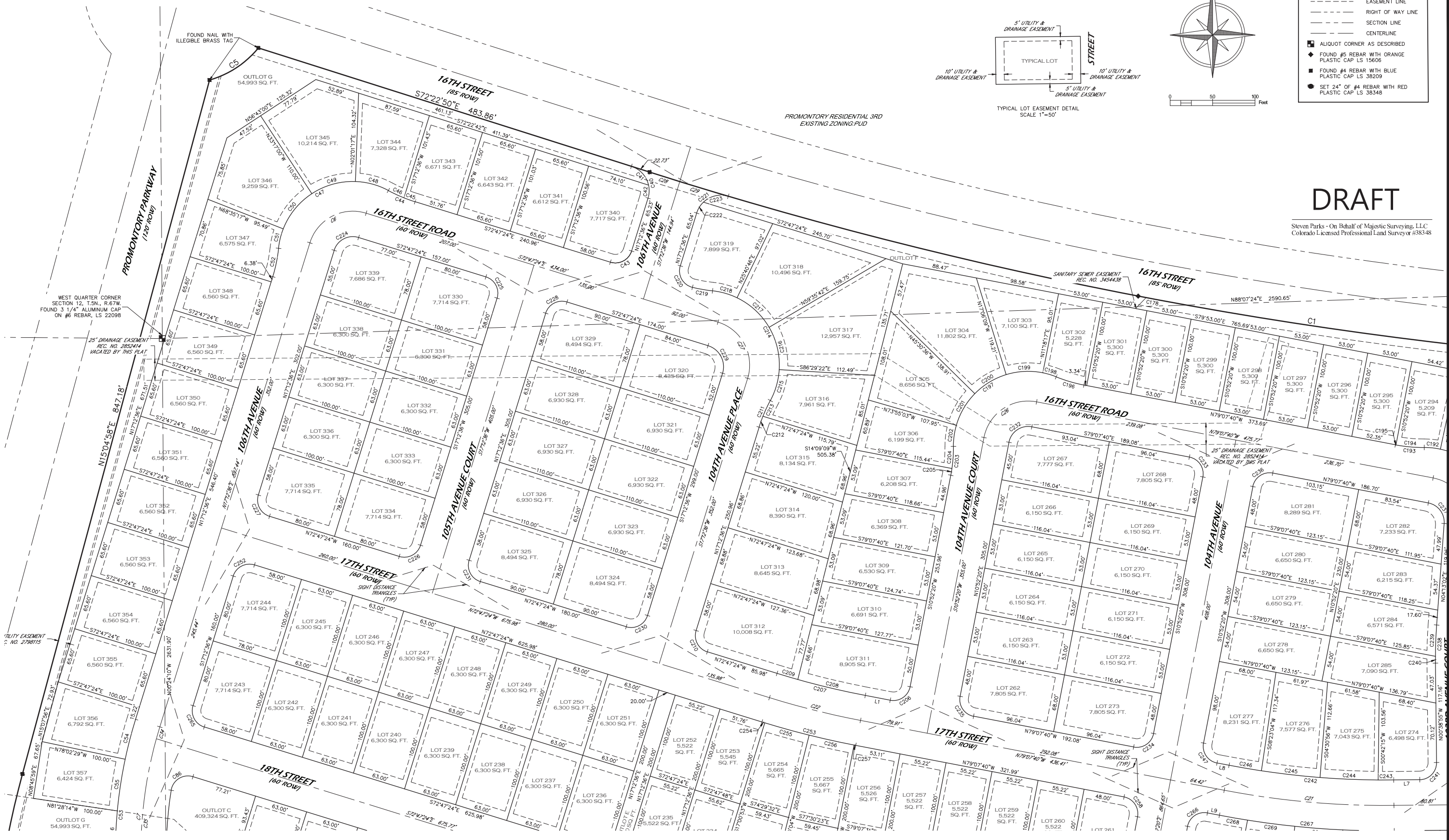
LEGEND

- BOUNDARY LINE
- - - EASEMENT LINE
- - - RIGHT OF WAY LINE
- - - SECTION LINE
- - - CENTERLINE
- ALIQUOT CORNER AS DESCRIBED
- ◆ FOUND #5 REBAR WITH ORANGE PLASTIC CAP LS 15606
- FOUND #4 REBAR WITH BLUE PLASTIC CAP LS 38209
- SET 2" OF #4 REBAR WITH RED PLASTIC CAP LS 38348



DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



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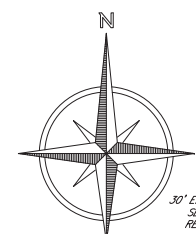
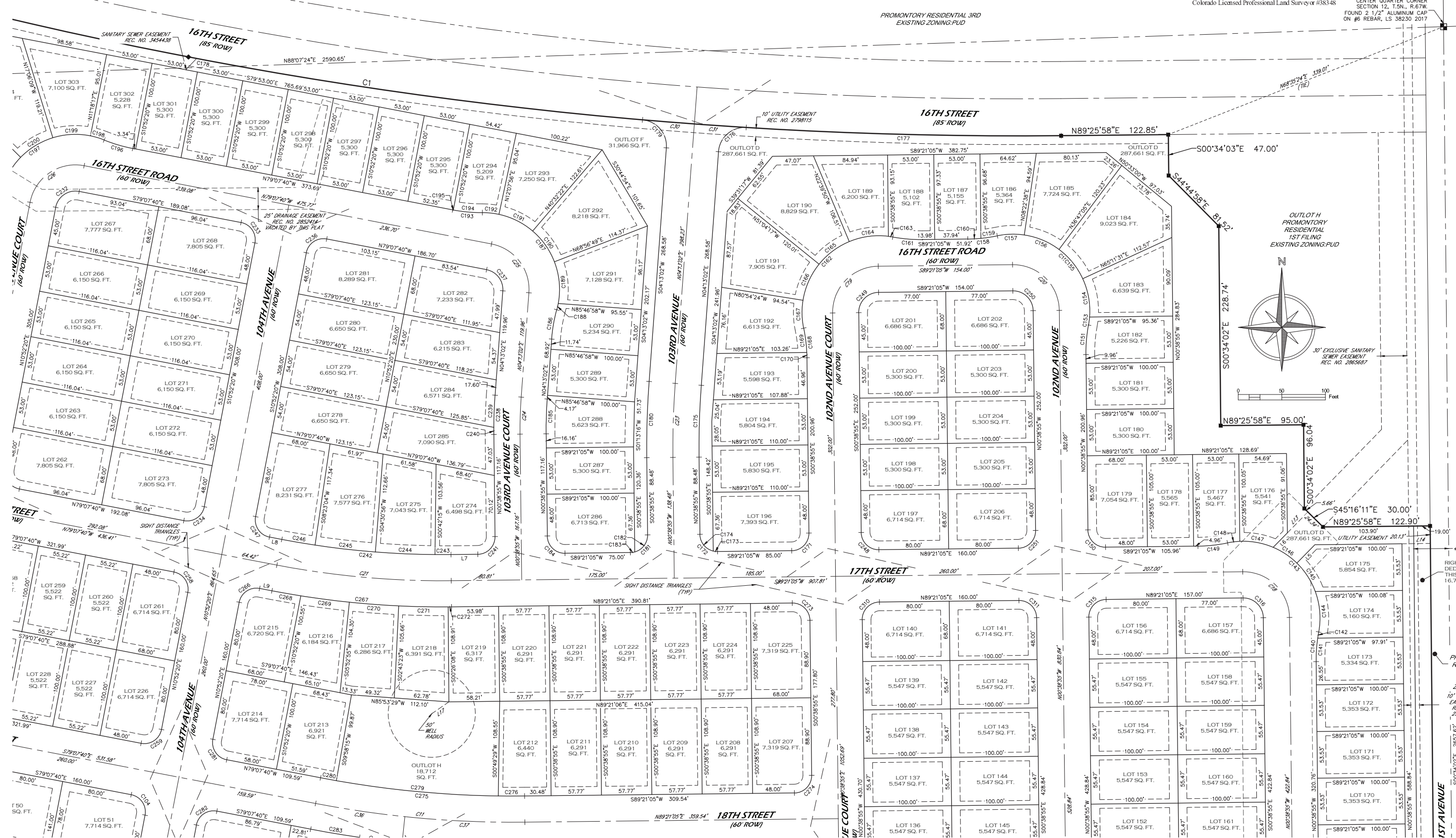


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DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: 1" = 50'		

PROMONTORY IMAGINE SCHOOL THIRD FILING

DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #138348
 CENTER QUARTER CORNER
 SECTION 12, T.5N., R.67W.
 FOUND 2 1/2" ALUMINUM CAP
 ON #6 REBAR, LS 38230 2017

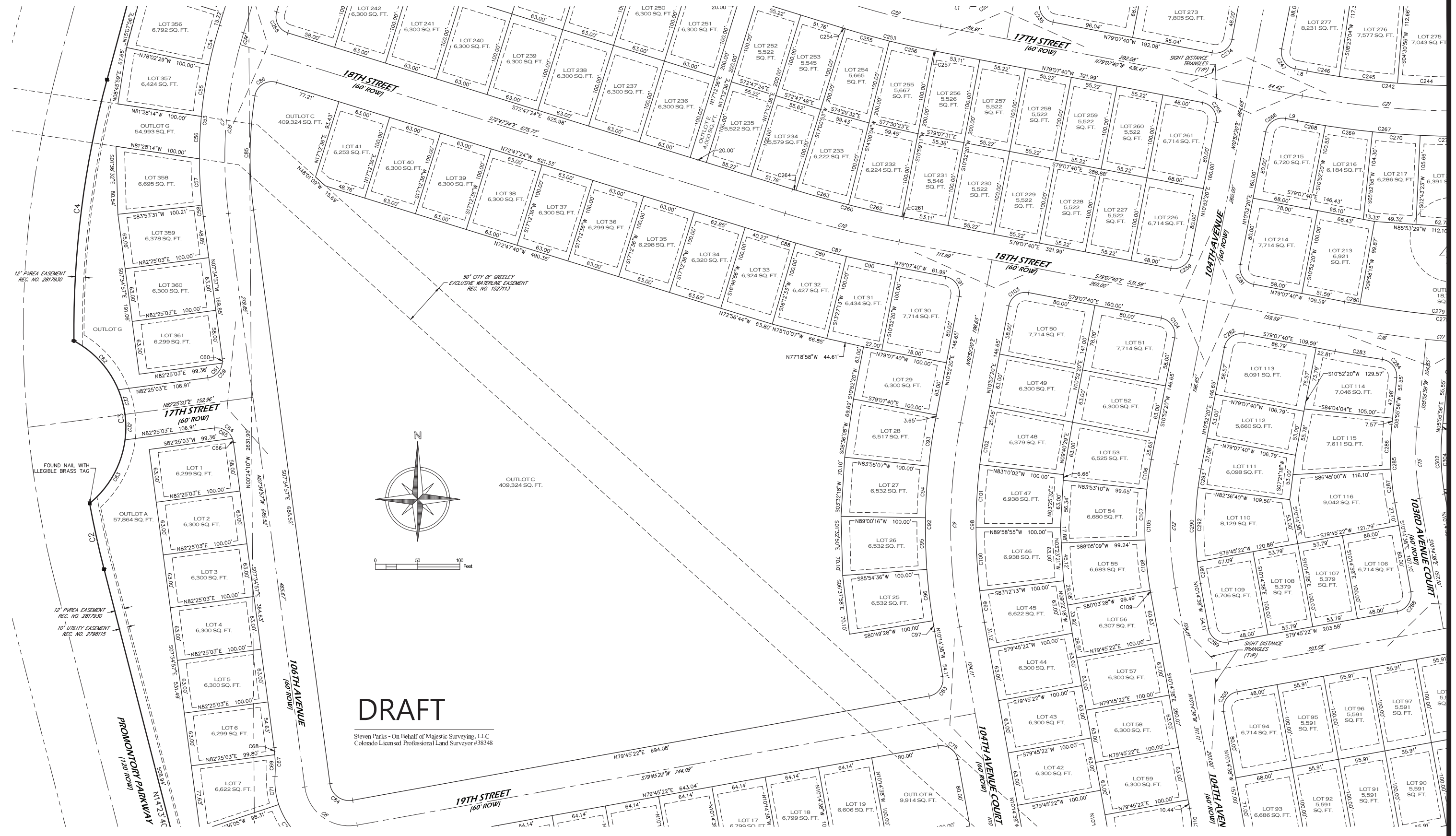


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PROJECT NO: 2020189	PROJECT NAME: PROMONTORY	REVISIONS:	DATE:
DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: 1" = 50'		

PROMONTORY IMAGINE SCHOOL THIRD FILING



DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348

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PROJECT NO: 2020189	PROJECT NAME: PROMONTORY	REVISIONS:	DATE:
DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: 1" = 50'		

PROMONTORY IMAGINE SCHOOL THIRD FILING

CENTER QUARTER CORNER
SECTION 12, T.5N., R.67W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 38230 2017



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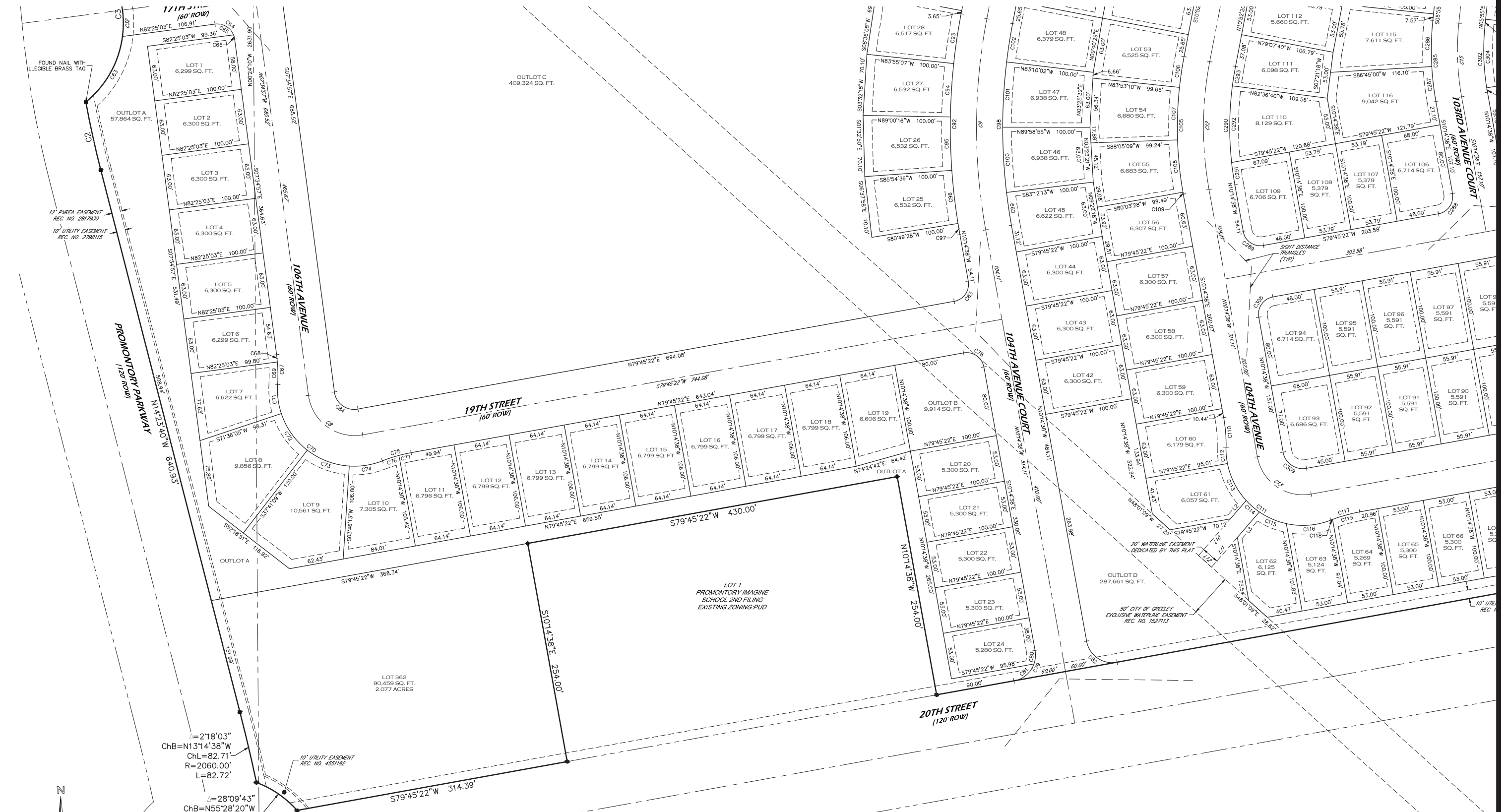


PROJECT NO: 2020189	PROJECT NAME: PROMONTORY	REVISIONS:	DATE:
DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: 1" = 50'		

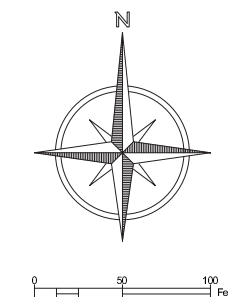
DRAFT

Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

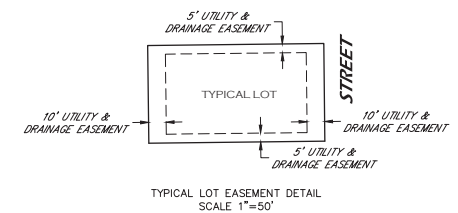
PROMONTORY IMAGINE SCHOOL THIRD FILING



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SOUTHWEST CORNER SECTION 12, T.5N., R.67W. FOUND 3 1/4" ALUMINUM CAP IN CONCRETE



DRAFT
 Steven Parks - On Behalf of Majestic Surveying, LLC
 Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2020189	PROJECT NAME: PROMONTORY	REVISIONS:	DATE:
DATE: 11-16-2020	CLIENT: NE		
DRAWN BY: SIP	FILE NAME: 2020189		
CHECKED BY: SIP	SCALE: 1" = 50'		

Attachment D

PROMONTORY
SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:



LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Stephanie Hansen, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Lauer
301 N. Hayes, Suite 100
Fort Collins, CO 80521
p. 970.221.4158

TREE PROTECTION NOTES

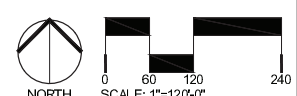
- ALL EXISTING TREES WITHIN THE LIMITS OF THE DEVELOPMENT AND WITHIN RANGE OF CONSTRUCTION OPERATIONS SHALL REMAIN AND BE PROTECTED UNLESS NOTED ON THESE PLANS FOR REMOVAL.
- WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
- ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY FORESTRY STANDARDS. TREE PRUNING AND REMOVAL SHALL BE PERFORMED BY A BUSINESS THAT HOLDS A CURRENT CITY OF GREELEY ARBORIST LICENSE WHERE REQUIRED BY CODE.
- PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER. THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
- DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
- NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
- LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF," RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
- THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW:

TREE DIAMETER AT BREAST HEIGHT (INCHES)	AUGER DISTANCE FROM FACE OF TREE (FEET)
0-2	1
3-4	2
5-9	5
10-14	10
15-19	12
OVER 19	15

CONSTRUCTION MUST BE IN ACCORDANCE WITH APPLICABLE CITY OF GREELEY CONSTRUCTION STANDARDS. THE CITY'S ACCEPTANCE ALLOWS FOR PLAN DISTRIBUTION AND PERMIT APPLICATION. THE CITY'S ACCEPTANCE SHALL NOT RELIEVE THE DESIGN ENGINEER'S RESPONSIBILITY FOR ERRORS, OMISSIONS, OR DESIGN DEFICIENCIES FOR WHICH THE CITY IS HELD HARMLESS.

ACCEPTED BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER



ISSUED

No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

EXISTING TREE PLAN

SEAL:

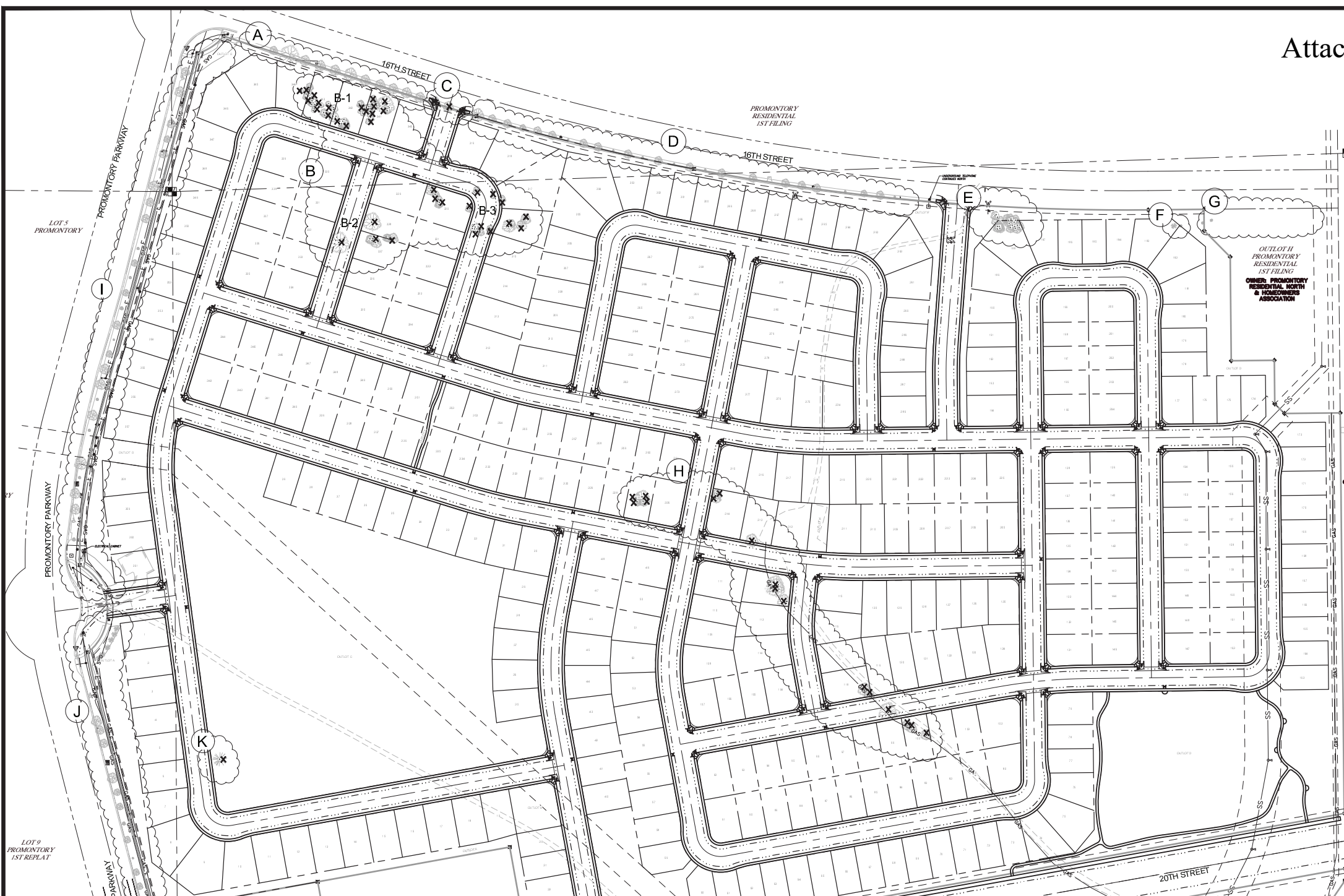


PROJECT No.: R20-033
DRAWN BY: AG
REVIEWED BY: SH
DRAWING NUMBER:

L1 OF 15

28

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TREE MITIGATION TABLE

GROUP I.D.	NOTES		20"+ (4 TREES)	13 - 19" (3 TREES)	8 - 12" (2 TREES)	2 - 7" (1 TREE)	< 2" (0.5 TREE)	SPADE RELOCATES	CONDITION*
A	EXISTING STREET TREES - 16TH STREET	P.O.P.							
B-1	EXISTING COTTONWOOD GROVE	REMOVE	1	1	34	25			
B-2	EXISTING COTTONWOOD GROVE	REMOVE	3	2	4				
B-3	EXISTING COTTONWOOD GROVE	REMOVE		1	10	12			
C	16TH STREET - STREET TREES	REMOVE				3			
D	16TH STREET - STREET TREES	P.O.P.							
E	EXISTING COTTONWOOD GROVE	REMOVE			4	18			
F	PINION PINE (2 @ 3" DIAM.)	RELOCATE						2	FAIR, FAIR+
G	SPRUCE & PINION PINE	P.O.P.							
H	MIXED SPECIES GROVE (1)	REMOVE	4	6	6				
I	PROMONTORY PARKWAY - STREET TREES	P.O.P.							
J	PROMONTORY PARKWAY - STREET TREES	P.O.P.							
K	EXISTING COTTONWOOD	REMOVE				1			
TOTAL TREES REMOVED PER SIZE RANGE:			8	10	59	58			
TOTAL MITIGATION TREES PER SIZE RANGE:			32	30	118	58			
TOTAL MITIGATION TREES (2):			236						
(1) TREES NOT INCLUDED TOWARDS COUNT INCLUDE 3 RUSSIAN OLIVE AND 1 THORNED LOCUST (THE REMAINDER ARE COTTONWOOD)									
(2) LESS SPADE RELOCATES									
(*) CONDITION WAS OBSERVED ON 4/12/2021, CONTACT CITY PARKS DEPARTMENT FOR FURTHER ASSESEMENT									

PROMONTORY
SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

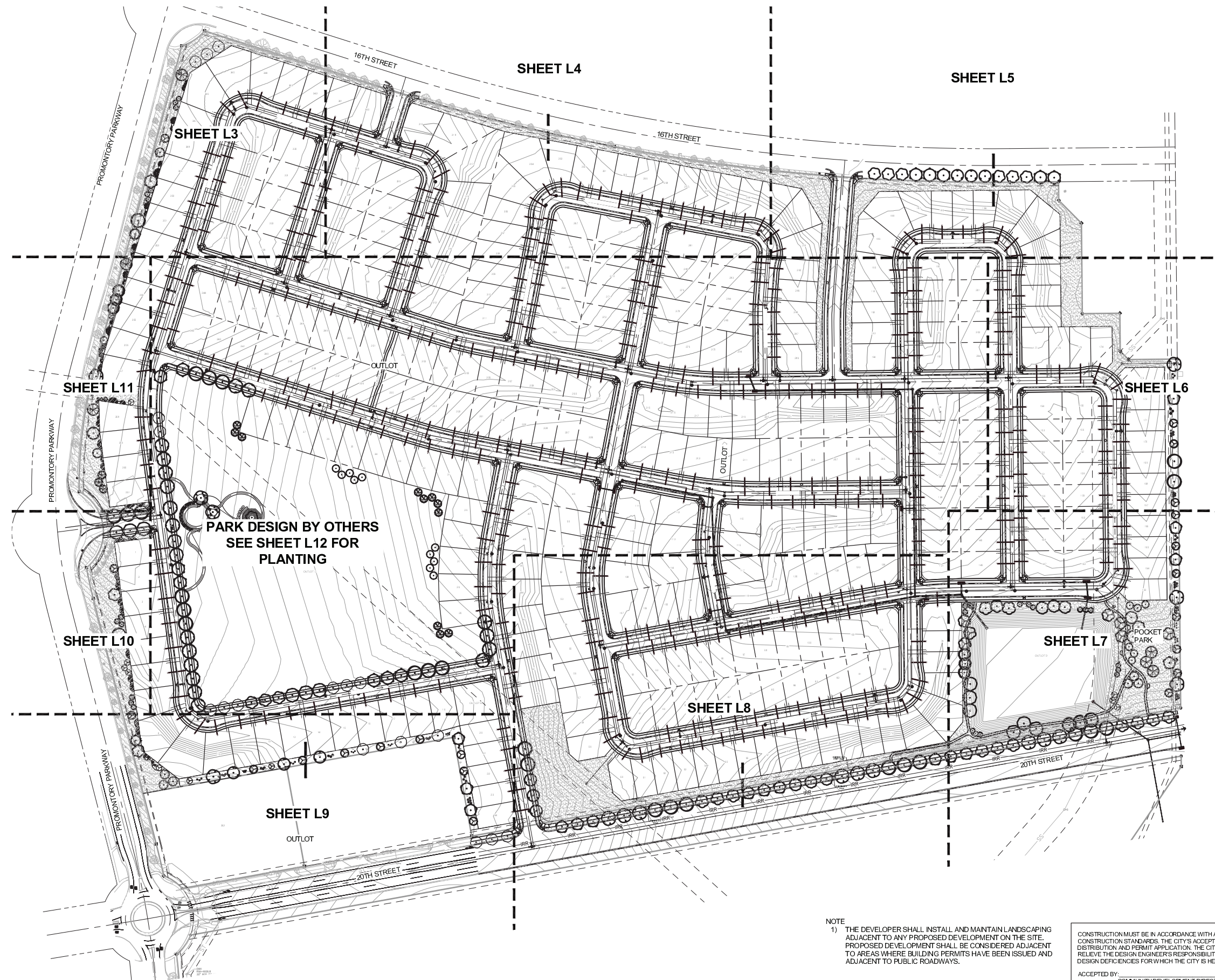


LANDSCAPE ARCHITECT

RIPLY DESIGN INC.
Stephanie Hansen, P.L.A.
419 Canyon Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Laurer
301 N. Hovess, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



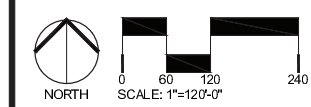
PARK DESIGN BY OTHERS
SEE SHEET L12 FOR
PLANTING

NOTE
1) THE DEVELOPER SHALL INSTALL AND MAINTAIN LANDSCAPING ADJACENT TO ANY PROPOSED DEVELOPMENT ON THE SITE. PROPOSED DEVELOPMENT SHALL BE CONSIDERED ADJACENT TO AREAS WHERE BUILDING PERMITS HAVE BEEN ISSUED AND ADJACENT TO PUBLIC ROADWAYS.

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ACCEPTED BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

REVISIONS		
No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

OVERALL LANDSCAPE
PLAN

SEAL:



PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: OVERALL LANDSCAPE PLAN Printed On: 4/30/2021 10:12 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg

GREELEY, CO
PREPARED BY:

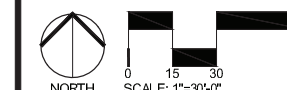


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419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
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301 N. Hovess, Suite 100
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LANDSCAPE
ENLARGEMENT

SEAL:



PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
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PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AD	OHIO BUCKEYE	B & B	2"	2"
AH	EUROPEAN HORSECHESTNUT	B & B	2"	2"
CS	NORTHERN CATALPA	B & B	2"	2"
CO	COMMON HACKBERRY	B & B	2"	2"
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QM2	CHINKAPIN OAK	B & B	2"	2"
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UA	ACCOLADE ELM	B & B	2"	2"
EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
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PB	BRISTLECONE PINE	B & B	6" HT	6" HT
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AT	TATARIAN MAPLE	B & B	1.5"	1.5"
CI	THORNLESS HAWTHORN	B & B	1.5"	1.5"
CM	DOWNY HAWTHORNE	B & B	1.5"	1.5"
KP	GOLDEN RAIN TREE	B & B	1.5"	1.5"
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SHRUBS	COMMON NAME	SIZE		
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PERENNIALS	COMMON NAME	SIZE		
RM	PURPLE CONEFLOWER	1 GAL		
ORNAMENTAL GRASS	COMMON NAME	SIZE		
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CAK	FEATHER REED GRASS	1 GAL		

SYMBOL 01 HARDSCAPE DESCRIPTION

CONCRETE

SYMBOL 02 LANDSCAPE MATERIAL DESCRIPTION

COLORED CONCRETE

WOOD MULCH

IRRIGATED TURF

ROCK MULCH

NATIVE SEED 1

DETENTION SEED MIX

EXISTING LANDSCAPE

EXISTING TREES

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ACCEPTED BY:	COMMUNITY DEVELOPMENT DIRECTOR	DATE
ACCEPTED BY:	ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER	DATE

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PROMONTORY
SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

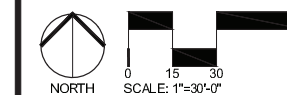


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ORIGINAL SIZE 24X36

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LANDSCAPE
ENLARGEMENT

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02 LANDSCAPE MATERIAL
DESCRIPTION

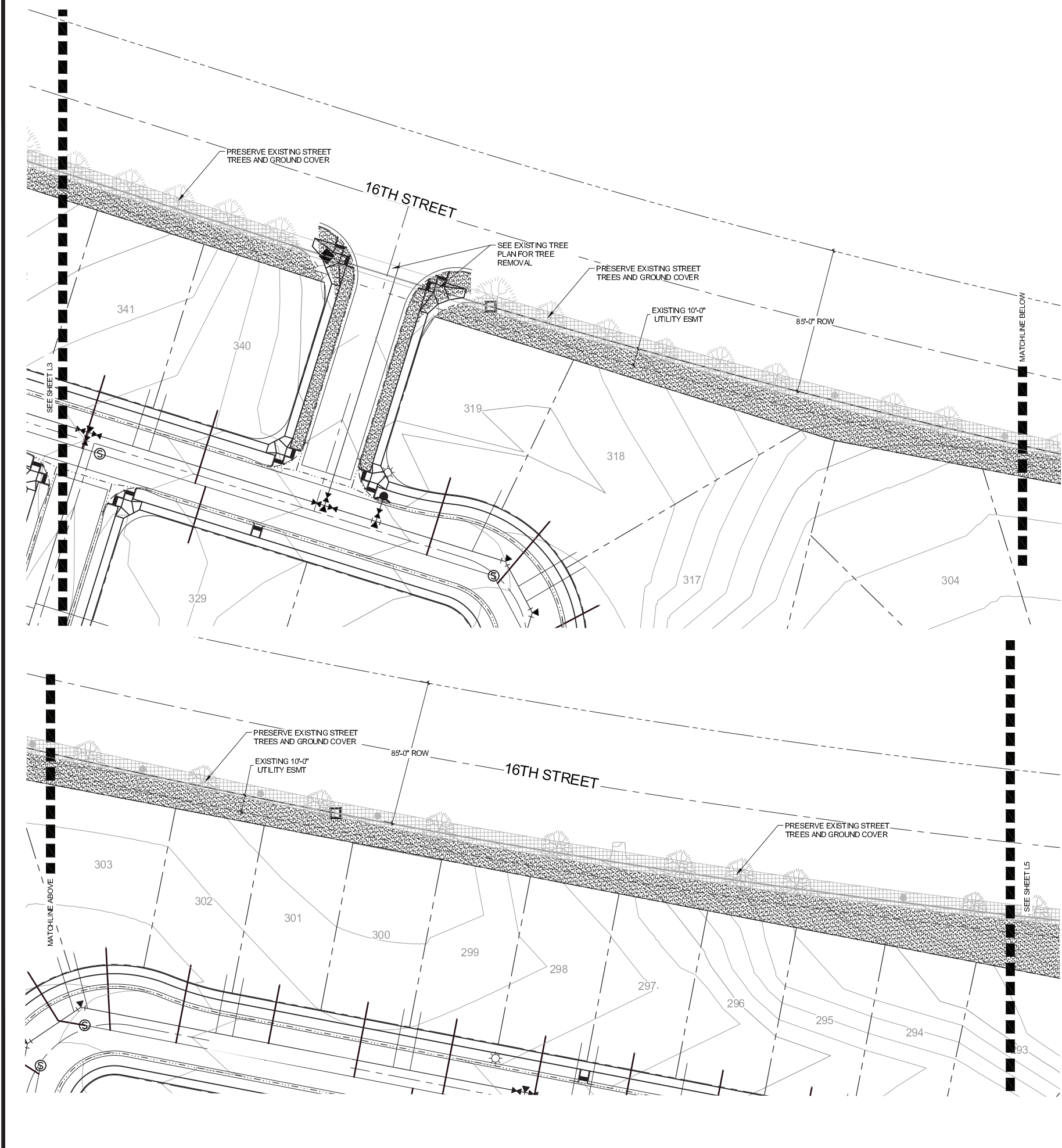
SYMBOL	DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	DETENTION SEED MIX
	EXISTING LANDSCAPE
	EXISTING TREES

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COMMUNITY DEVELOPMENT DIRECTOR

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ENGINEERING DEVELOPMENT REVIEW/
CIVIL INSPECTIONS MANAGER

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PROMONTORY
SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

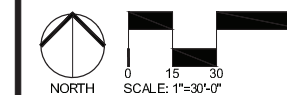


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419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
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LANDSCAPE
ENLARGEMENT

SEAL:



PROJECT No.:	R20-033
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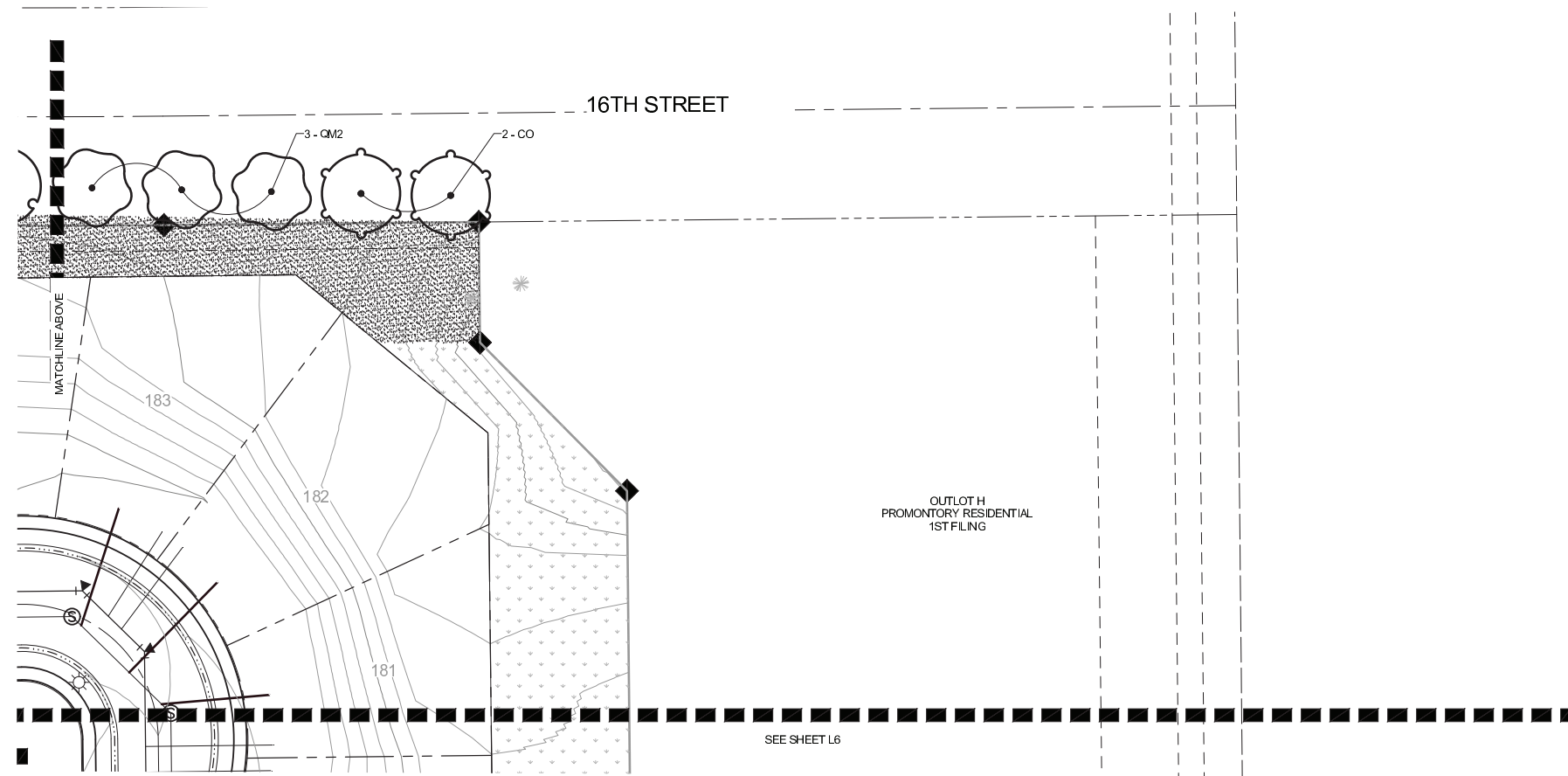
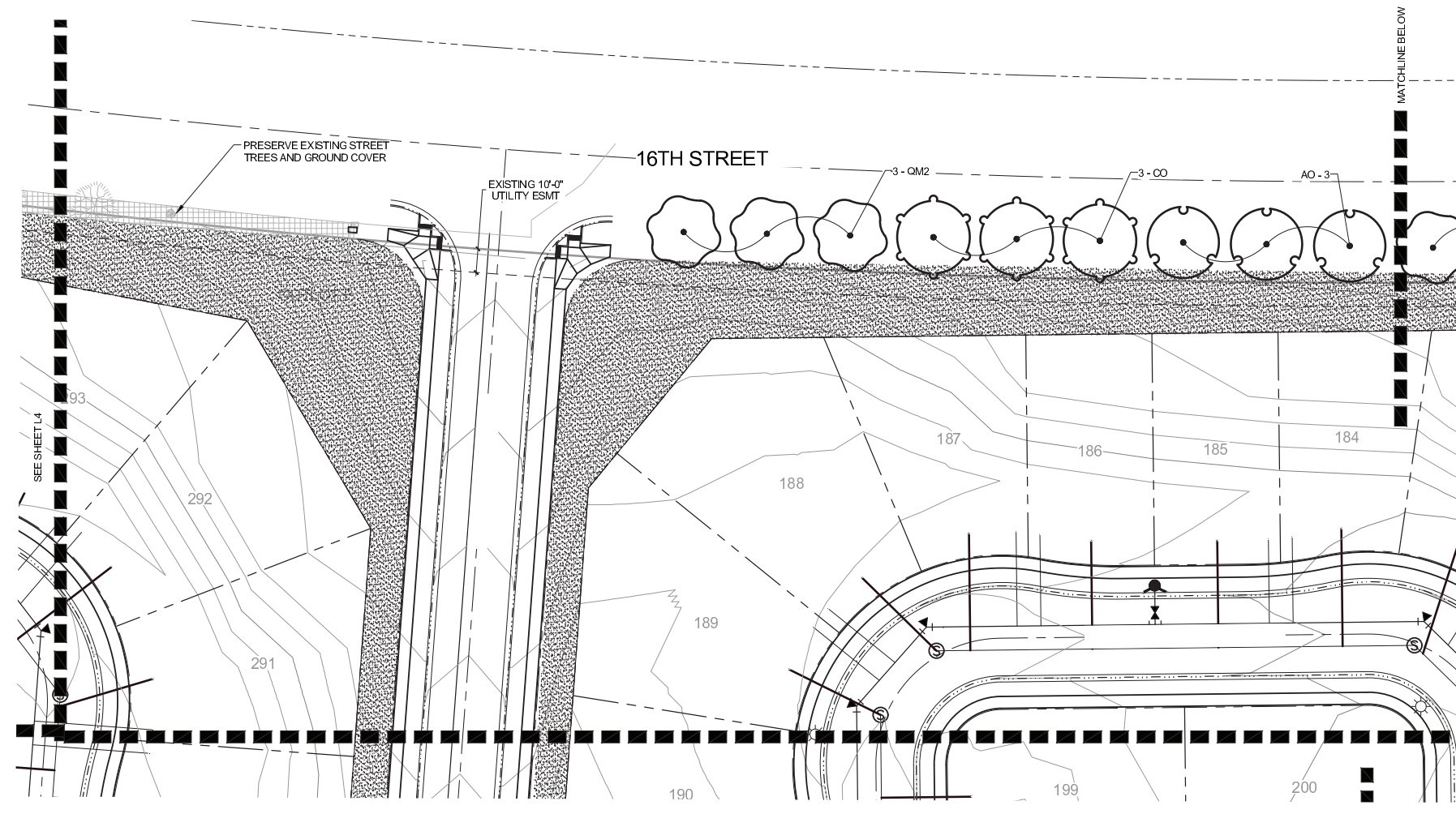
SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE Y ARROW	5 GAL
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AC2	PANCHITO MANZANITA	5 GAL
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02 LANDSCAPE MATERIAL DESCRIPTION

	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	DETENTION SEED MIX
	EXISTING LANDSCAPE
	EXISTING TREES



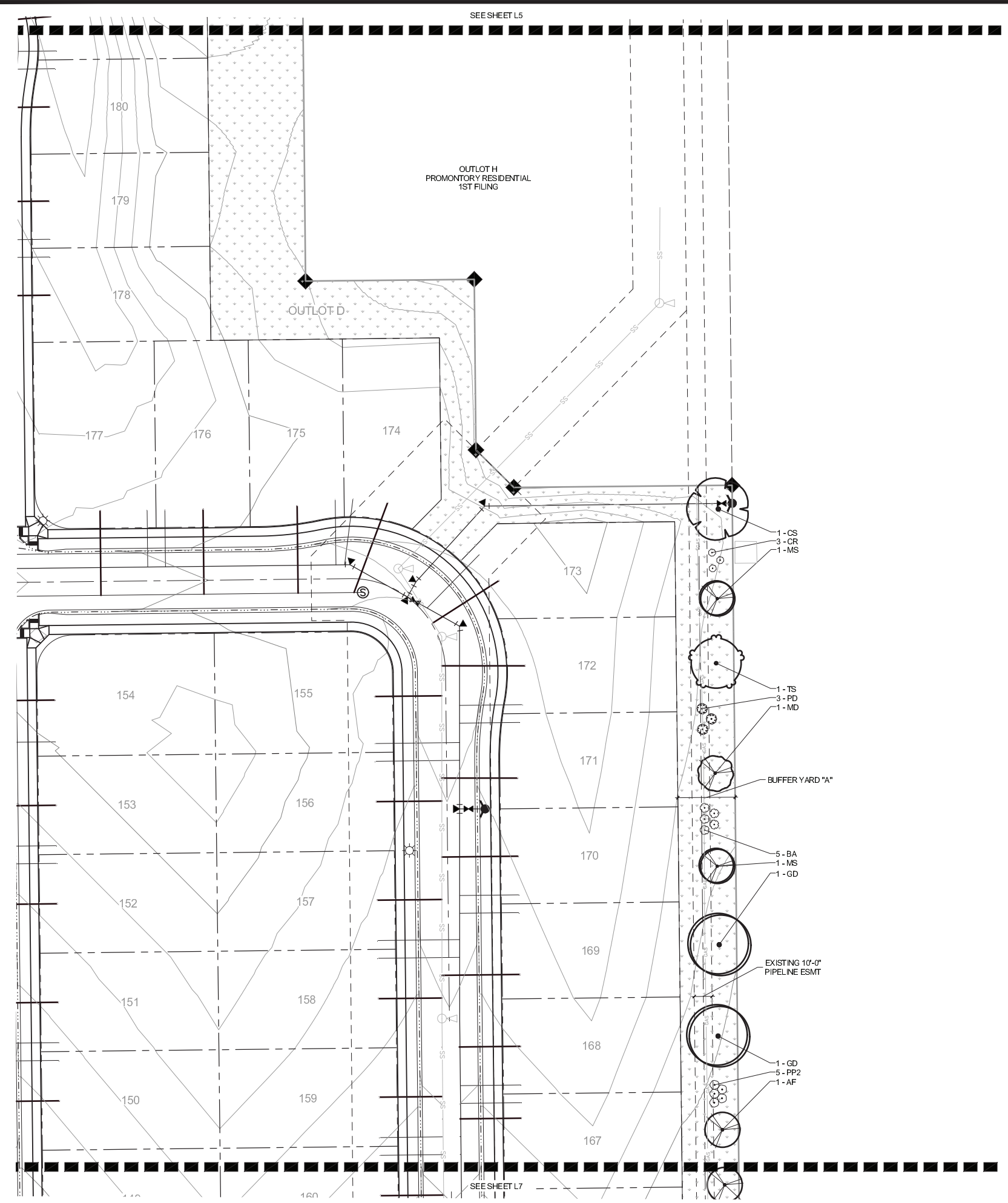
Plotted By: Stephanie Hansen Layout: L4 ENLARGEMENT Printed On: 4/30/2021 10:13 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg

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PLANT SCHEDULE

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AH	EUROPEAN HORSECHESTNUT	B & B	2"	2"
CS	NORTHERN CATALPA	B & B	2"	2"
CO	COMMON HACKBERRY	B & B	2"	2"
GB	MAIDENHAIR TREE	B & B	2"	2"
GI	THORNLESS HONEYLOCUST	B & B	2"	2"
GD	KENTUCKY COFFEETREE	B & B	2"	2"
MT	THUNDERCHILD CRABAPPLE	B & B	2"	2"
QM	BURR OAK	B & B	2"	2"
QM2	CHINKAPIN OAK	B & B	2"	2"
TS	SILVER LINDEN	B & B	2"	2"
UD	DISCOVERY ELM	B & B	2"	2"
UA	ACCOLADE ELM	B & B	2"	2"

EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6" HT	
JS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	
PB	BRISTLECONE PINE	B & B	6" HT	
PP	PINON PINE	B & B	6" HT	
PNA	AUSTRIAN PINE	B & B	6" HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	
PP3	PONDEROSA PINE	B & B	6" HT	
PS3	SOUTHWESTERN WHITE PINE	B & B	6" HT	
PS	SCOTCH PINE	B & B	6" HT	

ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
PM	AMUR CHOKECHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	

SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE YARROW	5 GAL
AS	SUNSET HYSSOP	5 GAL
AC2	PANCHITO MANZANITA	5 GAL
AF2	FRINGED WORMWOOD	5 GAL
BA	RED LEAF JAPANESE BARBERRY	5 GAL
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CB	BLUE MIST BLUEBEARD	5 GAL
CR	RUBBER RABBITBRUSH	5 GAL
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL
CP2	PRAIRIE FIRE DOGWOOD	5 GAL
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
C12	ISANTI REDOSIER DOGWOOD	5 GAL
DB	CAROL MACKIE DAPHNE	5 GAL
EEQ	BLUESTEM JOINT FIR	5 GAL
EA	WINGED ELCONYMUS	5 GAL
EAC	DWARF BURNING BUSH	5 GAL
GT	ROYAL GOLD WOADWAXEN	5 GAL
HP	RED FALSE YUCCA	5 GAL
HME	ENDLESS SUMMER HYDRANGEA	5 GAL
PD	DIABLO NINEBARK	5 GAL
PSL	DWARF NINEBARK	5 GAL
PMB	BIG TUNA MUGO PINE	5 GAL
PS2	DWARF MUGO PINE	5 GAL
PFJ	JACKMAN POTENTILLA	5 GAL
PP2	PAWNEE BUTTES SAND CHERRY	5 GAL
RA	ALPINE CURRANT	5 GAL
RNW	NEARLY WILD SHRUB ROSE	5 GAL
SO	WESTERN SNOWBERRY	5 GAL
SPM	MISS KIM DWARF LILAC	5 GAL
SR2	ROYAL PURPLE LILAC	5 GAL

PERENNIALS	COMMON NAME	SIZE
RM	PURPLE CONEFLOWER	1 GAL

ORNAMENTAL GRASS	COMMON NAME	SIZE
BB2	BLONDE AMBITION GRASS	1 GAL
CAK	FEATHER REED GRASS	1 GAL

02 LANDSCAPE MATERIAL DESCRIPTION

SYMBOL	DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	DETENTION SEED MIX
	EXISTING LANDSCAPE
	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

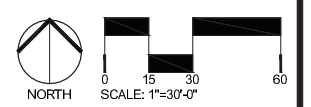


LANDSCAPE ARCHITECT

STEPHANIE HANSEN, P.L.A.
419 Caryton Ave., Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Lauer
301 N. Horsey, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

REVISIONS		
No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

LANDSCAPE ENLARGEMENT

SEAL:



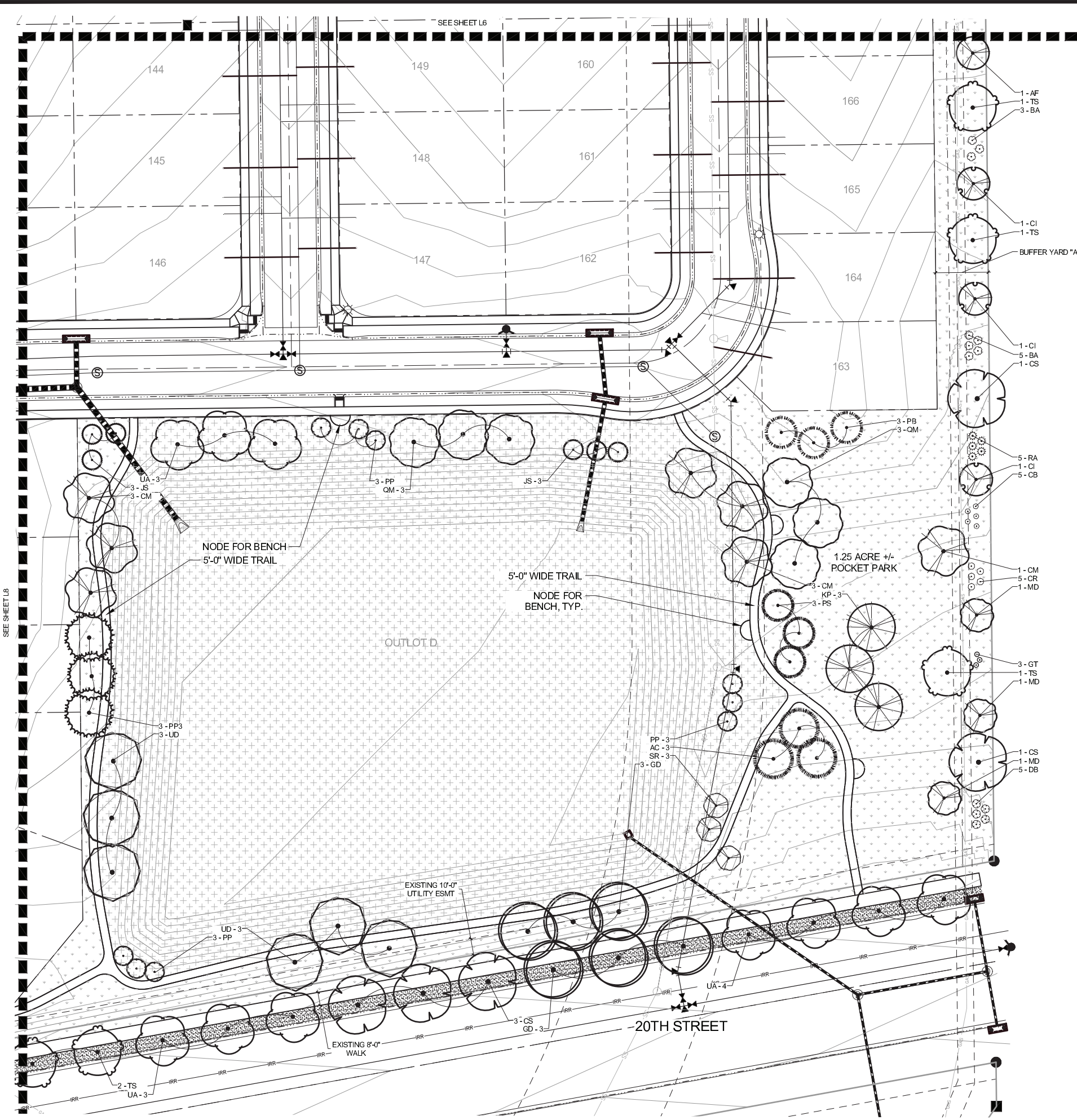
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ACCEPTED BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: L6 ENLARGEMENT Printed On: 4/30/2021 10:14 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AO	OHIO BUCKEYE	B & B	2"	
AH	EUROPEAN HORSECHESTNUT	B & B	2"	
CS	NORTHERN CATALPA	B & B	2"	
CO	COMMON HACKBERRY	B & B	2"	
GB	MAIDENHAIR TREE	B & B	2"	
GI	THORNLESS HONEYLOCUST	B & B	2"	
GD	KENTUCKY COFFEETREE	B & B	2"	
MT	THUNDERCHILD CRABAPPLE	B & B	2"	
QM	BURR OAK	B & B	2"	
QM2	CHINKAPIN OAK	B & B	2"	
TS	SILVER LINDEN	B & B	2"	
UD	DISCOVERY ELM	B & B	2"	
UA	ACCOLADE ELM	B & B	2"	

EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6" HT	
AS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	
PS	BRISTLECONE PINE	B & B	6" HT	
PP	PINON PINE	B & B	6" HT	
PNA	AUSTRIAN PINE	B & B	6" HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	
PP3	PONDEROSA PINE	B & B	6" HT	
PS3	SOUTHWESTERN WHITE PINE	B & B	6" HT	
PS	SCOTCH PINE	B & B	6" HT	

ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
FM	AMUR CHOKECHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	

SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE YARROW	5 GAL
AS	SUNSET HYSSOP	5 GAL
AC2	PANCHO MANZANITA	5 GAL
AF2	FRINGED WORMWOOD	5 GAL
BA	RED LEAF JAPANESE BARBERRY	5 GAL
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CB	BLUE MIST BLUEBEARD	5 GAL
CR	RUBBER RABBITBRUSH	5 GAL
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL
CP2	PRAIRIE FIRE DOGWOOD	5 GAL
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
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DB	CAROL MACKIE DAPHNE	5 GAL
EEQ	BLEUSTEM JOINT FIR	5 GAL
EA	WINGED ELIONYMUS	5 GAL
EAC	DWARF BURNING BUSH	5 GAL
GT	ROYAL GOLD WOODWAXEN	5 GAL
HP	RED FALSE YUCCA	5 GAL
HME	ENDLESS SUMMER HYDRANGEA	5 GAL
PD	DIABLO NINEBARK	5 GAL
PSL	DWARF NINEBARK	5 GAL
PMB	BIG TUNA MUGO PINE	5 GAL
PS2	DWARF MUGO PINE	5 GAL
PFJ	JACKMAN POTENTILLA	5 GAL
PP2	PAWNEE BUTTES SAND CHERRY	5 GAL
RA	ALPINE CURRANT	5 GAL
RNW	NEARLY WILD SHRUB ROSE	5 GAL
SO	WESTERN SNOWBERRY	5 GAL
SPM	MISS KIM DWARF LILAC	5 GAL
SR2	ROYAL PURPLE LILAC	5 GAL

PERENNIALS	COMMON NAME	SIZE
RM	PURPLE CONEFLOWER	1 GAL

ORNAMENTAL GRASS	COMMON NAME	SIZE
BB2	BLONDE AMBITION GRASS	1 GAL
CAK	FEATHER REED GRASS	1 GAL

02 LANDSCAPE MATERIAL DESCRIPTION

SYMBOL	DESCRIPTION
[Pattern]	WOOD MULCH
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH
[Pattern]	NATIVE SEED 1
[Pattern]	DETENTION SEED MIX
[Pattern]	EXISTING LANDSCAPE
[Symbol]	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

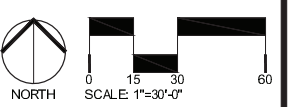


LANDSCAPE ARCHITECT

RIPLLEY DESIGN INC.
Stephanie Hansen, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.224.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Laurer
301 N. Horsey, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ISSUED

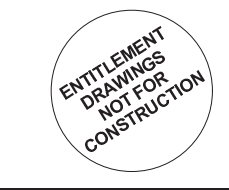
No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

REVISIONS

No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

LANDSCAPE ENLARGEMENT

SEAL:



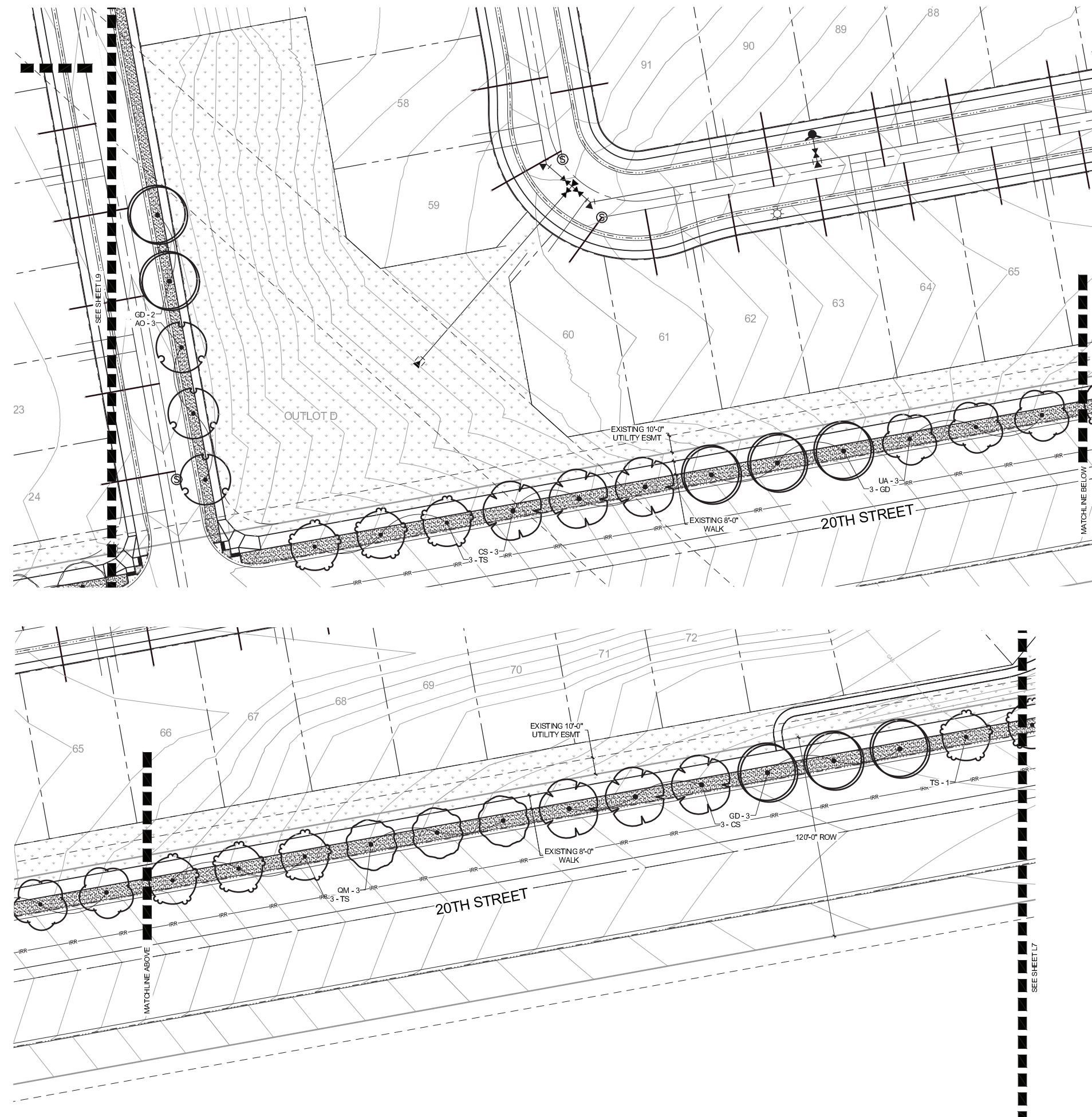
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ACCEPTED BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR

ACCEPTED BY: _____ DATE _____
ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: L7 ENLARGEMENT Printed On: 4/30/2021 10:15 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AO	OHIO BUCKEYE	B & B	2"	
AH	EUROPEAN HORSECHESTNUT	B & B	2"	
CS	NORTHERN CATALPA	B & B	2"	
CO	COMMON HACKBERRY	B & B	2"	
GB	MAIDENHAIR TREE	B & B	2"	
GI	THORNLESS HONEYLOCUST	B & B	2"	
GD	KENTUCKY COFFEETREE	B & B	2"	
MT	THUNDERCHILD CRABAPPLE	B & B	2"	
QM	BURR OAK	B & B	2"	
QM2	CHINKAPIN OAK	B & B	2"	
TS	SILVER LINDEN	B & B	2"	
UD	DISCOVERY ELM	B & B	2"	
UA	ACCOLADE ELM	B & B	2"	

EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6' HT	
JS	ROCKY MOUNTAIN JUNIPER	B & B	6' HT	
PS	BRISTLECOONE PINE	B & B	6' HT	
PP	PINON PINE	B & B	6' HT	
PNA	AUSTRIAN PINE	B & B	6' HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6' HT	
PP3	PONDEROSA PINE	B & B	6' HT	
PS3	SOUTHWESTERN WHITE PINE	B & B	6' HT	
PS	SCOTCH PINE	B & B	6' HT	

ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
FM	AMUR CHOKECHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	

SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE YARROW	5 GAL
AS	SUNSET HYSSOP	5 GAL
AC2	PANCHITO MANZANITA	5 GAL
AF2	FRINGED WORMWOOD	5 GAL
BA	RED LEAF JAPANESE BARBERRY	5 GAL
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CB	BLUE MIST BLUEBEARD	5 GAL
CR	RUBBER RABBITBRUSH	5 GAL
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL
CP2	PRAIRIE FIRE DOGWOOD	5 GAL
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
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HME	ENDLESS SUMMER HYDRANGEA	5 GAL
PD	DIABLO NINEBARK	5 GAL
PSL	DWARF NINEBARK	5 GAL
PMB	BIG TUNA MUGO PINE	5 GAL
PS2	DWARF MUGO PINE	5 GAL
PFJ	JACKMAN POTENTILLA	5 GAL
PP2	PAWNEE BUTTES SAND CHERRY	5 GAL
RA	ALPINE CURRANT	5 GAL
RNW	NEARLY WILD SHRUB ROSE	5 GAL
SO	WESTERN SNOWBERRY	5 GAL
SPM	MISS KIM DWARF LILAC	5 GAL
SR2	ROYAL PURPLE LILAC	5 GAL

PERENNIALS	COMMON NAME	SIZE
RM	PURPLE CONEFLOWER	1 GAL

ORNAMENTAL GRASS	COMMON NAME	SIZE
BB2	BLONDE AMBITION GRASS	1 GAL
CAK	FEATHER REED GRASS	1 GAL

02 LANDSCAPE MATERIAL DESCRIPTION

SYMBOL	DESCRIPTION
	WOOD MULCH
	IRRIGATED TURF
	ROCK MULCH
	NATIVE SEED 1
	DETENTION SEED MIX
	EXISTING LANDSCAPE
	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

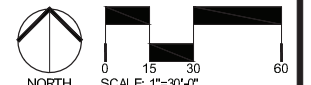


LANDSCAPE ARCHITECT

RIPLEY DESIGN INC.,
Stephanie Hansen, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
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ENGINEER

NORTHERN ENGINEERING
Robbie Laurer
301 N. Horsey, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ORIGINAL SIZE 24X36

ISSUED		
No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

REVISIONS		
No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

LANDSCAPE ENLARGEMENT

SEAL:

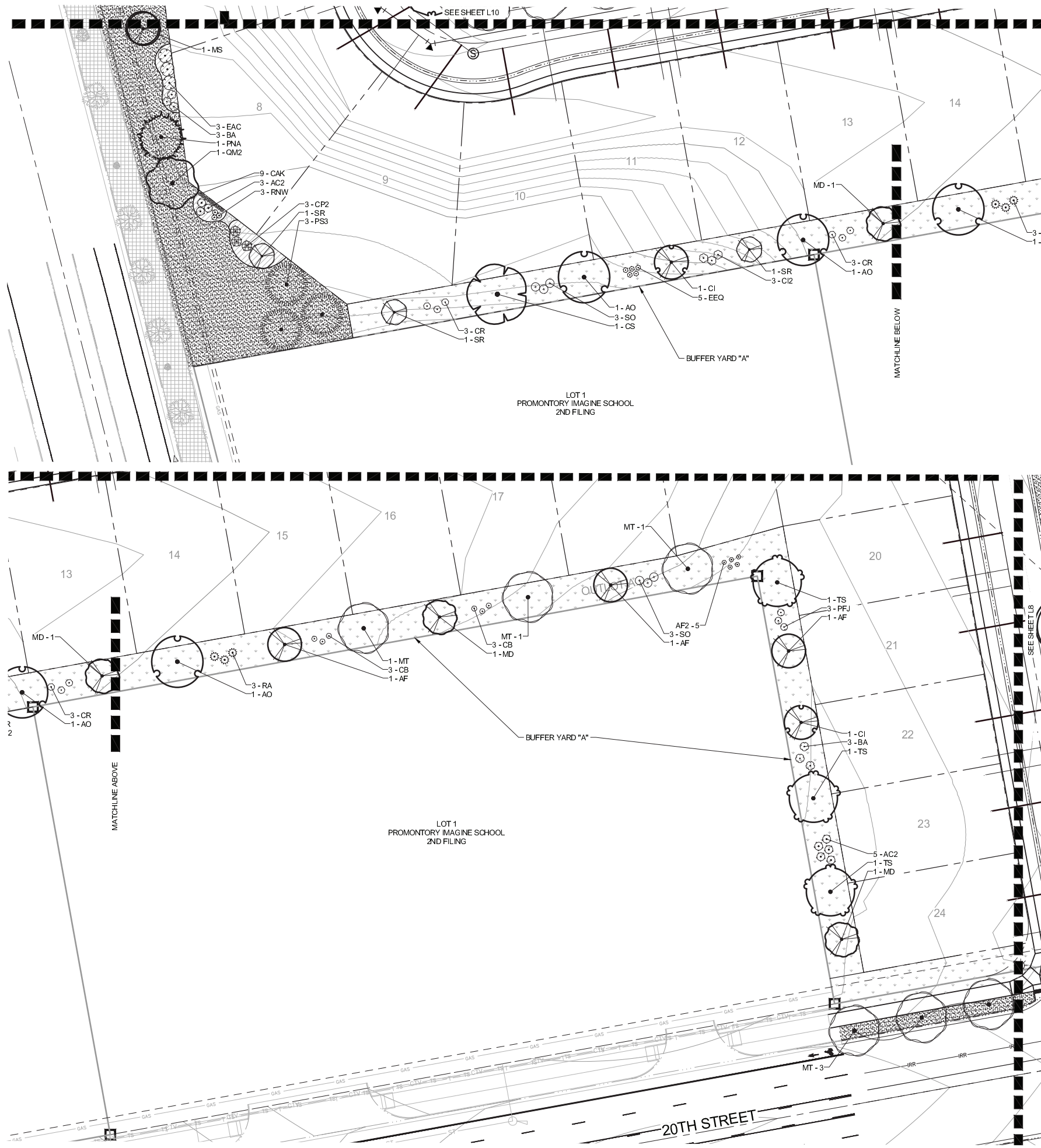


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ACCEPTED BY:	COMMUNITY DEVELOPMENT DIRECTOR	DATE
ACCEPTED BY:	ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER	DATE

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: L9 ENLARGEMENT Printed On: 4/30/2021 10:15 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AO	OHIO BUCKEYE	B & B	2"	2"
AH	EUROPEAN HORSECHESTNUT	B & B	2"	2"
CS	NORTHERN CATALPA	B & B	2"	2"
CO	COMMON HACKBERRY	B & B	2"	2"
GB	MAIDENHAIR TREE	B & B	2"	2"
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MT	THUNDERCHILD CRABAPPLE	B & B	2"	2"
QM	BURR OAK	B & B	2"	2"
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TS	SILVER LINDEN	B & B	2"	2"
UD	DISCOVERY ELM	B & B	2"	2"
UA	ACCOLADE ELM	B & B	2"	2"
EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6" HT	6" HT
JS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	6" HT
PB	BRISTLECONE PINE	B & B	6" HT	6" HT
PP	PINON PINE	B & B	6" HT	6" HT
PNA	AUSTRIAN PINE	B & B	6" HT	6" HT
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	6" HT
PP3	PONDEROSA PINE	B & B	6" HT	6" HT
PS3	SOUTHWESTERN WHITE PINE	B & B	6" HT	6" HT
	SCOTCH PINE	B & B	6" HT	6" HT
ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	1.5"
AT	TATARIAN MAPLE	B & B	1.5"	1.5"
CI	THORNLESS HAWTHORN	B & B	1.5"	1.5"
CM	DOWNY HAWTHORNE	B & B	1.5"	1.5"
KP	GOLDEN RAIN TREE	B & B	1.5"	1.5"
MD	DOLGO CRABAPPLE	B & B	1.5"	1.5"
ML	LANCELOT CRABAPPLE	B & B	1.5"	1.5"
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	1.5"
PM	AMUR CHOKCHERRY	B & B	1.5"	1.5"
SR	JAPANESE TREE LILAC	B & B	1.5"	1.5"
SHRUBS	COMMON NAME	SIZE		
AM	MOONSHINE Y ARROW	5 GAL		
AS	SUNSET HYSSOP	5 GAL		
AC2	PANCHITO MANZANITA	5 GAL		
AF2	FRINGED WORMWOOD	5 GAL		
BA	RED LEAF JAPANESE BARBERRY	5 GAL		
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL		
CB	BLUE MIST BLUEBEARD	5 GAL		
CR	RUBBER RABBITBRUSH	5 GAL		
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL		
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RNW	NEARLY WILD SHRUB ROSE	5 GAL		
SO	WESTERN SNOWBERRY	5 GAL		
SPM	MISS KIM DWARF LILAC	5 GAL		
SR2	ROYAL PURPLE LILAC	5 GAL		
PERENNIALS	COMMON NAME	SIZE		
RM	PURPLE CONEFLOWER	1 GAL		
ORNAMENTAL GRASS	COMMON NAME	SIZE		
BB2	BLONDE AMBITION GRASS	1 GAL		
CAK	FEATHER REED GRASS	1 GAL		

02 LANDSCAPE MATERIAL DESCRIPTION

SYMBOL	DESCRIPTION
[Hatched Box]	WOOD MULCH
[Stippled Box]	IRRIGATED TURF
[Cross-hatched Box]	ROCK MULCH
[Dotted Box]	NATIVE SEED 1
[Grid Box]	DETENTION SEED MIX
[Patterned Box]	EXISTING LANDSCAPE
[Tree Symbol]	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

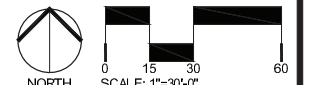


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ORIGINAL SIZE 24X36

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REVISIONS		
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LANDSCAPE ENLARGEMENT

SEAL:

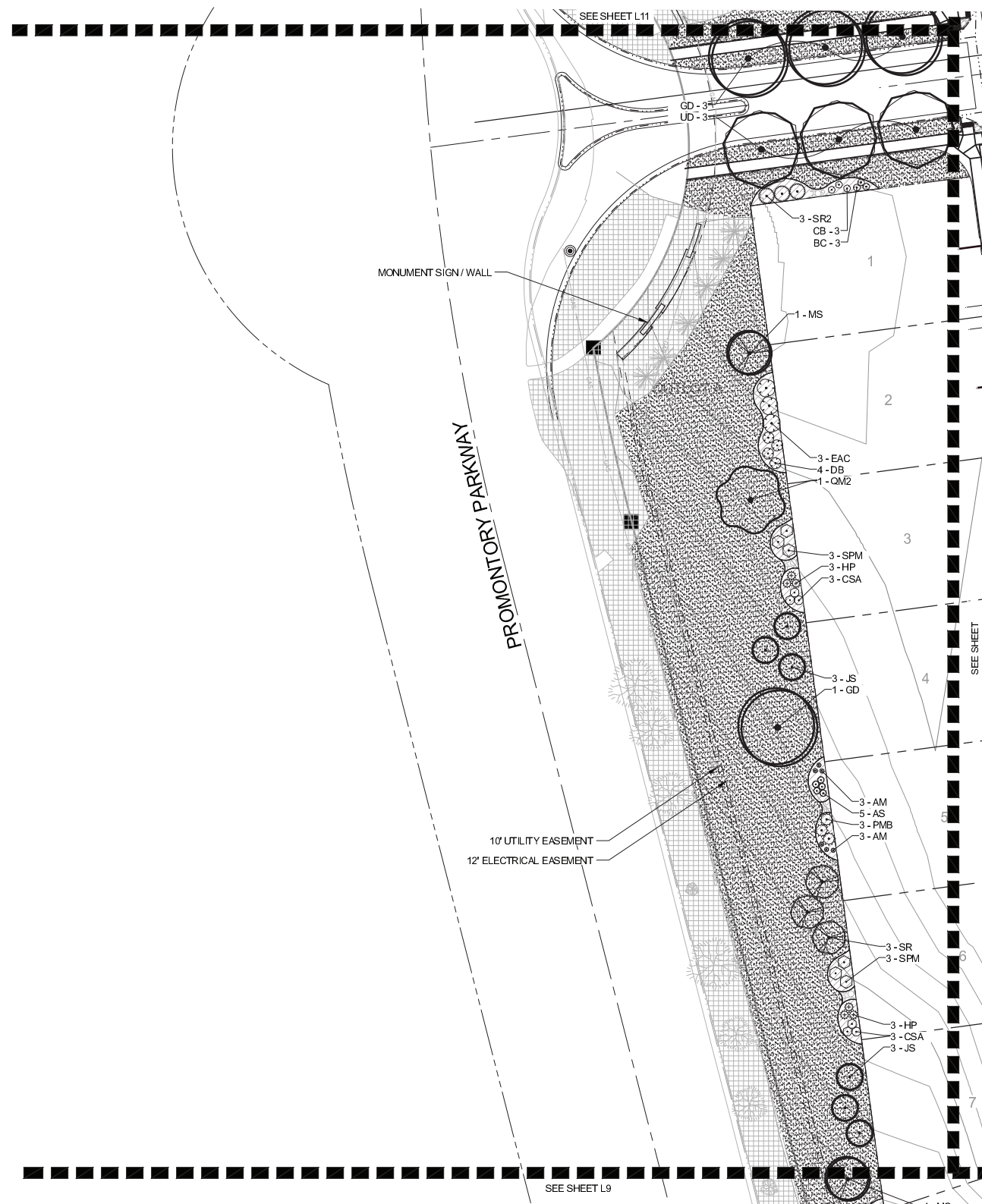


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ACCEPTED BY:	COMMUNITY DEVELOPMENT DIRECTOR	DATE
ACCEPTED BY:	ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER	DATE

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: L0 ENLARGEMENT Printed On: 4/30/2021 10:15 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AD	OHIO BUCKEYE	B & B	2"	
AH	EUROPEAN HORSECHESTNUT	B & B	2"	
CS	NORTHERN CATALPA	B & B	2"	
CO	COMMON HACKBERRY	B & B	2"	
GB	MAIDENHAIR TREE	B & B	2"	
GI	THORNLESS HONEYLOCUST	B & B	2"	
GD	KENTUCKY COFFEE TREE	B & B	2"	
MT	THUNDERCHILD CRABAPPLE	B & B	2"	
QM	BURR OAK	B & B	2"	
QM2	CHINKAPIN OAK	B & B	2"	
TS	SILVER LINDEN	B & B	2"	
UD	DISCOVERY ELM	B & B	2"	
UA	ACCOLADE ELM	B & B	2"	

EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6" HT	
JS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	
PB	BRISTLECONE PINE	B & B	6" HT	
PP	PINON PINE	B & B	6" HT	
PNA	AUSTRIAN PINE	B & B	6" HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	
PP3	PONDEROSA PINE	B & B	6" HT	
PS3	SOUTHWESTERN WHITE PINE	B & B	6" HT	
PS	SCOTCH PINE	B & B	6" HT	

ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
PM	AMUR CHOKCHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	

SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE YARROW	5 GAL
AS	SUNSET HYSSOP	5 GAL
AC2	PANCHITO MANZANITA	5 GAL
AF2	FRINGED WORMWOOD	5 GAL
BA	RED LEAF JAPANESE BARBERRY	5 GAL
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CB	BLUE MIST BLUEBEARD	5 GAL
CR	RUBBER RABBITBRUSH	5 GAL
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL
CP2	PRAIRIE FIRE DOGWOOD	5 GAL
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
C12	ISANTI REDOSIER DOGWOOD	5 GAL
DB	CAROL MACKIE DAPHNE	5 GAL
EEQ	BLUESTEM JOINT FIR	5 GAL
EA	WINGED ELONYMUS	5 GAL
EAC	DWARF BURNING BUSH	5 GAL
GT	ROYAL GOLD WOADWAXEN	5 GAL
HP	RED FALSE YUCCA	5 GAL
HME	ENDLESS SUMMER HYDRANGEA	5 GAL
PD	DIABLO NINEBARK	5 GAL
PSL	DWARF NINEBARK	5 GAL
PMB	BIG TUNA MUGO PINE	5 GAL
PS2	DWARF MUGO PINE	5 GAL
PFJ	JACKMAN POTENTILLA	5 GAL
PP2	PAWNEE BUTTES SAND CHERRY	5 GAL
RA	ALPINE CURRANT	5 GAL
RNW	NEARLY WILD SHRUB ROSE	5 GAL
SO	WESTERN SNOWBERRY	5 GAL
SPM	MISS KIM DWARF LILAC	5 GAL
SR2	ROYAL PURPLE LILAC	5 GAL

PERENNIALS	COMMON NAME	SIZE
RM	PURPLE CONEFLOWER	1 GAL

ORNAMENTAL GRASS	COMMON NAME	SIZE
BB2	BLONDE AMBITION GRASS	1 GAL
CAK	FEATHER REED GRASS	1 GAL

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION
[Pattern]	WOOD MULCH
[Pattern]	IRRIGATED TURF
[Pattern]	ROCK MULCH
[Pattern]	NATIVE SEED 1
[Pattern]	DETENTION SEED MIX
[Pattern]	EXISTING LANDSCAPE
[Symbol]	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

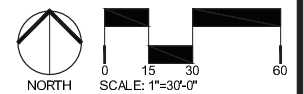


LANDSCAPE ARCHITECT

RIPLEY DESIGN INC,
Stephanie Hansen, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Lauer
301 N. Hayes, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
02	CITY COMMENTS	4/12/2021

LANDSCAPE ENLARGEMENT

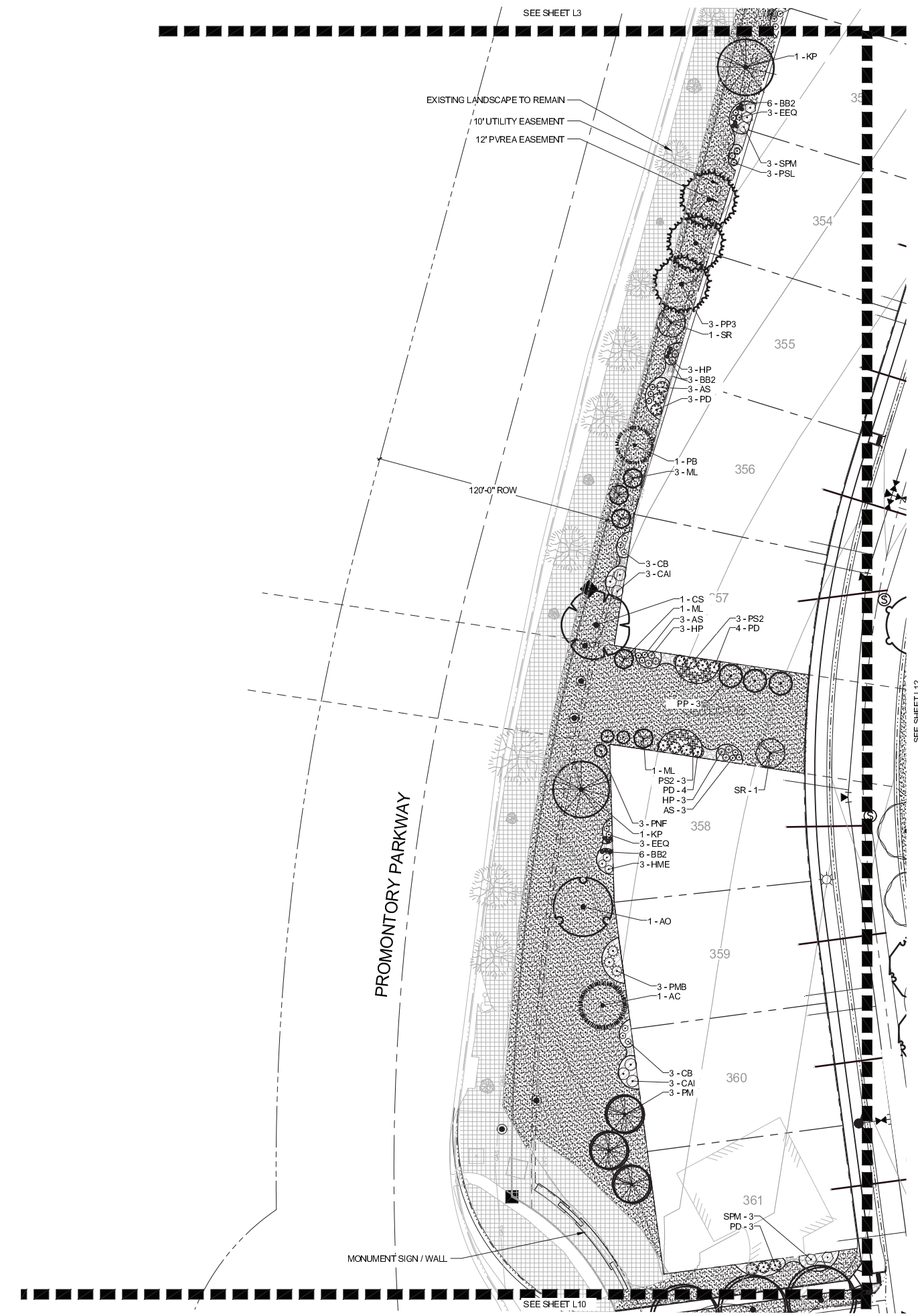
SEAL:



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ACCEPTED BY: _____ DATE _____
COMMUNITY DEVELOPMENT DIRECTOR
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ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
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Plotted By: Stephanie Hansen Layout: L10 ENLARGEMENT Printed On: 4/30/2021 10:16 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AO	OHIO BUCKEYE	B & B	2"	
AH	EUROPEAN HORSECHESTNUT	B & B	2"	
CS	NORTHERN CATALPA	B & B	2"	
CO	COMMON HACKBERRY	B & B	2"	
GB	MAIDENHAIR TREE	B & B	2"	
GI	THORNLESS HONEYLOCUST	B & B	2"	
GD	KENTUCKY COFFEE TREE	B & B	2"	
MT	THUNDERCHILD CRABAPPLE	B & B	2"	
QM	BURR OAK	B & B	2"	
QM2	CHINKAPIN OAK	B & B	2"	
TS	SILVER LINDEN	B & B	2"	
UD	DISCOVERY ELM	B & B	2"	
UA	ACCOLADE ELM	B & B	2"	

EVERGREEN TREES	COMMON NAME	CONT	CAL	SIZE
AC	WHITE FIR	B & B	6" HT	
JS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	
PB	BRISTLECONE PINE	B & B	6" HT	
PP	PINON PINE	B & B	6" HT	
PNA	AUSTRIAN PINE	B & B	6" HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	
PP3	PONDEROSA PINE	B & B	6" HT	
PS3	SOUTHWESTERN WHITE PINE	B & B	6" HT	
PS	SCOTCH PINE	B & B	6" HT	

ORNAMENTAL TREES	COMMON NAME	CONT	CAL	SIZE
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
PM	AMUR CHOKOCHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	

SHRUBS	COMMON NAME	SIZE
AM	MOONSHINE Y ARROW	5 GAL
AS	SUNSET HYSSOP	5 GAL
AC2	PANCHITO MANZANITA	5 GAL
AF2	FRINGED WORMWOOD	5 GAL
BA	RED LEAF JAPANESE BARBERRY	5 GAL
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL
CB	BLUE MIST BLUEBEARD	5 GAL
CR	RUBBER RABBITBRUSH	5 GAL
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL
CP2	PRAIRIE FIRE DOGWOOD	5 GAL
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL
C12	ISANTI REDOSIER DOGWOOD	5 GAL
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HP	RED FALSE YUCCA	5 GAL
HME	ENDLESS SUMMER HYDRANGEA	5 GAL
PD	DIABLO NINEBARK	5 GAL
PSL	DWARF NINEBARK	5 GAL
PMB	BIG TUNA MUGO PINE	5 GAL
PS2	DWARF MUGO PINE	5 GAL
PFJ	JACKMAN POTENTILLA	5 GAL
PP2	PAWNEE BUTTES SAND CHERRY	5 GAL
RA	ALPINE CURRANT	5 GAL
RNW	NEARLY WILD SHRUB ROSE	5 GAL
SO	WESTERN SNOWBERRY	5 GAL
SPM	MISS KIM DWARF LILAC	5 GAL
SR2	ROYAL PURPLE LILAC	5 GAL

PERENNIALS	COMMON NAME	SIZE
RM	PURPLE CONEFLOWER	1 GAL

ORNAMENTAL GRASS	COMMON NAME	SIZE
BB2	BLONDE AMBITION GRASS	1 GAL
CAK	FEATHER REED GRASS	1 GAL

SYMBOL	LANDSCAPE MATERIAL DESCRIPTION
[Hatched Box]	WOOD MULCH
[Dotted Box]	IRRIGATED TURF
[Stippled Box]	ROCK MULCH
[Dotted Box]	NATIVE SEED 1
[Cross-hatched Box]	DETENTION SEED MIX
[Grid Box]	EXISTING LANDSCAPE
[Tree Symbol]	EXISTING TREES

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

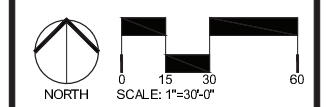


LANDSCAPE ARCHITECT

RIPLY DESIGN INC,
Stephanie Hansen, P.L.A.
419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Lauer
301 N. Hayes, Suite 100
Fort Collins, CO 80521
p. 970.221.4158



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
02	FINAL SUBDIVISION	4/30/2021

No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
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LANDSCAPE ENLARGEMENT

SEAL:



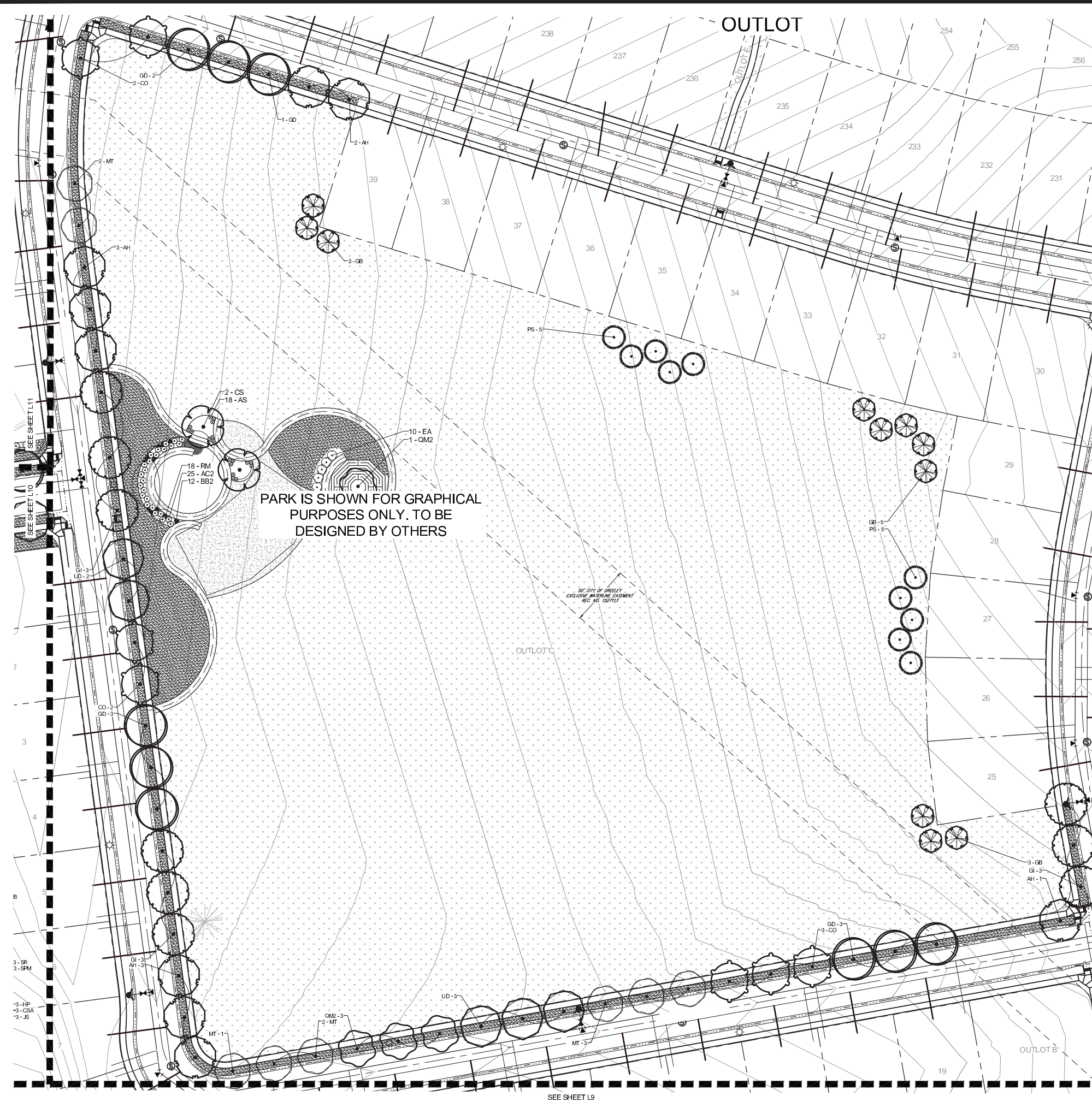
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COMMUNITY DEVELOPMENT DIRECTOR

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ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER

PROJECT No.:	R20-033
DRAWN BY:	AG
REVIEWED BY:	SH
DRAWING NUMBER:	

Plotted By: Stephanie Hansen Layout: PARK ENLARGEMENT Printed On: 4/30/2021 10:16 AM File Name: L1 OVERALL LANDSCAPE PLAN.dwg



PLANT SCHEDULE

CANOPY TREES	COMMON NAME	CONT	CAL	SIZE
AO	OHIO BUCKEYE	B & B	2"	
AH	EUROPEAN HORSECHESTNUT	B & B	2"	
CS	NORTHERN CATALPA	B & B	2"	
CO	COMMON HACKBERRY	B & B	2"	
GB	MAIDENHAIR TREE	B & B	2"	
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MT	THUNDERBOLD CRABAPPLE	B & B	2"	
QM	BURR OAK	B & B	2"	
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TS	SILVER LINDEN	B & B	2"	
UD	DISCOVERY ELM	B & B	2"	
UA	ACCOLADE ELM	B & B	2"	
EVERGREEN TREES				
AC	WHITE FIR	B & B	6" HT	
JS	ROCKY MOUNTAIN JUNIPER	B & B	6" HT	
PS	BRISTLECOCK PINE	B & B	6" HT	
PP	PINON PINE	B & B	6" HT	
PNA	AUSTRIAN PINE	B & B	6" HT	
PNF	COLUMNAR AUSTRIAN PINE	B & B	6" HT	
PP3	PONDEROSA PINE	B & B	6" HT	
PS3	SOUTH-WESTERN WHITE PINE	B & B	6" HT	
PS	SCOTCH PINE	B & B	6" HT	
ORNAMENTAL TREES				
AF	FLAME AMUR MAPLE	B & B	1.5"	
AT	TATARIAN MAPLE	B & B	1.5"	
CI	THORNLESS HAWTHORN	B & B	1.5"	
CM	DOWNY HAWTHORNE	B & B	1.5"	
KP	GOLDEN RAIN TREE	B & B	1.5"	
MD	DOLGO CRABAPPLE	B & B	1.5"	
ML	LANCELOT CRABAPPLE	B & B	1.5"	
MS	SPRING SNOW CRABAPPLE	B & B	1.5"	
PM	AMUR CHOKECHERRY	B & B	1.5"	
SR	JAPANESE TREE LILAC	B & B	1.5"	
SHRUBS				
AM	MOONSHINE YARROW	5 GAL		
AS	SUNSET HYSSOP	5 GAL		
AC2	PANCHITO MANZANITA	5 GAL		
AF2	FRINGED WORMWOOD	5 GAL		
BA	RED LEAF JAPANESE BARBERRY	5 GAL		
BC	CRIMSON PYGMY JAPANESE BARBERRY	5 GAL		
CB	BLUE MIST BLUEBEARD	5 GAL		
CR	RUBBER RABBITBRUSH	5 GAL		
CAI	IVORY HALO VARIEGATED DOGWOOD	5 GAL		
CP2	PRAIRIE FIRE DOGWOOD	5 GAL		
CSA	ARCTIC FIRE RED TWIG DOGWOOD	5 GAL		
C12	ISANTI REDOSIER DOGWOOD	5 GAL		
DB	CAROL MACKIE DAPHNE	5 GAL		
EQ	BLUESTEM JOINT FIR	5 GAL		
EA	WINGED ELONYMUS	5 GAL		
EAC	DWARF BURNING BUSH	5 GAL		
GT	ROYAL GOLD WOADWAXEN	5 GAL		
HP	RED FALSE YUCCA	5 GAL		
HME	ENDLESS SUMMER HYDRANGEA	5 GAL		
PD	DIABLO NINEBARK	5 GAL		
PSL	DWARF NINEBARK	5 GAL		
PNB	BIG TUNA MUGO PINE	5 GAL		
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RNW	NEARLY WILD SHRUB ROSE	5 GAL		
SO	WESTERN SNOWBERRY	5 GAL		
SPM	MISS KIM DWARF LILAC	5 GAL		
SR2	ROYAL PURPLE LILAC	5 GAL		
PERENNIALS				
RM	PURPLE CONEFLOWER	1 GAL		
ORNAMENTAL GRASS				
BB2	BLONDE AMBITION GRASS	1 GAL		
CAK	FEATHER REED GRASS	1 GAL		

SYMBOL	DESCRIPTION
[Symbol]	01 HARDSCAPE
[Symbol]	CONCRETE
[Symbol]	COLORED CONCRETE
[Symbol]	02 LANDSCAPE MATERIAL
[Symbol]	WOOD MULCH
[Symbol]	IRRIGATED TURF
[Symbol]	ROCK MULCH
[Symbol]	NATIVE SEED 1
[Symbol]	DETENTION SEED MIX
[Symbol]	EXISTING LANDSCAPE
[Symbol]	EXISTING TREES

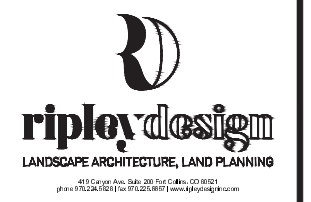
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ACCEPTED BY: COMMUNITY DEVELOPMENT DIRECTOR DATE
 ACCEPTED BY: ENGINEERING DEVELOPMENT REVIEW / CIVIL INSPECTIONS MANAGER DATE

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
 PREPARED BY:

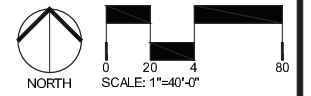


LANDSCAPE ARCHITECT

RIPLY DESIGN INC.,
 Stephanie Hansen, P.L.A.
 419 Canyon Ave, Suite 200
 Fort Collins, CO 80521
 p. 970.224.5828
 f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
 Robbie Lauer
 301 N. Horvath, Suite 100
 Fort Collins, CO 80521
 p. 970.221.4158



ORIGINAL SIZE 24X36

No.	DESCRIPTION	DATE
01	PRELIMINARY SUB	12/3/2020
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No.	DESCRIPTION	DATE
01	CITY COMMENTS	2/16/2021
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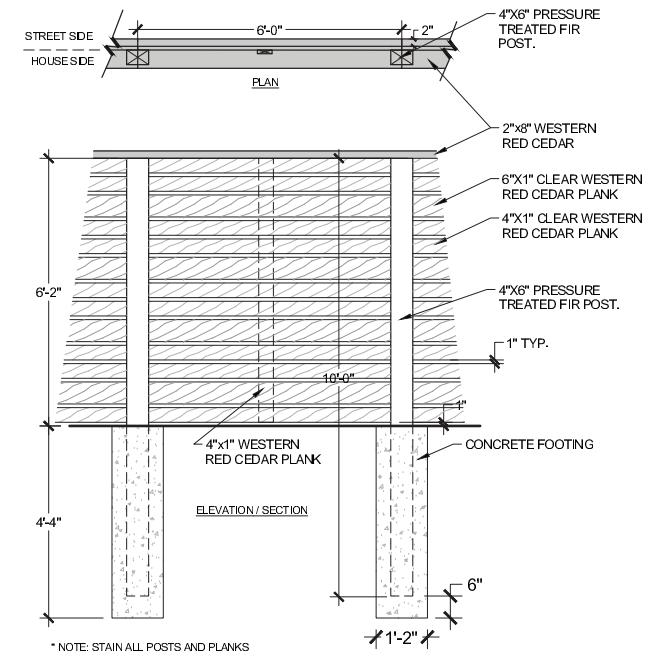
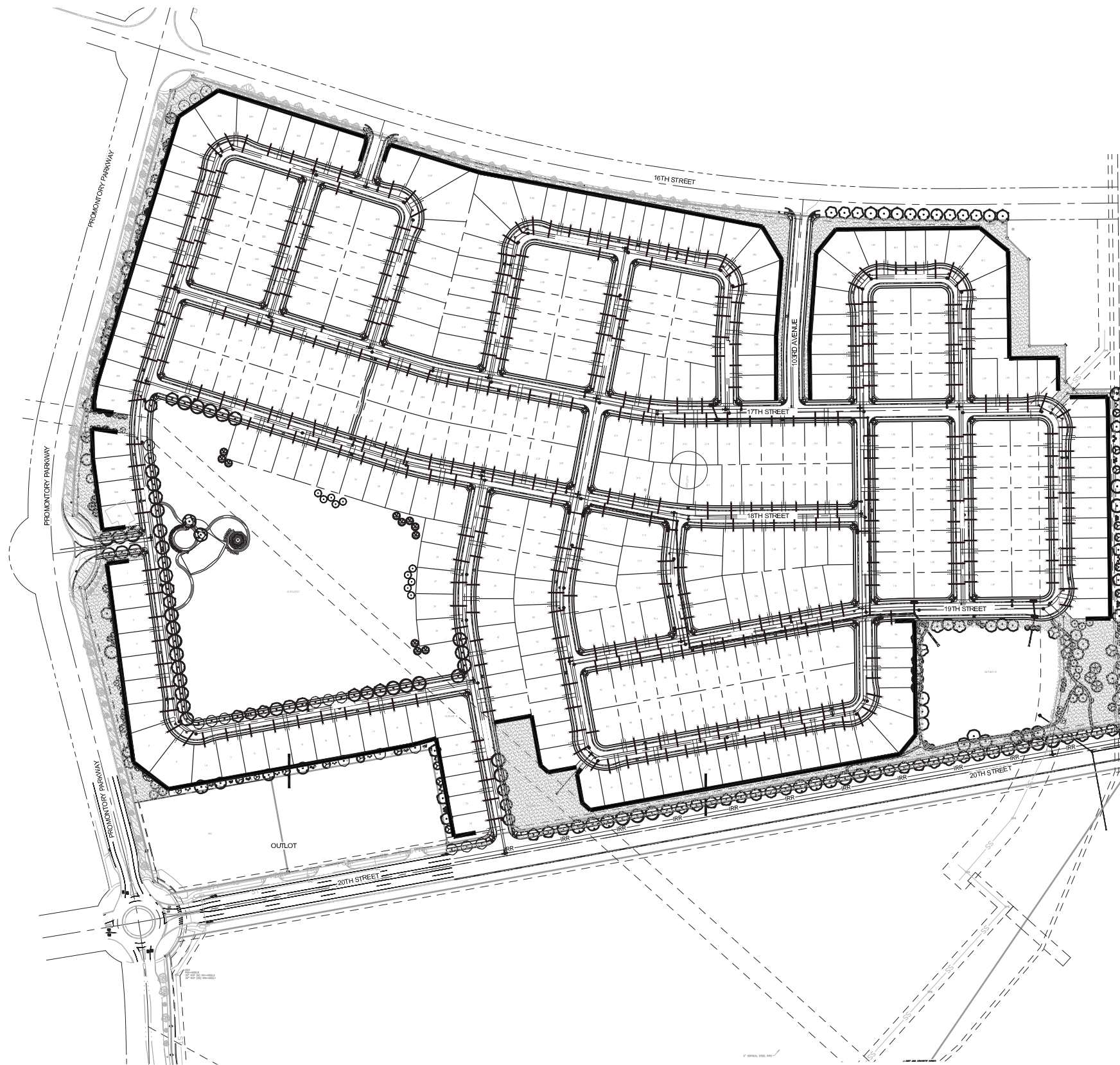
PARK ENLARGEMENT

SEAL:



PROJECT No.: R20-033
 DRAWN BY: AG
 REVIEWED BY: SH
 DRAWING NUMBER:

Plotted By: Stephanie Hansen Layout: FENCING PLAN Printed On: 4/30/2021 10:17 AM File Name: FENCING PLAN.dwg



1 HORIZONTAL WOOD FENCE
1/2" = 1'-0" CP-PR-01

TOTAL LENGTH OF FENCE = 9,076 LF (1.71 MILES)

PROMONTORY SUBDIVISION

FINAL SUBDIVISION

GREELEY, CO
PREPARED BY:

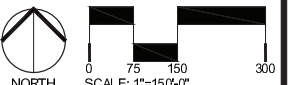


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419 Canyon Ave, Suite 200
Fort Collins, CO 80521
p. 970.224.5828
f. 970.225.6657

ENGINEER

NORTHERN ENGINEERING
Robbie Laurer
301 N. Hovess, Suite 100
Fort Collins, CO 80521
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ORIGINAL SIZE 24X36

ISSUED

No.	DESCRIPTION	DATE
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REVISIONS

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FENCING PLAN

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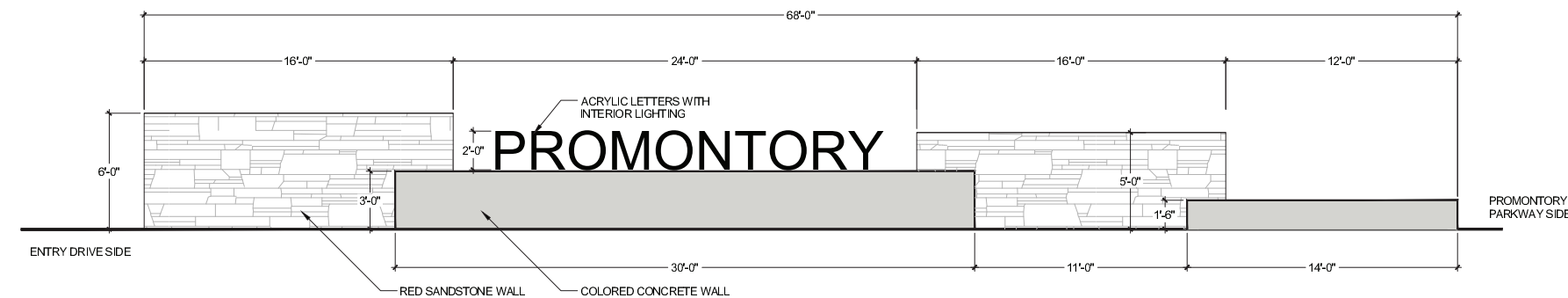


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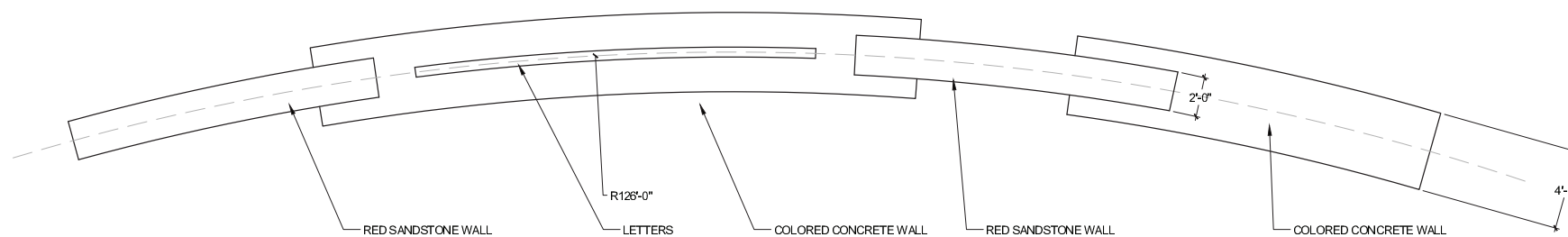


NOTES:

- 1) WALLS ARE ON A RADIUS
- 2) MIRROR THIS ENTRY MONUMENT ON THE OTHER SIDE OF THE ENTRY DRIVE. TWO MONUMENTS TOTAL

1 FRONT ELEVATION
1/4" = 1'-0"

OP-PR-02

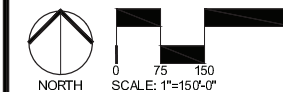


NOTES:

- 1) MIRROR THIS ENTRY MONUMENT ON THE OTHER SIDE OF THE ENTRY DRIVE. TWO MONUMENTS TOTAL

2 PLAN VIEW
1/4" = 1'-0"

OP-PR-03



ORIGINAL SIZE 24X36

ISSUED

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REVISIONS

No.	DESCRIPTION	DATE
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ENTRY MONUMENT

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DRAWING NUMBER:	

Planning Commission Worksession Agenda Summary

August 24, 2021

Key Staff Contact: Sean Chambers, Director Water and Sewer

Title:

Review Non Potable Master Plan and Non Potable Development Policy

Background:

The City of Greeley Water and Sewer Department has developed the Non-Potable Water Master Plan from 2019 to 2021. The 2021 Master Plan is intended to replace the 2004 Non-Potable Master Plan and guide investments in the system that support expanded adoption of non-potable outdoor irrigation water.

Greeley is growing, and predicted to grow at a rapid pace with strong market fundamentals. This master plan identifies long term infrastructure needs to better prepare and accommodate growth while managing costs for the city and its customers. The master plan identifies infrastructure sizing for the entire Greeley Long Range Expected Growth Area. This report includes an infrastructure investment plan for 5-year, 20-year, and full build-out timeframes, with cost projections per project for expanding and improving the system. This information was used to develop models of the existing non-potable sites and future systems, which helped to develop the proposed infrastructure needs for adequate public facilities to support the 2018 Comprehensive Plan.

The type of water supplies that Greeley can purchase and deliver to its two potable water treatment plants west of I-25 are limited and scarcity has a significant impact on price. Meeting Greeley's long-term water resource demands will require further expansion of non-potable use. Meeting that long-term demand will require significant expansion of the non-potable system in the developing areas of Greeley. The proposed non-potable development policy will require the installation of non-potable infrastructure by the builder or developer as new development progresses in exchange for lessened water Plant Investment Fees. Partnering with the development community in the expansion of the City's non-potable system will lessen the financial burden on the City's existing water customers. Staff has received feedback from the Water and Sewer Board and presented the proposal to Community Development's ongoing Builder, Realtor, and Developer workshop.

Decision Options:

None – Informational item in August

W&S Dept. staff will request Planning Commission Action in September

Attachments:

Attachment A - Power Points for the Non-Potable Master Plan and the Non-Potable Development Policy



Non-Potable Water Master Plan & Policy Update

August 24, 2021

Planning Commission Presentation





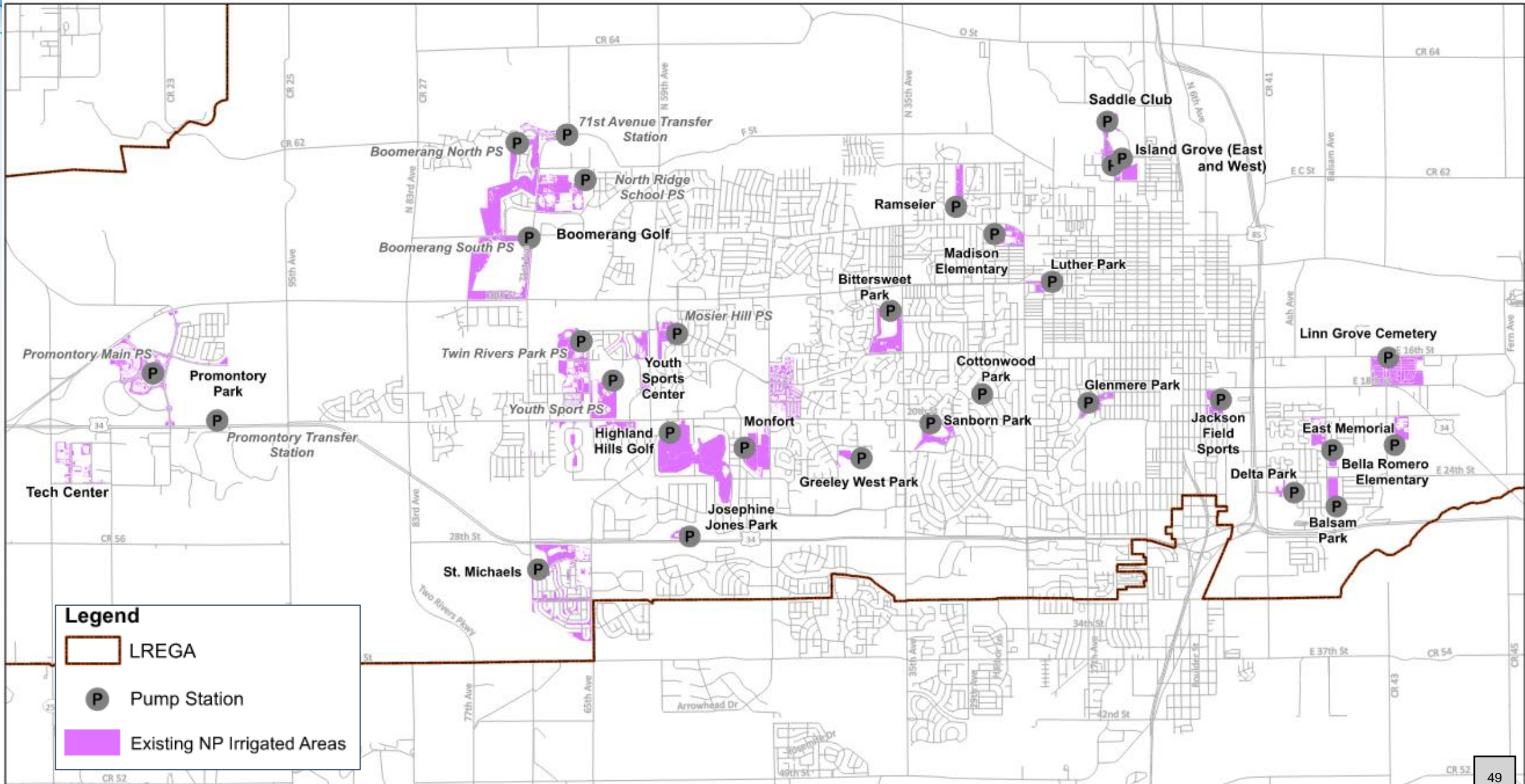
Greeley Non-Potable Water Master Plan Overview

Existing Water Sources for the Non-Potable Irrigation System




- The Greeley Irrigation Company (GIC) Ditch #3
 - Runs April through October.
- The Greeley Loveland Irrigation Company (GLIC) Ditch runs May through September.
 - Customers on the Greeley Loveland Irrigation Ditch are supplemented with potable water in April and October.
- Exchanged wholly-consumable wastewater effluent
- Poudre Ponds
- Augmented wells

Existing Non-Potable System

- Field inventory conducted to identify key infrastructure
- Typically, water goes from a ditch, into a pond, then pumped into the system
- System summary:
 - Over 31 pump stations and 10 wells
 - Maintains 90,000 feet of pipe
 - Over 100 customers
 - 24 unique service areas
- Stakeholder research confirmed that Greeley's system is unique and mature compared to other municipalities



Legend

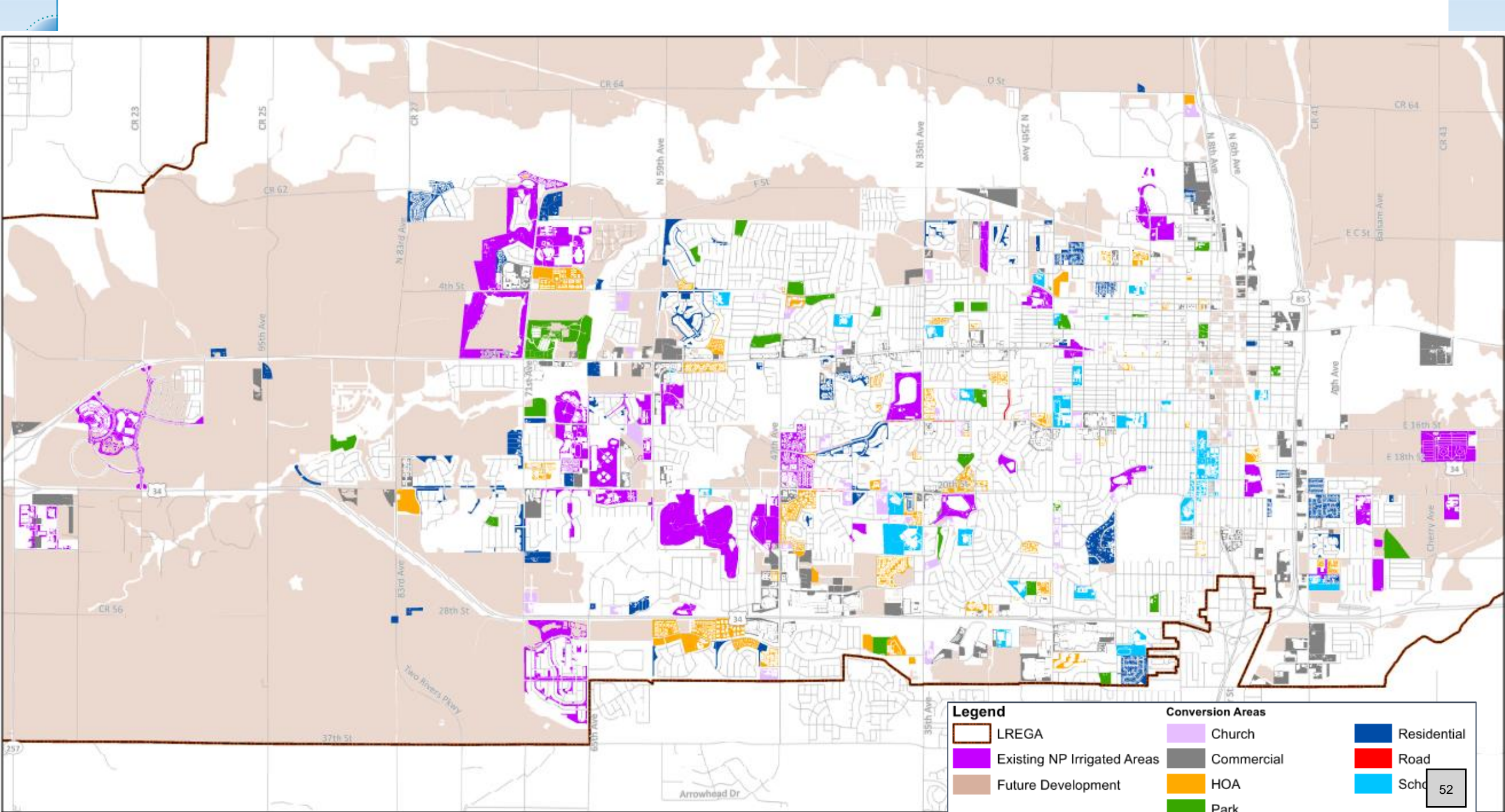
-  LREGA
-  Pump Station
-  Existing NP Irrigated Areas



Demands Development

Expanding the Non-Potable System

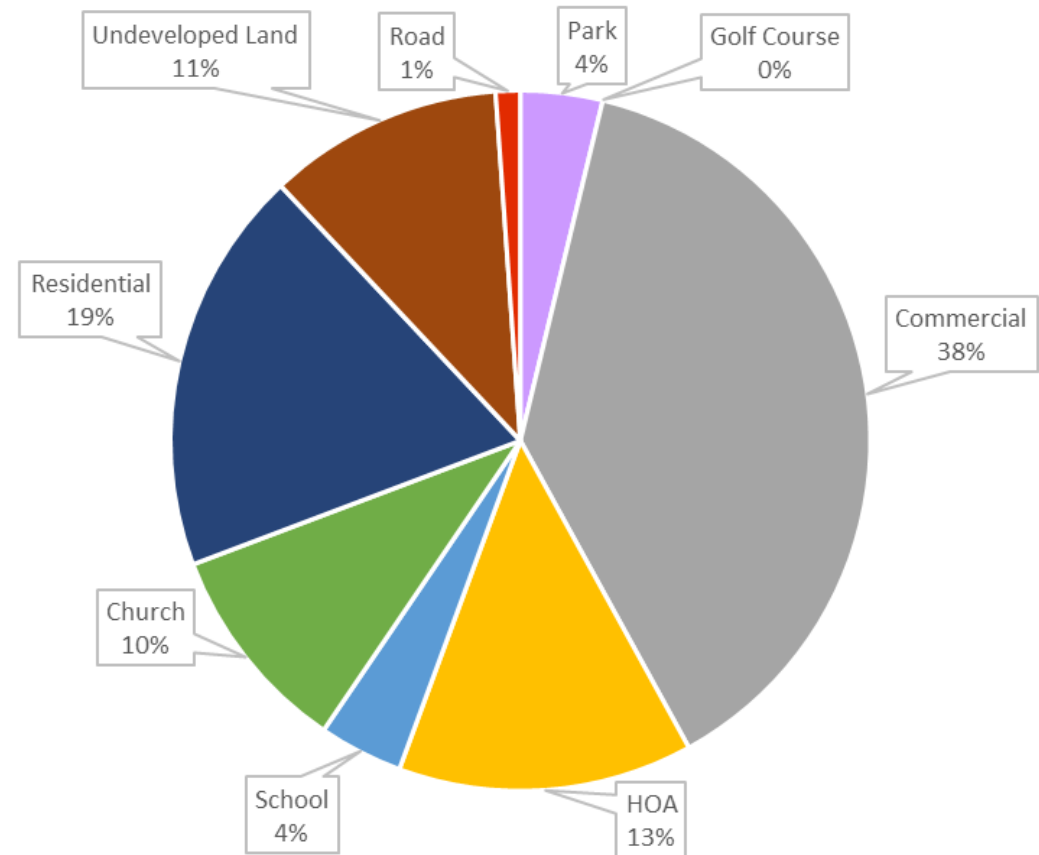
- Goal: reduce use of potable water for irrigation
 - Allows use of cheaper, untreatable water sources.
 - \$30,000+ for potable sources vs ~\$8,000 for non-potable sources
 - Frees up potable sources for use during droughts
- Goal: increase non-potable use to over 10,000 AF per year
 - Current use: 2,500 AF per year



Legend		Conversion Areas			
	LREGA		Church		Residential
	Existing NP Irrigated Areas		Commercial		Road
	Future Development		HOA		School
			Park		

Conversion Areas

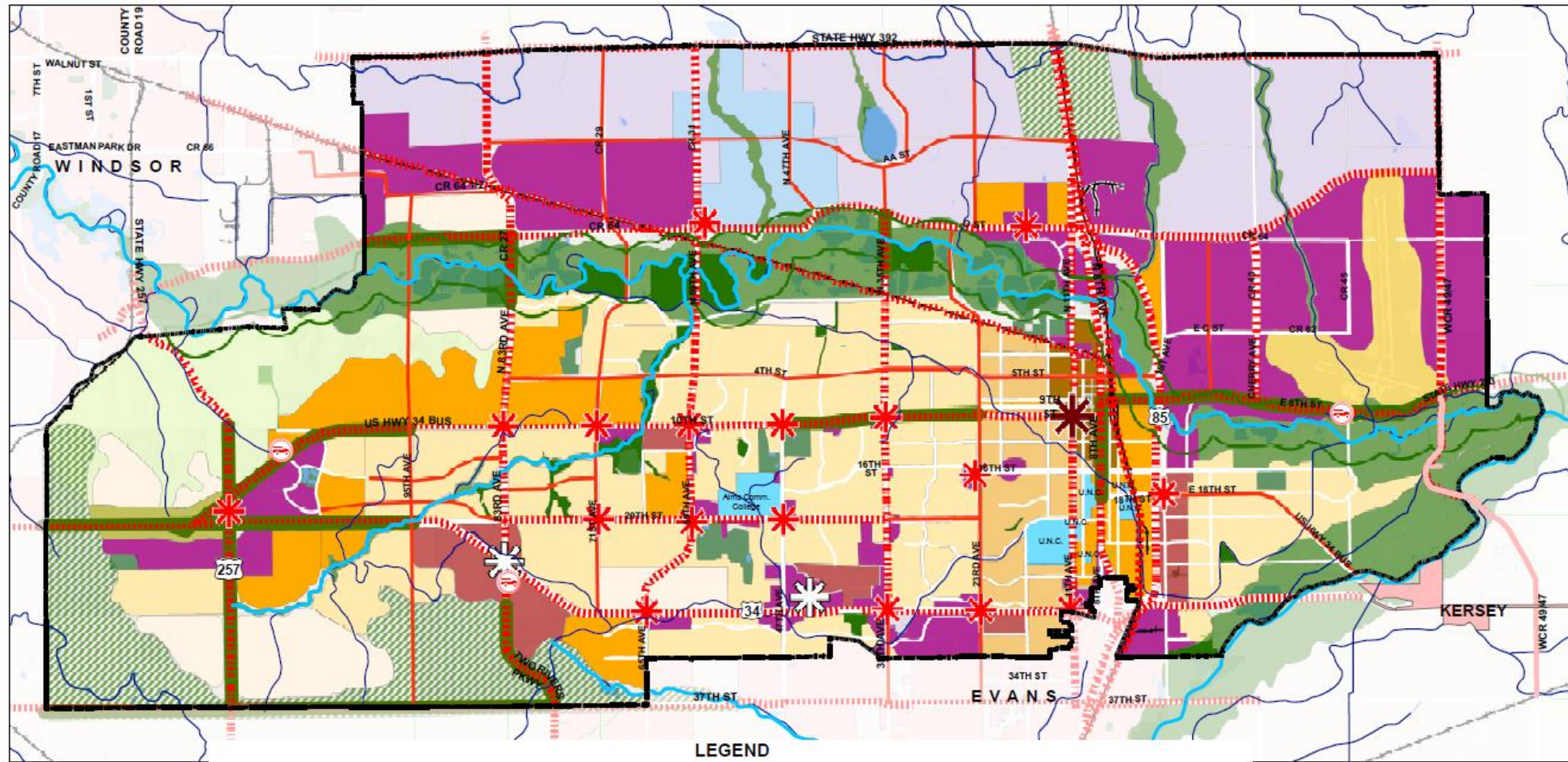
- **Potential** areas identified for conversion to non-potable irrigation
 - Over 400 locations at roughly 2,280 acres
- Applied irrigated area flow factors & adoption rates to calculate total demands
- Conversion areas from Potable to non-potable is 2.3 MGD



Future Demand Projections

- Projected future land use developed using:
 - Greeley Comprehensive Plan (with Planning input/customization)
 - Planned development reports
 - 2019 Zoning
- Determine flow rates by land use category from historic billing data
- Coordinate with other sources, including:
 - Planning Department and Parks Department
 - RAS population projections
 - Data from other Front Range communities
- Coordination & integration between all three Master Plans

Comprehensive Plan – Land Use Guidance Map



CENTERS

- Downtown Center
- Regional Center
- Neighborhood Center

CORRIDORS

- Multi-Modal Corridor
- Special Multi-Modal Corridor Landscaping
- Poudre River Greenway

SPECIAL RECOMMENDATIONS

- Potential Fire Station Locations

AREAS

- Airport Area
- Higher Education Hubs
- Employment, Industrial, and Commercial Areas
- North Annexation Area
- Mixed Use High Intensity
- Urban Reserve

OPEN LANDS & NATURAL AREAS

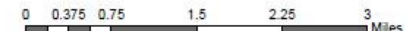
- Bluffs
- Community Separator
- Entryway Character Corridor
- Riparian Land
- City Owned Natural Areas

Town of Kersey

- Town of Kersey

NEIGHBORHOODS

- Rural
- Suburban
- Legacy Urban
- Mixed Use
- Downtown



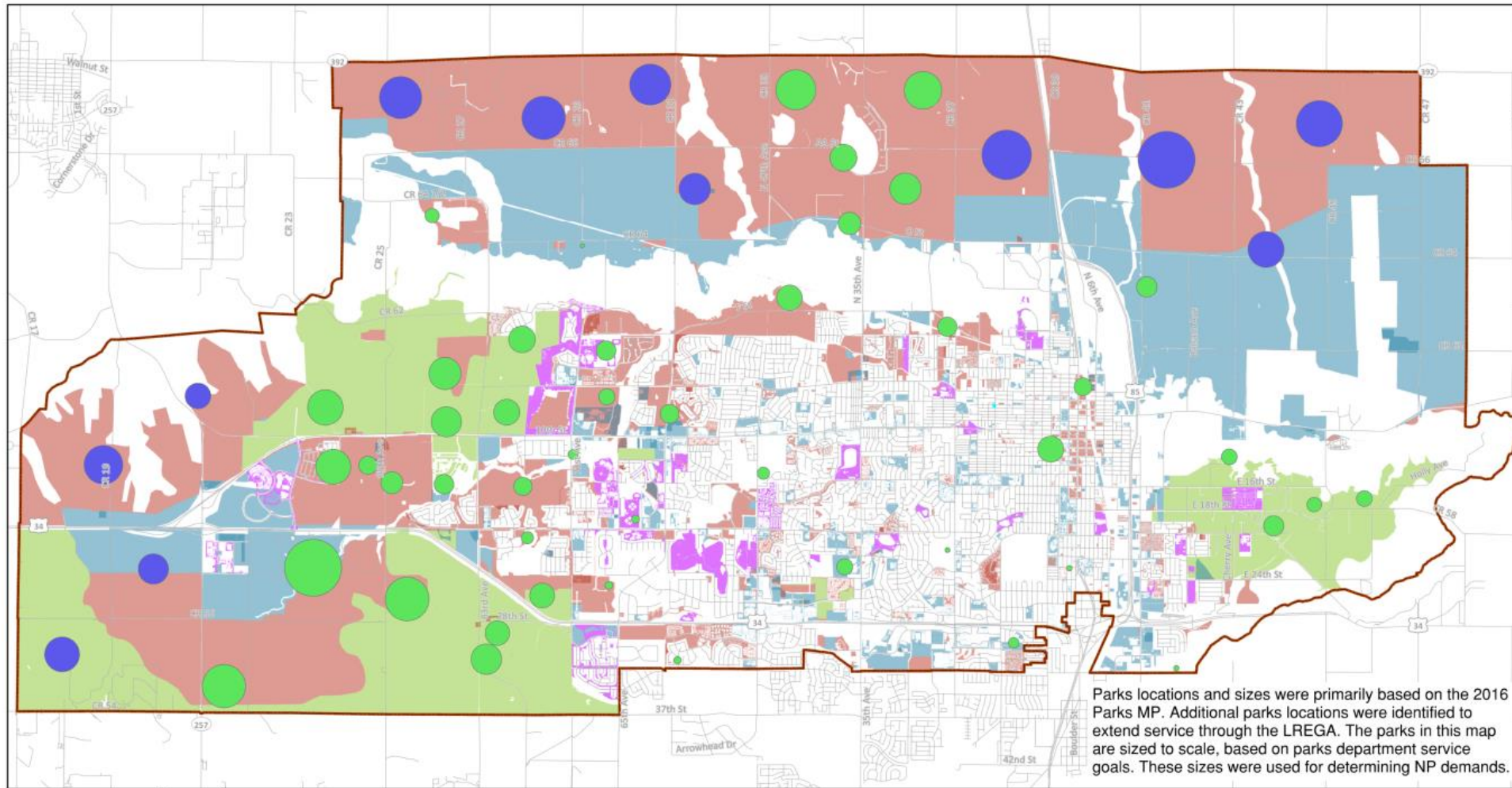
Date of Preparation 12/1/17

Peak Month Flow Factors and Adoption Rates

Category	Bulk Land Flow Factor gpd/ac	Irrigated Land Flow Factor gpd/ac	Adoption Rate
Park	1,600	3,500	90%
Commercial	1,300	3,200	20%
Multifamily HOA	1,500	4,400	15%
School	2,100	4,300	75%
Church	1,300	2,000	75%
I-L	500	NA	20%
I-M	125	NA	20%
R-L	1,200	4,700	20%
Residential (R-M)	900	5,200	20%
R-E	80	NA	15%

Note: Future adoption is highly dependent on policy decisions

Future Non-Potable Sites



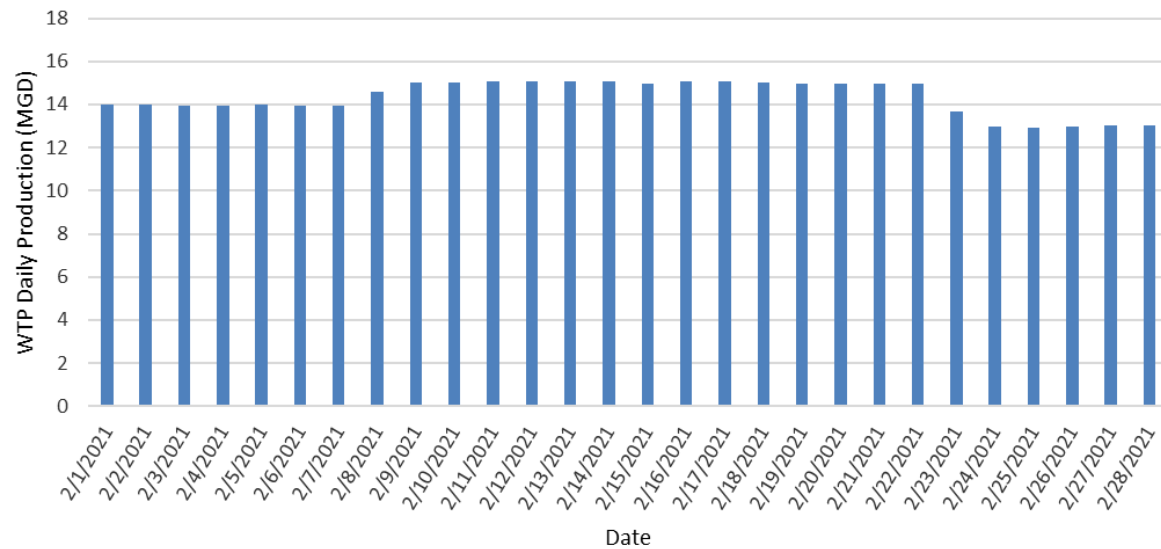
Parks locations and sizes were primarily based on the 2016 Parks MP. Additional parks locations were identified to extend service through the LREGA. The parks in this map are sized to scale, based on parks department service goals. These sizes were used for determining NP demands.

 CDM Smith February 23, 2021	Legend  LREGA  Existing NP Irrigated Areas	Future Non-Potable Demand  Commercial/Industrial  Residential  Mixed Use	Parks Areas (Buildout)  Potential Park Location (2016 Parks MP)  Potential Park Location (Approximate for Planning)	  Miles	Future Parks Locations <i>Figure 3-5</i> Greeley Non-Potable Water System Master Plan
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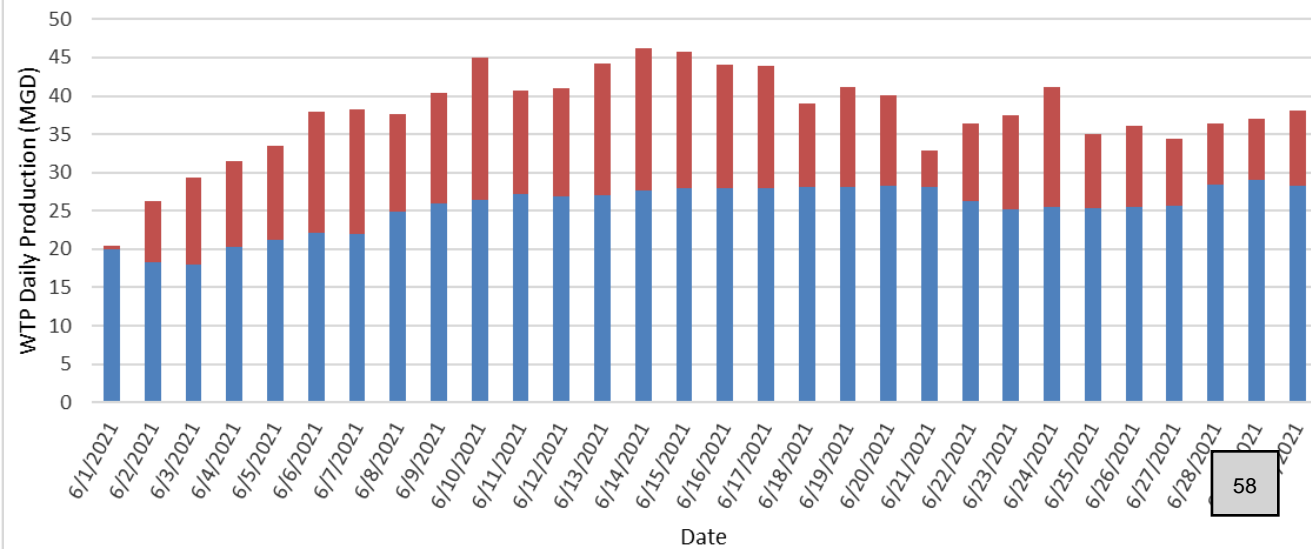
WTP Water Production Comparison

- Base potable demand \approx 14 MGD
- Summer peak potable demand \approx 46 MGD
- Irrigation Demand range 0-32 MGD

Feb. 2021 WTP Production (MGD)



June 2021 WTP Production (MGD)



Demands Summary

- Existing non-potable demand is 6.3% of total water demand (AFY)
- Future development non-potable demand is 15.5% of total
- Projecting that at buildout, non-potable will be 11.1% of total

Development Type	Total Water Demand MGD (AFY)	Potable Water Demand MGD (AFY)	Non-Potable Water Demand, MGD (AFY)
Existing Demand	47.3 (30,500)	46.0 (28,600)	1.3 (1,900)
Future Development (Buildout)	56.4 (33,500)	47.2 (29,300)	9.2 (4,200)
Potable to NP Conversion	2.3 (0)	0 (-1,000)	2.3 (1,000)
Total	106.8 (64,000)	93.2 (56,900)	12.8 (7,100)

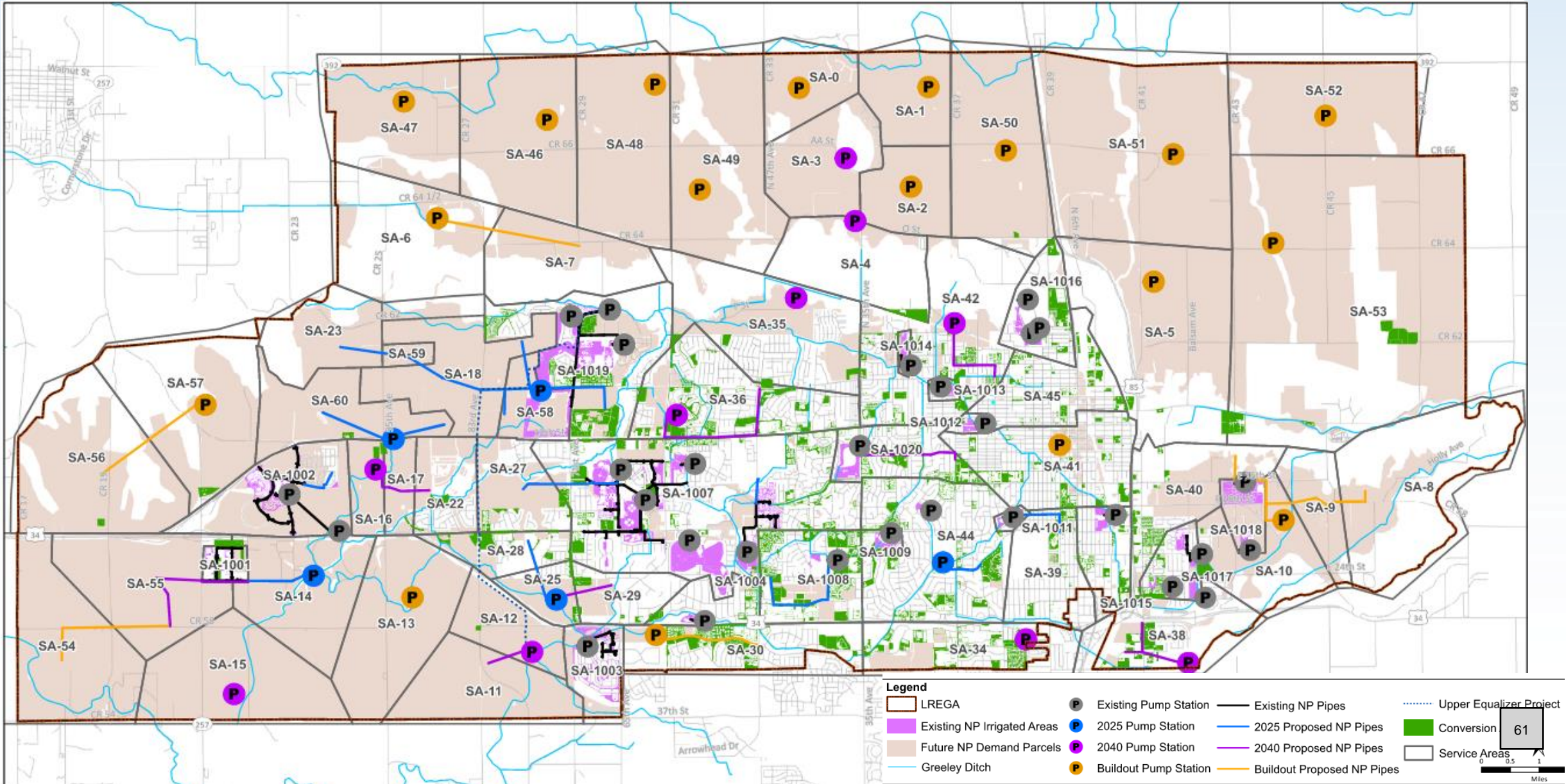
MGD is peak month, AFY is annual total

Note: Future non-potable usage is highly dependent on policy decisions

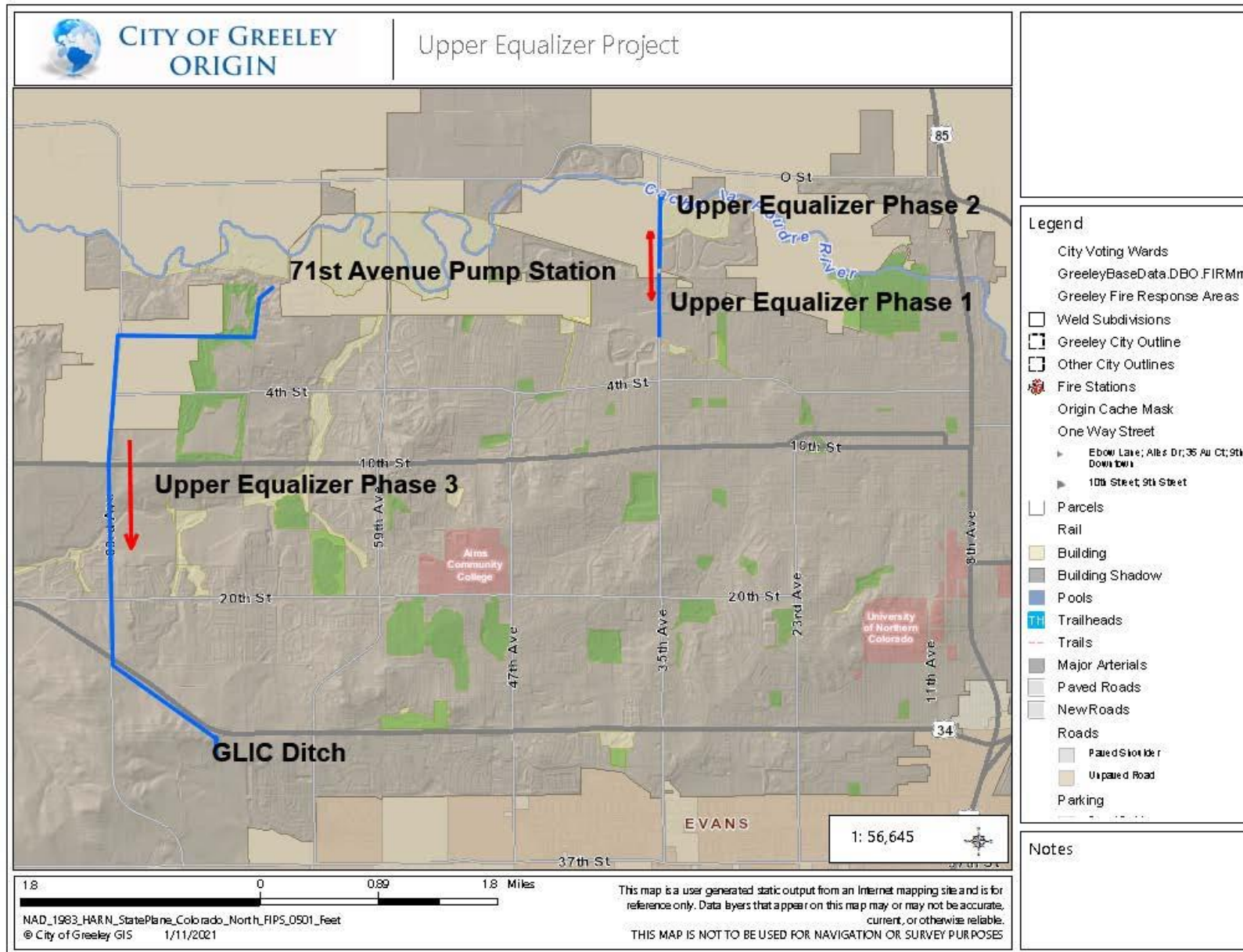


Capital Improvements Plan

Recommended Capital Improvements: Build Out



Upper Equalizer Project



Upper Equalizer Project

- Provides infrastructure to move water from Poudre Basin via GIC#3 Ditch to GLIC system
- Replaces use of GLIC water for non-potable demands
 - Frees-up GLIC water for potable uses during droughts
 - Allows greater use of cheaper, non-treatable lower-Poudre sources
 - Increases Greeley's firm yield
- Reduces potable water use in the shoulder seasons.



Finding and Recommendations

Key Findings

- Greeley has a unique and mature NP irrigation system
- Data collection and record keeping should be improved
- NP demand varies significantly and is highly influenced by policy
- No critical infrastructure deficiencies identified in existing system

Key Recommendations

- Continue using a hub-and-spoke approach for future NP systems
- Require NP infrastructure even if a PS is not yet constructed
- Conduct detailed evaluations of demands and PS sizing during design
- Improve operational practices, such as lengthening watering windows
 - Allows expansion of system without infrastructure upgrades
- Require SCADA at all new or rebuilt pump stations
- Create plans for data collection and formal record-keeping
- Complete the recommended CIP projects
- Finalize NP policy to encourage adoption



Non-Potable Development Policy

Non-Potable Policy Drivers

- Potable water prices are rapidly escalating. Non-potable water sources are \$25,000 to \$40,000 cheaper per acre-foot
- Expanding the non-potable system is far more cost effective than purchasing new potable sources to serve irrigation demands
- Non-potable is used (required) elsewhere in Northern Colorado because the economics work
- Need non-potable supply to meet Greeley's long term water demand
 - Current NP demand: 2,500 AF
 - Master Plan volume: 7,100 AF – 10,000 AF (depending on policy)
- **New policy needed to expand non-potable adoption**
 - Non-potable policy adoption is key to long range water supply

Non-Potable Development Policy Goals

- Cost-effectively facilitate the expansion of the non-potable system as development occurs
 - Allows use of sources currently impracticable to treat for potable use (e.g. lower Poudre rights, wastewater effluent)
 - Installing non-potable infrastructure during development cheaper and more effective than retrofitting
 - Rate payers will benefit from less potable infrastructure investment and less potable supplies purchased
 - Non-potable customers pay lower rates for their use
 - Developers benefit from less raw water and plant investment fee cost escalation

City Non-Potable Infrastructure Costs

- 20 year projection ~ \$150 million (net present value)
 - Reflects the backbone infrastructure and projected city contributions to oversizing or new development incentives
 - *The proposed policy would reduce the City's non-potable infrastructure commitments in the CIP*
 - Does **not** reflect the cost for converting developed areas identified in the master plan to non-potable

Development Non-Potable Costs

- Likely to create additional costs for developers
 - Pump station infrastructure – biggest additional cost
 - On-site water storage
 - Additional piping
- Additional non-pot cost limit potable system expansions and potable PIFs



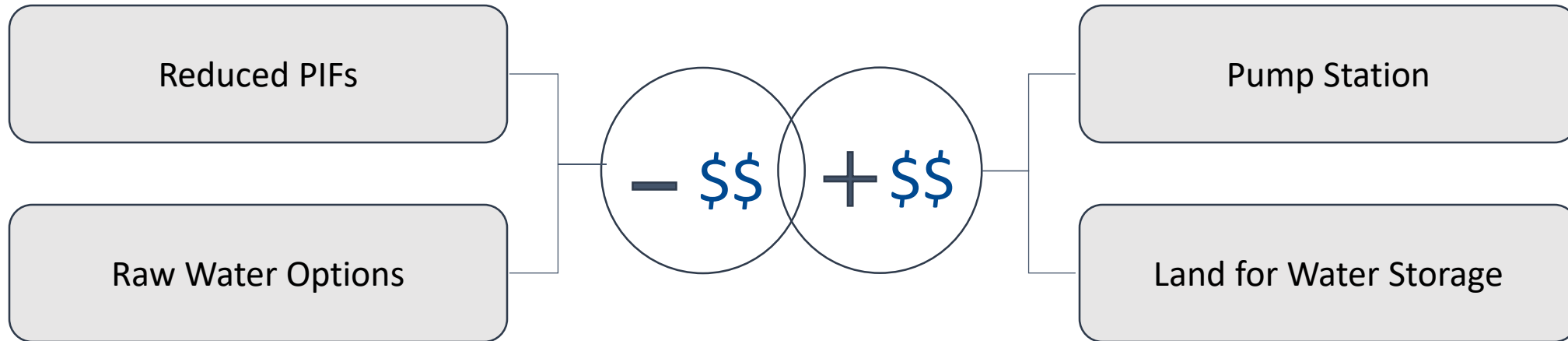
New Non-Potable Policy Details

- Non-Potable is mandatory
 - For all developments with > 2 acres of irrigated common area
 - House to house if lot size > 0.33 acre
- No non-potable plant investment fees
- Increased yield for dedicating certain water shares
- Greeley Irrigation Company shares can only be dedicated for non-potable
- Acceptance of other water sources historically used to irrigate developed area

Policy Proposal Details

- Developer pays for all non-potable infrastructure
- Reduce potable plant investment fees by either 30% (only common areas) or 50% (house to house) for new taps in the development
- Most common solution in the region
 - Windsor, ELCO, North Weld, Evans, and Brighton all reduce potable PIFs (varying percentages) if a non-potable system is installed

Savings & Costs For Development



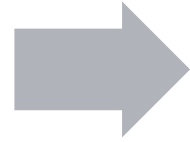
Water Development Policy Refinement

- Non-potable policy changes a part of the ongoing effort to “right size” fees and requirements related to water
 - Changed raw water dedication requirements to exclude non-irrigated out lots (2016)
 - Changed the calculation for cash-in-lieu to water portfolio value & storage (2018)
 - Changed the multi-family PIF to be based on meter size rather than units (2018)
 - Changed the yields of Greeley Loveland Irrigation Company, 7 Lakes, and Lake Loveland shares to firm yields rather than average (2019)
 - Revised raw water requirements for multi-family and non-residential (2019)
 - Only accept Greeley Irrigation Company shares for non-potable (2020)

Policy Refinement and Approval Timeline

May/June

- Policy Discussion(s) - WS Board
- Community Development Engagement



July-September

- Developer Workshop
- Planning Commission
- City Council Work Session



October-December

- WS Board Approval
- City Council Ordinance Change

Non-Potable Conversion Policy

- Converting pre-existing large irrigated areas to non-pot
- When the City brings non-potable lines to a developed area:
 - The landowner can convert their irrigation system to non-potable and they can realize the full reduction in rates (70% of potable)
 - The landowner can allow the City to hire a contractor to convert their irrigation system to non-potable and they will realize half of the reduction of rates (85% of potable)

Questions?



**Poudre Ponds: Non-Potable Water
Storage Expansion Project 2020-2021**

Planning Commission Worksession Agenda Summary

August 24, 2021

Key Staff Contact: Sean Chambers, Director Water and Sewer

Title:

Overview of Proposed Charter Amendments Impacting Water & Sewer

Background:

A special interest group known as Save Greeley's Water has proposed two amendments to Greeley's Home Rule Charter (equivalent to the city's constitution) that, if passed, would fundamentally alter the city's governance in making water decisions. Greeley's current charter, established in 1958, created the Water and Sewer Board to "acquire, develop, convey, lease, and protect water and sewer assets, supplies, and facilities." This system of governance has served the city well, and has resulted in Greeley having one of the more diverse, robust, and reliable water systems in the state.

The amendments seek to change the role of the Water and Sewer Board, as well as City Council and staff. The first amendment would require a third-party study and special election any time the city seeks to sell or exchange, trade, or lease water for more than five years. The second amendment would require a third-party study and special election when the city seeks to buy, lease, or use groundwater or recycled wastewater for potable or non-potable (i.e. irrigation) uses.

The charter amendments would result in three to five special elections a year, each costing \$200,000, and would make Greeley the only city in Colorado to administer water this way. Furthermore, the amendments would slow down decisions and jeopardize the city's ability to acquire water cost effectively and efficiently; make it more difficult for farmers to lease water from the city; impede the city's ability to use all its water supplies, which potentially places the community at greater risk from droughts and wildfires; and jeopardize the city's long-standing practice of using groundwater and recycled water to irrigate parks, golf courses and cemeteries which helps conserve treated water for drinking.

Decision Options:

None. Informational Only.

Attachments:

None