SITE DATA

	Phase 1A	Phase 1B	Phase 2A	Phase 2B	Phase 3A	Phase 3B	Phase 4	Site Totals
FUTURE DEVELOPMENT								
SINGLE FAMILY	358 DU	51 DU	101 DU		92 DU	443 DU		1045 DU
SINGLE FAMILY DETACHED: RENTAL							312 DU	312 DU
TOWNHOMES / PATIO HOMES	51 DU		44 DU	136 DU				231 DU
LIVE / WORK UNITS	24 DU		16 DU					40 DU
MULTI-FAMILY				374 DU				374 DU
COMMERCIAL	43,200 SF		24,568 SF			TBD	TBD	67,768 SF
TOTAL UNITS ALLOWED TOTAL SF	433 DU 43,200 SF	51 DU	161 DU 24,568 SF	510 DU	92 DU	443 DU	312 DU	2,002 DU 67,768 SF

LEGEND

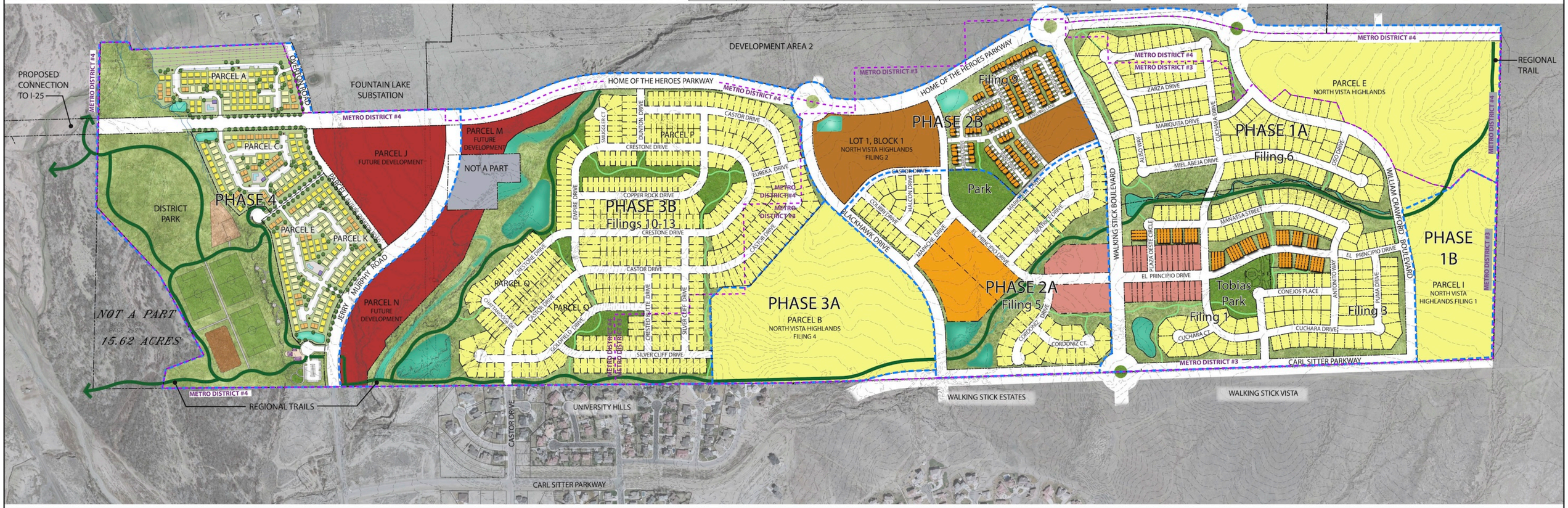
- NEIGHBORHOOD PARK
- OPEN SPACE WITH TRAILS
- OPEN SPACE / NATURAL DETENTION
- REGIONAL TRAIL
- NEIGHBORHOOD TRAIL
- PHASE BOUNDARY
- DISTRICT BOUNDARY

PARK DEDICATION

PHASE	PLATTED UNITS	NEIGHBORHOOD PARK REQUIRED (ACRES)	NEIGHBORHOOD PARK PROVIDED (ACRES)	PARK CREDIT FROM OPEN SPACE PROVIDED (ACRES)	NEIGHBORHOOD PARK DEDICATION BALANCE (ACRES)
1A	337	2.94	4.46	0.00	+1.52
1B	0	0.00	0	0	0.00
2A	157	2.35	3.50	3.86	+5.01
2B	232	3.48	0.83	0	-2.65
3A	0	0.00	0	0	0.00
3B	443	6.65	3.43	12.80	+9.58
4	0	0.00	0	0	0.00
TOTAL	1,169	15.42	12.22	16.66	+13.46

NOTES:

1. AMOUNT OF OPEN SPACE THAT COUNTS TOWARD PARK DEDICATION IS CALCULATED BASED ON 40% OF THE DEVELOPED PORTIONS OF THE ARROYO AREAS.
2. THIS PLAN SHOWS LAYOUTS AND CURRENT PLATS BUT CONCEPTUAL PLANS DO NOT REPRESENT A FINAL APPROVED PLAN. IT CAN NOT BE USED FOR CONSTRUCTION PURPOSES. THE INFORMATION PRESENTED IS SUBJECT TO CHANGE.
3. DISTRICT PARK DEDICATION FOR DEVELOPMENT AREA 1 HAS BEEN COMPLETED. A FEE IN LIEU OF ACREAGE WILL BE ASSESSED ON ALL PLATTED UNITS.



NORTH VISTA HIGHLANDS

Pueblo, Colorado

Master Site Plan for Development Area 1

(For Planning Purposes Only)

OCTOBER 30, 2024

Jevin Investments

PLANMARK DESIGN LLC

SCALE: 1" = 200'

0 100 200 400