



ITEM NO   1  

MEETING DATE   August 31, 2016  

STAFF   Lorson  

## ADMINISTRATIVE HEARING

### STAFF REPORT

**PROJECT:** Majestic Estates, Project Development Plan, PDP #160016.

**APPLICANT:** Ken Merritt, JR Engineering, LLC  
2900 South College Avenue, Suite 3D  
Fort Collins, CO 80525

**OWNER:** Suburban Land Reserve Inc.  
79 South Main Street, Suite 500  
Salt Lake City, UT 84111

#### PROJECT DESCRIPTION:

This is a request for consideration of a Project Development Plan (P.D.P.) for Majestic Estates. The project is located at the southeast corner of Trilby Road and Timberline Road on 19.93 acres of vacant land.

The project proposes eight single-family lots ranging in size from 22,653 square feet to 30,197 square feet. The project proposes to cluster the lots along Majestic Drive and retain 14.95 acres for open space with a six foot wide concrete pedestrian path meandering through the open space. Single-family residential is permitted in the Urban Estate (U-E) zone district subject to review and approval by an administrative hearing officer (Type 1).

**RECOMMENDATION:** Approval of Majestic Estates Project Development Plan, PDP #160016.

#### EXECUTIVE SUMMARY:

The approval of Majestic Estates Project Development Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.

- The P.D.P. complies with relevant standards located in Division 4.2, Urban Estate District (U-E) of Article 4 – Districts.

**COMMENTS:**

**1. Background:**

The subject property was annexed and zoned (U-E) on August 26, 2016 (Second Reading of the ordinance by City Council on August 16, 2016).

The property is currently vacant. The property is accessed off Majestic Drive, which was constructed as part of the LDS Temple PDP (approved in 2014).

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Urban Estate (U-E) and Low Density Mixed-Use Neighborhood (L-M-N)	Westchase Neighborhood – single-family residential
South	Larimer County - Farming (FA-1)	Single-family residential
East	Larimer County - Farming (FA-1)	Single-family residential
West	Urban Estate (U-E)	LDS Temple

**2. Compliance with Article 4 of the Land Use Code – Urban Estate (U-E):**

The project complies with all applicable Article 4 standards as follows:

A. Section 4.2 (B) – Permitted Uses

*Single-family detached dwellings* are permitted subject to administrative review (Type 1 Hearing).

B. Section 4.26(D) – Land Use Standards

- 1) Section 4.2 (D)(1)(a) Overall average density shall not exceed two (2) dwelling units per gross acre.

The proposed density is 0.4 dwelling units per gross acre.

- 2) Section 4.2 (D)(1)(b) Lot sizes shall be one-half (½) acre or larger for dwellings that are not clustered in accordance with the standards set forth in this Division.

The proposed minimum lot size is 22,653 square feet (0.52 acres).

- 3) Section 4.2 (D)(2) *Dimensional Standards*. This section provides standards for minimum lot width (100 feet), required setbacks, and maximum building height (3 stories).

All proposed lots are wider than 100 feet at the street front and the setback standards and height requirement will be applied at time the of building permit.

C. Section 4.2(E) – Development Standards

- 1) Section 4.2 (E)(1) requires that all development comply with Section 3.6.3 street pattern and connectivity standards.

The proposed lots are accessed off an existing street and therefore do not have the opportunity to provide any greater connectivity to surrounding neighborhoods. Additionally, access off of Rock Castle Lane (to the south) is prohibited for this property per an agreement (Rec. 20120003750) with surrounding property owners whom own and access their homes from the private drive.

- 2) Section 4.2 (E)(2) *Site Design for Residential Cluster Development*. This section outlines the standards required for reducing the minimum lot sizes of residential lots as a result of clustering the lots together and permanently preserving at least 50% of the total land area as open space.

The proposed project clusters the single-family lots together and preserves 75% of the total land area as open space. And, still maintains the minimum lot sizes as required without applying the cluster development standards.

3. Compliance with Article 3 of the Land Use Code – General Development Standards

The project complies with all applicable General Development Standards; with the following relevant comments provided:

A. Division 3.2 – Site Planning and Design Standards

1) 3.2.1 Landscaping and Tree Protection:

- A detailed landscape plan is provided with this P.D.P. The open space is planted with native grasses and trees around its perimeter. The fronts of each lot are fully landscaped with shrubs, perennials, and an ornamental metal fence.
- Street trees are already provided with the construction of Majestic Drive.

2) 3.2.2 Access, Circulation and Parking:

- All public infrastructure is already installed including the street (Majestic Drive), a detached sidewalk, street trees, and street lights.
- Parking will be provided on-site with each single-family dwelling as it is constructed. One on-site parking space is required for each lot which will be confirmed at time of building permit.

B. Division 3.4 – Environmental, Natural Area, Recreational and Cultural Resource Protection Standards

1) 3.4.1 Natural Habitats and Features:

- The site does not have any significant ecological features but has still provided a landscape plan that will provide native grasses and plants.

C. Division 3.5 – Building Standards

- At time of building permit the following standards will be applied:
  - 3.5.2(D)(1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk.
  - 3.5.2(F) Garage Doors. To prevent residential streetscapes from being dominated by protruding garage doors, and to allow

the active, visually interesting features of the house to dominate the streetscape, the following standards shall apply:

- (1) Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch (measuring at least six [6] feet by eight [8] feet) by at least four (4) feet. Any street-facing garage doors complying with this standard shall not protrude forward from the front facade of the living area portion of the dwelling by more than eight (8) feet.
- (2) Garage doors may be located on another side of the dwelling ("side- or rear-loaded") provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
- (3) Garage doors shall not comprise more than fifty (50) percent of the ground floor street-facing linear building frontage. Alleys and corner lots are exempt from this standard.

#### 4. **Public Comments**

The only comment received was a phone call to the Planner confirming that the proposed project was not accessing off of Rock Castle Lane as precluded by the recorded agreement (Rec. 20120003750).

#### 5. **Findings of Fact/Conclusion**

In evaluating the request for the Majestic Estates Development Plan, Staff makes the following findings of fact:

- A. The P.D.P. complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- B. The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.
- C. The P.D.P. complies with relevant standards located in Division 4.2, Urban Estate District (U-E) of Article 4 – Districts.

**RECOMMENDATION:**

Staff recommends approval of the Majestic Estates Project Development Plan, PDP #160016.

**ATTACHMENTS:**

1. Planning Narrative
2. Site Plan
3. Landscape Plans
4. Plat

**Project Development Plan Submittal****INTRODUCTION:**

The proposed Majestic Estates residential development is located at the South East corner of Trilby Road and Majestic Drive in Fort Collins, Colorado. The property to be developed is approximately 19.93 acres in site and is adjacent to and east of the Fort Collins LDS Temple and the Majestic Drive Right-of-Way. The surrounding property to the North of Majestic Estates is residential development land Zoned LMN in the City of Fort Collins; to the East and South is Larimer County Rural Residential property Zoned FA-I Farming; and to the West is the LDS Temple Property Zoned UE-Urban Estate in the City of Fort Collins. The property is located within the City of Fort Collins Growth Management Area (GMA) and is designated by the City of Fort Collins Structure Plan as an Urban Estate Neighborhood. The entire 19.93 acre site area is in the process of being considered for annexation to the City of Fort Collins and if approved will be Zoned UE-Urban Estate in the City. The subject property also lies within the northwest corner of the Fort Collins / Larimer County Fossil Creek Reservoir Area Plan study area.

The property is currently within the South Fort Collins Sanitation District and Fort Collins/Loveland Water District service area, and when annexed the property will be served by these districts. The City of Fort Collins, Qwest and Comcast Communications currently provide service to the property as well. The property has an existing 30 foot wide South Fort Collins Sanitation Easement, a 10 foot wide Irrigation Easement and a Grading and Drainage Easement along the north boundary of the property and two 10' Irrigation Easement along the east boundary all of which will remain in place after the proposed development of the property. The subject property has no existing building or structure within the boundary of the development area. All the existing trees located on site along the north, east and south property boundaries of the property and those planted in the tree lawn along Majestic Drive will remain in place and will be properly protected during the development of the property. Vehicular access to the subject property will only be allowed from Majestic Drive to the individual residential lots and no access to or from Rock Castle Lane which is a Private Drive will be allow.

Majestic Estates proposes to develop a total of 8 – Single Family Estate Lots with front and side access garages. The Lots ranging in size from approximately 22,200 Square Feet to 29,400 Square Feet providing a Total Lot Area of 4.85 Acres (24% of the Total Development Area). Additionally there are two Open Space Tracts which total approximately 14.85 Acres in size (76% of the Total Development Area). The Single Family Estate Residential Housing Type proposed is a Permitted Uses within the UE Zoning District and will be in compliance with all current City Land Use and Development Standards set forth in Section 4.2 D - E of the City's Land Use Code.

**DEVELOPMENT PHASING**

The proposed Majestic Estates residential property will be constructed as one single phase of development providing a total of 8 Single Family Estate Lots and 2 Open Space Tracts of land that will be owned and maintained by the Majestic Place Home Owners Association.

## **PROPERTY & DEVELOPMENT OWNERSHIP**

The Majestic Estates property is owned and shall be developed by Suburban Land Reserve and when developed each residential lot will be sold to individual Lot/Home owners. All Open Space Tracts within the development will be owned and maintained by the Majestic Estates Home Owners Association.

## **SITE PLANNING & LANDSCAPE DESIGN**

- **Street Tree and Open Space Planting** – Along the public right-of-way of Majestic Drive directly adjacent to the proposed development the existing street trees shall remain and be protected during development construction any damage to the existing curb side tree lawn (parkway) or the existing street trees will be repaired and/or replaced by the developer of Majestic Estates. All other existing trees located within the proposed open space tracts will also remain in place and shall be protected during construction.
- **Landscape Standards** – It is the intent of the developer to create a 15 foot wide Landscape Buffer area along the entire frontage of the Majestic Drive ROW that will meet or exceed the City's standards for streetscape landscaping. In addition to the 15 foot street side landscape buffer a 48" high Ornamental Metal Fence similar in design to the LDS Temple Ornamental Fencing will be installed behind the landscape buffer for added residential privacy. The proposed landscaped buffer and open space tracts within the Majestic Estates development shall be landscaped and irrigated by the developer and maintained by the HOA. Individual Lots shall be landscaped, irrigated and maintained by the Lot/Home Owners. All landscaped areas shall be irrigated with a permanent automatic underground irrigation system unless they are identified on the Landscape Plans as non-irrigated seeded areas in which case all any areas identified on the Landscape Plan to be Non-Irrigated shall be irrigated with a temporary above ground irrigation system and irrigated until such time that proper establishment of seeded and landscape areas has been achieved or a minimum of two growing season.
- **Existing Trees** – All existing trees within the proposed development area shall remain and shall be protected as required by the City's Land Use Code.
- **Sensitive Natural Habitat Area, Tract A** – The existing Sensitive Natural Habitat Area identified as Tract A and which was developed and landscaped by the LDS Temple will not be affected by this development and shall be protected during the construction of Majestic Estates.
- **Pedestrian Walkways** – Walkways within the Majestic Estates development are located and aligned to directly and continuously connect points of pedestrian origin and destination. Pedestrian walks and paths will link with the Public Right-of-Way sidewalks providing pedestrian access and connectivity to the developments open space areas and will connect as planned to other existing pedestrian points of connection within the overall development area.
- **Vehicular Lot Access** – The vehicular accesses to the Majestic Estates Lots will be via Majestic Drive which is a Public Local Street. No access to Rock Castle Lane which is a private road will be allowed from the Majestic Estates Development.

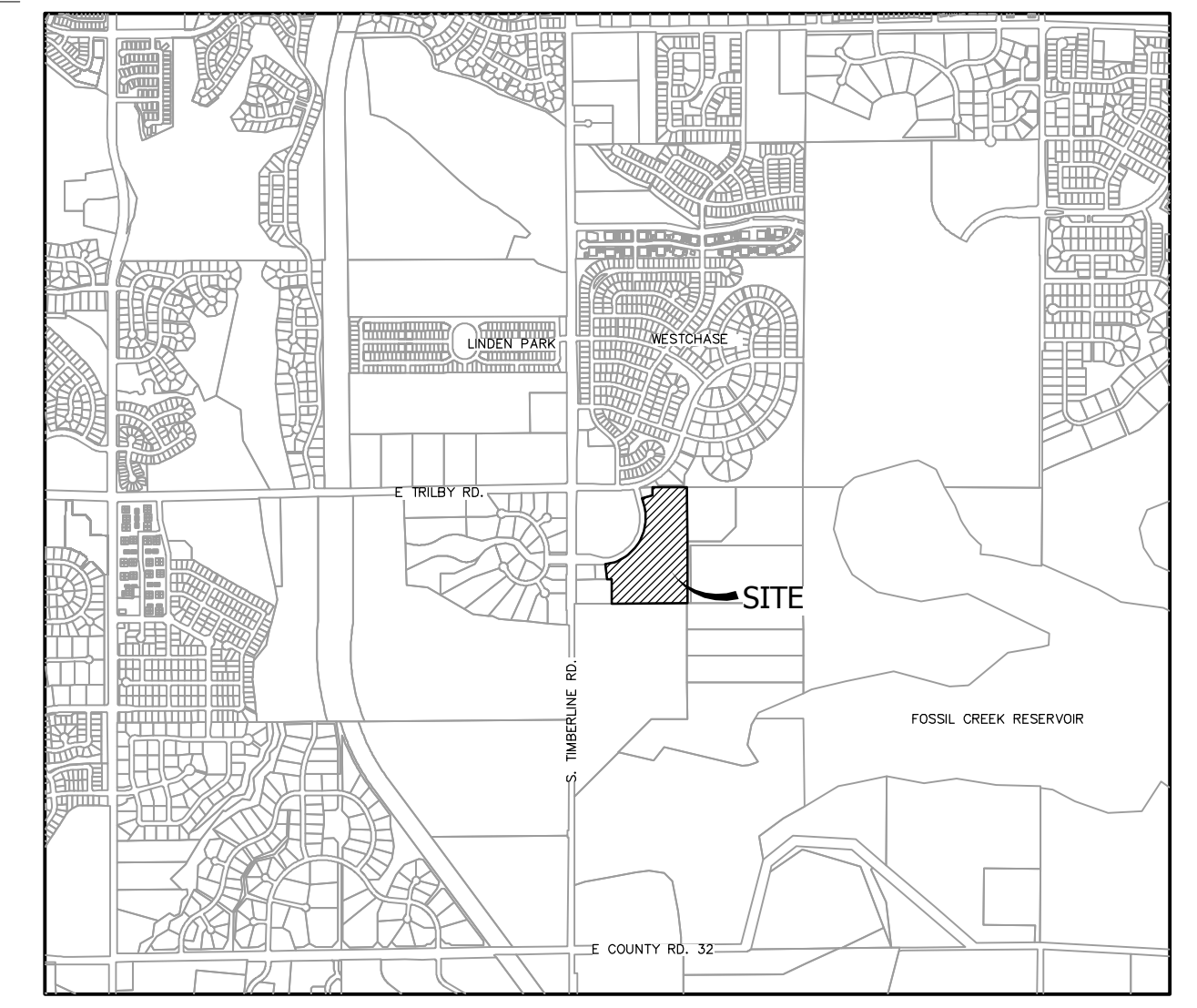
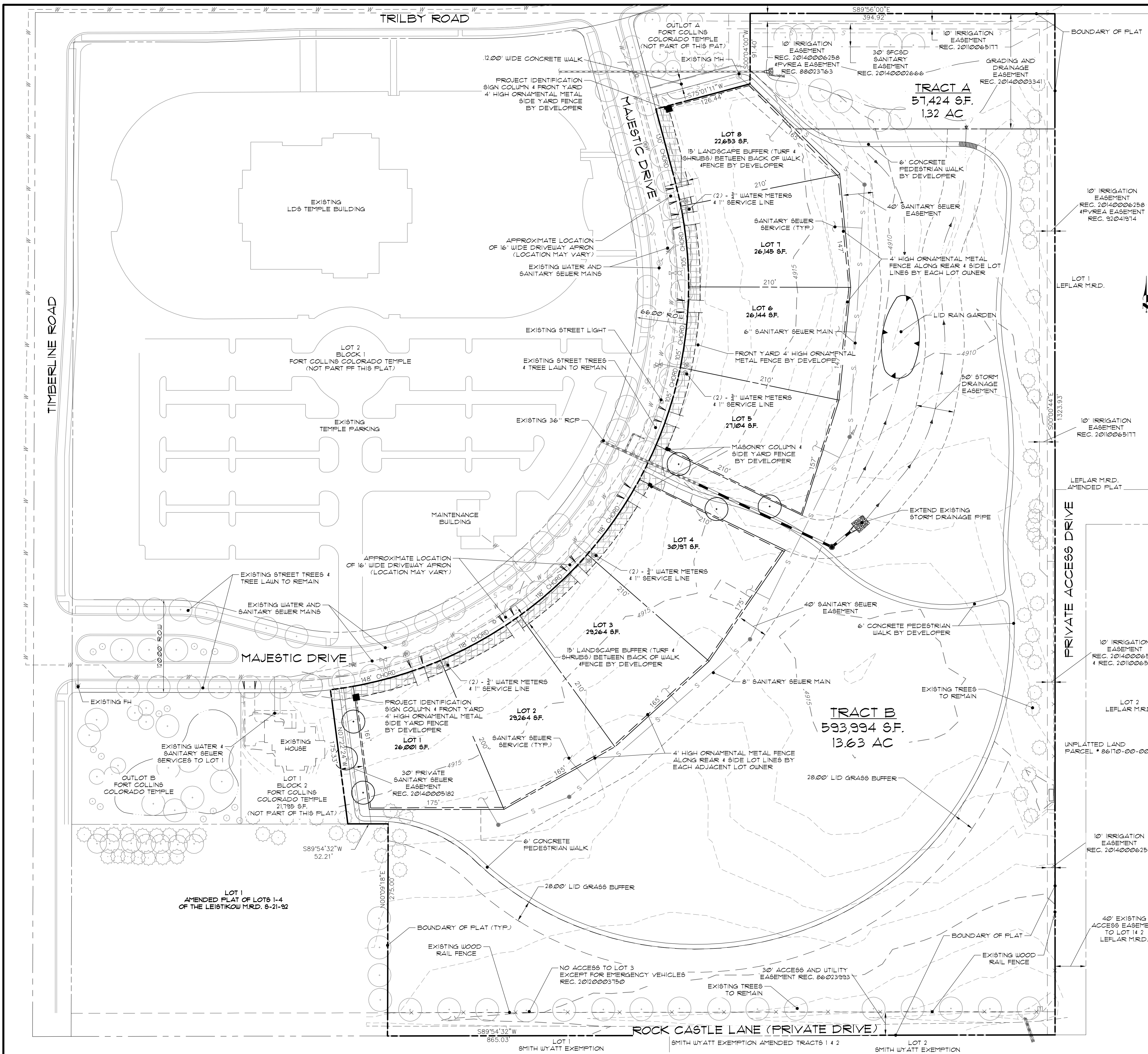


## **RESIDENTIAL BUILDING ARCHITECTURE**

- **Building and Project Compatibility** – Section 3.5.1 of the City’s Land Use Code requires that the physical and operational characteristics of the proposed buildings and their uses be compatible with the context of the surrounding area. The proposed development, we believe can be determined to be compatible based upon the estate residential use proposed and the architectural character proposed which will be substantially similar in building scale, form and material composition with the existing residential structures in close proximity to Majestic Estates.
- **Architectural Character** – The architecture of Majestic Estates is intended to be compatible with and enhance the existing standards of quality of the overall neighborhood area. Each home will be custom designed and will represent a distinct architectural style chosen by home owner.
- **Building Size, Height, Bulk, Mass and Scale** – The proposed residential building size, height, bulk, mass, and scale are intended to be similar and compatible with the existing neighborhood’s character and quality. Residential homes within the Majestic Estates development area will be a combination of one and two story structures.
- **Building Materials** – The developers propose utilizing similar construction materials throughout the development. Compatible building forms, architectural detailing, color and texture, shall be utilized in order to enhance the overall architectural experience of the development and the existing neighborhood’s character and to insure continuity throughout the entire development.
- **Building Height** – The height of all proposed residential structures shall be as allowed by City’s Land Use Code in the UE Zoning District. Effects of this project on access to sunlight and effect on desirable views has been considered and minimal to no undesirable affects are anticipated by the proposed height or placement of the residential buildings within this development.

## **DEVELOPMENT SCHEDULE**

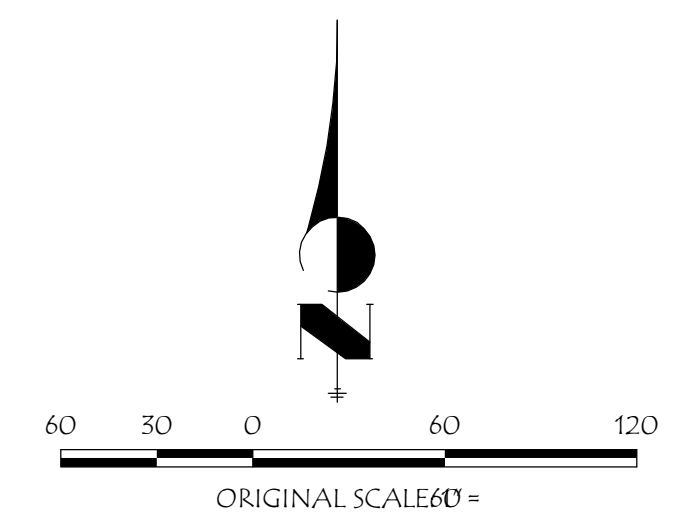
- Construction Start: Fall 2016
- Construction Completion: Winter 2017
- Construction of homes within the Majestic Estates development area is anticipated to begin the Spring of 2017.



VICINITY MAP  
1" = 2000'

LAND USE DATA

EXISTING ZONING	UE - URBAN ESTATE	
PROPOSED USE	ESTATE RESIDENTIAL & OPEN SPACE TRACT A&B	
TOTAL SITE AREA	19.93 AC	868,230 S.F.
PROPOSED NUMBER OF LOTS	8 RESIDENTIAL LOTS & 2 OPEN SPACE TRACTS	
LOT SIZE	<ul style="list-style-type: none"> <li>MINIMUM LOT SIZE 22,653 S.F.</li> <li>MAXIMUM LOT SIZE 30,197 S.F.</li> </ul>	
GROSS DENSITY	0.40 DU'S/AC	
MAXIMUM DENSITY ALLOWED (PER UE ZONE DISTRICT)	2.0 DU'S/AC	
TOTAL LOT AREA (LOTS 1-8)	4.98 ± AC (25% OF SITE)	216,772 ± S.F.
TOTAL OPEN SPACE AREA (TRACTS A & B)	14.95 ± AC (75% OF SITE)	651,418 ± S.F.
* NO NEW ROADWAY PAVED AREA		



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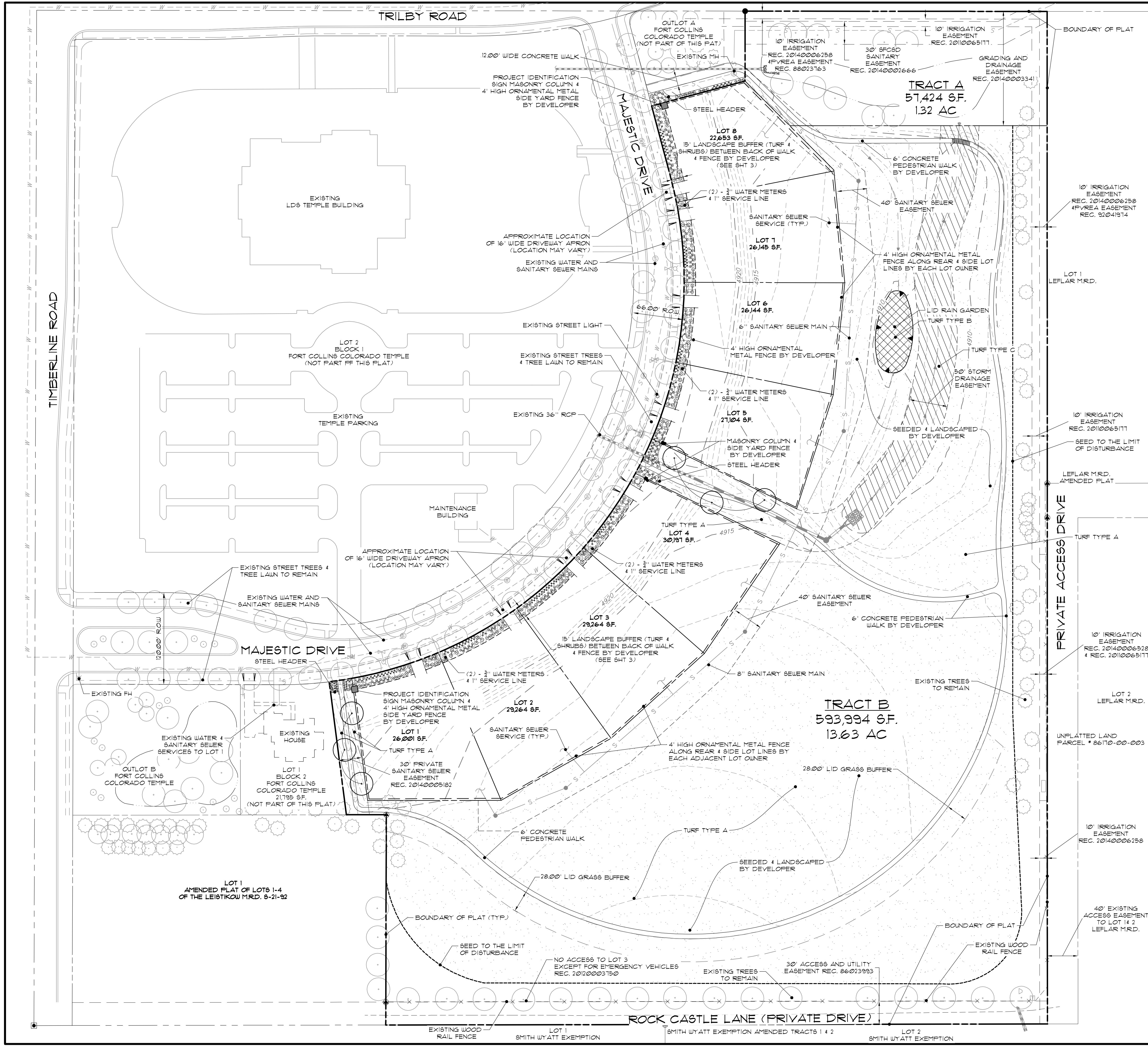
**J.R. ENGINEERING**  
A Western Company  
Central 303-740-9888 • Colorado Springs 719-583-2593  
Fort Collins 970-491-9888 • www.jrengineering.com

No.	REVISION	DATE

H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY
1"=60'	N/A	5/18/16	AUH	AUH	

MAJESTIC ESTATES  
PROJECT DEVELOPMENT PLAN  
SITE PLAN

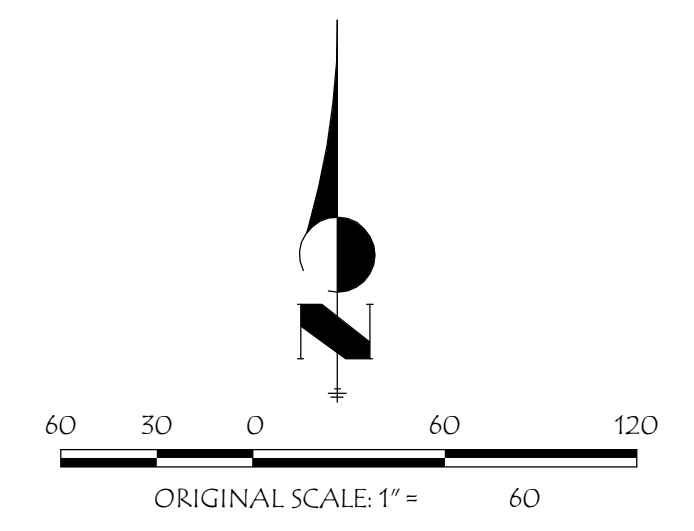
SHEET 1 OF 1  
JOB NO. 3969901



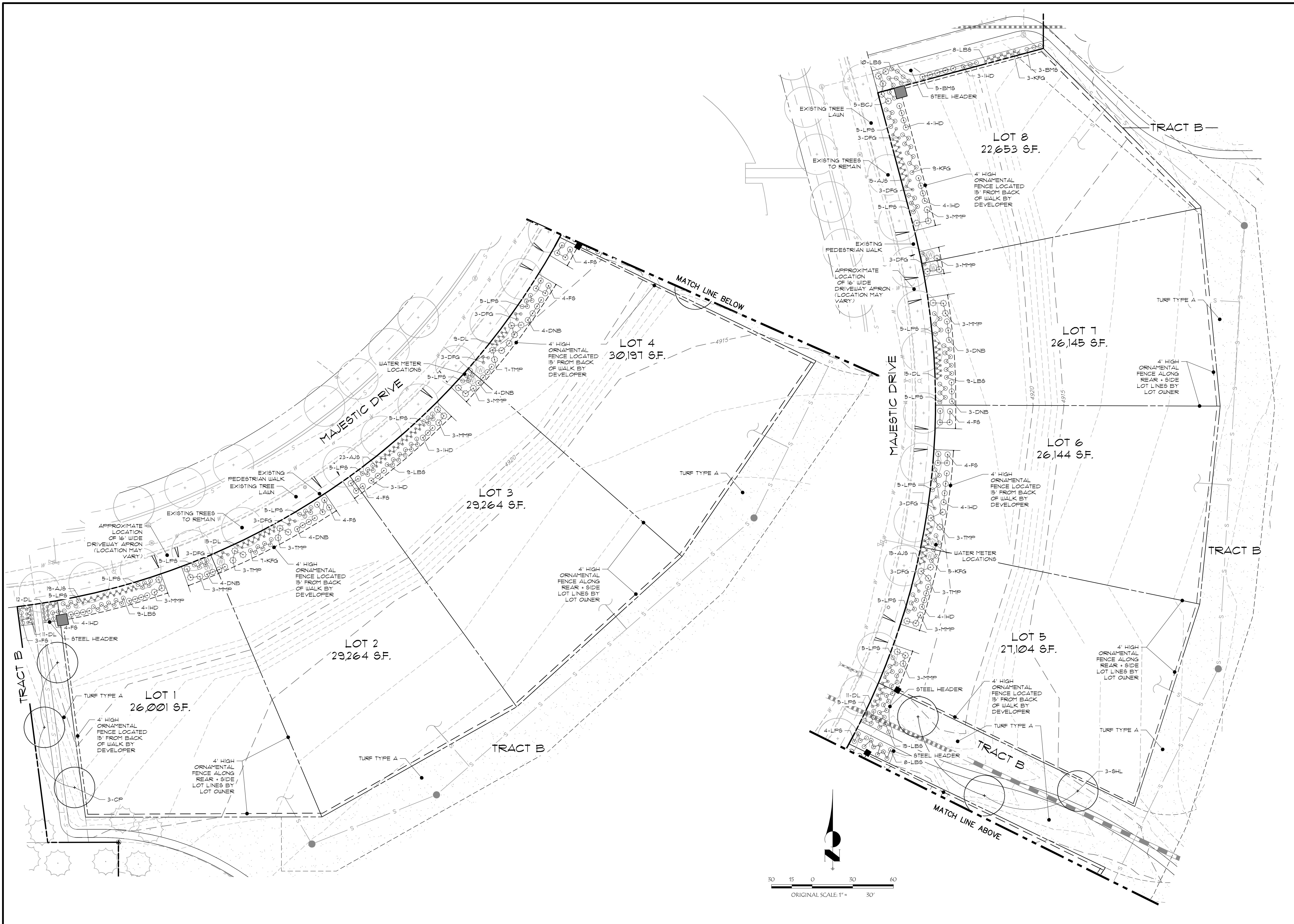
### TREE PROTECTION SPECIFICATIONS

PER CITY LAND USE CODE 3.2 J THE FOLLOWING TREE PROTECTION SPECIFICATIONS SHALL APPLY

1. WITHIN THE DRIP LINE OF ANY PROTECTED EXISTING TREE, THERE SHALL BE NO CUT OR FILL OVER A FOUR-INCH DEPTH UNLESS A QUALIFIED ARBORIST OR FORESTER HAS EVALUATED AND APPROVED THE DISTURBANCE.
2. ALL TREE PRUNING AND REMOVAL WORK SHALL BE PERFORMED BY A BUSINESS HOLDING A CURRENT CITY OF FORT COLLINS LICENSE WHERE REQUIRED BY CODE.
3. ALL PROTECTED EXISTING TREES SHALL BE PRUNED TO THE CITY OF FORT COLLINS FORESTRY STANDARDS.
4. PRIOR TO AND DURING CONSTRUCTION, BARRIERS SHALL BE ERECTED AROUND ALL PROTECTED EXISTING TREES WITH SUCH BARRIERS TO BE OF ORANGE FENCING A MINIMUM OF FOUR (4) FEET IN HEIGHT, SECURED WITH METAL T-POSTS, NO CLOSER THAN SIX (6) FEET FROM THE TRUNK OR ONE-HALF (1/2) OF THE DRIP LINE, WHICHEVER IS GREATER, THERE SHALL BE NO STORAGE OR MOVEMENT OF EQUIPMENT, MATERIAL, DEBRIS OR FILL WITHIN THE FENCED TREE PROTECTION ZONE.
5. DURING THE CONSTRUCTION STAGE OF DEVELOPMENT, THE APPLICANT SHALL PREVENT THE CLEANING OF EQUIPMENT OR MATERIAL OR THE STORAGE AND DISPOSAL OF WASTE MATERIAL SUCH AS PAINTS, OILS, SOLVENTS, ASPHALT, CONCRETE, MOTOR OIL OR ANY OTHER MATERIAL HARMFUL TO THE LIFE OF A TREE WITHIN THE DRIP LINE OF ANY PROTECTED TREE OR GROUP OF TREES.
6. NO DAMAGING ATTACHMENT, WIRES, SIGNS OR PERMITS MAY BE FASTENED TO ANY PROTECTED TREE.
7. LARGE PROPERTY AREAS CONTAINING PROTECTED TREES AND SEPARATED FROM CONSTRUCTION OR LAND CLEARING AREAS, ROAD RIGHTS-OF-WAY AND UTILITY EASEMENTS MAY BE "RIBBONED OFF" RATHER THAN ERECTING PROTECTIVE FENCING AROUND EACH TREE AS REQUIRED IN SUBSECTION (G)(3) ABOVE. THIS MAY BE ACCOMPLISHED BY PLACING METAL T-POST STAKES A MAXIMUM OF FIFTY (50) FEET APART AND TYING RIBBON OR ROPE FROM STAKE-TO-STAKE ALONG THE OUTSIDE PERIMETERS OF SUCH AREAS BEING CLEARED.
8. THE INSTALLATION OF UTILITIES, IRRIGATION LINES OR ANY UNDERGROUND FIXTURE REQUIRING EXCAVATION DEEPER THAN SIX (6) INCHES SHALL BE ACCOMPLISHED BY BORING UNDER THE ROOT SYSTEM OF PROTECTED EXISTING TREES AT A MINIMUM DEPTH OF TWENTY-FOUR (24) INCHES. THE AUGER DISTANCE IS ESTABLISHED FROM THE FACE OF THE TREE (OUTER BARK) AND IS SCALED FROM TREE DIAMETER AT BREAST HEIGHT AS DESCRIBED IN THE CHART BELOW.



PREPARED FOR <b>SUBURBAN LAND RESERVE, INC.</b> 79 SOUTH MAIN STREET SUITE 500 SALT LAKE CITY, UT 84111 P: (970)-391-0212 MRTINGEY@MAIL.COM	UNLIT SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, OR ENGINEERING APPROVES THEIR USES DESIGNATED BY WRITTEN AUTHORIZATION.
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JOB NO. 3969901	DATE 5/18/16 DESIGNED BY AUH DRAWN BY AUH CHECKED BY



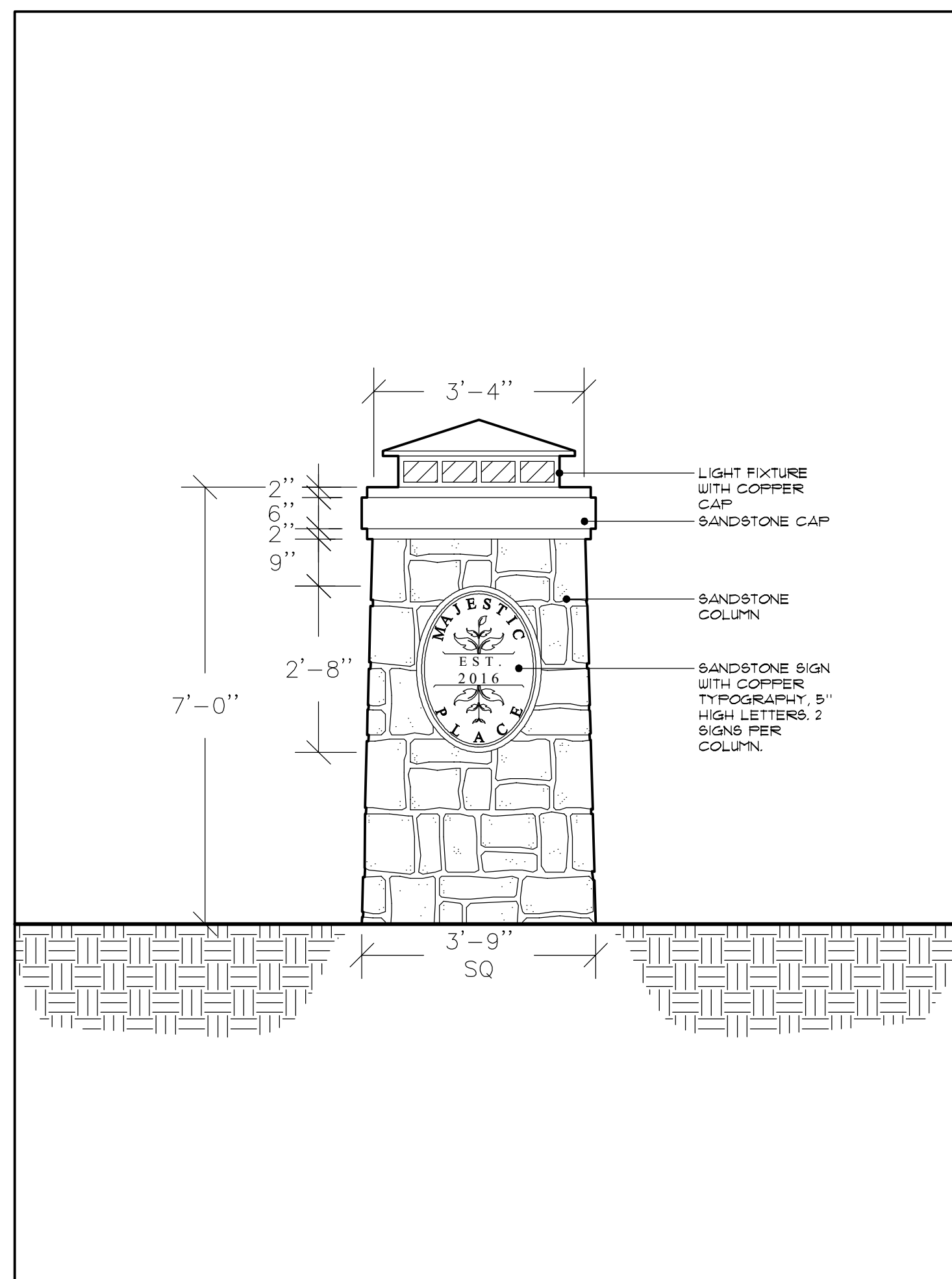
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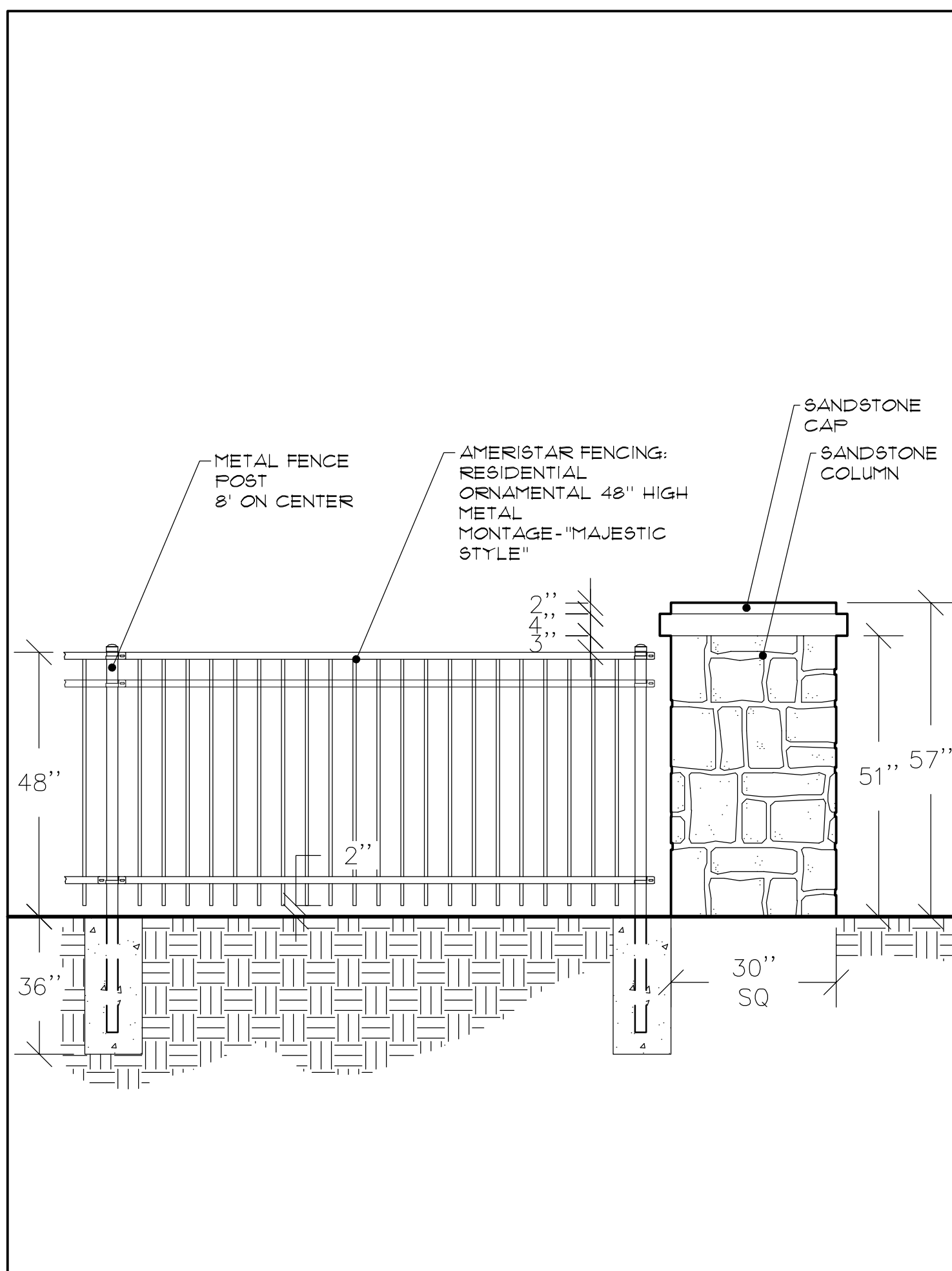
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H-SCALE	V-SCALE	DATE	DESIGNED BY	DRAWN BY	CHECKED BY	No.	REVISION	BY	DATE
1"=30'	N/A	5/18/16	AUH	AUH					

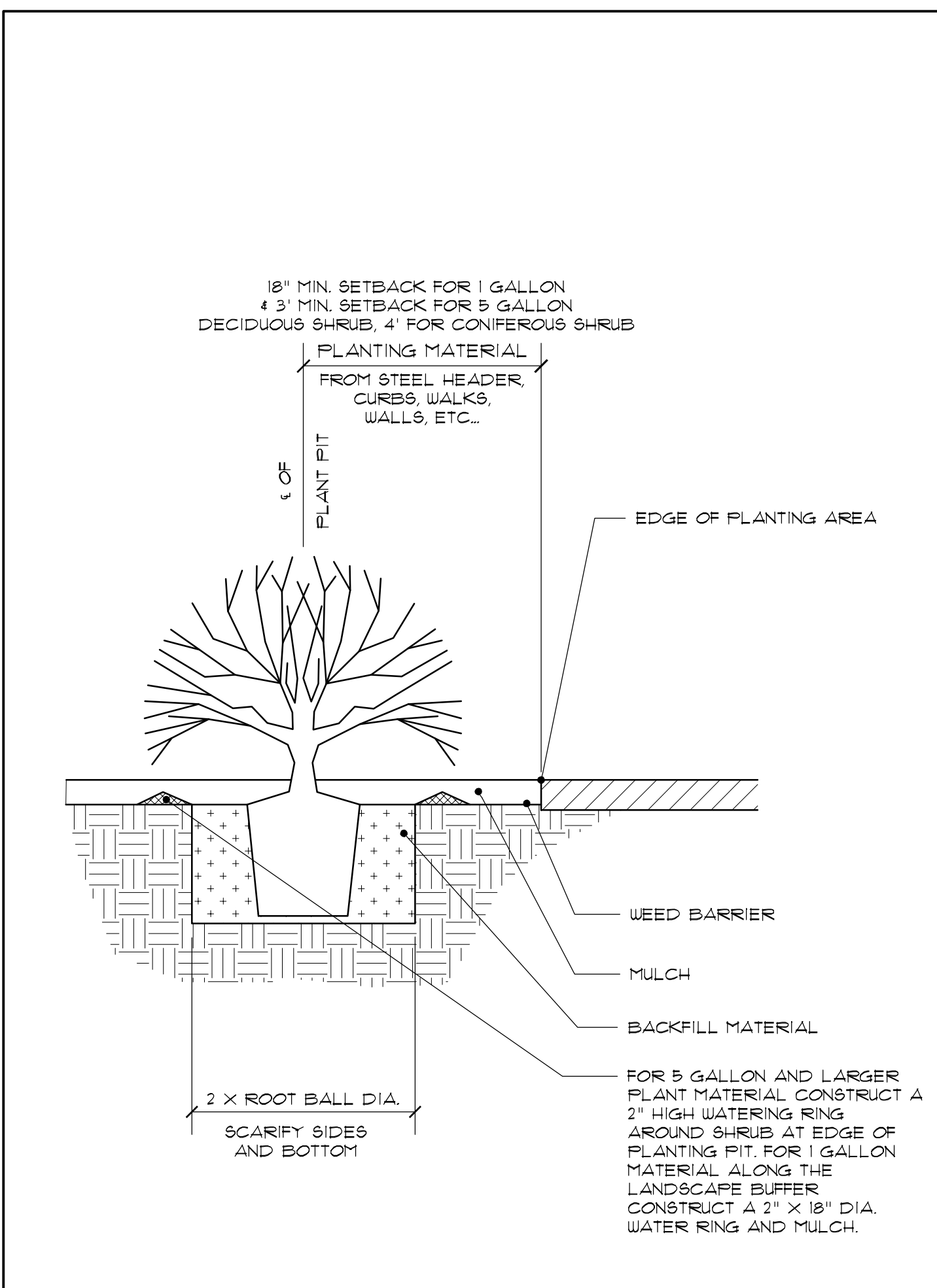
**MAJESTIC ESTATES**  
 PROJECT DEVELOPMENT PLAN  
 LANDSCAPE PLAN



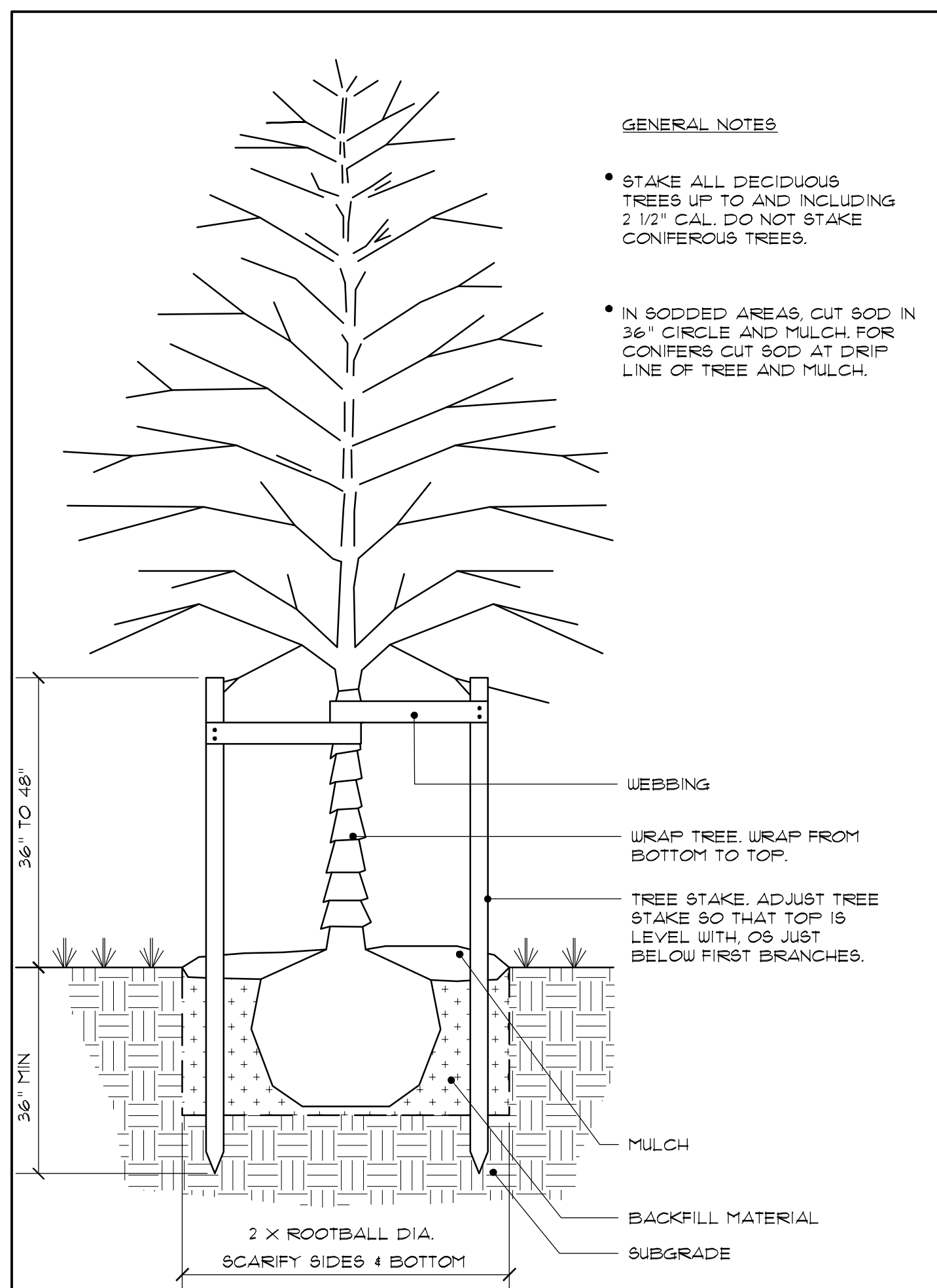
A SANDSTONE COLUMN 1"=20'



B FENCING DETAIL 1"=20'



C SHRUB PLANTING



D TREE PLANTING AND STAKING

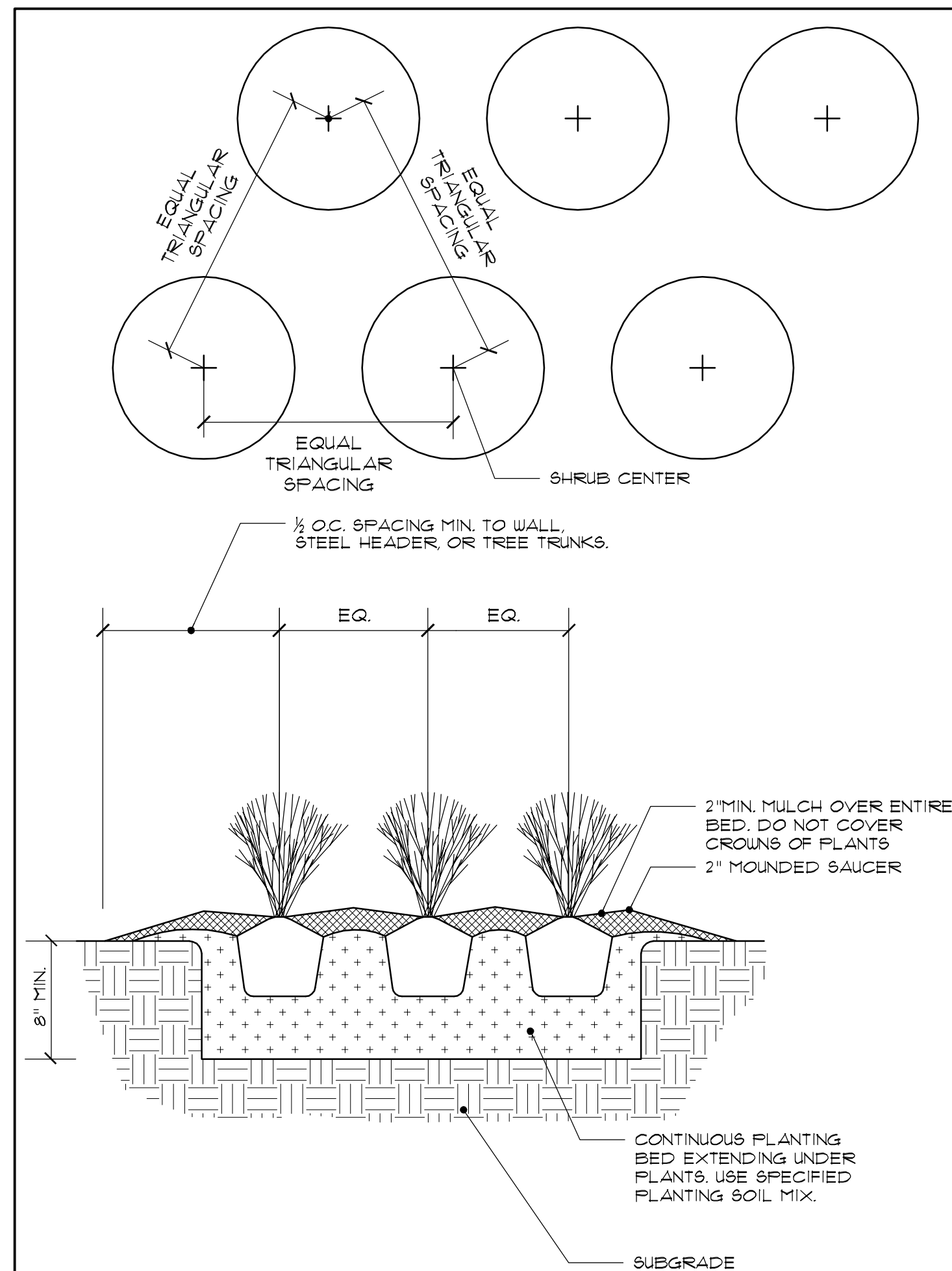
**GENERAL NOTES**

- STAKE ALL DECIDUOUS TREES UP TO AND INCLUDING 2 1/2" CAL. DO NOT STAKE CONIFEROUS TREES.
- IN SODDED AREAS, CUT SOD IN 36" CIRCLE AND MULCH, FOR CONIFERS CUT SOD AT DRIP LINE OF TREE AND MULCH.

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE CITY OF FORT COLLINS, CO., THE REVIEWING AGENCIES, OR ENGINEERING APPROVES, THEIR USE OF THESE DRAWINGS IS NOT AUTHORIZED. DESIGNED BY: WRITTEN BY: MFTNGEY@GMAIL.COM

PREPARED FOR: SUBURBAN LAND RESERVE INC. 79 SOUTH MAIN STREET SUITE 500 SALT LAKE CITY, UT 84111 P: (970)-391-0212 MFTNGEY@GMAIL.COM

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E PERENNIAL PLANTING

PLANT LIST

DECIDUOUS TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
3	S4L	Shademaster Honeylocust	Gleditsia Triacanthos Inermis 'Shademaster'	2" Cal Multi B4B	L		

ORNAMENTAL TREES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value	Species Diversity
3	OP	Chanticleer Pear	Pyrus Calleryana 'Chanticleer'	2" Cal	B4B	M	

DECIDUOUS SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
BMS		Blue Mist Spirea	Caryopteris x Glandonensis	5 Gal.	Cont.	L
DNB		Dwarf Ninebark	Physocarpus Opulifolius 'Nano'	5 Gal.	Cont.	L
F5		Froebel Spirea	Spiraea x Bumalda 'Froebel'	5 Gal.	Cont.	M
IHD		Ivory Halo Dogwood	Cornus Alba 'Ivory Halo'	5 Gal.	Cont.	M
LP5		Little Princess Spirea	Spiraea Japonica 'Little Princess'	5 Gal.	Cont.	M
R5B		Regent Serviceberry	Amelanchier Alnifolia 'Regent'	5 Gal.	Cont.	L

CONIFEROUS/ EVERGREEN SHRUBS

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
BCJ		Blue Chip Juniper	Juniperus Horizontalis 'Blue Chip'	5 Gal.	Cont.	L
MMP		Mops Mugo Pine	Pinus Mugo 'Mops'	5 Gal.	Cont.	L
TMP		Tannenbaum Mugo Pine	Pinus Mugo 'Tannenbaum'	5 Gal.	Cont.	L

PERENNIALS & GROUND COVER

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
AJS		Autum Jay Sedum	Sedum 'Autum Jay'	1 Gal.	Cont.	L
DL		Stella de Oro Day Lilly	Hemerocallis 'Stella de Oro'	1 Gal.	Cont.	L

ORNAMENTAL GRASSES

Quantity	Symbol	Common Name	Botanical Name	Size	Cond.	Kc Value
DFG		Dwarf Fountain Grass	Fernisetum Alopecuroides 'Hamel'	1 Gal.	Cont.	L
LBS		Little Bluestem	Schizachyrium Scoparium 'The Blues'	1 Gal.	Cont.	L
KFG		Karl Forester Grass	Calamagrostis Acutiflora 'Karl Forester'	1 Gal.	Cont.	L

GENERAL LANDSCAPE NOTES

- PLANT QUALITY: ALL PLANT MATERIAL SHALL BE A-GRADE OR NO. 1 GRADE - FREE OF ANY DEFECTS, OF NORMAL HEALTH, HEIGHT, LEAF DENSITY AND SPREAD APPROPRIATE TO THE SPECIES AS DEFINED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN) STANDARDS. ALL TREES SHALL BE BURLAP AND BURLAP OR EQUIVALENT.
- IRRIGATION: ALL LANDSCAPE AREAS WITHIN THE SITE INCLUDING TURF SHRUB BEDS AND TREE AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC IRRIGATION SYSTEM. THE IRRIGATION PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF FORT COLLINS WATER UTILITIES DEPARTMENT PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC POP-UP IRRIGATION SYSTEM. ALL SHRUB BEDS AND TREES, INCLUDING IN NATIVE SEED AREAS, SHALL BE IRRIGATED WITH AN AUTOMATIC DRIP (TRICKLE) IRRIGATION SYSTEM, OR WITH AN ACCEPTABLE ALTERNATIVE APPROVED BY THE CITY WITH THE IRRIGATION PLANS. THE IRRIGATION SYSTEM SHALL BE ADJUSTED TO MEET THE WATER REQUIREMENTS OF THE INDIVIDUAL PLANT MATERIAL.
  - TOPSOIL: TO THE MAXIMUM EXTENT FEASIBLE, TOPSOIL THAT IS REMOVED DURING CONSTRUCTION ACTIVITY SHALL BE CONSERVED FOR LATER USE ON AREAS REQUIRING REVEGETATION AND LANDSCAPING.
  - SOIL AMENDMENTS: SOIL AMENDMENTS SHALL BE PROVIDED AND DOCUMENTED IN ACCORDANCE WITH CITY CODE SECTION 12-132. THE SOIL IN ALL LANDSCAPE AREAS, INCLUDING PARKWAYS AND MEDIANS, SHALL BE THOROUGHLY LOOSENED TO A DEPTH OF NOT LESS THAN EIGHT (8) INCHES AND SOIL AMENDMENT SHALL BE THOROUGHLY INCORPORATED INTO THE SOIL OF ALL LANDSCAPE AREAS TO A DEPTH OF AT LEAST SIX (6) INCHES BY TILLING, DIGGING OR OTHER SUITABLE METHOD, AT A RATE OF AT LEAST THREE (3) CUBIC YARDS OF SOIL AMENDMENT PER ONE THOUSAND (1000) SQUARE FEET OF LANDSCAPE AREA, PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. A WRITTEN CERTIFICATION MUST BE SUBMITTED TO THE CITY THAT ALL PLANTED AREAS, OR AREAS TO BE PLANTED, HAVE BEEN THOROUGHLY LOOSENED AND THE SOIL AMENDED CONSISTENT WITH THE REQUIREMENTS SET FORTH IN SECTION 12-132.
  - INSTALLATION AND GUARANTEE: ALL LANDSCAPING SHALL BE INSTALLED ACCORDING TO SOUND HORTICULTURAL PRACTICES IN A MANNER DESIGNED TO ENCOURAGE QUICK ESTABLISHMENT AND HEALTHY GROWTH. ALL LANDSCAPING FOR EACH PHASE MUST BE EITHER INSTALLED OR THE INSTALLATION MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUATION OF THE MATERIALS AND LABOR PRIOR TO ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR ANY BUILDING IN SUCH PHASE.
  - MAINTENANCE: TREES AND VEGETATION IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS WITH THESE FINAL PLANS SHALL BE CONSIDERED AS ELEMENTS OF THE PROJECT IN THE SAME MANNER AS PARKING, BUILDING MATERIALS AND OTHER SITE DETAILS. THE APPLICANT, LANDOWNER OR SUCCESSORS IN INTEREST SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE REGULAR MAINTENANCE OF ALL LANDSCAPING ELEMENTS IN GOOD CONDITION. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED PERIODICALLY TO MAINTAIN A STRUCTURALLY SOUND CONDITION.
  - REPLACEMENT: ANY LANDSCAPE ELEMENT THAT DIES, OR IS OTHERWISE REMOVED, SHALL BE PROMPTLY REPLACED IN ACCORDANCE WITH THE REQUIREMENTS OF THESE PLANS.
  - THE FOLLOWING SEPARATIONS SHALL BE PROVIDED BETWEEN TREES/SHRUBS AND UTILITIES:
    - 40 FEET BETWEEN CANOPY TREES AND STREET LIGHTS
    - 15 FEET BETWEEN ORNAMENTAL TREES AND STREET LIGHTS
    - 10 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER MAIN LINES
    - 6 FEET BETWEEN TREES AND PUBLIC WATER, SANITARY AND STORM SEWER SERVICE LINES
    - 4 FEET BETWEEN SHRUBS AND PUBLIC WATER AND SANITARY AND STORM SEWER LINES
    - 4 FEET BETWEEN TREES AND GAS LINES
  - ALL STREET TREES SHALL BE PLACED A MINIMUM EIGHT (8) FEET AWAY FROM THE EDGES OF DRIVEWAYS AND ALLEYS PER LUC 321(D)(2)(A).
  - PLACEMENT OF ALL LANDSCAPING SHALL BE IN ACCORDANCE WITH THE SIGHT DISTANCE CRITERIA AS SPECIFIED BY THE CITY OF FORT COLLINS. NO STRUCTURES OR LANDSCAPE ELEMENTS GREATER THAN 24" SHALL BE ALLOWED WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENTS WITH THE EXCEPTION OF DECIDUOUS TREES PROVIDED THAT THE LOWEST BRANCH IS AT LEAST 6' FROM GRADE. ANY FENCES WITHIN THE SIGHT DISTANCE TRIANGLE OR EASEMENT MUST BE NOT MORE THAN 42" IN HEIGHT AND OF AN OPEN DESIGN.
  - COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAYS, STREET MEDIANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY A PROPERTY OWNERS ASSOCIATION. THE PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND ON ALL DRIVEWAYS, PRIVATE DRIVES AND PARKING AREAS WITHIN THE DEVELOPMENT.
  - THE DEVELOPER SHALL ENSURE THAT THE FINAL LANDSCAPE PLAN IS COORDINATED WITH ALL OTHER FINAL PLAN ELEMENTS SO THAT THE PROPOSED GRADING, STORM DRAINAGE, AND OTHER DEVELOPMENT IMPROVEMENTS DO NOT CONFLICT WITH NOR PRECLUDE INSTALLATION AND MAINTENANCE OF LANDSCAPE ELEMENTS ON THIS PLAN.
  - MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION - AS REQUIRED BY SITE CONDITIONS OR PLANT AVAILABILITY. OVERALL QUANTITY, QUALITY AND DESIGN CONCEPT MUST BE CONSISTENT WITH THE APPROVED PLANS. IN THE EVENT OF CONFLICT WITH THE QUANTITIES INCLUDED IN THE PLANT LIST, SPECIES AND QUANTITIES ILLUSTRATED SHALL BE PROVIDED. ALL CHANGES OF PLANT SPECIES AND LOCATION MUST HAVE WRITTEN APPROVAL BY THE CITY PRIOR TO INSTALLATION.
  - ALL PLANTING BEDS SHALL BE MULCHED TO A MINIMUM DEPTH OF THREE INCHES.
  - IRRIGATED TURF SHALL BE TEXAS BLUEGRASS/KENTUCKY BLUEGRASS HYBRID REVELLE OR APPROVED EQUAL.
  - EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 18" X 4" STEEL SET LEVEL WITH TOP OF SOD OR APPROVED EQUAL.
  - MAINTAIN A MINIMUM OF THREE (3) FEET OF CLEARANCE ON EACH SIDE OF FIRE DEPARTMENT CONNECTION (FDC). NO VEGETATION OTHER THAN TURF OR GROUND COVERS SHALL BE PLANTED IN FRONT OF FDC.
  - IF TREES OR SHRUBS ARE LOCATED ON TOP OF FIELD VERIFIED UTILITIES, CONTRACTOR SHALL NOTIFY OWNERS REPRESENTATIVE BEFORE ANY DIGGING COMMENCES. VERIFY WITH OWNER REPRESENTATIVE WHICH SHRUBS/TREES NEED TO BE RELOCATED OR REMOVED PRIOR TO PLANTING.
  - ALL LANDSCAPE AREAS SHALL BE MAINTAINED, INCLUDING MOWING, WATERING AND FERTILIZING BY CONTRACTOR UNTIL FINAL ACCEPTANCE BY OWNER REPRESENTATION. AT SUCH TIME THE OWNER WILL BE RESPONSIBLE FOR ALL MAINTENANCE, LANDSCAPE AND IRRIGATION WILL BE WARRANTED FOR ONE (1) FULL YEAR AFTER FINAL ACCEPTANCE. THIS SHALL INCLUDE IRRIGATION SYSTEMS, FENCES, WALLS AND OTHER LANDSCAPE ELEMENTS. THE APPLICANT, LANDOWNER AND/OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF BUILDINGS, DRIVEWAYS, PARKING, LANDSCAPE IRRIGATION AND OTHER SITE AMENITIES. ALL LANDSCAPING SHALL BE MAINTAINED FREE FROM DISEASE, PESTS, WEEDS AND LITTER, AND ALL LANDSCAPE STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND/OR REPLACED PERIODICALLY TO MAINTAIN THE SITE IN GOOD SOUND CONDITION.
  - EXCAVATED MATERIAL TO BE USED AS FILL WILL HAVE ALL ROCKS, DEBRIS, WATER MATERIAL, FROZEN MATERIAL, VEGETATION LARGER THAN 3" IN ANY DIMENSION REMOVED BEFORE FILLING AND COMPACTING OF SOIL.
  - PROVIDE POSITIVE DRAINAGE AWAY FROM BUILDING AND WALL FOUNDATIONS AND A SMOOTH TRANSITION BETWEEN ALL ADJACENT EXISTING GRADES AND PROPOSED GRADES.
  - UNIFORMLY COMPACT AND FINE GRADE ALL AREAS TO BE PLANTED TO A SMOOTH SURFACE, FREE FROM IRREGULAR SURFACE GRADES, RE-COMPACT SOFT SPOTS, FILL IN LOW AREAS AND TRIM HIGH SPOTS TO COMPLY WITH REQUIRED TOLERANCES. REFER TO CIVIL PLANS FOR REQUIRED FINISH SPOT AND CONTOUR GRADES.
  - ONCE SOD IS LAID IT SHALL BE PROPERLY ROLLED, COMPACTED, AND SOD JOINTS SHALL BE PUSHED TOGETHER TO ELIMINATE ANY GAPS BETWEEN ROLL EDGES. APPLY FERTILIZER IN THESE AREAS PER SOD FARM'S RECOMMENDATIONS.
  - ALL MINIMUM PLANT MATERIAL SIZES ARE SHOWN IN THE PLANT LIST. ALL PLANTS SHALL BE PLANTED IN AMENDED SOIL AND TREES SHALL BE STAKED AS SHOWN IN DETAILS.
  - ALL PLANT MATERIAL SHALL HAVE ALL WIRE TUNE, BASKETS, BURLAP, AND ALL OTHER NON-BIDGRADABLE CONTAINMENT MATERIAL REMOVED FROM THE TRUNK AND/OR ROOT BALL OF THE PLANT PRIOR TO PLANTING.
  - ALL SHRUB BEDS SHALL HAVE MINIMUM 3" DEPTH SHREDDED FIRE BARK WOOD MULCH-NATURAL COLOR AND/OR SMOOTH WASHED RIVER ROCK, SEE LANDSCAPE PLANS FOR LOCATIONS AND TYPES OF MULCH. A CONTINUOUS LAYER OF APPROVED WEED BARRIER LANDSCAPE FABRIC SHALL BE INSTALLED IN ALL SHRUB BEDS WITH 6" OVERLAP AT SEAMS WITH 4' STAPLES 4' OC. IN ALL DIRECTIONS. DO NOT USE WEED BARRIER WHERE TREES ARE PLANTED IN TURF AREAS.
  - STEEL HEADER BETWEEN GRASS AND SHRUB BEDS/ROCK COBBLE AREAS ETC. SHALL BE HEAVY DUTY STEEL EDGER MIN. 1/4 GA X 4" WITH ROLLED TOP 4 DRAINAGE HOLES 1' MINIMUM ON CENTER. STEEL HEADERS SHALL BE SET LEVEL WITH THE TOP OF THE ADJACENT SOD. NO EDGING SHALL BE USED BETWEEN FIR BARK WOOD MULCH AND GRAVEL/COBBLE MULCH TRANSITIONS.

MAJESTIC ESTATES PROJECT DEVELOPMENT PLAN LANDSCAPE DETAILS

DESIGNED BY: AUH  
DRAWN BY: AUH  
CHECKED BY:

H-SCALE: 1"=30'  
V-SCALE: N/A  
DATE: 5/18/16

SHEET 3 OF 3

JOB NO. 3969901

# MAJESTIC ESTATES

## A PART OF THE NORTHWEST QUARTER OF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN COUNTY OF LARIMER, STATE OF COLORADO

### STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED LAND:  
 LOT 3, AMENDED PLAT OF LOTS 1-4 OF THE LEISTIKOW M.R.D. S-21-92, RECORDED UNDER RECEPTION NO. 20110065177 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER, LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.  
 WHICH ABOVE DESCRIBED LOT CONTAINS AN OVERALL CALCULATED AREA OF 868,230 SQUARE FEET OR 19.932 ACRES, MORE OR LESS.  
 FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST (COLLECTIVELY, "OWNER") HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS "MAJESTIC ESTATES", (THE "DEVELOPMENT") SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THIS PLAT SHALL RUN WITH THE LAND.

### CERTIFICATE OF DEDICATION:

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND THE "EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.  
 EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED.

THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

### PROPERTY OWNER:

SUBURBAN LAND RESERVE, INC.

BY: \_\_\_\_\_  
 NAME, TITLE

STATE OF COLORADO )  
 )s.s.  
 COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF FRONT RANGE VILLAGE COMPANY, LLC FOR

THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

### LIENHOLDER:

\_\_\_\_\_

BY: \_\_\_\_\_  
 NAME, TITLE

STATE OF COLORADO )  
 )s.s.  
 COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_ AS \_\_\_\_\_ OF \_\_\_\_\_ FOR

THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: \_\_\_\_\_

\_\_\_\_\_  
 NOTARY PUBLIC

### NOTICE:

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.



VICINITY MAP  
 1" = 1000'

### MAINTENANCE GUARANTEE:

THE OWNER HEREBY WARRANTS AND GUARANTEES TO THE CITY, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS TO BE CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE OWNER SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE OWNER SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT-RELATED OR BUILDING-RELATED ACTIVITIES. IN THE EVENT THE UNDERSIGNED FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE OWNER. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE OWNER.

### REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE OWNER DOES HEREBY AGREE TO HOLD THE CITY, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED IN CONNECTION WITH THE DEVELOPMENT WHICH IS THE SUBJECT OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE OWNER WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY SHALL NOT BE LIABLE TO THE OWNER OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

### GENERAL NOTES:

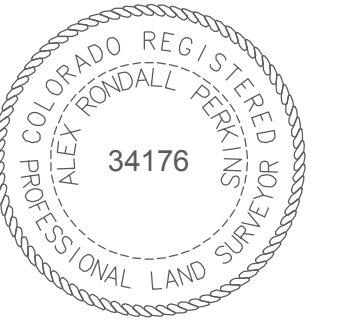
- PER C.R.S. 18-04-508, ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACTS ANY PUBLIC LAND SURVEY MONUMENT OR LAND MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR.
- PER C.R.S. 38-51-106, "ALL LINEAL UNITS DEPICTED ON THIS LAND SURVEY PLAT ARE U.S. SURVEY FEET". ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THE BASIS OF BEARINGS IS THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AT THE WEST END BY A 3-1/2" ALUMINUM CAP STAMPED "LS 16847" AND AT THE EAST END BY AN ORANGE PLASTIC CAP STAMPED "PLS 34176". PER FINAL PLAT OF AMENDED PLAT OF LOTS 1-4 OF THE LEISTIKOW M.R.D. S-21-92, RECORDED UNDER RECEPTION NO. 20110065177, WHICH BEARS S89°56'00"E.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120 - 12-122 OF THE CITY CODE.
- THIS LAND SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LTD. TO DETERMINE OWNERSHIP OF THIS TRACT, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, JR ENGINEERING, LTD. RELIED UPON TITLE COMMITMENT NO. NCS-762130-SLCT, PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED NOVEMBER 09, 2015 AT 5:00 P.M.

### NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE OWNER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS THAT, ALONG WITH THE OBLIGATIONS UNDER THIS PLAT, RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

### SURVEYOR'S STATEMENT:

I, ALEX RONDALL PERKINS, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION; THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.



\_\_\_\_\_  
 ALEX RONDALL PERKINS, PLS  
 COLORADO P.L.S. NO. 34176  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC.

### NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

### ATTORNEY'S CERTIFICATION:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(g) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

ATTORNEY: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

REGISTRATION NO.: \_\_\_\_\_

### APPROVED AS TO FORM, CITY ENGINEER:

BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

\_\_\_\_\_  
 CITY ENGINEER

### PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

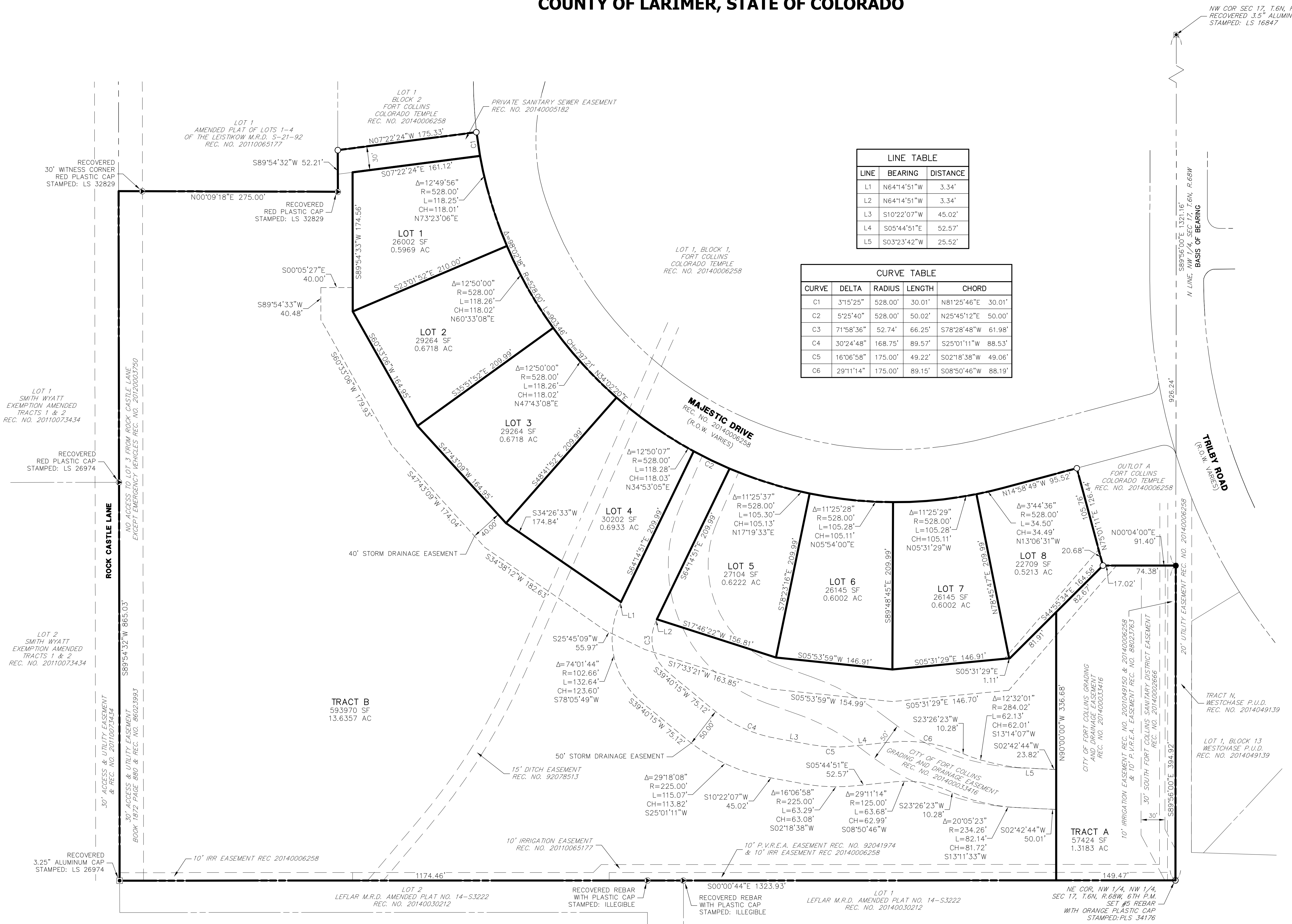
\_\_\_\_\_  
 DIRECTOR OF COMMUNITY DEVELOPMENT AND NEIGHBORHOOD SERVICES

MAJESTIC ESTATES  
 39699.01  
 5/13/2016  
 SHEET 1 OF 2



# MAJESTIC ESTATES

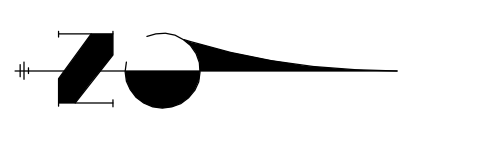
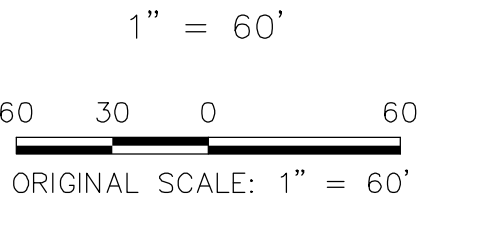
**A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN  
COUNTY OF LARIMER, STATE OF COLORADO**



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N64°14'51"W	3.34'
L2	N64°14'51"W	3.34'
L3	S10°22'07"W	45.02'
L4	S05°44'51"E	52.57'
L5	S03°23'42"W	25.52'

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	3°15'25"	528.00'	30.01'	N81°25'46"E 30.01'
C2	5°25'40"	528.00'	50.02'	N25°45'12"E 50.00'
C3	7°15'36"	52.74'	66.25'	S78°28'48"W 61.98'
C4	30°24'48"	168.75'	89.57'	S25°01'11"W 88.53'
C5	16°06'58"	175.00'	49.22'	S02°18'38"W 49.06'
C6	29°11'14"	175.00'	89.15'	S08°50'46"W 88.19'

- LEGEND**
- = SET #5 REBAR WITH ORANGE PLASTIC CAP STAMPED: PLS 34176
  - = RECOVERED #4 REBAR
  - ▲ = RECOVERED #4 REBAR WITH PLASTIC CAP FURTHER DESCRIBED HEREON
  - = RECOVERED #4 REBAR WITH ALUMINUM CAP FURTHER DESCRIBED HEREON



MAJESTIC ESTATES  
JOB NO. 39699.01  
5/13/2016  
SHEET 2 OF 2



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