

LAKEVIEW

Planned Unit Development Zoning Document

A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, AND IN SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF A PARCEL OF LAND BEING A PORTION OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 5 NORTH, AND IN SECTION 32, TOWNSHIP 6 NORTH, ALL IN RANGE 68 WEST OF THE 6TH P.M., CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, BEING TRACTS 1, 2, 3, 4, 7 AND A PORTION OF TRACT 6 OF BOYD LAKE NORTH FIRST ADDITION REPLAT OF TRACTS C, D, E, F AND G, AND TRACTS A AND B OF LAKEVIEW FIRST ADDITION, ACCORDING TO THE PLATS ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY, EXCEPTING THEREFROM BOYD LAKE NORTH SIXTH SUBDIVISION TO THE CITY OF LOVELAND, ACCORDING TO THE PLAT ON FILE IN THE OFFICE OF THE CLERK AND RECORDER, SAID COUNTY, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 32, AND CONSIDERING THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 32 AS BEARING NORTH 00°09'00" WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 88°31'40" EAST 50.02 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00°09'00" WEST 2,478.10 FEET; THENCE SOUTH 89°54'16" WEST 170.55 FEET; THENCE NORTH 75°51'23" WEST 130.36 FEET; THENCE SOUTH 34°19'05" WEST 239.07 FEET; THENCE SOUTH 59°42'47" WEST 255.62 FEET; THENCE SOUTH 83°50'18" WEST 304.92 FEET; THENCE SOUTH 69°18'55" WEST 192.20 FEET; THENCE SOUTH 73°35'45" WEST 61.09 FEET; THENCE SOUTH 56°36'45" WEST 234.53 FEET; THENCE SOUTH 45°21'08" WEST 221.42 FEET; THENCE SOUTH 38°35'18" WEST 716.96 FEET; THENCE SOUTH 08°09'14" EAST 103.45 FEET; THENCE SOUTH 49°35'48" WEST 63.30 FEET; THENCE NORTH 40°41'53" WEST 54.73 FEET; THENCE NORTH 36°55'26" WEST 187.90 FEET; THENCE NORTH 30°41'30" WEST 304.27 FEET; THENCE SOUTH 49°05'19" WEST 756.67 FEET; THENCE SOUTH 25°08'41" EAST 974.60 FEET; THENCE SOUTH 63°08'44" EAST 354.20 FEET; THENCE SOUTH 88°27'37" EAST 372.13 FEET; THENCE SOUTH 63°57'51" EAST 387.30 FEET; THENCE SOUTH 42°38'24" EAST 145.72 FEET; THENCE SOUTH 29°50'38" EAST 115.34 FEET; THENCE SOUTH 11°38'30" WEST 46.69 FEET; THENCE SOUTH 63°05'00" WEST 32.17 FEET; THENCE NORTH 88°04'12" WEST 48.41 FEET; THENCE NORTH 49°51'53" WEST 105.74 FEET; THENCE SOUTH 87°00'38" WEST 60.61 FEET; THENCE SOUTH 47°31'05" WEST 157.14 FEET; THENCE SOUTH 16°28'15" WEST 265.00 FEET; THENCE SOUTH 12°12'17" EAST 177.97 FEET; THENCE SOUTH 38°59'35" EAST 257.49 FEET; THENCE SOUTH 90°00'00" EAST 85.00 FEET; THENCE NORTH 21°49'17" EAST 99.99 FEET; THENCE NORTH 50°11'14" EAST 795.09 FEET; THENCE SOUTH 67°11'50" EAST 126.04 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 6°40'30" AND A RADIUS OF 670.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS SOUTH 46°54'46" WEST 78.01 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 78.05 FEET; THENCE DEPARTING SAID CURVE SOUTH 40°06'21" EAST 60.01 FEET; THENCE SOUTH 26°49'13" EAST 369.99 FEET; THENCE SOUTH 01°25'57" WEST 300.42 FEET; THENCE SOUTH 06°03'13" EAST 559.41 FEET; THENCE SOUTH 88°33'00" EAST 340.76 FEET; THENCE SOUTH 28°33'00" EAST 92.38 FEET; THENCE SOUTH 01°27'00" WEST 20.00 FEET; THENCE SOUTH 88°33'00" EAST 24.99 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE NORTHWEST, HAVING A CENTRAL ANGLE OF 90°00'00" AND A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 23.56 FEET TO THE END OF SAID CURVE; THENCE TANGENT FROM SAID CURVE NORTH 01°27'00" EAST 1,952.13 FEET TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 155.916 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS, AGREEMENTS AND RIGHTS-OF-WAY OF RECORD.

CONDITIONS OF APPROVAL

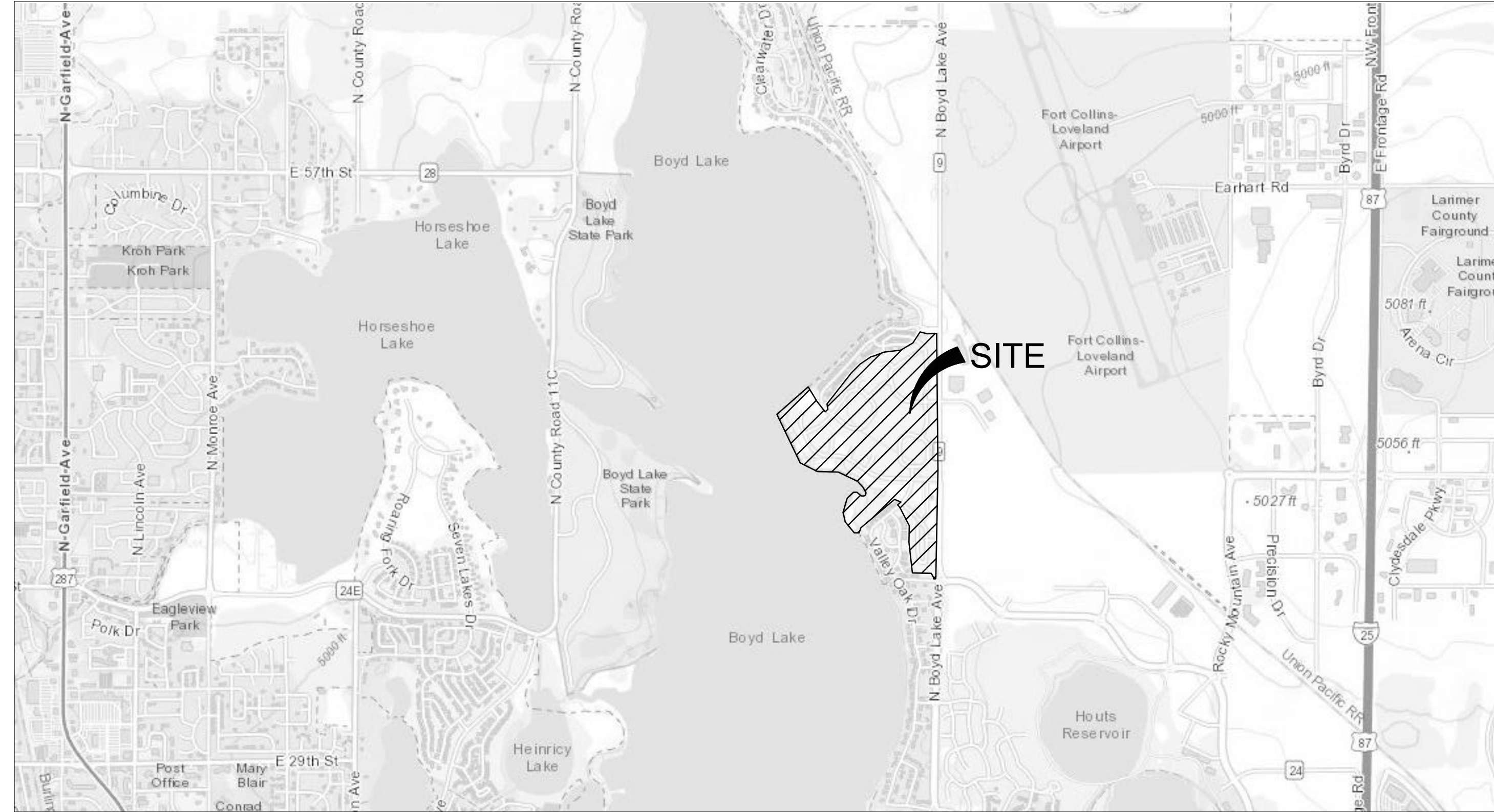
TRANSPORTATION SPECIAL ANNEXATION CONDITIONS ARE AS FOLLOWS:

THE DEVELOPER AND CITY HEREBY DECLARE AND ACKNOWLEDGE, THAT THE FOLLOWING CONDITIONS WERE IMPOSED BY THE CITY AS PART OF THE CITY'S APPROVAL OF THE FINAL SUBDIVISION PLAT OF BOYD LAKE NORTH 7TH SUBDIVISION, AND THAT ALL REAL PROPERTY LOCATED WITHIN BOYD LAKE NORTH 7TH SUBDIVISION SHALL BE HELD, TRANSFERRED, SOLD, CONVEYED AND OCCUPIED SUBJECT TO THESE CONDITIONS AND RESTRICTIONS AS SET FORTH BELOW.

1. ALL FUTURE DEVELOPMENT WITHIN THIS PUD ZONE DISTRICT SHALL COMPLY WITH THE PUBLIC IMPROVEMENT DESIGN AND CONSTRUCTION STANDARDS AND THE TRANSPORTATION PLAN AND ANY UPDATES TO EITHER IN EFFECT AT THE TIME OF SITE SPECIFIC DEVELOPMENT APPLICATION, ANY AND ALL VARIANCES FROM THESE STANDARDS AND PLANS REQUIRE SPECIFIC WRITTEN APPROVAL BY THE CITY ENGINEER.
2. THE DEVELOPER AGREES TO ACQUIRE, AT NO COST TO THE CITY, ANY OFF-SITE RIGHT-OF-WAY NECESSARY FOR MITIGATION IMPROVEMENTS, PRIOR TO THE APPROVAL OF ANY SITE SPECIFIC DEVELOPMENT APPLICATIONS WITHIN THIS ADDITION, THE DEVELOPER SHALL SUBMIT DOCUMENTATION SATISFACTORY TO THE CITY ATTORNEY AND THE CITY ENGINEER, ESTABLISHING THE DEVELOPER'S UNRESTRICTED ABILITY TO ACQUIRE SUFFICIENT PUBLIC RIGHT-OF-WAY FOR THE CONSTRUCTION AND MAINTENANCE OF ANY REQUIRED STREET IMPROVEMENTS TO BOTH ADJACENT AND OFF-SITE STREETS.
3. NOTWITHSTANDING ANY CONCEPTUAL INFORMATION PRESENTED IN THE PUD, STREET LAYOUT, STREET ALIGNMENTS, ACCESS LOCATIONS, INTERSECTION CONFIGURATIONS AND INTERSECTION OPERATIONS (TRAFFIC CONTROLS) SHALL BE DETERMINED AT THE TIME OF APPLICATION FOR SDP APPROVAL.
4. NOTWITHSTANDING ANY INFORMATION PRESENTED IN THE MASTER TRAFFIC IMPACT STUDY FOR THE PUD, THE DEVELOPER SHALL PROVIDE ANY ADDITIONAL TRAFFIC INFORMATION, CORRECTIONS, REVISIONS AND ANALYSIS REQUIRED BY THE CITY TO VERIFY COMPLIANCE WITH THE ADEQUATE COMMUNITY FACILITIES ORDINANCE AND OTHER APPLICABLE CODES OR REQUIREMENTS AT THE TIME OF REVIEW OF SITE SPECIFIC DEVELOPMENT PLANS. FUTURE TRAFFIC IMPACT STUDIES FOR SITE SPECIFIC DEVELOPMENT PLANS SHALL USE A STUDY AREA DETERMINED BY CONSIDERING THE CUMULATIVE TRIP GENERATION WITHIN THE ENTIRE PUD (I.E. -TRAFFIC FROM THE PROPOSED USE PLUS TRAFFIC FROM PREVIOUSLY APPROVED SITE SPECIFIC DEVELOPMENT PLANS).
5. ANY AND ALL CONDITIONS OF ANNEXATION SHALL APPLY TO THE PUD, AS APPROPRIATE.

GENERAL NOTES

1. RESIDENTIAL PRODUCT TYPES OTHER THAN WHAT IS LISTED IN THIS PLANNED UNIT DEVELOPMENT CAN BE EVALUATED FOR CONFORMANCE WITH THE INTENT OF THE PLANNING AREAS, AND APPROVED BY THE DIRECTOR OF PLANNING. ANY USES NOT INCLUDED IN THIS PLANNED UNIT DEVELOPMENT THAT ARE DEEMED ACCEPTABLE, SHALL MEET ALL REQUIREMENTS PER THE UNIFIED DEVELOPMENT CODE.
2. A SHIFT IN DENSITY (OF UP TO 20%) IS PERMITTED BETWEEN PLANNING AREAS PER THIS PLANNED UNIT DEVELOPMENT.
3. ALL SITE LIGHTING WILL BE REQUIRED TO BE DARK SKY COMPLIANT.
4. DOCKS SHALL BE PERMITTED FOR EACH LOT LOCATED ADJACENT TO, AND ABUTTING BOYD LAKE.
5. DOCK LOCATIONS WILL BE DETERMINED IN COLLABORATION WITH, AND AS APPROVED BY GREELEY LOVELAND IRRIGATION COMPANY (GLIC) AND THE STATE OF COLORADO (BOYD LAKE STATE PARK).
6. SURVEY & BOUNDARY INFORMATION PROVIDED BY NORTHERN ENGINEERING
7. PUBLIC STREET SECTIONS WILL COMPLY WITH THE CURRENT EDITION OF THE UNIFIED DEVELOPMENT CODE.
8. ANY AFFORDABLE HOUSING DENSITY BONUS, AS PERMITTED BY THE UDC AS AMENDED, SHALL BE PERMITTED AS PART OF THIS PUD.
9. THIS PUD SUPERSEDES AND REPLACES ALL PRIOR PUDS FOR THE PROPERTY.



LAKEVIEW DESIGN INTENT

THE LAKEVIEW SUBDIVISION IS ENVISIONED AS A RESIDENTIAL SUBDIVISION WHICH, WILL INCLUDE PARKS, OPEN SPACE AND TRAILS. PLANNED AS A MIXED-DENSITY COMMUNITY. IT WILL INCLUDE A MIX OF RESIDENTIAL PRODUCT TYPES, TO MEET THE GOALS OF THE COMPREHENSIVE PLAN. TRAILS WILL BE USED TO CONNECT OPEN SPACE AND PARK AREAS WHILE PROVIDING AN ALTERNATIVE METHOD OF TRANSPORTATION FOR PEDESTRIANS AND BICYCLISTS.

WHILE SPECIFIC RESIDENTIAL PRODUCT TYPES HAVE BEEN IDENTIFIED AS PART OF THIS PLANNED UNIT DEVELOPMENT (PUD), THE DESIGN INTENT STATED ABOVE PROVIDES THE FOUNDATION FOR THE DEVELOPMENT OF THIS COMMUNITY, AND SHOULD ALLOW FLEXIBILITY MOVING FORWARD FOR THE INCLUSION OF COMPONENTS THAT MAY CONTRIBUTE TO, OR STRENGTHEN THESE GOALS. SPECIFIC NOTES HAVE BEEN INCLUDED IN THIS PUD, WHICH DEFINE THE PARAMETERS FOR THE DIRECTOR OF PLANNING TO EVALUATE.

COMPLIANCE WITH THE COMPREHENSIVE PLAN

THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS LOW DENSITY RESIDENTIAL (LDR). THE INTENT OF THIS PUD IS TO ALLOW FOR FLEXIBILITY IN DEVELOPMENT, SUPPORTED BY BLENDING DENSITY ACROSS THE SITE. AREAS OF HIGHER DENSITY ARE ANTICIPATED, AND ENCOURAGED, WHILE THE OVERALL DENSITY STAYS CONSISTENT WITH THE COMPREHENSIVE PLAN DESIGNATION.

LAND USE DATA

PARCEL A	+/- 21.94 AC
PARCEL B	+/- 27.48 AC
PARCEL C	+/- 7.58 AC
PARCEL D	+/- 12.82 AC
PARCEL E	+/- 27.72 AC
PARCEL F	+/- 44.11 AC
PARCEL G	+/- 14.25 AC
TOTAL	155.9 AC

EXISTING COMP PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL (LDR)
PROPOSED COMP PLAN DESIGNATION:	LOW DENSITY RESIDENTIAL (LDR)
EXISTING ZONING:	PLANNED UNIT DEVELOPMENT
PROPOSED ZONING	PLANNED UNIT DEVELOPMENT

OWNER/APPLICANT

OWNER: BOYD LAKE HOLDINGS, LLC
212 E. 4TH STREET
LOVELAND, CO 80537

PLANNER/ LANDSCAPE ARCHITECT

TB GROUP
444 MOUNTAIN AVENUE
BERTHOUD, COLORADO 80513
(970) 532-5891

CONTACT: KRISTIN TURNER
KRISTIN@TBGROUP.US

SITE ENGINEER

AVANT CIVIL GROUP
1337 RIVERSIDE AVENUE #2
FORT COLLINS, CO 80524

CONTACT: DANNY WEBER
DWEBER@AVANTCIVILGROUP.COM

ENVIRONMENTAL ENGINEER

CEDAR CREEK ASSOCIATES
PO BOX 272150
FORT COLLINS, CO 80527

CONTACT: JESSE DILLON
JDILLON@CEDARCREEKAPP

SITE SURVEYOR

NORTHERN ENGINEERING
301 N. HOWES ST. #100
FORT COLLINS, CO 80521

CONTACT: BOB TESSLEY
BOB@NORTHERNENGINEERING.COM

SHEET INDEX

Sheet 1:	COVER SHEET
Sheet 2:	LAND USE PLAN
Sheet 3:	PUD BULK DEVELOPMENT STANDARDS & LAND USE MATRIX
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APPROVAL SIGNATURES

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY
THE CURRENT PLANNING MANAGER OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY
THE CITY ENGINEER OF THE CITY OF LOVELAND, COLORADO.

CITY ENGINEER

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY
THE CITY ATTORNEY OF THE CITY OF LOVELAND, COLORADO.

CITY ATTORNEY

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY
THE CITY PLANNING COMMISSION OF THE CITY OF LOVELAND, COLORADO.

CHAIRPERSON

APPROVED THIS _____ DAY OF _____ A.D., 20 _____ BY
THE CITY COUNCIL OF THE CITY OF LOVELAND, COLORADO.

MAYOR

ATTEST

OWNER'S CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT:

BOYD LAKE HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE LAWFUL RECORD OWNER, OF ALL THE PROPERTY SHOWN ON THIS PLANNED UNIT DEVELOPMENT, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, AND EXCEPT FOR THE RICHMOND PROPERTY AND METRO DISTRICT PROPERTY (BOTH DEFINED ABOVE) DOES HEREBY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND DATED MARCH 5, 2024 AND CONSENT TO THE RECORDATION OF ANY INFORMATION PERTAINING THERETO, WITH RESPECT TO SUCH PORTION OF THE PROPERTY.

BOYD LAKE HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: BURGNER HOLDINGS LLC, A COLORADO LIMITED LIABILITY COMPANY, MEMBER

BY: _____
CURT W. BURGNER, MEMBER

KNOW ALL PERSONS BY THESE PRESENTS THAT:

RICHMOND AMERICAN HOMES, INC., BEING THE LAWFUL RECORD OWNER, OF THE PORTION OF THE PROPERTY SHOWN ON THIS PLANNED UNIT DEVELOPMENT, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, SUCH PORTION BEING PARTICULARLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY, COLORADO, ON MARCH 22, 2024 AT RECEPTION NO. 20240010859 ("RICHMOND PROPERTY") DOES HEREBY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND DATED MARCH 5, 2024 AND CONSENT TO THE RECORDATION OF ANY INFORMATION PERTAINING THERETO, WITH RESPECT TO SUCH PORTION OF THE PROPERTY.

RICHMOND AMERICAN HOMES OF COLORADO, INC.
4350 SOUTH MONOCO STREET
DENVER, COLORADO 80237

RICHMOND AMERICAN HOMES OF COLORADO, INC.
A DELAWARE CORPORATION

BY: _____

NAME: _____

TITLE: _____

DATE: _____

KNOW ALL PERSONS BY THESE PRESENTS THAT:

LAKEVIEW METROPOLITAN DISTRICT, BEING THE LAWFUL RECORD OWNER, OF THE PORTION OF THE PROPERTY SHOWN ON THIS PLANNED UNIT DEVELOPMENT, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS, OR HIGHWAYS, SUCH PORTION BEING PARTICULARLY DESCRIBED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY, COLORADO, ON MARCH 22, 2024 AT RECEPTION NO. 20240010861 ("METRO DISTRICT PROPERTY") DOES HEREBY ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND DATED MARCH 5, 2024 AND CONSENT TO THE RECORDATION OF ANY INFORMATION PERTAINING THERETO, WITH RESPECT TO SUCH PORTION OF THE PROPERTY.

LAKEVIEW METROPOLITAN DISTRICT
C/O PINNACLE CONSULTING GROUP, INC.
550 WEST EISENHOWER BOULEVARD
LOVELAND, COLORADO 80537

LAKEVIEW METROPOLITAN DISTRICT

SIGNATURE: _____

PRINTED NAME: _____

TITLE: _____

DATE: _____



444 Mountain Ave. | TEL 970.532.5891
Bertoud, CO 80513 | WWW TBGroup.us

SEAL

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:

BOYD LAKE HOLDINGS, LLC.

212 E 4th Street
Loveland, CO 80537

REVISIONS

REVISIONS	DATE
STAFF COMMENTS	10.09.23
STAFF COMMENTS	6.6.24

DATE

JANUARY 31, 2023

SHEET TITLE

COVER SHEET

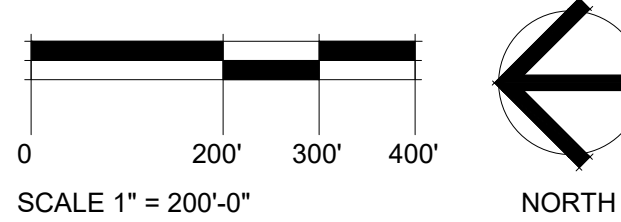
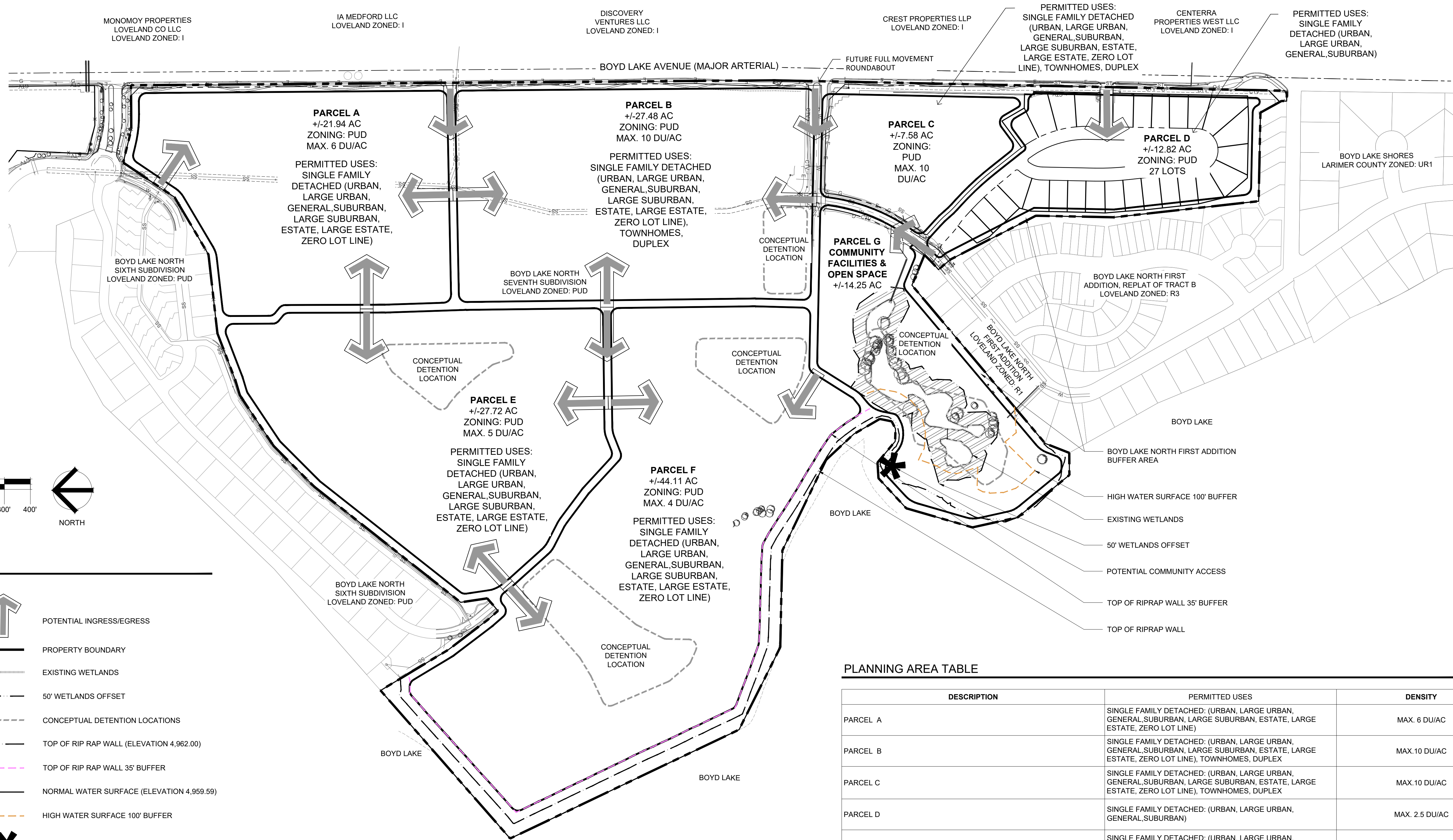
SHEET INFORMATION

Sheet Number: **1**

of: 6

LAKEVIEW

Planned Unit Development Zoning Document



LEGEND

- POTENTIAL INGRESS/EGRESS
- PROPERTY BOUNDARY
- EXISTING WETLANDS
- 50' WETLANDS OFFSET
- CONCEPTUAL DETENTION LOCATIONS
- TOP OF RIP RAP WALL (ELEVATION 4,982.00)
- TOP OF RIP RAP WALL 35' BUFFER
- NORMAL WATER SURFACE (ELEVATION 4,959.59)
- HIGH WATER SURFACE 100' BUFFER
- POTENTIAL COMMUNITY ACCESS
- WETLANDS BUFFER ZONE

PLANNING AREA TABLE

DESCRIPTION	PERMITTED USES	DENSITY
PARCEL A	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 6 DU/AC
PARCEL B	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE), TOWNHOMES, DUPLEX	MAX. 10 DU/AC
PARCEL C	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE), TOWNHOMES, DUPLEX	MAX. 10 DU/AC
PARCEL D	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN)	MAX. 2.5 DU/AC
PARCEL E	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 5 DU/AC
PARCEL F	SINGLE FAMILY DETACHED: (URBAN, LARGE URBAN, GENERAL, SUBURBAN, LARGE SUBURBAN, ESTATE, LARGE ESTATE, ZERO LOT LINE)	MAX. 4 DU/AC
PARCEL G	COMMUNITY FACILITIES & OPEN SPACE	N/A

- PLANNING AREA NOTES:**
- WHILE MULTIPLE USES ARE PERMITTED PER PARCEL, NO LESS THAN THREE (3) PRODUCT TYPES WILL BE REQUIRED FOR THE COMMUNITY AS DETERMINED AT FINAL PLAN. TEN POTENTIAL PRODUCT TYPES ARE PROVIDED AS OPTIONS.
 - DENSITY MAY SHIFT BETWEEN PARCELS (UP TO 20%) SO LONG AS OVERALL DENSITY DOES NOT EXCEED 4 DU/AC AND 623 UNITS (DENSITY AND UNIT COUNT ARE BASED ON GROSS ACREAGE). THIS ADJUSTMENT WILL BE MADE VIA AN ADMINISTRATIVELY APPROVED MINOR AMENDMENT IN ACCORDANCE WITH THE UDC, AS AMENDED.
 - RESIDENTIAL PRODUCT TYPES ARE DEFINED AS THE FOLLOWING: TOWNHOMES, DUPLEX, SINGLE FAMILY DETACHED URBAN, SINGLE FAMILY DETACHED LARGE URBAN, SINGLE FAMILY DETACHED GENERAL, SINGLE FAMILY DETACHED SUBURBAN, SINGLE FAMILY DETACHED LARGE SUBURBAN, SINGLE FAMILY DETACHED ESTATE, SINGLE FAMILY DETACHED LARGE ESTATE, ZERO LOT LINE.
 - ACCESSORY DWELLING UNITS (ADU'S) SHALL BE PERMITTED AS PART OF THIS PUD. ADU'S WILL BE PERMITTED ON SINGLE FAMILY DETACHED RESIDENTIAL LOTS WITH NO MINIMUM LOT SIZE REQUIREMENTS SO LONG AS IT MEETS THE BULK STANDARDS AS DEFINED PER THE UDC, AS AMENDED.

SEAL

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:
BOYD LAKE HOLDINGS, LLC.

212 E 4th Street
 Loveland, CO 80537

REVISIONS	DATE
STAFF COMMENTS	10.09.23
STAFF COMMENTS	6.6.24

DATE

JANUARY 31, 2023

SHEET TITLE

LAND USE PLAN

SHEET INFORMATION

Sheet Number: **2**

of: **6**

LAKEVIEW

Planned Unit Development Zoning Document



SEAL

PUD BULK STANDARDS								
USE	MAX BUILDING HEIGHT	MAX LOT COVERAGE	MINIMUM LOT WIDTH	LOT AREA	FRONT SETBACK	REAR SETBACK	INTERIOR SIDE SETBACK	STREET SIDE SETBACK
RESIDENTIAL:								
SINGLE FAMILY DETACHED RESIDENTIAL PRODUCT TYPES (ref. note 3)	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC (ref. note 2)	5 FT.	PER UDC (ref. note 1)
STANDARD TOWNHOME	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	5 FT.	PER UDC (ref. note 1)
DUPLEX (SIDE-BY-SIDE)	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC	PER UDC (ref. note 2)	5 FT.	PER UDC (ref. note 1)

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:
BOYD LAKE HOLDINGS, LLC.

212 E 4th Street
Loveland, CO 80537

NOTES

1. FIVE FOOT (5') SIDE YARD SETBACKS SHALL APPLY TO ALL SINGLE FAMILY DETACHED RESIDENTIAL STREET SIDE LOT LINES ADJACENT TO BUFFERYARDS, LANDSCAPE TRACTS, AND/OR OPEN SPACE.
2. 10' REAR LOT SETBACK SHALL APPLY TO ANY RESIDENTIAL LOT THAT BACKS TO LANDSCAPE TRACTS AND/OR OPEN SPACE THAT HAVE A MINIMUM WIDTH OF 15 FEET.
3. DETACHED RESIDENTIAL PRODUCT TYPES INCLUDES:
 1. URBAN
 2. LARGE URBAN
 3. GENERAL
 4. SUBURBAN
 5. LARGE SUBURBAN
 6. ESTATE
 7. LARGE ESTATE
 8. ZERO LOT LINE

Land Use Matrix	
Future Land Use Map Category	Zoning - PUD (Planned Unit Development)
Residential Use	
<i>Single-Family Detached</i>	
Urban	Use-By-Right
Large Urban	Use-By-Right
General	Use-By-Right
Suburban	Use-By-Right
Large Suburban	Use-By-Right
Estate	Use-By-Right
Large Estate	Use-By-Right
Zero Lot Line	Use-By-Right
side-by-side Duplex	Use-By-Right
Townhouse	Use-By-Right
<i>NOTE: Refer to Sheet 2 - Land Use Plan and planning area table for location of each permitted use.</i>	

REVISIONS DATE

STAFF COMMENTS	10.09.23
STAFF COMMENTS	6.6.24

DATE

JANUARY 31, 2023

SHEET TITLE

PUD BULK DEVELOPMENT STANDARDS & LAND USE MATRIX

SHEET INFORMATION

Sheet Number: **3**

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LAKEVIEW

Planned Unit Development Zoning Document

IMPROVEMENTS

PUBLIC & PRIVATE PARKS

PUBLIC AND PRIVATE PARKS SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.

OPEN SPACE

- OPEN SPACE SHALL COMPLY WITH THE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE.
- PARCEL G IS INTENDED TO PROVIDE OPEN SPACE, PARK SPACE, AND/OR AMENITY SPACE. SHARED AMENITY SPACE MAY INCLUDE, BUT IS NOT LIMITED TO: WALKING TRAILS, PEDESTRIAN LAKE ACCESS, PARKING AREA, OUTDOOR PAVILION, BBQ'S, HOA STORAGE FACILITY, AND PICNIC AREAS.
- IT IS ANTICIPATED THAT THERE WILL BE CONTROLLED ACCESS TO THE LAKE INTENDED ONLY FOR THE USE OF RESIDENTS OF THE LAKEVIEW COMMUNITY. MAINTENANCE FOR PARKS, OPEN SPACE, AND SHARED TRACTS WILL BE PROVIDED BY THE METRO DISTRICT OR THE HOA.

DOCKS & WATER ACCESS

- BOAT DOCKS WILL BE INDIVIDUALLY OWNED, INSTALLED, MAINTAINED AND STORED BY THE PRIVATE LOT OWNER.
- A LIMIT OF ONE BOAT DOCK PER PRIVATE SHORELINE LOT BORDERING BOYD LAKE WILL BE ALLOWED.
- PRIVATE DOCKS MUST MEET STANDARDS/GUIDELINES AS SET BY BOYD LAKE STATE PARK AND GLIC, WITH REGARD TO SIZE, DESIGN, MATERIAL AND USE.
- LAKEVIEW WILL NOT OFFER A COMMUNITY BOAT LAUNCH FACILITY. ALL PUT-INS AND TAKE-OUTS WILL BE DIRECTED TO USE OF BOYD LAKE STATE PARK FACILITIES.
- LAKEVIEW WILL NOT OFFER A COMMUNITY BOAT DOCK FACILITY.
- THERE WILL BE NO OUTSIDE PUBLIC ACCESS TO BOYD LAKE THROUGH THE LAKEVIEW COMMUNITY. LAKEVIEW INTENDS TO PROVIDE LIMITED ACCESS TO BOYD LAKE FOR INDIVIDUAL RESIDENTS OF THE LAKEVIEW COMMUNITY.
- LIGHTING ALONG THE ENVIRONMENTAL BUFFER EASEMENT, SHORELINE OUTLOT, AND PRIVATE BOAT DOCKS WILL BE RESTRICTED TO LOW INTENSITY LIGHTING.
- ALL STRUCTURES INCLUDING DOCKS ON LAND OWNED BY THE GREELEY LOVELAND IRRIGATION COMPANY OR ANY LANDSCAPING ON THAT LAND MUST BE APPROVED BY AGREEMENT WITH THE GREELEY LOVELAND IRRIGATION COMPANY.

TRAILS & SIDEWALKS

DETACHED SIDEWALKS ARE PLANNED FOR THIS COMMUNITY ALONG ALL STREETS. THIS WILL PROVIDE A ROBUST PEDESTRIAN NETWORK THROUGHOUT THE PROPERTY. IN ADDITION OFF-STREET TRAILS ARE ENVISIONED THROUGHOUT THE COMMUNITY. THESE MAY BE A MIX OF CONCRETE AND SOFT SURFACE TRAILS WITH VARYING CHARACTER DEPENDING ON LOCATION WITHIN THE COMMUNITY, AND THESE WILL SERVE AS LINKS BETWEEN PARKS AND OPEN SPACES AS WELL AS CONNECTIONS FROM RESIDENTIAL AREAS.

BUFFER AREA ALONG BOYD LAKE NORTH FIRST ADDITION

THERE IS A BUFFER THAT RANGES FROM 10'-44' ALONG THE COMMON BOUNDARY BETWEEN THE PROPOSED DEVELOPMENT AND BOYD LAKE NORTH FIRST ADDITION (AS MEASURED FROM THE COMMON PROPERTY BOUNDARY TO THE NEAREST BACK OF LOT LINE), WHILE THE PROPOSED USES ARE COMPLEMENTARY, THE BUFFER IS INTENDED TO SERVE AS A TRANSITION BETWEEN DEVELOPMENTS, WHICH MAY INCLUDE INFORMALLY GROUPED TREES AND NATIVE OR TRADITIONAL PLANT PALETTES, AND ALTERNATIVE PLANTINGS TO SERVE AS LANDSCAPE SCREENING.

BUFFER AREA ALONG BOYD LAKE AVENUE

THERE IS AN EXISTING LANDSCAPE BUFFER LOCATED ALONG BOYD LAKE AVENUE IMMEDIATELY ADJACENT TO THE PUBLIC RIGHT OF WAY. THE BUFFER IS APPROXIMATELY TWENTY FEET (20'). THIS BUFFER INCLUDES GRASSES, AND OTHER GROUND COVERS, TREES, SHRUBS, SIDEWALK AND EXISTING PRIVACY WALLS (TO REMAIN).

SANITARY SEWER

THE PROPERTY IS LOCATED WITHIN THE SOUTH FORT COLLINS SANITATION DISTRICT SERVICE AREA. SEWAGE FROM THE SITE WILL BE COLLECTED ONSITE VIA UNDERGROUND PIPE NETWORKS AND ULTIMATELY ROUTED NORTH TO THE TREATMENT FACILITY. A PORTION OF THE EASTERN HALF OF THE SITE, BASED ON GRADES, WILL FLOW BY GRAVITY TO THE EXISTING DOWNSTREAM SYSTEM. THE REMAINING PORTION THAT CANNOT FLOW BY GRAVITY TO THE NORTH WILL CONNECT TO A LIFT STATION. THIS MAY INCLUDE A) UP-SIZING OF THE "NORTH BOYD" LIFT STATION (AT WEST END OF BOYD LAKE NORTH 6TH) AND ABANDONMENT OF THE "OLD BOYD" LIFT STATION (AT WEST END OF BOYD LAKE NORTH 1ST), OR B) A NEW LIFT STATION IN PROXIMITY TO THE "NORTH BOYD" LIFT STATION AND ABANDONMENT OF BOTH EXISTING STATIONS. SANITARY SEWER LINE SIZES WILL BE DETERMINED AT THE TIME OF FINAL PLAN TO ENSURE THEIR CAPACITIES.

- EACH SINGLE-FAMILY LOT WILL BE SERVED WITH A 4-INCH SEWER SERVICE
- EACH MULTIFAMILY BUILDING WILL BE SERVED WITH SEWER SERVICE, SIZE TO BE DETERMINED.

WATER SUPPLY

THE PROPERTY IS LOCATED IN THE FORT COLLINS-LOVELAND WATER DISTRICT SERVICE AREA. THERE IS AN EXISTING 8" PVC WATER MAIN UNDER VALLEY OAK DRIVE AS WELL AS A 10" PVC WATER MAIN UNDER BOYD LAKE AVENUE. ACCORDING TO FCLWD, BOTH LINES ARE AVAILABLE FOR USE WITH THIS DEVELOPMENT. WATER MAIN SIZES WILL BE DETERMINED AT THE TIME OF FINAL PLAN TO ENSURE THEIR CAPACITIES.

- EACH SINGLE FAMILY LOT WILL BE SERVICED WITH A 3/4" WATER METER.

FIRE PROTECTION

- FIRE PROTECTION IS PROVIDED BY LOVELAND FIRE RESCUE AUTHORITY. ALL FIRE CODE REQUIREMENTS WILL BE COMPLIED WITH FOR THE PROPOSED PROJECT.
- FIRE HYDRANTS WILL BE INSTALLED TO MEET CITY OF LOVELAND FIRE RESCUE AUTHORITY REQUIREMENTS.
- STREET SYSTEMS WILL MEET LOVELAND FIRE RESCUE AUTHORITY ACCESS REQUIREMENTS INCLUDING SECONDARY EMERGENCY ACCESS.
- FIRE MITIGATION: TO PROVIDE BEST PRACTICES FOR FIRE MITIGATION THAT SHOULD BE TAKEN INTO CONSIDERATION DURING THE SUBDIVISION DESIGN PHASE AND/OR ON-GOING MAINTENANCE OF THE PROPERTY.
 1. INCLUDE METAL FURNISHINGS IN OPEN SPACE AREAS
 2. INCLUDE REGULAR MAINTENANCE BY METRO DISTRICT OR HOA OF DRAINAGE CORRIDORS TO REMOVE DEAD PLANT MATERIAL
 3. INCLUDE REGULAR MAINTENANCE BY METRO DISTRICT OR HOA OF OPEN SPACE AREAS INCLUDING MOWING 2X / YEAR AND REMOVAL OF DEAD PLANT MATERIAL
 4. USE ROCK MULCH IN PLACE OF WOOD MULCH WHERE APPROPRIATE.

ROADWAYS

- THE PROPERTY WILL BE DEVELOPED IN ACCORDANCE WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS AND WITH THE CITY OF LOVELAND ADEQUATE COMMUNITY FACILITY ORDINANCE.
- A TRAFFIC IMPACT STUDY ("TIS") WILL BE PROVIDED.
- THE DEVELOPMENT WILL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ADJACENT ROADWAYS TO THE ULTIMATE STANDARD STREET SECTION. BOYD LAKE AVENUE IS CURRENTLY BUILT AS A 4-LANE ARTERIAL IN ACCORDANCE WITH THE CITY OF LOVELAND MASTER STREETS PLAN. SEE CONDITIONS OF APPROVAL #2B ON P. 1.
- ALL INTERNAL STREETS WITHIN THE DEVELOPMENT WILL BE CLASSIFIED AS COLLECTOR STREETS, RESIDENTIAL LOCAL STREETS, RESIDENTIAL ALLEYS, OR PRIVATE DRIVES PER THE LARIMER COUNTY URBAN AREA STREET STANDARDS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE TIS, TO BE SUBMITTED WITH ALL FUTURE DEVELOPMENT APPLICATIONS.
- THE PRELIMINARY LAND PLAN CALLS FOR COLLECTOR STREETS ON THE SITE. THESE COLLECTORS WILL CONNECT THE INTERNAL LOCAL STREET NETWORK WITH BOYD LAKE AVENUE TO THE EAST. IMPROVEMENTS TO BOYD LAKE AVENUE MAY BE REQUIRED IN ACCORDANCE WITH A TRAFFIC IMPACT STUDY SPECIFIC TO THE DEVELOPMENT.



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SEAL

PROJECT TITLE

LAKEVIEW

Loveland, CO

PREPARED FOR

OWNER:

BOYD LAKE HOLDINGS, LLC.

212 E 4th Street
Loveland, CO 80537

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PUBLIC & PRIVATE IMPROVEMENTS

SHEET INFORMATION

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of: 6

LAKEVIEW

Planned Unit Development Zoning Document

IMPROVEMENTS

PENINSULA AREA

LAKEVIEW RESIDENT ACCESS TO THE BOYD LAKE SHORELINE WILL BE PROVIDED WITHIN A CORRIDOR GENERALLY DEFINED AS THE FIRST 100' BACK FROM THE TOP OF THE ARMORED WALL, TERMINATING AT A POINT ON THE PENINSULA SHORELINE THAT IS APPROXIMATELY 100' BEYOND THE END OF THE EXISTING ARMORED WALL. ACTUAL DIMENSIONS WILL BE DEFINED AT THE TIME OF FINAL PLAT. THIS CORRIDOR WILL BE A LIMITED ACCESS, SECURED AREA AVAILABLE ONLY TO THE RESIDENTS OF THE LAKEVIEW COMMUNITY AND NOT OPEN TO THE PUBLIC.

THE IMPROVEMENTS ENVISIONED FOR THIS CORRIDOR AND SHORELINE AREA INCLUDE A NATURAL SURFACED TRAIL (OR BOARDWALK) TERMINATING AT A DECK PLATFORM AND PIER FACILITY, PROVIDING A LOCATION TO VIEW AND/OR ACCESS BOYD LAKE FOR RESIDENTS.

SHORELINE IMPROVEMENTS ALONG, AND TO THE SOUTH OF THIS ACCESS CORRIDOR WILL INCLUDE GRADING, SHORELINE ARMORING AND ESTABLISHMENT OF NATIVE VEGETATION TO PROTECT FROM SHORELINE EROSION DUE TO WAVE ACTION RESULTING FROM WINDS BLOWING ACROSS BOYD LAKE FROM THE WEST. AT SUCH TIME AS WATER LEVELS IN BOYD LAKE ALLOW, EXCAVATION OF SEDIMENTS DEPOSITED FROM PREVIOUS SHORELINE EROSION WILL BE COMPLETED.

BOUNDARY FENCING WILL BE USED TO SECURE THE CORRIDOR PROVIDING RESIDENT ACCESS TO THE SHORELINE. FENCING TYPES AND EXACT LOCATIONS WILL BE DETERMINED AT SUCH TIME THAT A FINAL PLAT IS PREPARED FOR THE PENINSULA AREA..

TRAFFIC CALMING

TRAFFIC CALMING MEASURES ALONG THE LOCAL STREETS COULD INCLUDE SPEED TABLES, RAISED CROSSWALKS WITH BULB-OUTS, ROAD CHOKERS, INTERSECTION BULB-OUTS, AND MINI-ROUNDBABOUTS. TRAFFIC CALMING MEASURES WILL BE USED WHERE ROADS EXCEED THE PERMISSIBLE ROADWAY LENGTH WITHOUT A CHANGE IN DIRECTION AS DEFINED IN THE UDC.

DRAINAGE

- THE EXISTING SITE GENERALLY DRAINS FROM THE NORTHEAST TO THE SOUTHWEST, DISCHARGING DIRECTLY INTO BOYD LAKE. PER CITY STAFF, THE GREELEY-LOVELAND IRRIGATION COMPANY (GLIC) ALLOWS UP TO THE 100-yr HISTORIC STORMWATER RUNOFF RATE TO BE RELEASED INTO BOYD LAKE PER DOCUMENTED LETTER BY THE GLIC.
- A SITE SPECIFIC PRELIMINARY AND FINAL DRAINAGE AND EROSION CONTROL REPORT WILL BE PREPARED WITH CITY STORM DRAINAGE CRITERIA AND CONSTRUCTION STANDARDS. THIS REPORT WILL DETAIL ALL EXISTING AND PROPOSED DRAINAGE PATTERNS, PROPOSED INLET AND PIPE SIZING, WATER QUALITY AND DETENTION POND DESIGN, AND ALL EROSION CONTROL BMP'S.

SHALLOW UTILITIES

- ELECTRIC, CABLE, NATURAL GAS AND TELEPHONE UTILITIES EXIST ALONG SOME OF THE PERIMETER ROADS AROUND THE SITE. THESE WILL BE CONSIDERED WHILE PREPARING THE FINAL ENGINEERING GRADING AND UTILITY DESIGNS.

FLOODPLAIN

- THE PROPERTY IS NOT IN A FLOODPLAIN ACCORDING TO THE FIRM (SEE FEMA FIRMETTE #08069C1200F).

ENVIRONMENTALLY SENSITIVE AREAS

A WETLANDS AREA IS LOCATED ALONG THE SOUTHERN PENINSULA. THE INTENT IS TO PRESERVE THIS AREA AS OPEN SPACE WITH A 50' BUFFER FROM THE DELINEATED WETLANDS. TRAILS WILL BE USED TO CONNECT THIS FEATURE TO THE COMMUNITY AND OTHER OPEN SPACE AREAS.

- THE SHORELINE IS DIVIDED INTO TWO SEGMENTS BASED ON SIMILARITY OF FEATURES AND HABITAT VALUE:
 1. ROCK ARMORED BANKS – THE ROCK ARMORED BANKS ARE VERY STEEP AND CONTAIN NO VEGETATION COVER FOR URBAN ADAPTED WILDLIFE SPECIES. THEREFORE, A BUFFER OF AT LEAST 35 FEET SHOULD APPLY FROM THE ORDINARY HIGH-WATER MARK OF BOYD LAKE (AT CAPACITY) TO PROTECT THIS LIMITED VALUE SHORELINE HABITAT, WHICH IS IN ACCORDANCE WITH THE BUFFER DISTANCES PRESENTED ON THE BOYD LAKE 7th SUBDIVISION.
 2. VEGETATED BANKS – THE VEGETATED BANKS ALONG THE SOUTHERN PORTION OF THE PROPERTY ARE CURRENTLY DEGRADED BUT COULD PROVIDE VALUABLE COVER AND HABITAT FOR URBAN ADAPTED WILDLIFE SPECIES IF RESTORED. IN ADDITION, THIS AREA PROVIDES A CONNECTION BETWEEN THE WETLAND HABITATS AND BOYD LAKE. THEREFORE, A BUFFER OF 100 FEET SHOULD APPLY FROM THE ORDINARY HIGH-WATER MARK OF BOYD LAKE (AT CAPACITY) TO PROTECT THIS HIGHER VALUE SHORELINE HABITAT. ECOLOGICAL RESTORATION OF THE BUFFER AREA SHOULD BE CONSIDERED.
- THE DELINEATED WETLANDS WITHIN THE PROJECT AREA ARE LIKELY JURISDICTIONAL BECAUSE OF THE CONNECTIVITY TO BOYD LAKE. THESE SHOULD BE PROTECTED WITH A 50-FOOT BUFFER.
- THE INTENSITY OF NIGHT LIGHTING FROM PORTIONS OF THE PROPOSED DEVELOPMENT FACING THE BOYD LAKE OR THE WETLAND HABITATS SHOULD BE SHIELDED OR DIRECTED TO MINIMIZE THE INTRUSION OF ARTIFICIAL NIGHTTIME LIGHT INTO THESE AREAS. PLANTINGS OF NATIVE SHRUB AND TREES CAN SHIELD LIGHT AND PROVIDE VALUABLE HABITAT FOR NATIVE SPECIES.
- WITH THE PRESENCE OF HABITAT FOR MIGRATORY BIRDS AND RAPTORS, IT'S SUGGESTED THAT PRE-CLEARANCE SURVEY BE CONDUCTED IF GROUND-DISTURBING IS PLANNED DURING THE BREEDING AND NESTING SEASONS. SHOULD ACTIVE NESTS BE FOUND, THE COLORADO PARKS AND WILDLIFE BUFFER GUIDANCE SHOULD BE USED.
- TO THE EXTENT PRACTICABLE, THE MATURE TREE SUPPORTING THE POTENTIAL ACTIVE RAPTOR NEST ADJACENT TO THE WETLAND SHOULD NOT BE REMOVED.
- WITHIN THE 35' SETBACK IMMEDIATELY ADJACENT TO THE ROCK ARMORED BANKS, THE EXISTING LANDSCAPE MAY BE ENHANCED WITH GROUND COVER, LOW PROFILE VEGETATION, TRAILS AND SEATING. EXISTING TREES LOCATED WITHIN THIS BUFFER AREA WILL BE PRESERVED UNLESS THEY ARE IDENTIFIED AS HAZARDOUS.
- WITHIN THE 100' SETBACK ALONG THE VEGETATED BANKS, DEAD PLANT MATERIAL AND DEBRIS MAY BE REMOVED TO ENSURE A SAFE ENVIRONMENT. EXISTING TREES LOCATED WITHIN THIS BUFFER AREA WILL BE PRESERVED UNLESS THEY ARE IDENTIFIED AS HAZARDOUS.

MAINTENANCE

ROCK ARMORED BANKS:

WITHIN THE PORTION OF THE SHORELINE WITH ROCK ARMORED BANKS, THE HABITAT VALUE IS SIGNIFICANTLY DIMINISHED, SO THE MANAGEMENT FOCUS SHOULD BE ON LIMITING THE EFFECT OF THE PROXIMITY OF THE DEVELOPMENT. IN PRACTICE, THIS ENTAILS MANAGING LIGHT EMANATING FROM THE COMMUNITY ONTO BOYD LAKE. THEREFORE, IT IS RECOMMENDED THAT:

- THE INTENSITY OF NIGHT LIGHTING FROM PORTIONS OF THE PROPOSED DEVELOPMENT FACING THE BOYD LAKE OR THE WETLAND HABITATS SHOULD BE SHIELDED OR DIRECTED TO MINIMIZE THE INTRUSION OF ARTIFICIAL NIGHTTIME LIGHT INTO THESE AREAS. PLANTINGS OF NATIVE SHRUBS AND TREES CAN SHIELD LIGHT AND PROVIDE VALUABLE HABITAT FOR NATIVE SPECIES.

VEGETATED BANKS:

WITHIN THE PORTION OF THE SHORELINE WITH VEGETATED BANKS AND CONNECTED WETLAND COMPLEX, THE HABITAT VALUE IS CREDIBLE, SO THE MANAGEMENT FOCUS SHOULD BE ON MAINTAINING CONNECTIVITY, LIMITING FRAGMENTATION, OPTIMIZING HABITAT VALUE AND EFFECTIVELY MANAGING THE HUMAN / WILDLIFE INTERFACE. BASED ON THESE OBJECTIVES, IT IS RECOMMENDED THAT:

- COMMUNITY WATER ACCESS SHOULD NOT BE DEVELOPED IN A MANNER WHICH WOULD RESTRICT THE CONNECTIVITY BETWEEN THE WETLANDS AND THE SHORELINE TO BOYD LAKE.
- ANY TRAILS INSTALLED WITHIN THE ENVIRONMENTALLY SENSITIVE AREAS SHOULD BE CAREFUL NOT TO OVERLY FRAGMENT THE HABITAT AREA.
- ECOLOGICAL RESTORATION (IF WARRANTED) SHOULD FOCUS ON INTRODUCING STRUCTURAL AND SPECIES DIVERSITY TO ELEVATE THE HABITAT VALUE. THIS ENTAILS PLANTING OR SEEDING NATIVE SPECIES OF GRASSES, FORBS, SHRUBS, AND TREES.
- TO THE EXTENT POSSIBLE, THE WETLANDS SHOULD BE MAINTAINED IN A HYDRIC CONDITION.
- NOXIOUS WEED INVENTORY AND CONTROL SHOULD BE IMPLEMENTED ON AN ANNUAL BASIS THROUGHOUT THE VEGETATED BANKS AND CONNECTED WETLAND AREAS TO MAINTAIN THE HABITAT VALUE OF THE AREA.
- THE VEGETATED BANKS AND CONNECTED WETLANDS SHALL NOT BE MOWED, EXCEPT FOR IN AREAS WHERE THE HUMAN / WILDLIFE INTERFACE IS LIKELY, SUCH AS ALONG TRAILS. IN THESE AREAS, MOWING SHOULD BE LIMITED TO LESS THAN A 5-FOOT-WIDE SWATH ON EITHER SIDE OF THE TRAIL.
- LIGHTING WITHIN THE VEGETATED BANKS AND CONNECTED WETLAND AREAS SHOULD BE LIMITED TO THOSE LIGHTS NECESSARY TO MAINTAIN COMMUNITY SAFETY. INSTALLING TOO MUCH LIGHTING CAN HAVE A NEGATIVE IMPACT ON WILDLIFE.
- PETS SHOULD BE KEPT ON LEASH.

LAKEVIEW

OWNER:
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LAKEVIEW

Planned Unit Development Zoning Document



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SHEET TITLE

DESIGN STANDARDS & PROPOSED DEVIATIONS

SHEET INFORMATION

Sheet Number: **6**

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DESIGN STANDARDS & PROPOSED DEVIATIONS

REAR YARD SETBACK

UDC: SEVERAL REAR YARD SETBACK DIMENSIONS SPECIFIED PER RESIDENTIAL PRODUCT TYPE

PROPOSED: REAR YARD SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - 10 FOOT SETBACK.

JUSTIFICATION: WHERE LOTS BACK TO GREENBELTS AND/OR OPEN SPACE, SIGNIFICANTLY MORE UNBUILT AREA IS ACHIEVED WHICH CONTRIBUTES TO OPEN VIEWSHEDS AND AN AESTHETIC OF OPENNESS. IN ADDITION, THE COMMON AREAS PROVIDE THE REQUIRED SPACE FOR UTILITIES WITHOUT CREATING A LARGE EASEMENT ENCUMBRANCE WITHIN THE LOT. RATHER THAN REQUEST A FULL VARIANCE TO THIS REQUIREMENT, WE ARE ONLY REQUESTING THE REDUCTION IN AREAS THAT MEET THE CRITERIA OF ADJACENCY TO GREENBELTS AND/OR OPEN SPACE. IN ANY INSTANCE WHERE AN ENVIRONMENTAL BUFFER AREA IS LOCATED WITHIN A LOT, THE 10' FOOT SETBACK SHALL BE MEASURED FROM THE EDGE OF THE ENVIRONMENTAL BUFFER AND NOT THE LOT LINE.

STREET SIDE SETBACK

UDC: 15'

PROPOSED: STREET SIDE SETBACK ADJACENT TO OPEN SPACE AND BUFFERYARDS - 5 FOOT SETBACK.

JUSTIFICATION: THE INTENT OF THE STREET SIDE SETBACK IS TO CREATE OPEN AREAS AT CORNERS AS WELL AS ALLOW SUFFICIENT SPACE FOR UTILITIES. FOR THOSE LOTS ADJACENT TO BUFFERYARDS, OR OPEN SPACE, THE INTENT OF THE SETBACK IS ALREADY ACHIEVED VIA REQUIRED LANDSCAPE BUFFERS. IN ADDITION, THE SPACE REQUIREMENT FOR UTILITIES IS ALSO ACCOMMODATED WITHIN THE BUFFERYARD AND/OR OPEN SPACE, THUS REMOVING THE REQUIREMENT FOR ADDITIONAL EASEMENT ENCUMBRANCE WITHIN THE LOT.

INTERIOR SIDE SETBACK

UDC: 5'

PROPOSED: 5' FOR ALL SFD RESIDENTIAL PRODUCT TYPES

JUSTIFICATION: 5' IS THE INDUSTRY STANDARD FOR INTERIOR SIDE YARD SETBACKS. IN ADDITION, THE USE OF MULTIPLE RESIDENTIAL PRODUCT TYPES WILL NATURALLY RESULT IN VARIATION IN THE STREETScape.

DESIGN STANDARDS

CITY DESIGN AND DEVELOPMENT STANDARDS AS ADOPTED OR AMENDED SHALL APPLY.

FENCING

FENCING TYPES AND LOCATIONS WILL BE PROVIDED AS PART OF THE FINAL DEVELOPMENT PLAN.