



# POUDRE RIDGE

## Greeley Colorado

### Master Plan Calculations:

	<b>Res. Units</b>	<b>Units/Acre</b>	<b>Area in Acres</b>	<b>Net Area Percentage</b>
ROW (Assumed 25% of Gross Land Area w/ Final Design)			39.9	10%
<b>Residential Units</b>				
Residential - Low Density (6000 s.f. min. lots)	1010	6.0	168.4	42.7%
Residential - Medium Density (2000 s.f. min. per unit)	472	12.0	39.3	10.0%
Residential - High Density (2000 s.f. min. per unit)	245	18.0	13.6	3.4%
<b>Commercial</b>				
High Intensity			38.4	9.7%
<b>Industrial (does not include open space around Hogarty Reservoir)</b>				
Medium Intensity			8.9	2.3%
Low Intensity			21.4	5.4%
Parks 3			24.0	6.1%
Open Space and Detention			28.9	7.3%
<b>Public Uses</b>				
<b>Schools</b>				
Elementary School (1)			10.0	2.5%
Middle School (0)			0.0	
High School (0)			0.0	
Fire Station (1)			2.0	0.5%
	<b>Estimated Total Units</b>	<b>1727</b>	<b>394.8</b>	<b>100.0%</b>

Note: Right-of-way acreage will increase with preliminary and final platting. Right-of-way for local streets are included in acreage calculations of residential, commercial and industrial land uses.

Acreages of Land Uses, open space and stormwater detention areas are estimated at this time. Design of these areas will be further refined with Preliminary and Final Plat.