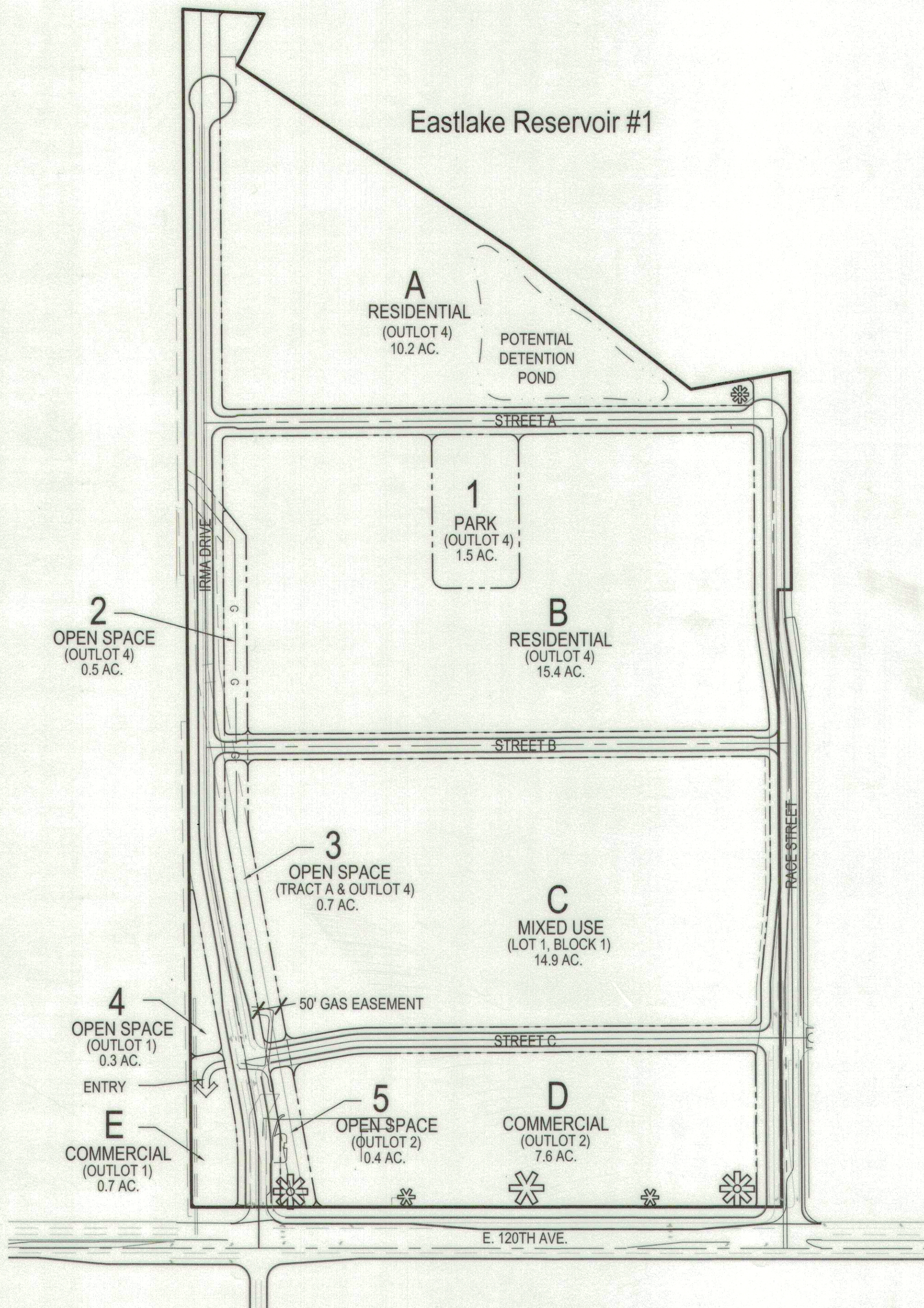


## PD PLAN PRELIMINARY PD

PORTIONS OF LOT 19, EASTLAKE SUBDIVISION, LOCATED IN SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF NORTHGLENN, COUNTY OF ADAMS, STATE OF COLORADO



### LEGEND

- EASEMENT LINE
- PROPERTY BOUNDARY
- POTENTIAL DETENTION
- ☼ POTENTIAL PRIMARY COMMUNITY MONUMENT LOCATION
- ☼ POTENTIAL SECONDARY COMMUNITY MONUMENT LOCATION
- ☼ POTENTIAL PRIMARY COMMERCIAL MONUMENT LOCATION
- ☼ POTENTIAL SECONDARY COMMERCIAL MONUMENT LOCATION

### LAND USE TABLES

Subareas	Lot / Outlot*	Planning Area	USE	AC.	DENSITY RANGE (DU/AC)**	MIN UNITS (DU)	MAX UNITS (DU)	MAX FAR
	Outlot 4	A	RESIDENTIAL/ DETENTION	10.2	7 to 12	71	122	-
	Outlot 4	B	RESIDENTIAL	15.4	8 to 15	154	231	-
	Outlot 3 & Lot 1, Block 1	C	MIXED USE	14.9	20 to 30	298	447	1.0
	Outlot 2	D	COMMERCIAL	7.6	-	-	-	1.0
	Outlot 1	E	COMMERCIAL	0.7	-	-	-	1.0
	<b>SUB-TOTALS:</b>			<b>48.8</b>	-	<b>523</b>	<b>800</b>	-

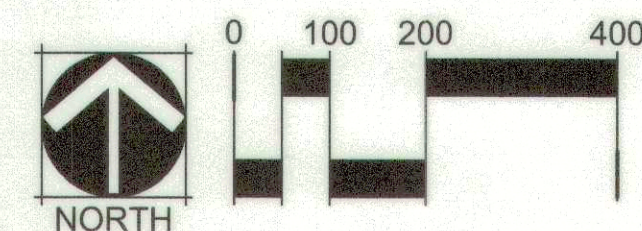
\* REFER TO THE PLAT FOR SPECIFIC LOT/OUTLOT LOCATIONS.  
\*\* DENSITY IS BASED ON GROSS ACREAGE. NET DENSITY MAY BE HIGHER

Open Space	Lot / Outlot	Planning Area	USE	AC.
	Outlot 4	1	PARK	1.5
	Outlot 4	2	OPEN SPACE	0.5
	Outlot 3 & Tract A	3	OPEN SPACE	0.7
	Outlot 1	4	OPEN SPACE	0.3
	Outlot 2	5	OPEN SPACE	0.4
	<b>SUB-TOTALS:</b>			<b>3.4</b>

SUBAREAS	48.8
OPEN SPACE	3.4
ROAD ROW	11.6
<b>TOTAL AREA:</b>	<b>63.8</b>

### NOTES:

- OPEN SPACE ACREAGE DOES NOT INCLUDE AREA THAT MAY BE LOCATED WITHIN PLANNING AREAS. THESE AREAS WILL BE FURTHER DEFINED AT TIME OF FINAL PD.
- UTILITY MAINTENANCE STATEMENT:  
ALL PUBLIC WATER, STORM SEWER AND SANITARY SEWER MAINS AND APPURTENANCES LOCATED IN PUBLIC ROW SHALL BE MAINTAINED BY THE CITY OF NORTHGLENN PUBLIC WORKS DEPARTMENT. ALL PUBLIC WATER, STORM SEWER, SANITARY SEWER MAINS AND APPURTENANCES UNDER PRIVATE DRIVES ARE LOCATED IN UTILITY EASEMENTS. CITY IS RESPONSIBLE FOR MAINTENANCE OF THESE WATER, STORM AND SANITARY SEWER FACILITIES. CITY IS NOT RESPONSIBLE FOR REPAIR OR REPLACEMENT OF PRIVATE DRIVE, CURB AND GUTTER OR LANDSCAPING DAMAGED DURING UTILITY REPAIR OR MAINTENANCE.
- A LIMIT ON THE CERTIFICATES OF OCCUPANCY WILL BE IN PLACE UNTIL A NEW LIFT STATION IS CONSTRUCTED. THIS LIMIT WILL BE 174 HIGH DENSITY SINGLE FAMILY UNITS (8 OR MORE UNITS/ACRE), 116 MEDIUM DENSITY SINGLE FAMILY UNITS (5 OR LESS UNITS/ACRE), OR 262 MIXED USE UNITS. THIS LIMIT WILL AUTOMATICALLY BE LIFTED ONCE THE NEW LIFT STATION FACILITY IS IN OPERATION.



NORRIS DESIGN

Kennedy/Jenks  
Consultants

Brownstein Hyatt  
Farber Schreck

ILC

FELSBURG  
HOLT &  
ULLEVIG  
connecting & enhancing communities

Northglenn