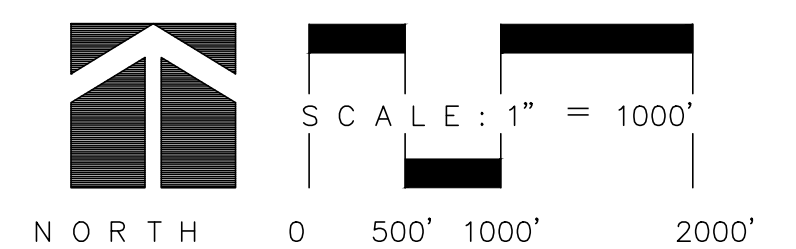
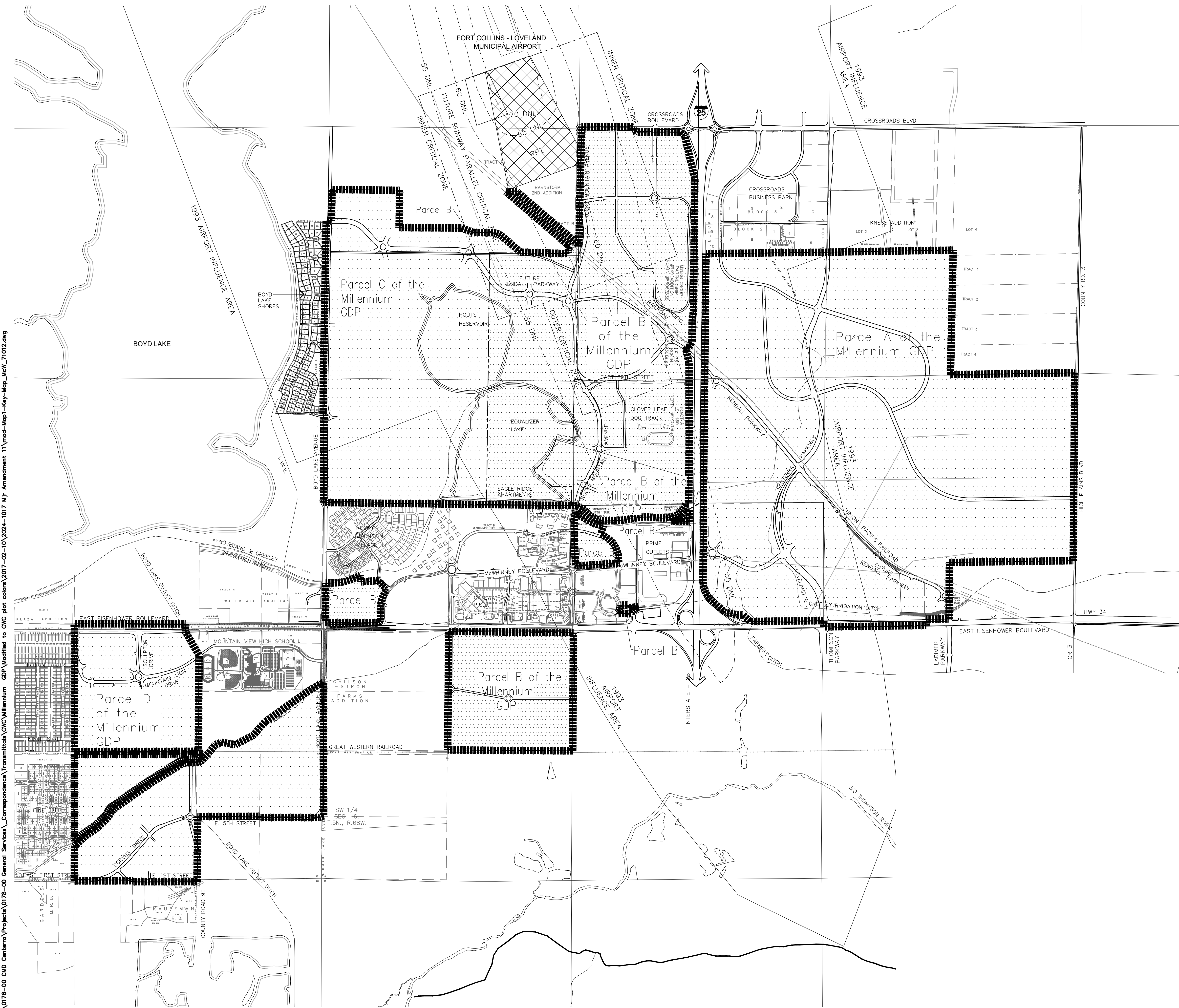


GENERAL NOTES:

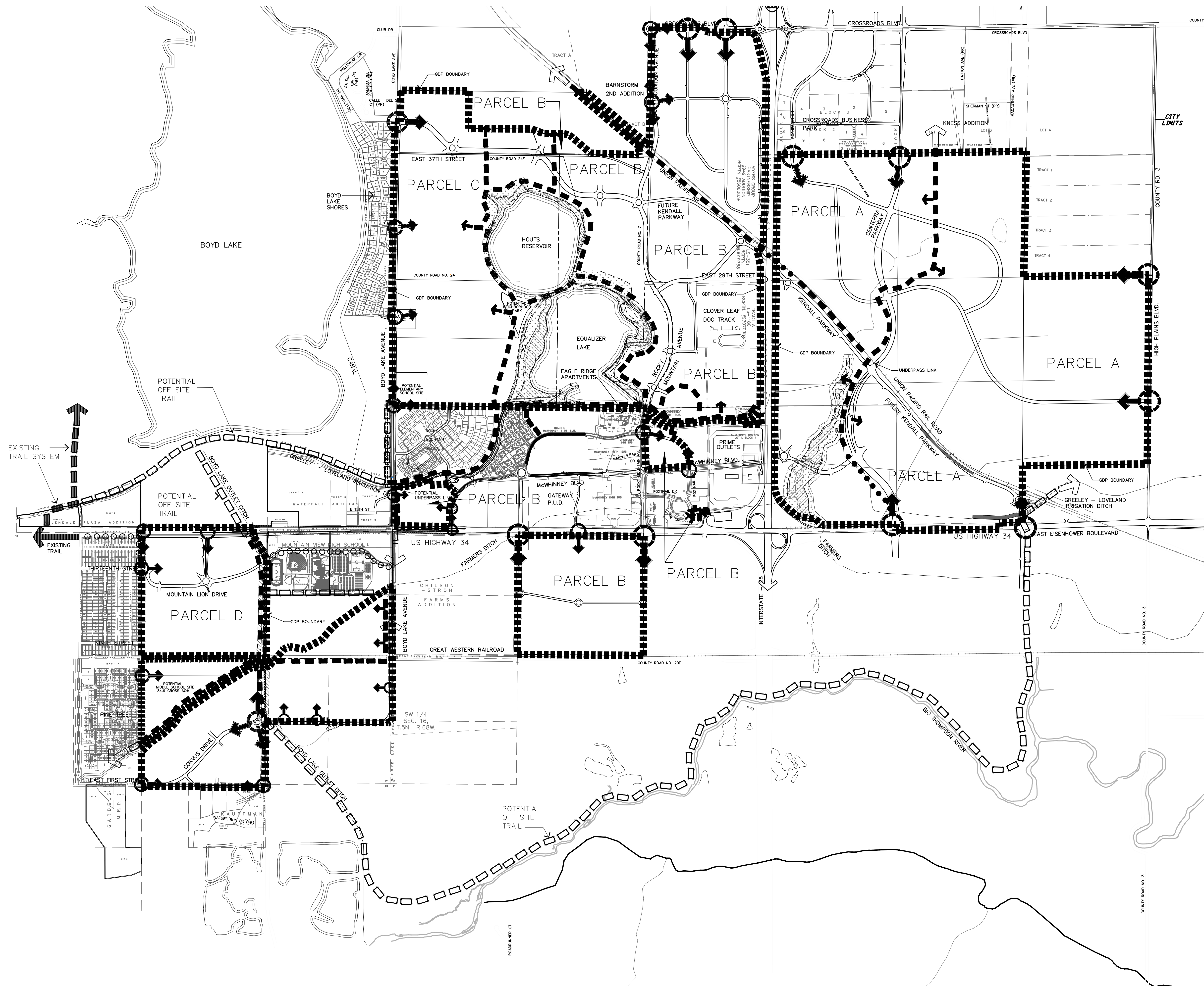
1. APPROVAL OF THIS GDP CONSTITUTES A VESTED PROPERTY RIGHT PURSUANT TO ARTICLE 68 OF TITLE 24, C.R.S., AS AMENDED, AND SECTION 18.14.03.15 OF THE LOVELAND UNIFIED DEVELOPMENT CODE AS AMENDED.
2. SEE SECTION 15, APPENDIX D FOR MORE DETAILED AMENDMENT DESCRIPTIONS.



KEY MAP
 GENERAL DEVELOPMENT PLAN
 MILLENNIUM GDP
 ELEVENTH MAJOR AMENDMENT
 LOVELAND, COLORADO

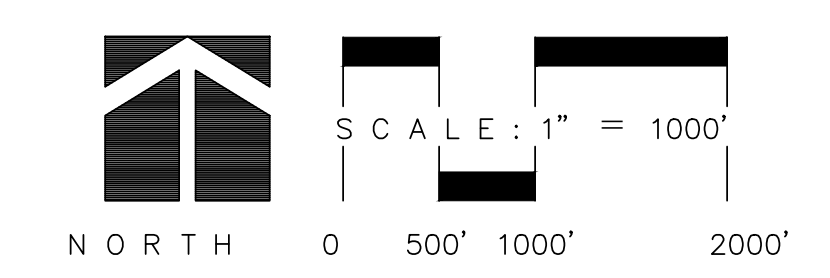
Q:\VEN\Projects\0178-00 CMD Center\Projects\0178-00 General Services\Correspondence\Transmittals\CWC\Millennium GDP Modified to CWC plot colors\2017-02-10\2024-1017 M7 Amendment 11\mod-map1-key-map_mcnw_71012.dwg

\\merrick.com\cse\DEN\Projects\0176-00_CAD_Centerra\Projects\0176-00_General Services\Correspondence\Transmittals\CWC\Millennium GDP Modified to CMC plot colors\2017-02-10\2024-0621_MJ_Amendment 11\mod-map2-Conceptual-Amenity-Map_MCW_71012.dwg



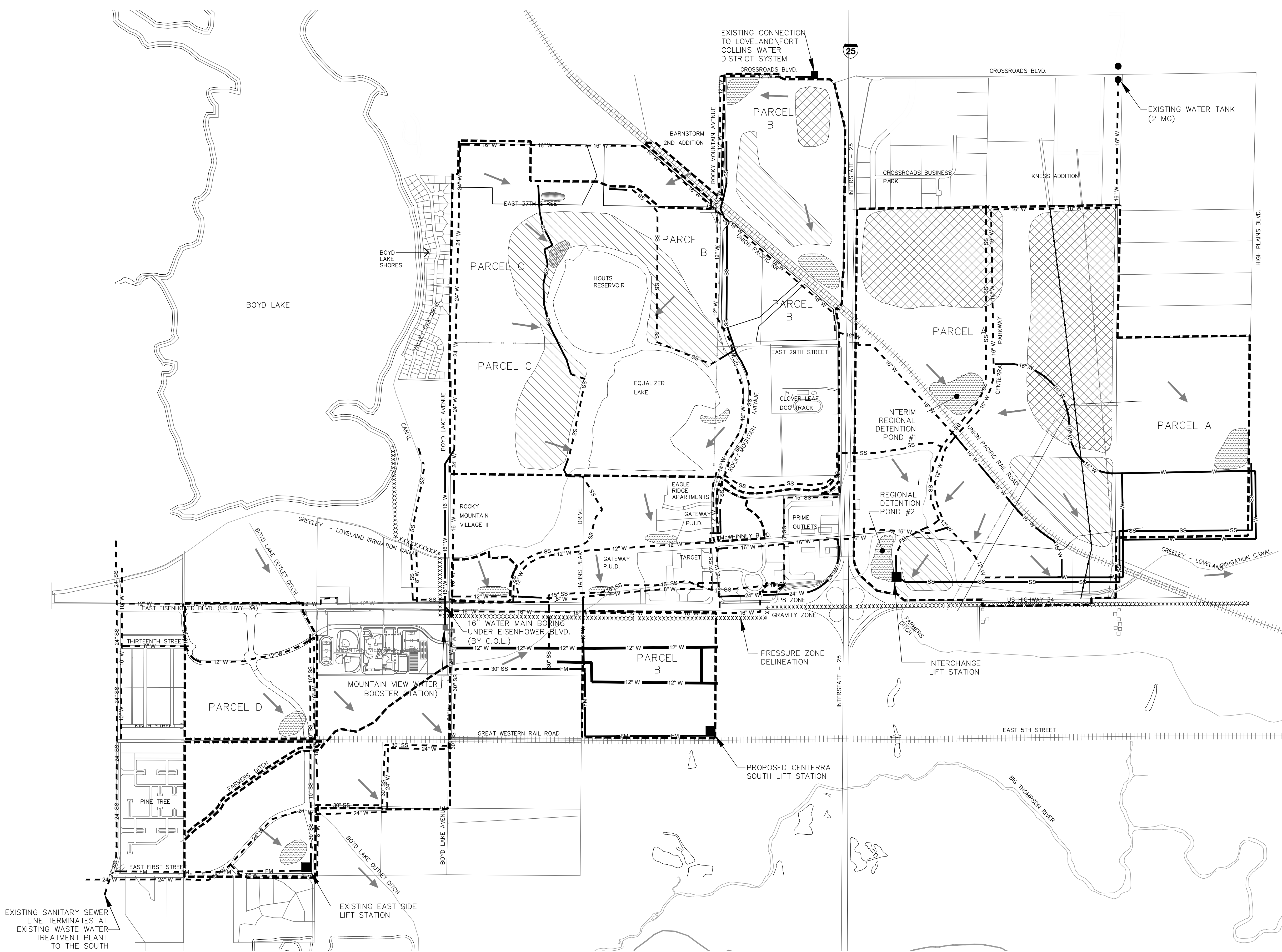
LEGEND

- CONCEPTUAL TRAILS ALONG ROADWAY
- ○ ○ ○ ○ ○ ○ ○ CONCEPTUAL TRAILS ALONG ROADWAY (BY OTHERS)
- ▬▬▬▬▬▬ CONCEPTUAL TRAILS WITHIN OPEN SPACE
- ▬▬▬▬▬▬ CONCEPTUAL FUTURE TRAILS (BY OTHERS)
- BUFFER ZONE
- WETLANDS
- CONCEPTUAL ACCESS POINT
(locations to be determined at time of development approval)



CONCEPTUAL AMENITY MAP
 GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
 ELEVENTH MAJOR AMENDMENT
 LOVELAND, COLORADO

G:_GEN\Projects\0178-00 CND Centerra\Projects\0178-00 General Services\Correspondence\Transmittals\CWC\Millennium GDP Modified to CWC plot colors\2017-02-10\2025-0410 Mjr Amendment 11\mod-Map3-utilitygdpmap[01:12:09]_McW.dwg


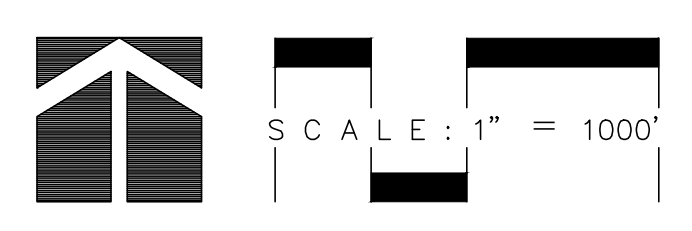


LEGEND

- GDP BOUNDARY
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- PROPOSED WATER
- EXISTING WATER
- PROPOSED FORCE MAIN
- EXISTING FORCE MAIN
- DRAINAGE FLOW DIRECTION
- POTENTIAL CUT AREAS
- POTENTIAL FILL AREAS
- POTENTIAL REGIONAL DETENTION POND

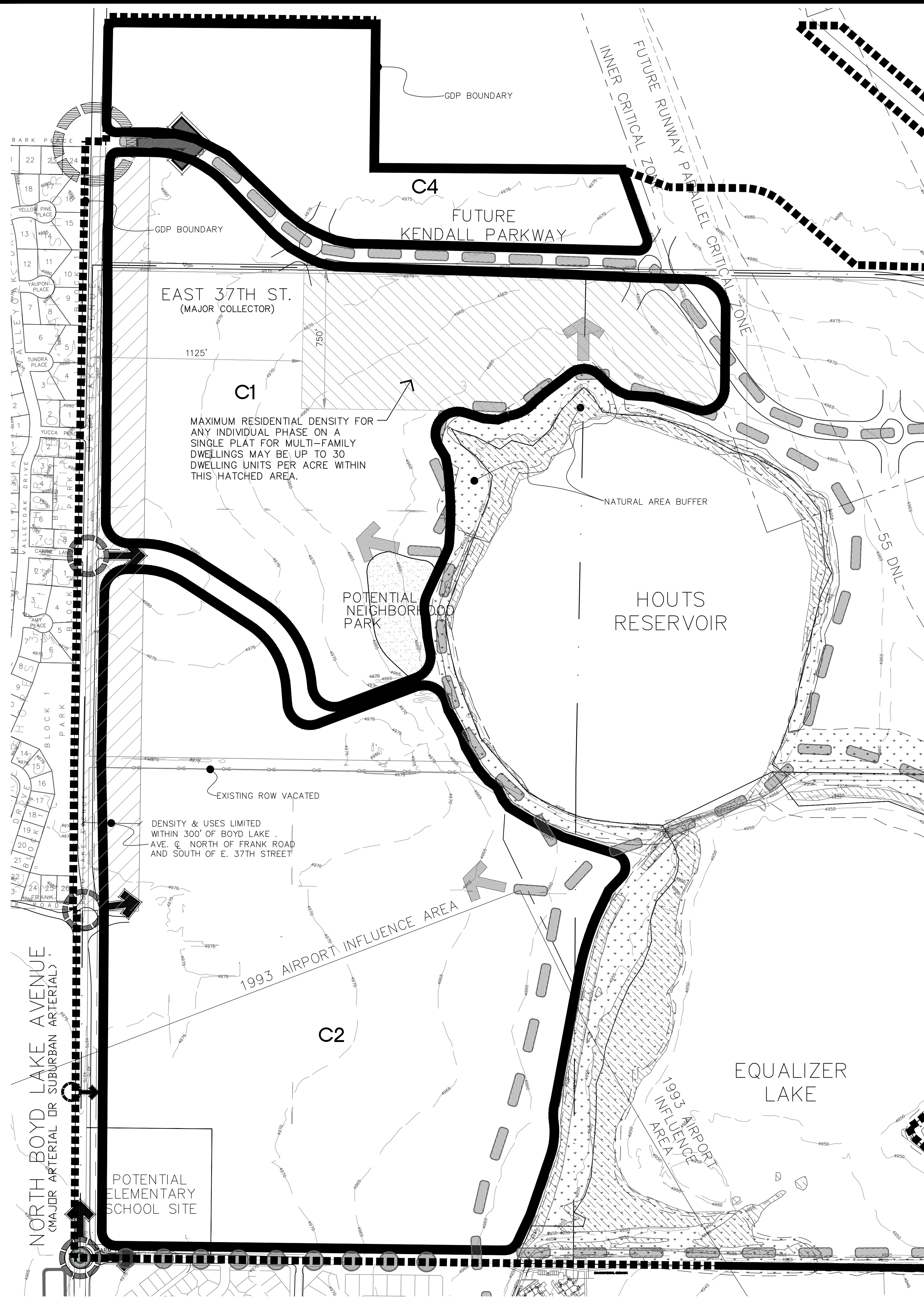
UTILITY NOTES:

- 1) WATER SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND. WATER DISTRIBUTION INFRASTRUCTURE SHALL BE DESIGNED AND CONSTRUCTED AS PER CURRENT CITY OF LOVELAND STANDARDS.
- 2) WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF LOVELAND. GRAVITY SEWER SYSTEMS AND SEWER LIFT STATIONS, IF REQUIRED, SHALL BE DESIGNED AND CONSTRUCTED AS PER CURRENT CITY OF LOVELAND STANDARDS.


McWHINNEY

 NORTH 0 500' 1000' 2000'
 SCALE: 1" = 1000'

CONCEPTUAL UTILITY – GRADING MAP
 GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
 ELEVENTH MAJOR AMENDMENT
 LOVELAND, COLORADO

G:\VEN\Projects\0178-00 CMC Center\Projects\0178-00 General Services\Correspondence\Transmittals\CMC Millennium GDP Modified to CWC plot colors\2017-02-10\2024-0621 Mjr Amendment 11 mod-Mgr6-Parcel-C_MCW_5212.dwg



EAST 37TH ST.
(MAJOR COLLECTOR)

C1
MAXIMUM RESIDENTIAL DENSITY FOR ANY INDIVIDUAL PHASE ON A SINGLE PLAT FOR MULTI-FAMILY DWELLINGS MAY BE UP TO 30 DWELLING UNITS PER ACRE WITHIN THIS HATCHED AREA.

C4
FUTURE KENDALL PARKWAY

POTENTIAL NEIGHBORHOOD PARK

HOUTS RESERVOIR

EQUALIZER LAKE

POTENTIAL ELEMENTARY SCHOOL SITE

LAND USE LEGEND

SUB-PARCEL:	ACRES:	USES-BY-RIGHT:	SPECIAL REVIEW USES:	MAXIMUM DENSITY (RESIDENTIAL USE ONLY):	OTHER FOOTNOTES:
C1	125	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE RESIDENTIAL MIXED USE NEIGHBORHOOD RESIDENTIAL (NOT IN MUN)	HEAVY COMMERCIAL HEAVY INDUSTRIAL	6 DU/AC (FOR OVERALL SUB-PARCEL) ** ***	*
C2	200	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL MIXED USE NEIGHBORHOOD PARKS AND OPEN SPACE		6 DU/AC (FOR OVERALL SUB-PARCEL) **	
C4	51	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACE	HEAVY INDUSTRIAL		
SUBTOTAL	376				
LAKES	106	NA			
TOTAL:	482				

- * USES WITHIN THE AIRPORT CRITICAL ZONE SHALL BE CONSISTENT WITH THE USE TABLE SHOWN ON THE PARCEL B-12 AIRPORT DEPICTION, AND THE EXAMPLES OF APPLICATIONS OF USE TABLE ATTACHED TO APPENDIX 3-1 OF THE GDP AS ATTACHMENTS 2 AND 3, RESPECTIVELY. FOR PURPOSES OF THIS NOTE, THE TERM "SCHOOLS" IN SUCH USE TABLE REFERS TO K-12 SCHOOLS, BUT DOES NOT REFER TO HIGHER EDUCATION SCHOOLS, BUSINESS SCHOOLS, TRADE SCHOOLS OR VOCATIONAL SCHOOLS.
- ** MAXIMUM DENSITIES PER TABLE 9-1 AND TABLE 10-1.
- *** FOR NORTHERN PORTION OF C1 ONLY (SEE MAP) A MAXIMUM DENSITY OF UP TO 30 DU/AC SHALL BE PERMITTED FOR MULTI-FAMILY DWELLINGS WITHIN ANY INDIVIDUAL PHASE OF DEVELOPMENT INCLUDED ON A SINGLE PLAT. ALL OTHER MAXIMUM DENSITIES PER TABLE 9-1.

GENERAL NOTES:

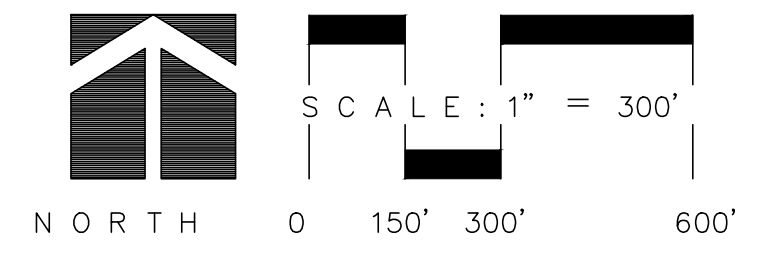
- 1.) A 10-ACRE PARCEL SHALL BE LOCATED WITHIN PARCEL C-2 FOR A FUTURE ELEMENTARY SCHOOL. THE ACTUAL SCHOOL SITE LOCATION SHALL BE DETERMINED WITH FUTURE DEVELOPMENT APPLICATIONS.
- 2.) LAKE AREAS INCLUDE THE PORTION OF HOUTS RESERVOIR AND THE EQUALIZER LAKE WEST OF THE DEMISING LINE BETWEEN PARCELS B AND C.
- 3.) A MAXIMUM OF 1,500 DWELLING UNITS WILL BE ALLOWED IN PARCEL C
- 4.) A MAXIMUM OF 900,000 S.F. NON-RESIDENTIAL USES WILL BE ALLOWED IN SUB-PARCELS C4 AND THAT PORTION OF SUB-PARCEL C1 WHICH IS BOTH MORE THAN 2000 L.F. EAST OF BOYD LAKE AVE. AND NORTH OF HOUTS RESERVOIR. A MAXIMUM OF 58,000 GROSS S.F. NON-RESIDENTIAL USES WILL BE ALLOWED IN SUB-PARCELS C1 (EXCLUDING A PORTION OF SUBPARCEL C1 NOTED ABOVE) & C2.

LEGEND

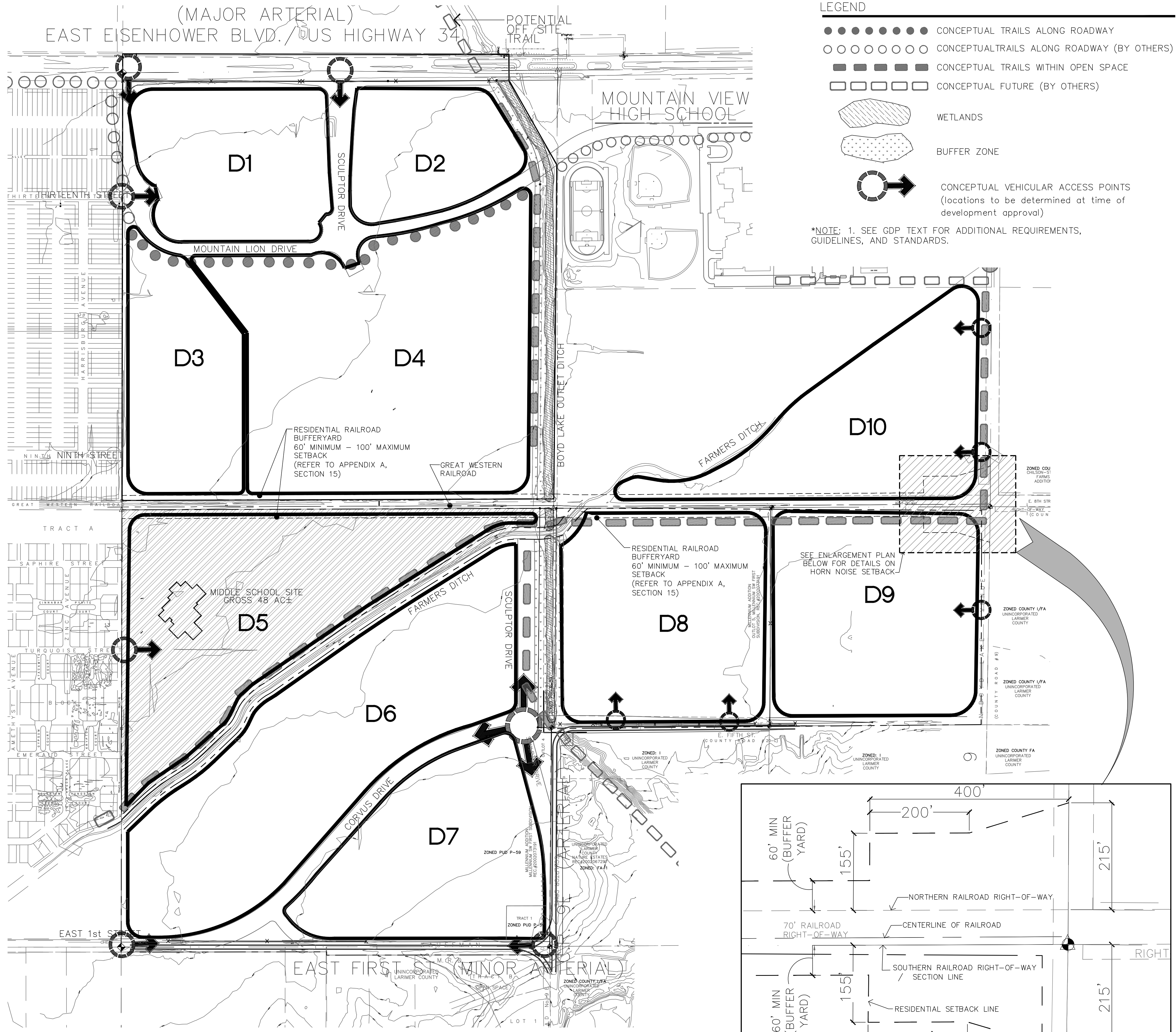
- CONCEPTUAL TRAILS ALONG ROADWAY
- ○ ○ ○ ○ ○ ○ ○ CONCEPTUAL TRAILS ALONG ROADWAY (BY OTHERS)
- — — — — CONCEPTUAL TRAILS WITHIN OPEN SPACE
- □ □ □ □ □ □ □ CONCEPTUAL FUTURE TRAIL (BY OTHERS)
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ WETLANDS
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ BUFFER ZONE
- ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ ⊙ CONCEPTUAL VEHICULAR ACCESS POINTS (locations to be determined at time of development approval)
- ▨ ▨ ▨ ▨ ▨ ▨ ▨ ▨ POTENTIAL PARK SITE

NOTE: 1. SEE GDP TEXT FOR ADDITIONAL REQUIREMENTS, GUIDELINES, AND STANDARDS.

PLEASE ALSO REFER TO:
- Residential Street Sections, Map 8



PARCEL C
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO



SUB-PARCEL:	ACRES:	USES-BY-RIGHT:	SPECIAL REVIEW USES:	MAXIMUM DENSITY (RESIDENTIAL USE ONLY):
D1	24	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACES	HEAVY INDUSTRIAL	
D2	17	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL PARKS AND OPEN SPACES	HEAVY INDUSTRIAL	
D3	21	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL HEAVY INDUSTRIAL PARKS AND OPEN SPACE		
D4	68	INSTITUTIONAL/CIVIC/PUBLIC LIGHT COMMERCIAL HEAVY COMMERCIAL LIGHT INDUSTRIAL HEAVY INDUSTRIAL RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED USE NEIGHBORHOOD PARKS AND OPEN SPACE		20 DU/AC (FOR OVERALL PARCEL) RES (NOT IN A MUN) 30 DU/AC + RES (MUN) 30 DU/AC ++
D5	48	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED USE NEIGHBORHOOD PARKS AND OPEN SPACE	LIGHT INDUSTRIAL	6 DU/AC (FOR OVERALL PARCEL) * **
D6	56	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE		6 DU/AC (FOR OVERALL PARCEL) *
D7	31	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) RESIDENTIAL MIXED USE NEIGHBORHOOD PARKS AND OPEN SPACE		6 DU/AC (FOR OVERALL PARCEL) * **
D8	36	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE		6 DU/AC (FOR OVERALL PARCEL) *
D9	36	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE		6 DU/AC (FOR OVERALL PARCEL) *
D10	32	INSTITUTIONAL/CIVIC/PUBLIC RESIDENTIAL (NOT IN A MUN) PARKS AND OPEN SPACE LIGHT COMMERCIAL		12 DU/AC (FOR OVERALL PARCEL) + ***
SUBTOTAL	369			
OPEN SPACE	16	PARKS AND OPEN SPACE		
OTHER R.O.W.s	42			
TOTAL:	427			

+ 30 DWELLING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS FOR ANY INDIVIDUAL PHASE OF DEVELOPMENT ON A SINGLE PLAT. ALL OTHER MAXIMUM DENSITIES PER TABLE 10-1.

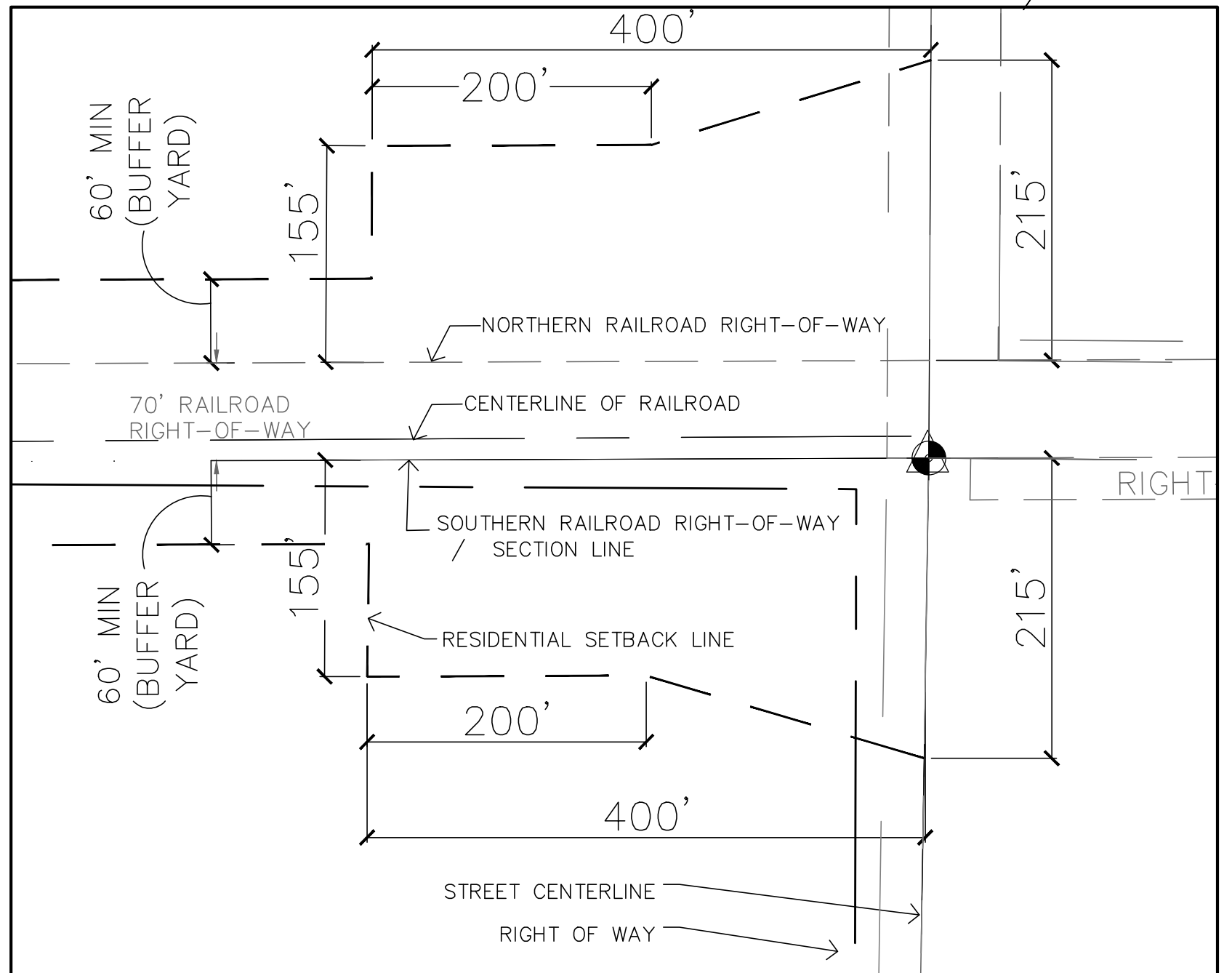
+ + 30 DWELLING UNITS PER ACRE FOR MULTI-FAMILY DWELLINGS FOR ANY INDIVIDUAL PHASE OF DEVELOPMENT ON A SINGLE PLAT. ALL OTHER MAXIMUM DENSITIES PER TABLE 9-1.

* MAXIMUM DENSITIES PER TABLE 10-1.

** MAXIMUM DENSITIES PER TABLE 9-1.

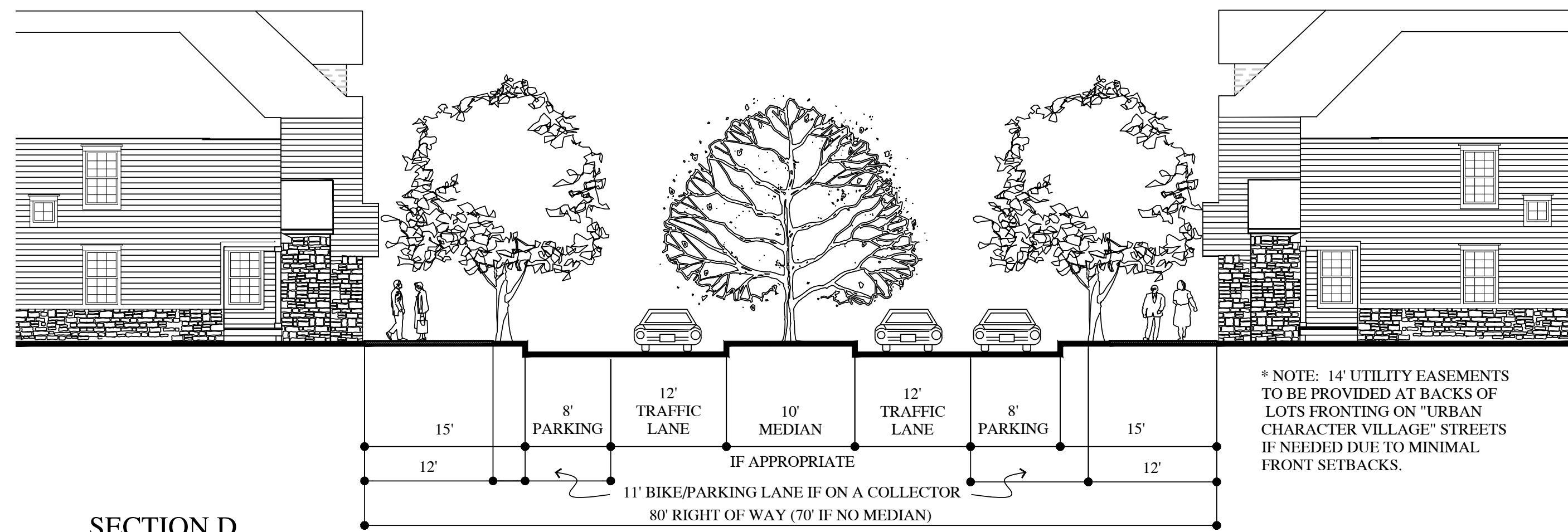
*** MAXIMUM OF 12.875 ACRES SHALL BE DEVELOPED AS SINGLE FAMILY DETACHED DWELLINGS.

GENERAL NOTES:
 1. A MAXIMUM OF 1,744 DWELLING UNITS WILL BE PERMITTED IN PARCEL D.
 2. A MAXIMUM OF 1,700,000 SF OF COMMERCIAL/ INDUSTRIAL USES WILL BE PERMITTED IN PARCEL D.



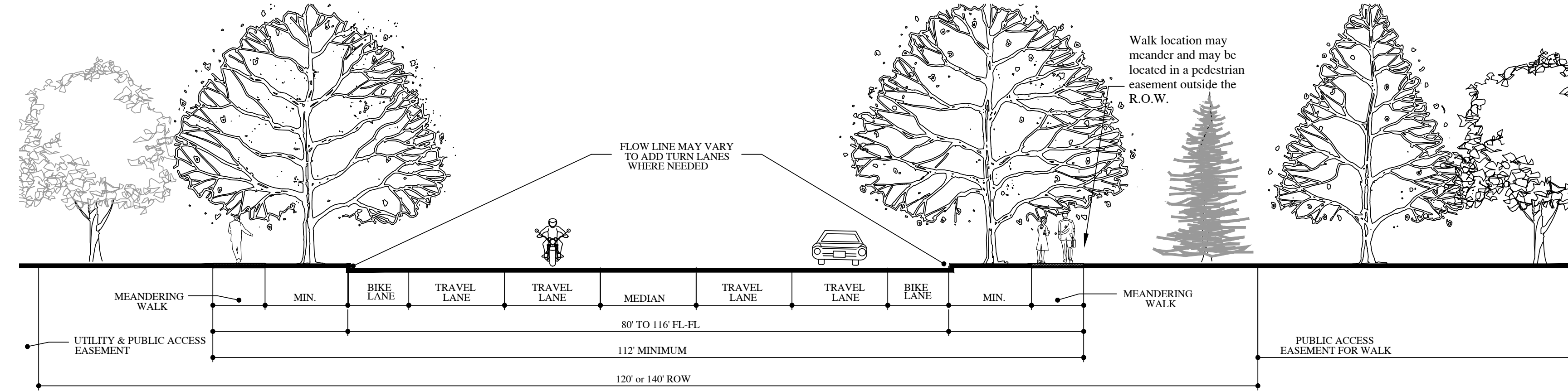
RAILROAD HORN NOISE SETBACK

PARCEL D
 GENERAL DEVELOPMENT PLAN
 MILLENNIUM GDP
 ELEVENTH MAJOR AMENDMENT
 LOVELAND, COLORADO



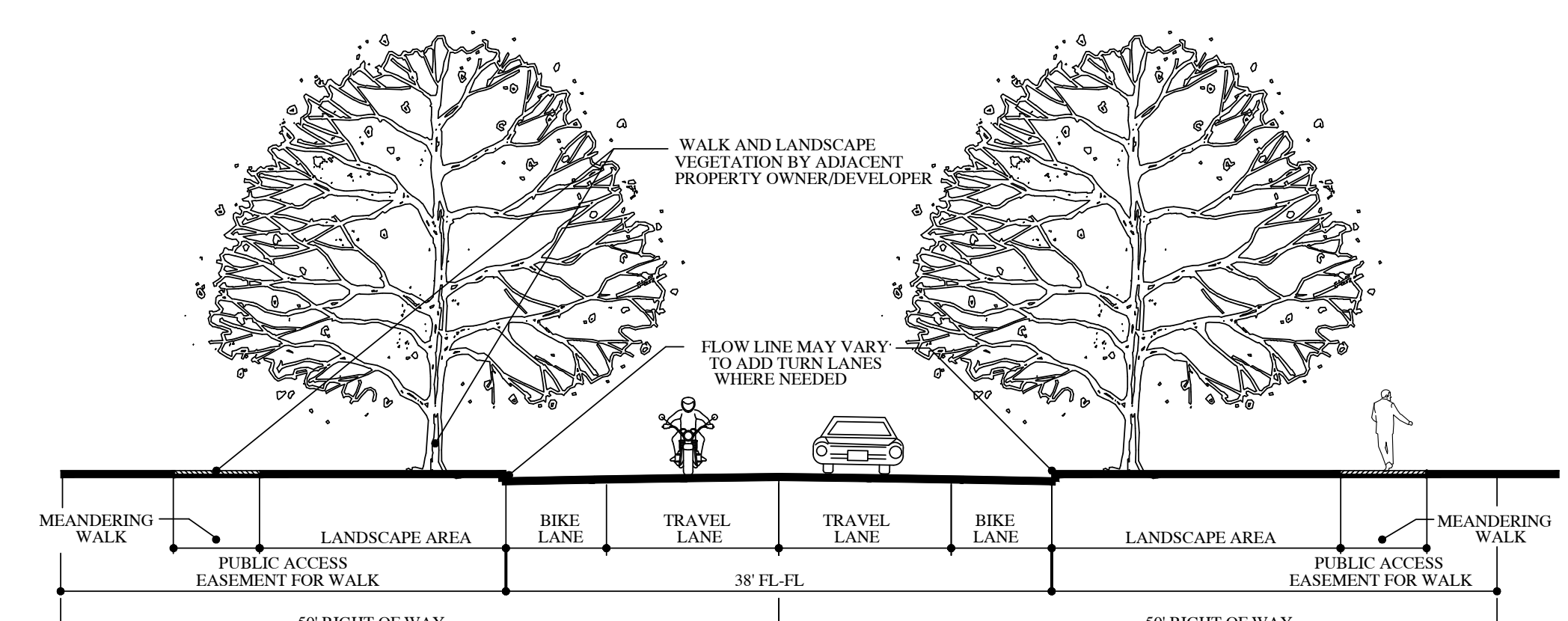
SECTION D
URBAN CHARACTER VILLAGE STREET (OPTIONAL)

SCALE 1" = 10'



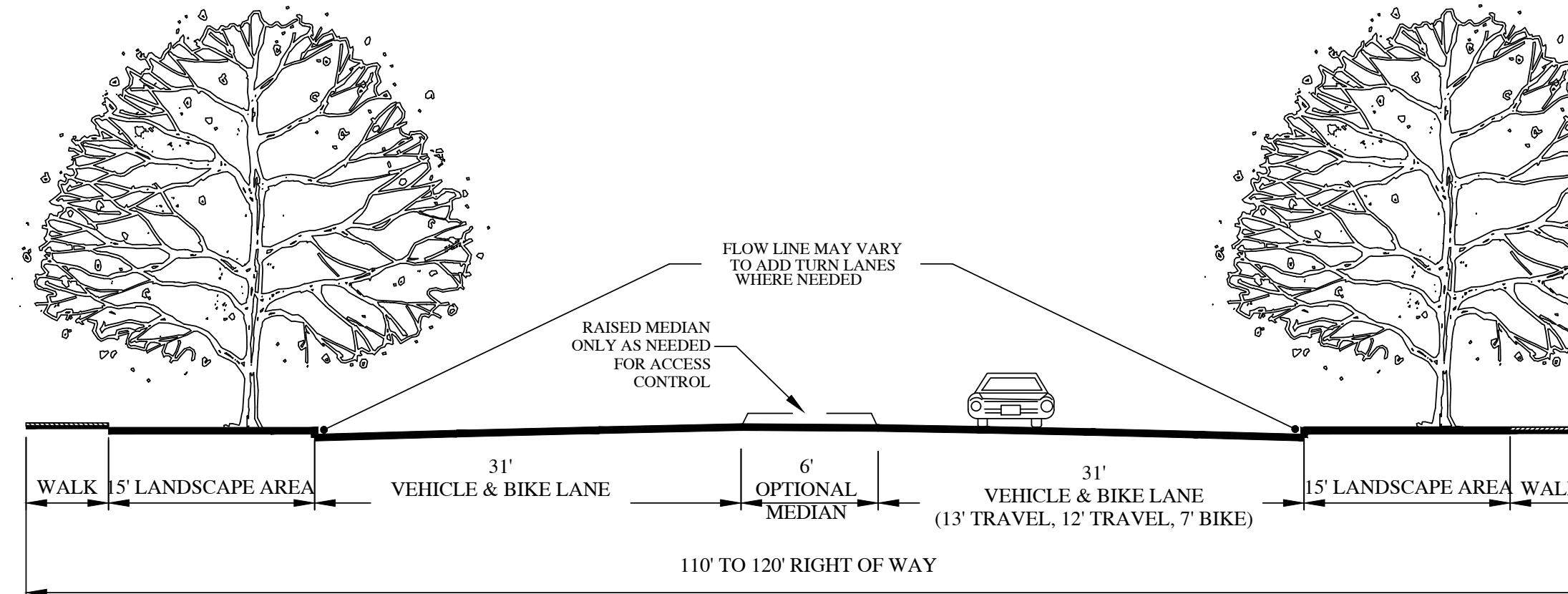
SECTION C
MAJOR ARTERIAL - IF APPLICABLE

SCALE 1" = 10'



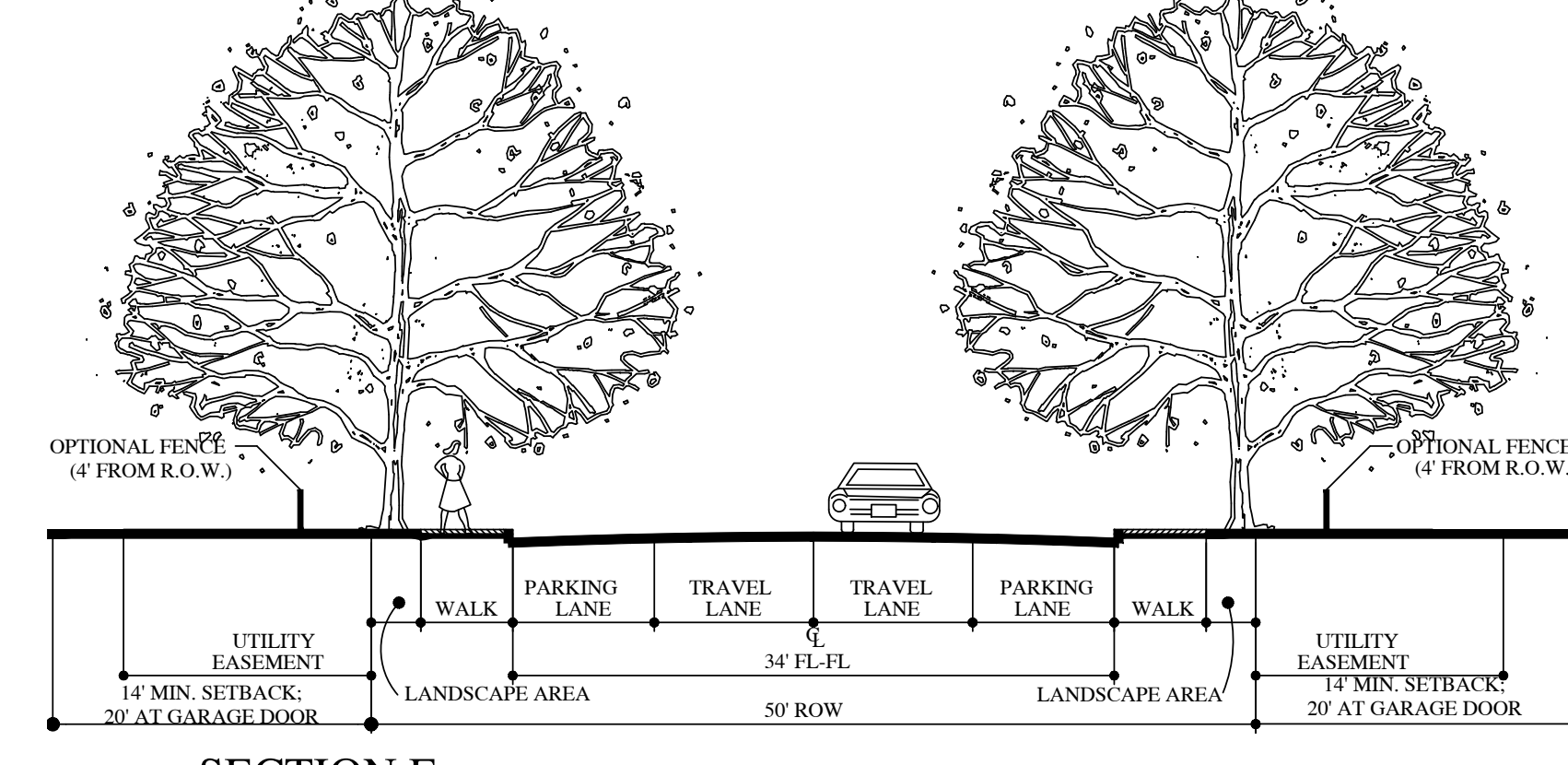
SECTION A
MINOR ARTERIAL - IF APPLICABLE

SCALE 1" = 10'



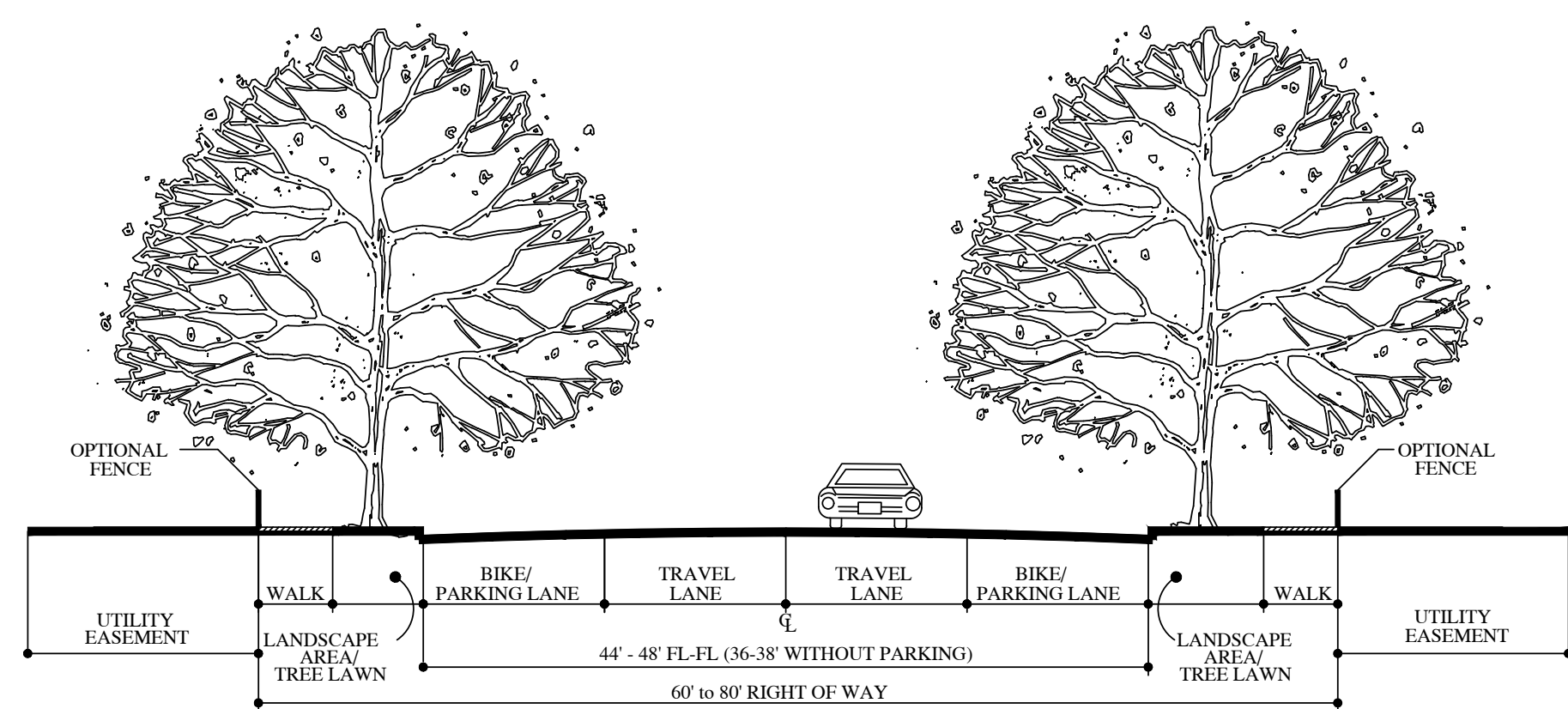
SECTION A-1
SUBURBAN ARTERIAL (N. BOYD LAKE AVENUE)

SCALE 1" = 10'



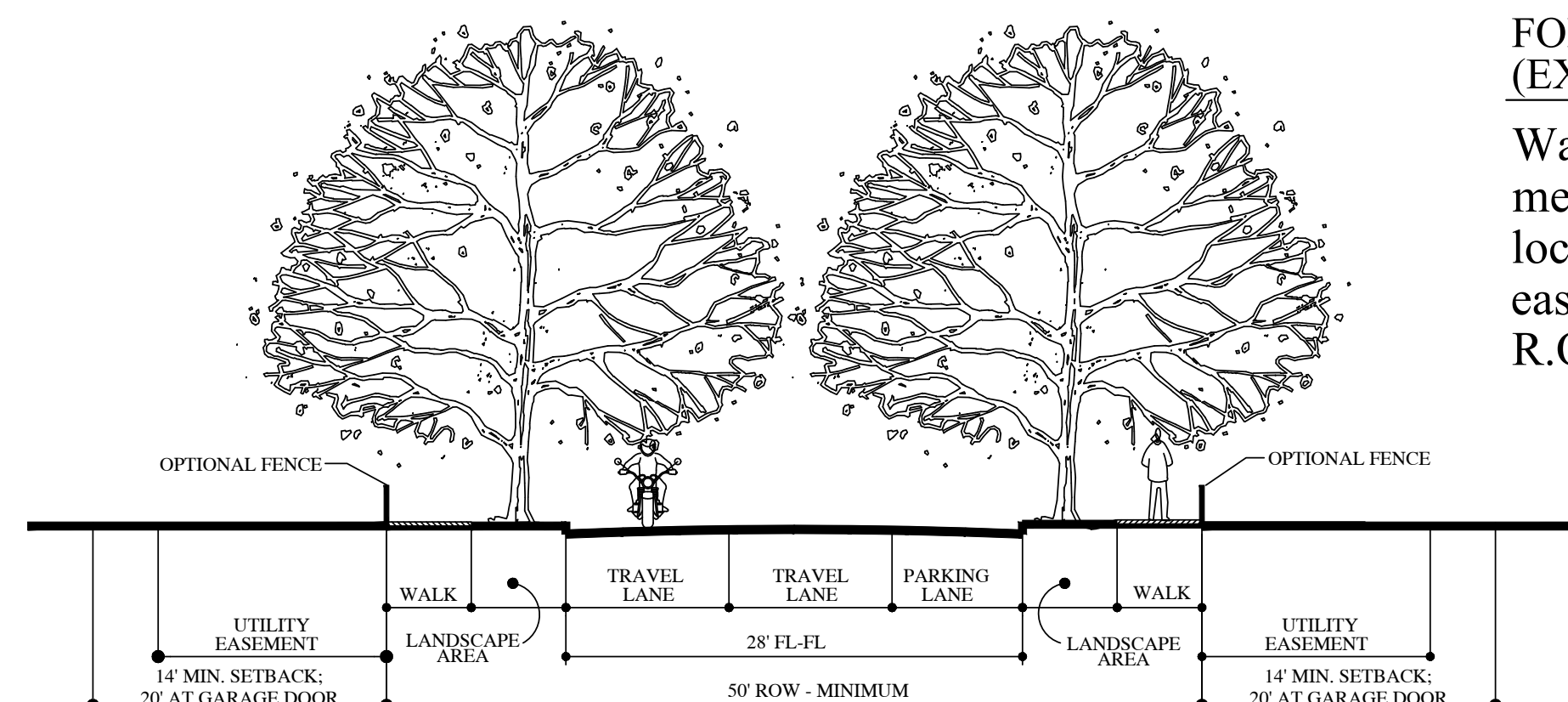
SECTION F
LOCAL STREET

SCALE 1" = 10'



SECTION B
COLLECTOR

SCALE 1" = 10'

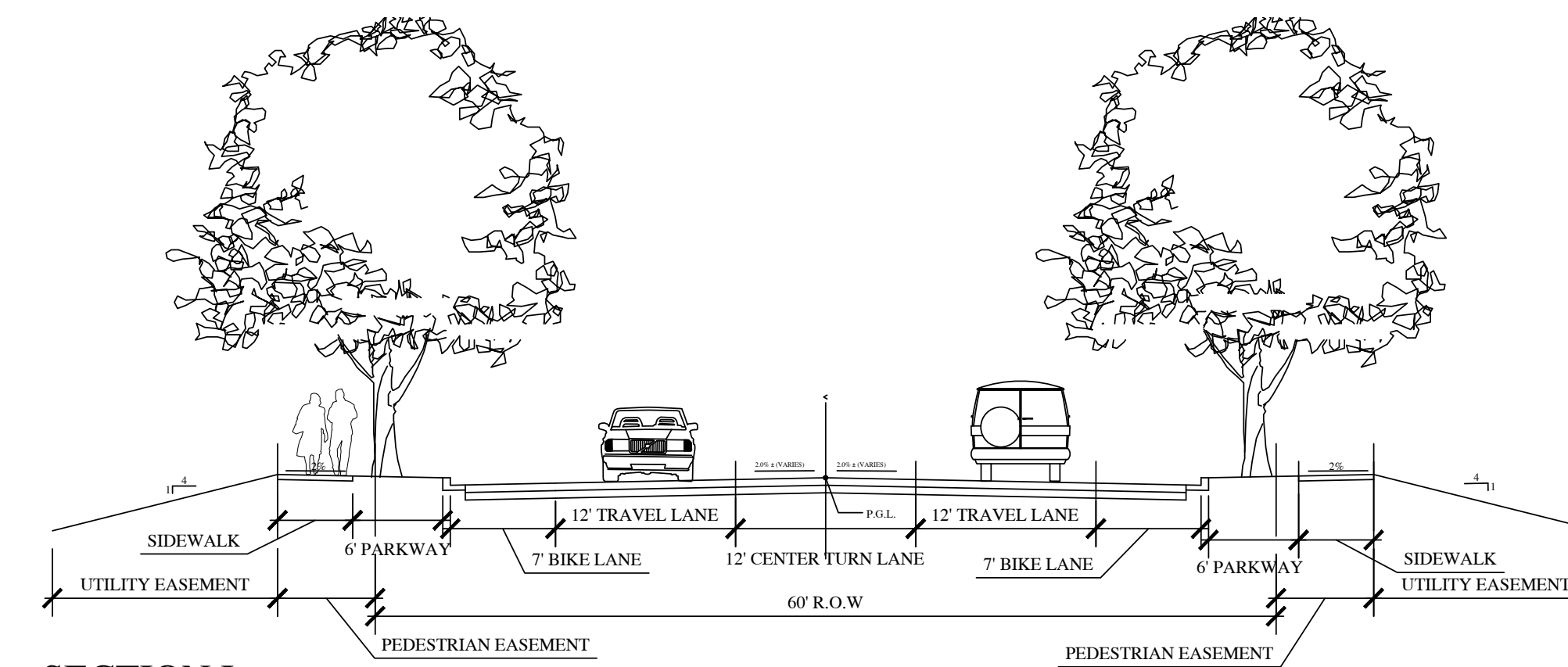


SECTION E
LOCAL STREET OR LANE

SCALE 1" = 10'

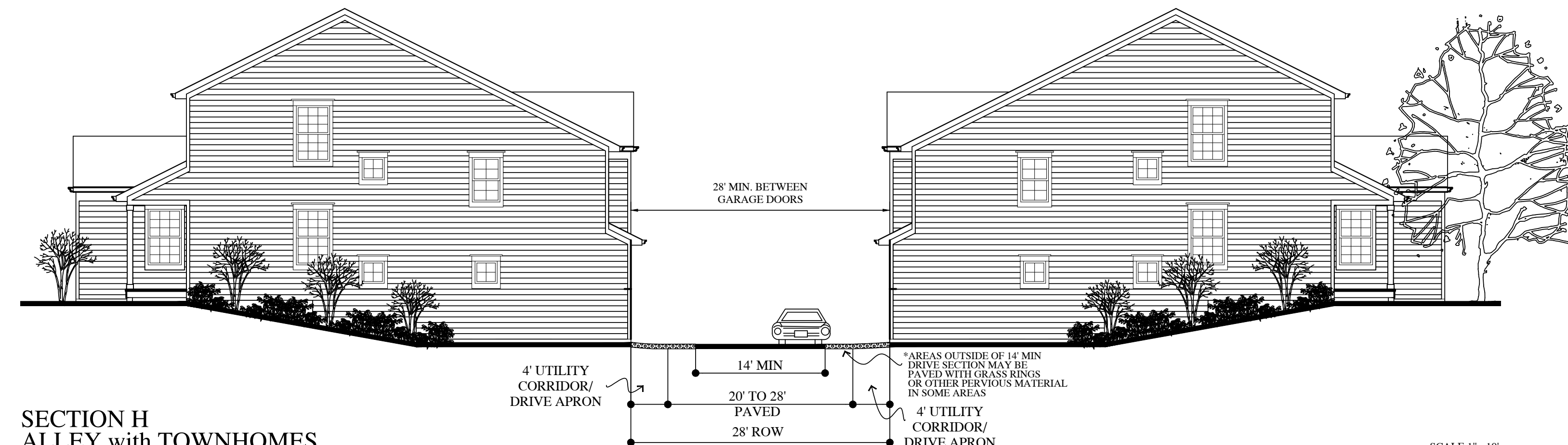
FOR ALL ROADWAY TYPES (EXCLUDING ALLEYS):

Walk location may meander and may be located in a pedestrian easement outside the R.O.W.



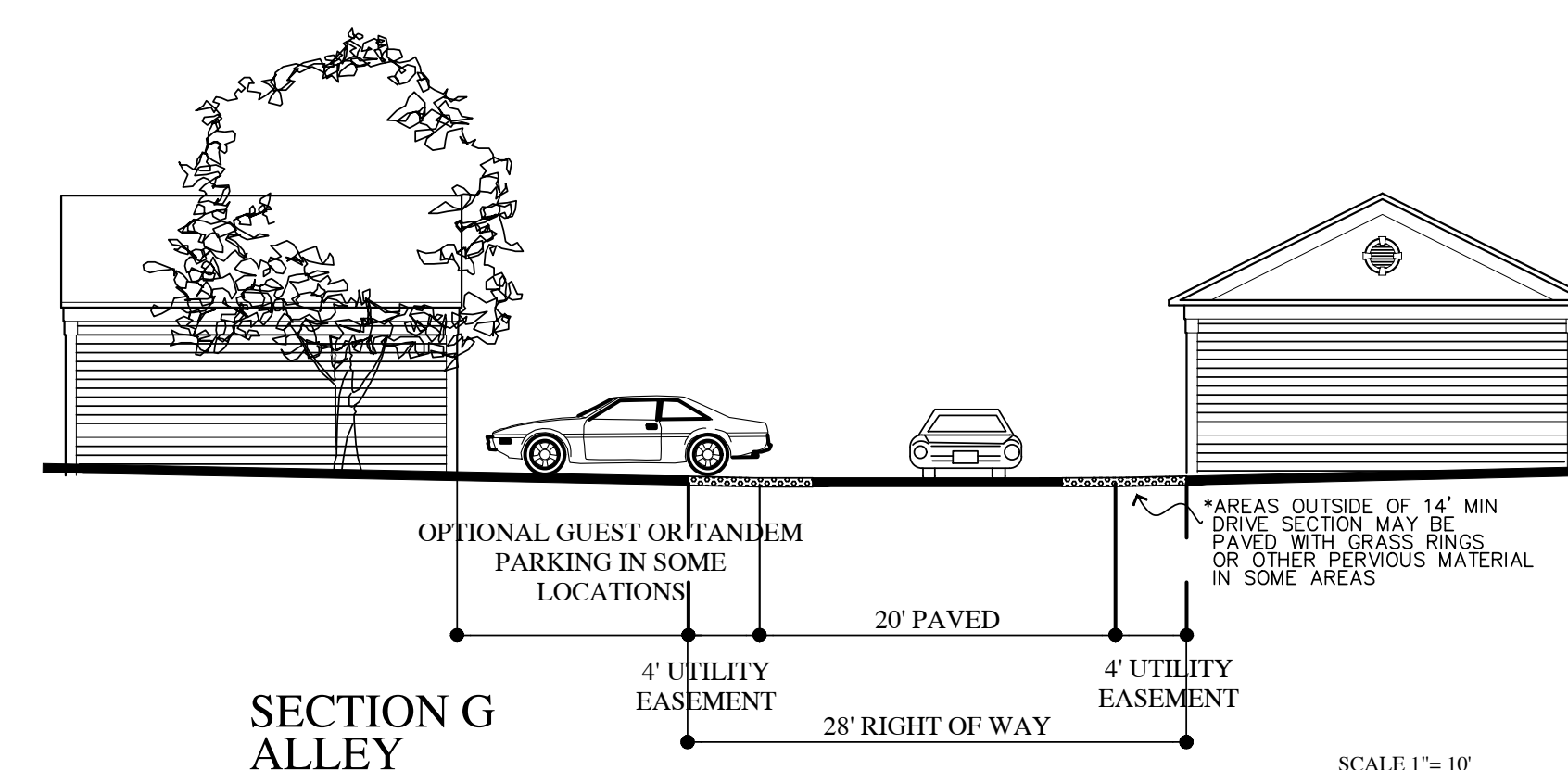
SECTION I
COLLECTOR ROADWAY
PEDESTRIAN EASEMENT OUTSIDE OF RIGHT-OF-WAY

SCALE 1" = 10'



SECTION H
ALLEY with TOWNHOMES

SCALE 1" = 10'

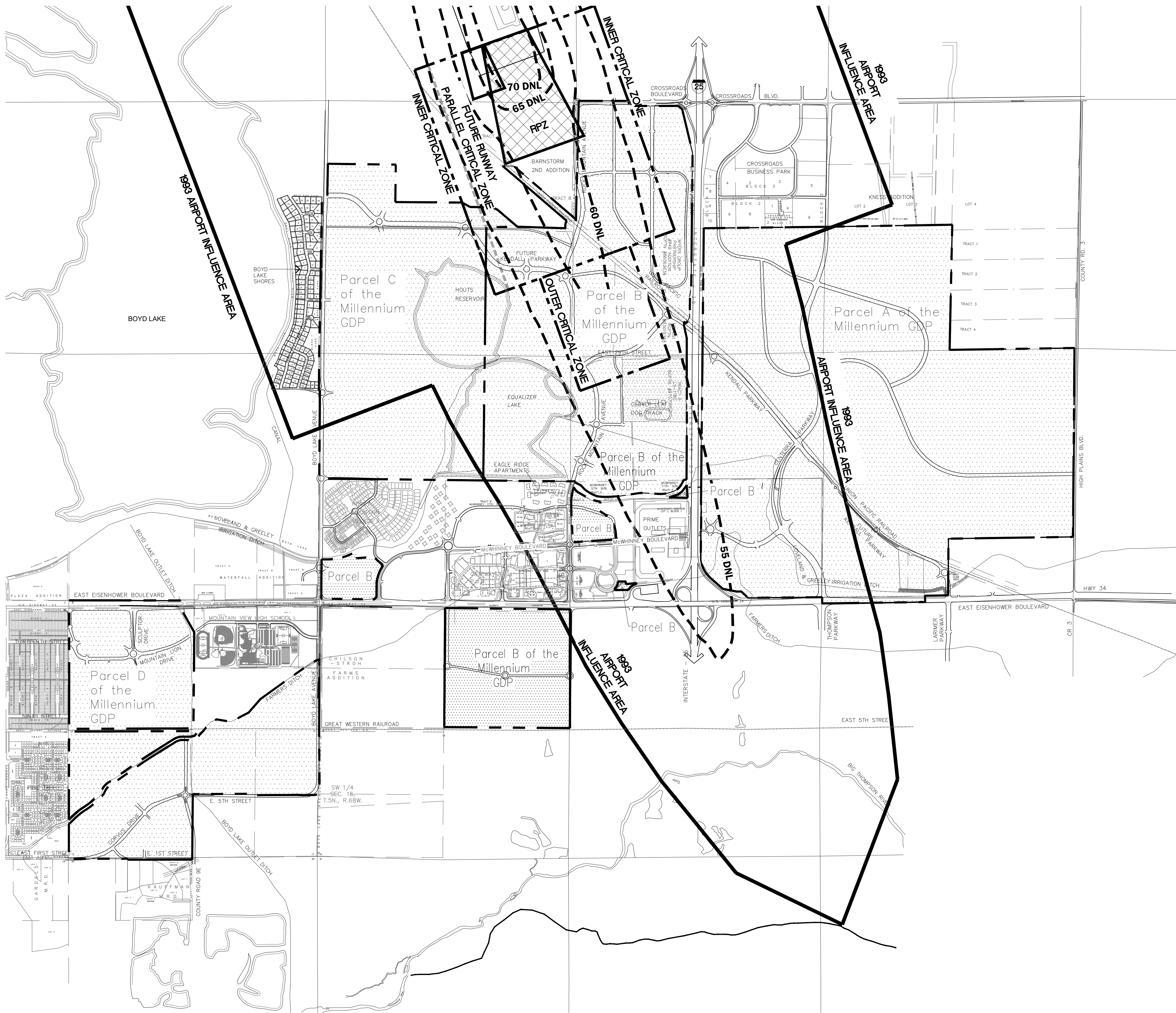


SECTION G
ALLEY

SCALE 1" = 10'

PROTOTYPICAL STREET CROSS SECTIONS
GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
ELEVENTH MAJOR AMENDMENT
LOVELAND, COLORADO

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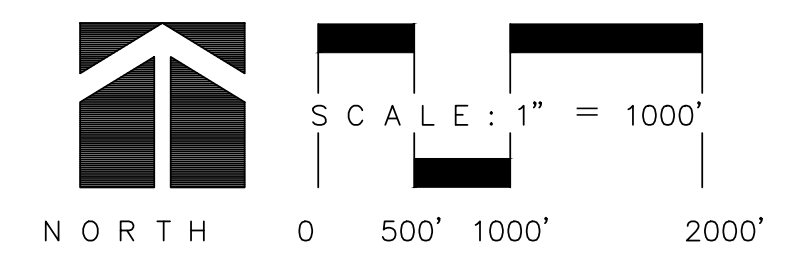


LEGEND

- 60 DNL** DAY NIGHT AVERAGE SOUND LEVEL
- NOISE CONTOUR
- CRITICAL ZONE
- FUTURE CRITICAL ZONE
- RUNWAY PROTECTION ZONE (RPZ)

NOTES:
 1993 AIRPORT INFLUENCE AREA: THE AREA DEPICTED ON FIGURE 4.6.C. OF THE CITY OF LOVELAND COMPREHENSIVE MASTER PLAN DATED OCTOBER 18, 1994 AS AMENDED ON FEBRUARY 18, 2003 WHICH WAS APPROVED AND VESTED BY THE AMENDED AND RESTATED ANNEXATION AND DEVELOPMENT AGREEMENT FOR THE MILLENNIUM GENERAL DEVELOPMENT PLAN EFFECTIVE JULY 11, 2006.

AIRPORT LINES: THE NOISE CONTOURS, BOUNDARIES OF THE RUNWAY PROTECTION ZONE, CRITICAL ZONE APPROVED BY THE FAA IN THE 2006 MASTER PLAN UPDATE FOR THE AIRPORT, BUT SPECIFICALLY NOT INCLUDING THE BOUNDARIES OF THE AIRPORT INFLUENCE AREA.



AIRPORT INFLUENCE AREA & AIRPORT LINES
 GENERAL DEVELOPMENT PLAN
MILLENNIUM GDP
 ELEVENTH MAJOR AMENDMENT
 LOVELAND, COLORADO