

Project Information Summary

Project Name: PZ-22-00192, 193, &194

Last Update: 1/24/2023

Project Number: Elkader First Sub - Plat-CCP-SDP **General Location:** Located on the southwest corner of N Wilson Ave. and W 57th St.

Project Description:

Proposal to develop a residential subdivision that will include 170 detached single family lots, park, and commercial lot. Located on the southwest corner of N Wilson Ave. and W 57th St.

Existing Zoning: R1-Developing Low-Density Residential

Acreage of Site: 145.56

Existing Use: Vacant

Application Type:

Final Plat

Site Development Plan

Civil Construction Plans

Use Type

☐ Use by Right (R)

☒ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

***Public Review Required:** ☒ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Contact Information:

Applicant

Name: Kacy Flemons

City Planner

Name: Kerri Burchett

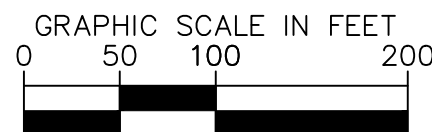
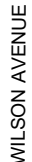
Phone: 970-962-2566

Email: Kerri.Burchett@cityofloveland.org

Attachment (s): Overall Landscape Plan, Site Plan

The above information was current at the time of initial project submittal and is subject to change

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KIMLEY-HORN AND ASSOCIATES, INC.
4582 SOUTH ULSTER STREET
SUITE 1500
DENVER, COLORADO 80237
PHONE: (303) 228-2300

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NOT FOR CONSTRUCTION

PLA NO. _____
DATE _____

[illegible]

OVERALL LANDSCAPE PLAN

SHEET TITLE

SHEET NO.
L01

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LARIMER COUNTY PARCEL
PARCEL NO. 9628000002
OWNER: SAUER GALE J

EXISTING FIBER OPTIC

EXISTING OVER HEAD ELECTRIC

SECTION LINE

PHASE 2
PER SEPARATE PLAN
AND PERMIT

PHASE 1B
PER SEPARATE PLAN
AND PERMIT

EXISTING FENCE

EXISTING GAS LINE

50.0'
PSCO PERMANENT ESMT
PER REC. NO. 20130025876 & 20130070525

FUTURE TRAIL CONNECTION

PROPOSED DETENTION
POND

PROPOSED COMMERCIAL
(UNDER FUTURE SITE PLAN/PERMIT)

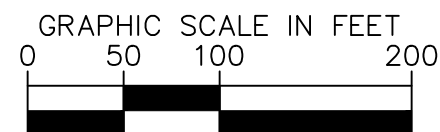
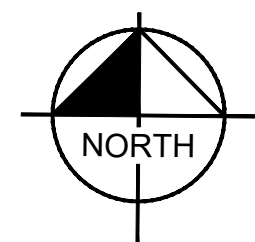
PROPOSED 8" WATER LINE STUB
PROPOSED SANITARY SEWER MANHOLE
PROPOSED 8" PVC SANITARY SEWER LINE

LARIMER COUNTY PARCEL
PARCEL NO. 9633000004
OWNER: STARS AND STRIPES 4L LLC
ZONING: PUD

PROPOSED 12" PVC SANITARY SEWER LINE
PROPOSED SANITARY SEWER MANHOLE
PROPOSED 12" PVC WATER LINE STUB

CONNECTION TO FUTURE DEVELOPMENT

- LEGEND:
- PROPOSED XX" PVC WATER LINE
 - PROPOSED XX" PVC SANITARY SEWER LINE
 - PROPOSED STORM SEWER LINE
 - PROPOSED STORM DRAIN
 - PROPOSED STORM SEWER MANHOLE
 - PROPOSED SANITARY SEWER MANHOLE
 - PROPOSED PROPERTY BOUNDARY
 - PROPOSED 10' CONCRETE BIKE PATH
 - PROPOSED 6' CONCRETE SIDEWALK



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DENVER, COLORADO 80237
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PRELIMINARY

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Kimley»Horn

ENGINEER _____
PE NO. _____
DATE _____

REV	BY	DESCRIPTION	DATE	OKD

ELKADER FIRST SUBDIVISION—PHASE 1

SITE PLAN

DATE OCTOBER 2022
DESIGNED BY KH TEAM
DRAWN BY KH TEAM
CHECKED BY TLC
PROJECT NO. 196011010
FILE NO. SP-SDP-011010.dwg
SHEET TITLE

SITE PLAN

SHEET NO.
02