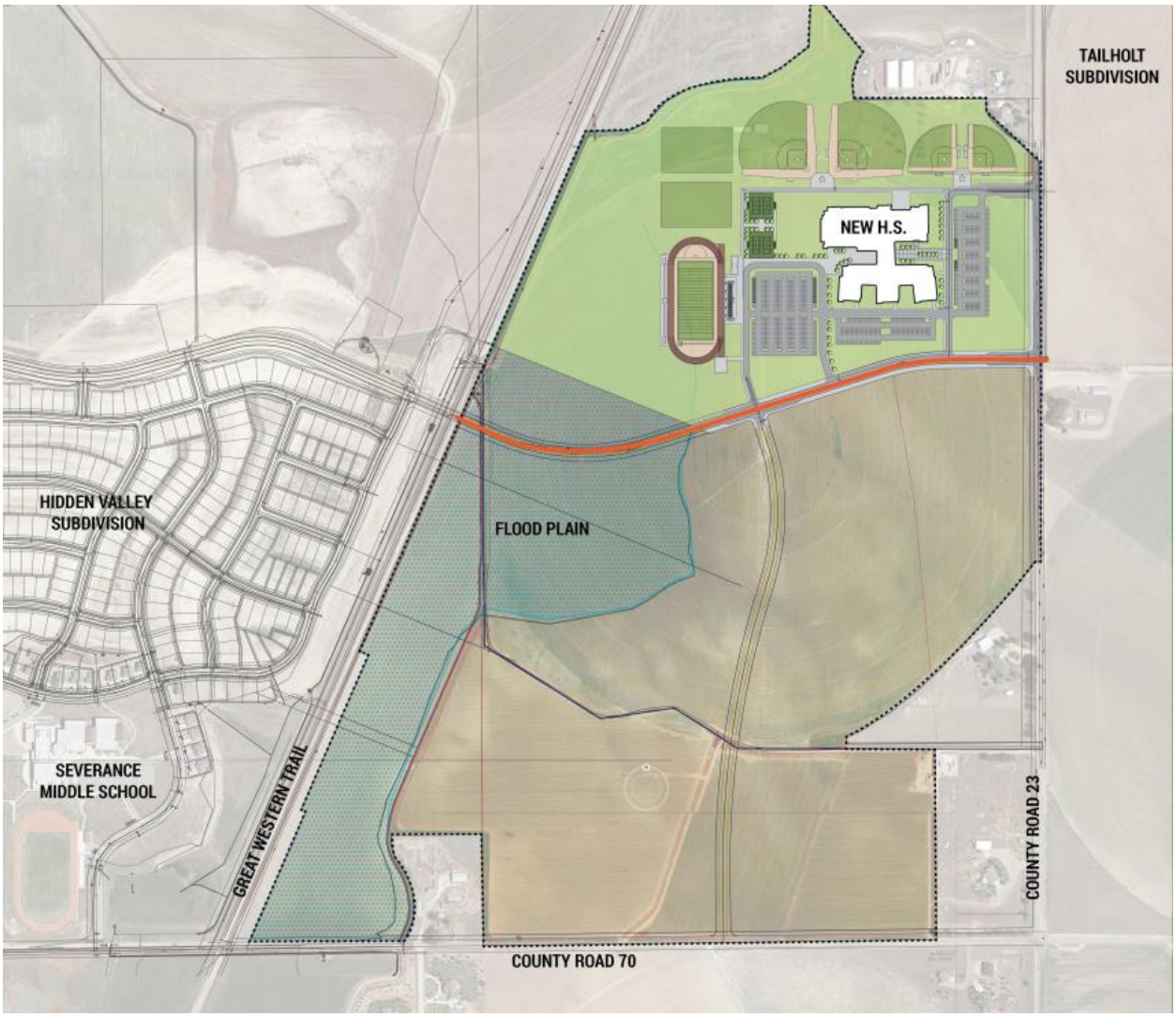
HIGH SCHOOL #2

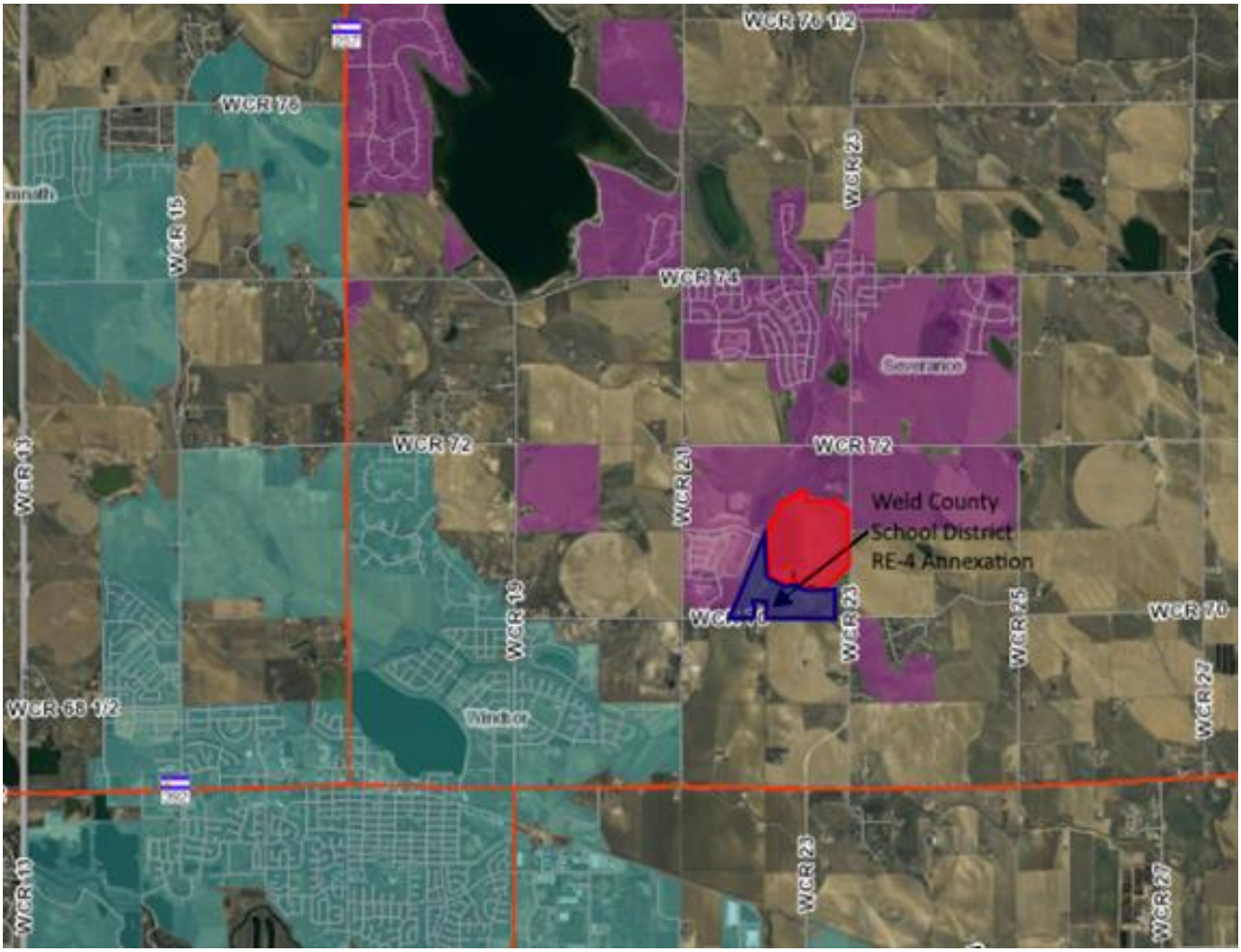
Severance, CO



MANAGEMENT PLAN

November, 18 2016

VICINITY MAP

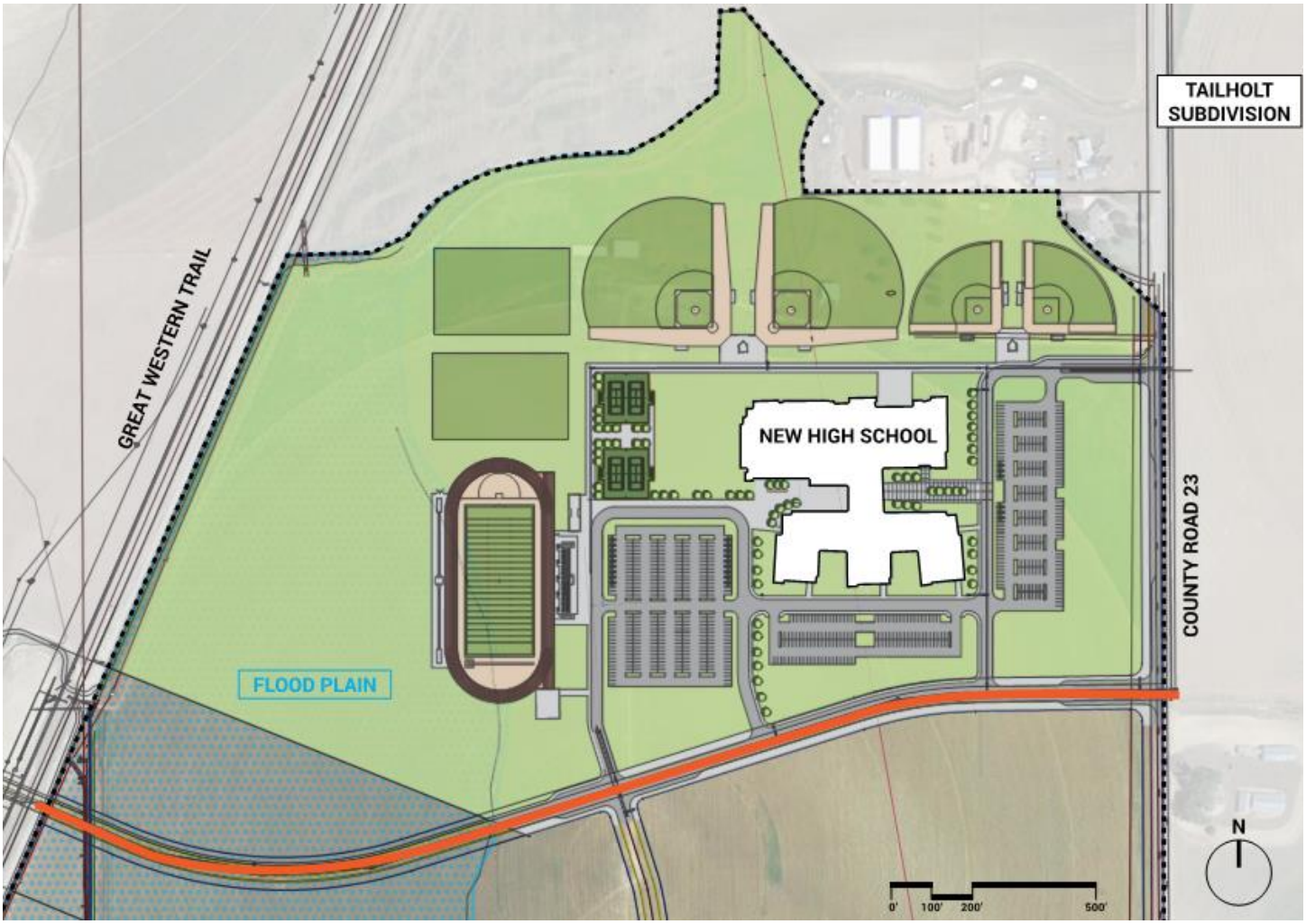


Site Data

Land Use Statistics

○ **Proposed Developed Site**	**55 acres**	**22.8%**
○ **Flood Plain**	**6 acres**	**2.4%**
○ **Open Space**	**100.6 acres**	**41.5%**
○ **Space to be Annexed**	**80.6 acres**	**33.3%**
○ **Total Site Area**	**242.2 acres**	**100%**

CONCEPT CAMPUS PLAN



TOWN QUESTIONS

What is the theme of the development?

The theme of the development is to create a modern school High School campus covering 61+/- acres. The campus would include the High School building with supporting facilities designed to promote community use with the ability to support numerous before/after school functions; reflects a sense of longevity and quality through the application of building materials and incorporates security strategies to ensure student and faculty safety.

What is the roadway network associated with this development?

Hidden Valley Parkway will be extended from the east edge of Hidden Valley Farm Subdivision to Weld County Road 23. Roadways and access drives to the high school campus will be designed at strategic locations. Improvements to Weld County Road 23 will be designed per the Traffic Impact Study recommendations.

What is the lot layout associated with this development?

The only lot to be developed at this time will be the high school campus. All other parcels will be designated as “Tracts”, which will require separate review applications through the Town.

How is connectivity within and outside the development achieved?

For the high school campus development, connectivity will include extending Hidden Valley Parkway from the east side of Hidden Valley Farm Subdivision to Weld County Road 23. When the southern portion of the property develops, a roadway will connect to Weld County Road 70.

What is the irrigation system, including sources of water?

It is anticipated that non-potable water will be used to irrigate the school campus.

How is potable water supplied to the project?

Potable water will be obtained from North Weld County Water District.

Is there adequate potable water obtainable for the project?

It is anticipated that there is adequate potable water supplied by North Weld County Water District.

How is storm water being managed?

Storm water for the high school project will be routed via swales, channels, and curb and gutter to the proposed detention pond. Attenuated flows will be released to the John Law Ditch.

How will the development handle the sanitary sewer?

Sanitary sewer from the high school site will utilize sewer mains to be extended from the Town's sewer collection system.

How is off-street parking being addressed?

The high school campus will have adequate parking lot facilities for students, faculty and after-school activities.

How is exterior lighting being addressed?

Exterior lighting will consist of site lighting for both parking and security by use of light poles along with surface mounted building lighting.

What is the potential impact on adjacent neighborhoods?

A connectivity spine will run east/west feeding the High School circulation. Tailholt Subdivision east of County Road 23 will have an access point along with Hidden Valley Subdivision west of Great Western Trail will have an access point to the High School.

If noise or smells are associated with the development, what are the plans for mitigation?

Construction will take place only during normal working hours. All standard best management practices, including noise, dust and erosion control will be followed during the construction process. Subdivisions to the east and west will not have construction traffic need pass through the neighborhood.

Are there existing or proposed mineral development/Oil & Gas?

The School District has an agreement with the company that leases the mineral rights that the existing wells will be plugged, and no new wells will be located on the school property.

What is the state of ownership of Oil & Gas minerals?

The School District has an agreement with the company that leases the mineral rights that the existing wells will be plugged, and no new wells will be located on the school property.

How are conflicts between the project and Oil & Gas development managed?

No conflicts are anticipated on the school site.