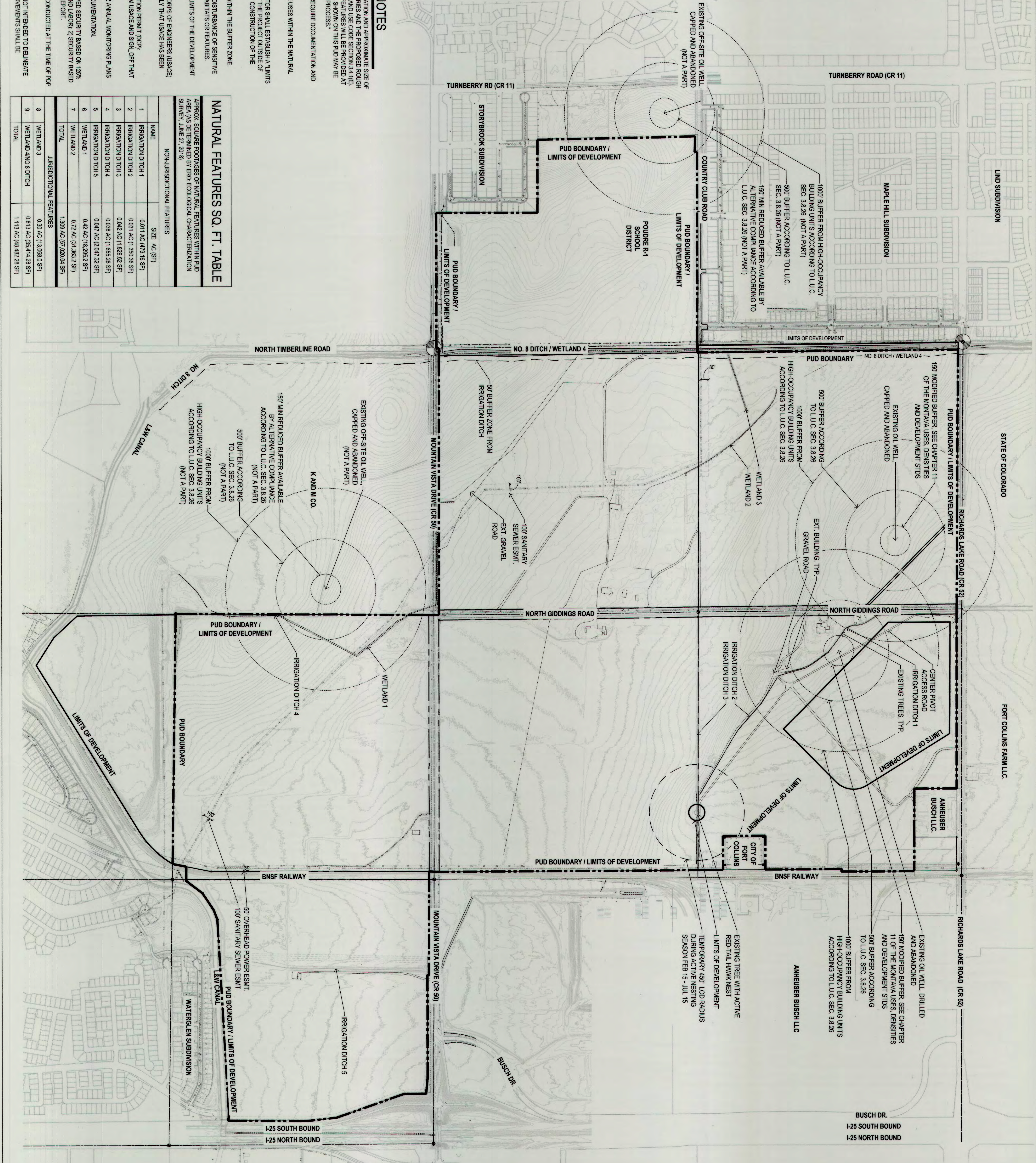




- ### NATURAL HABITATS AND FEATURES NOTES
1. THIS PLANNED UNIT DEVELOPMENT PLAN SHOWS THE GENERAL LOCATION AND APPROXIMATE SIZE OF ALL NATURAL AREAS, HABITATS, AND FEATURES WITHIN ITS BOUNDARIES AND THE PROPOSED ROUGH ESTIMATE OF THE NATURAL AREA BUFFER ZONES AS REQUIRED BY LAND USE CODE SECTION 3.4.1(E), DETAILED MAPPING OF THE SITES NATURAL AREAS, HABITATS, AND FEATURES WILL BE PROVIDED AT THE TIME OF INDIVIDUAL PUP SUBMITTALS. GENERAL BUFFER ZONES SHOWN ON THIS PUD MAY BE REDUCED OR ENLARGED BY THE DECISION MAKER DURING THE PUD PROCESS.
  2. A SITE VISIT MAY BE NECESSARY TO DETERMINE WHICH FEATURES REQUIRE DOCUMENTATION AND BUFFERING ON THE PUD.
  3. PLEASE SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE NATURAL HABITAT BUFFER ZONES.
  4. STANDARDS FOR PROTECTION DURING CONSTRUCTION - THE DIRECTOR SHALL ESTABLISH A LIMITS OF DEVELOPMENT (LOD) LINE(S) TO ESTABLISH THE BOUNDARY OF THE PROJECT OUTSIDE OF WHICH NO LAND DISTURBANCE ACTIVITIES WILL OCCUR DURING THE CONSTRUCTION OF THE PROJECT.
  5. SEE SECTION 3.4.1 OF THE LAND USE CODE FOR ALLOWABLE USES WITHIN THE BUFFER ZONE.
  6. CONSTRUCTION SHALL BE ORGANIZED AND TIMED TO MINIMIZE THE DISTURBANCE OF SENSITIVE SPECIES OCCUPYING OR USING ON-SITE AND ADJACENT NATURAL HABITATS OR FEATURES.
  7. CONSTRUCTION OF BARRIER FENCING SHALL BE PROVIDED AT THE LIMITS OF THE DEVELOPMENT DURING CONSTRUCTION.
  8. BY PUP PROJECT HEARING, CONFIRMATION UNITED STATES ARMY CORPS OF ENGINEERS (USACE) JURISDICTIONAL DETERMINATION PROCESS HAS BEGUN, ESSENTIALLY THAT USAGE HAS BEEN CONTACTED AND DATA SUBMITTED.
  9. BY PUP FINAL PLAN AND NO LATER THAN DEVELOPMENT CONSTRUCTION PERMIT (DCP), DOCUMENTATION OF JURISDICTIONAL DETERMINATION LETTER FROM USACE AND SIGN OFF THAT PROJECT MEETS CLEAN WATER ACT REQUIREMENTS.
  10. BY DEVELOPMENT AGREEMENT (DA), WEED MANAGEMENT AND NHEZ ANNUAL MONITORING PLANS.
  11. PRIOR TO ISSUANCE OF DCP, COPY OF NATIONWIDE 404 PERMIT DOCUMENTATION.
  12. PRIOR TO ISSUANCE OF DCP, 1) ENVIRONMENTAL PLANNING APPROVED SECURITY BASED ON 125% COST OF TRIMMED LIST OF NHEZ INSTALLATION COSTS (MATERIAL AND LABOR); 2) SECURITY BASED ON 125% COST OF WEED MANAGEMENT AND ANNUAL MONITORING REPORT.
  13. A FULL TREE INVENTORY FOR MITIGATION REQUIREMENTS WILL BE CONDUCTED AT THE TIME OF PUP FOR EACH PHASE.
  14. THE PUD BOUNDARY AND LIMITS OF DEVELOPMENT DEPICTED ARE NOT INTENDED TO DELINEATE STREET FRONTAGE IMPROVEMENT LIMITS. ABUTTING STREET IMPROVEMENTS SHALL BE CONSTRUCTED AS PER CITY REQUIREMENTS.

| NATURAL FEATURES SQ. FT. TABLE                                                                                                        |                         |  |
|---------------------------------------------------------------------------------------------------------------------------------------|-------------------------|--|
| APPROX. SQUARE FOOTAGES OF NATURAL FEATURES WITHIN PUD AREAS AS DETERMINED BY ECO. ECOLOGICAL CHARACTERIZATION SURVEY (JUNE 27, 2018) |                         |  |
| NON-JURISDICTIONAL FEATURES                                                                                                           |                         |  |
| NAME                                                                                                                                  | SIZE, AC (SF)           |  |
| 1. IRRIGATION DITCH 1                                                                                                                 | 0.011 AC (479.16 SF)    |  |
| 2. IRRIGATION DITCH 2                                                                                                                 | 0.031 AC (1,350.36 SF)  |  |
| 3. IRRIGATION DITCH 3                                                                                                                 | 0.042 AC (1,829.92 SF)  |  |
| 4. IRRIGATION DITCH 4                                                                                                                 | 0.038 AC (1,655.28 SF)  |  |
| 5. IRRIGATION DITCH 5                                                                                                                 | 0.047 AC (2,047.32 SF)  |  |
| 6. WETLAND 1                                                                                                                          | 0.42 AC (18,256.2 SF)   |  |
| 7. WETLAND 2                                                                                                                          | 0.72 AC (31,363.2 SF)   |  |
| TOTAL                                                                                                                                 | 1.309 AC (57,020.04 SF) |  |
| JURISDICTIONAL FEATURES                                                                                                               |                         |  |
| 8. WETLAND 3                                                                                                                          | 0.30 AC (13,068.0 SF)   |  |
| 9. WETLAND 4 AND 8 DITCH                                                                                                              | 0.813 AC (35,414.28 SF) |  |
| TOTAL                                                                                                                                 | 1.113 AC (48,482.28 SF) |  |





**Civic Program**

- 1 Library
- 2 Civic Building Reserve
- 3 Fire Station
- 4 Elementary School
- 5 Middle School
- 6 High School

**Civic Space Program**

- 7 City of Fort Collins Community Park
- 8 Plaza - With Active Programming
- 9 Square - Passive
- 10 Square - With Active Programming and Stormwater Area
- 11 Green - Passive
- 12 Green - With Active Programming
- 13 Green - With Passive Recreation / Stormwater Area
- 14 Compact Green - Passive
- 15 Linear Greenway - Passive
- 16 Linear Greenway - With Stormwater Conveyance
- 17 Natural Areas & Stormwater Management
- Miscellaneous**
- 18 Red-tailed Hawk Nest
- 19 Gas Well

**Civic Space Program Activities**

- Formal Gatherings, Performances: 8, 12
- Community Gardens: 7, 10, 11, 13, 14
- Playgrounds: 7, 9, 10, 11, 13, 14
- Unstructured Sports: 7, 9, 10, 11, 13
- Structured Sports: 7
- Trails: 7, 15, 16, 17

Note: This Annotated Illustrative Master Plan indicates the proposed general locations and approximate sizes of potential future uses and features within the PUD Master Plan. Detailed information regarding such uses and features will be provided at the time of individual Project Development Plan submittals. The Library, Civic Building Reserve, Fire Station, and Community Park are subject to acquisition and development of such sites by the City or other entities. The Elementary, Middle, and High School sites are subject to acquisition and development of such sites by the Poudre School District.



