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Landscape Architecture
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Planning

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**Planning Objectives
Waterfield 2nd Filing
August 4, 1999**

Waterfield 2nd Filing PUD is the second part of the entire 140 acre Waterfield project, located at the northwest corner of Vine Drive and County Road 9. In May 1997, preliminary approval was granted on the entire 140 acres. Waterfield 1st Filing PUD was approved in September 1997 and consists of 47 acres. 176 affordable housing apartments, known as Bull Run, are currently under construction. The remainder of the 1st Filing consists of 43 single family lots.

Waterfield 2nd Filing is being processed as an LDGS project. The site is on 92 acres, with 106 single family lots, ranging in size from 5,000 s.f. to 7,000 s.f. A 5,000 s.f. C-Store with a drive-thru car wash and a 6,000 s.f. daycare center make up the 1.7 acre commercial portion located adjacent to Vine Drive. A 43 acre natural area has been deeded to the Natural Resources Department to remain as open space. In addition, a 10 acre school site and a 6 acre park have also been donated for future use.

The landscape concept incorporates buffering along the natural area utilizing native tree species. Street trees at 40' spacing will be provided along Merganser Drive. The commercial area will provide traditional planting, with parking lot screening and buffering along Vine Drive.

The daycare and C-Store architecture will feature hip roofs with high profile asphalt shingles in natural tones, buff colored split-face masonry with natural earth toned brick accents, and earth toned e.i.f.s. accents. The fence surrounding the play yard will be painted steel with masonry pilasters to match the daycare building. The trash enclosures will either be brick or c.m.u. to match the buildings.