



ITEM NO 1
MEETING DATE Aug. 1, 2013
STAFF Seth Lorson

ADMINISTRATIVE HEARING

STAFF REPORT

PROJECT: Rigden Farm, Filing 17 - Project Development Plan, PDP #130015

APPLICANT: Ken Merritt, Landmark Planning
3521 W. Eisenhower Blvd.
Loveland, CO 80537

OWNER: Meritage Homes Inc.
6892 S. Yosemite Ct., Suite 1-201
Centennial, CO 80112

PROJECT DESCRIPTION:

This is a request for consideration of a Project Development Plan (P.D.P.) for Rigden Farm Filing 17. The project is located at the southwest corner of East Drake Road and Ziegler Road on 8.67 acres of undeveloped land.

The project is proposing to replat 52 lots in Rigden Farm Filing 6; 43 alley access single-family detached lots and 9 front access single-family detached lots to be replatted into 57 front access single-family detached lots, for a total net increase of 5 lots. The site is zoned Low Density Mixed-Use Neighborhood (L-M-N) in which single-family lots are permitted subject to administrative review and approval.

RECOMMENDATION: Approval of Rigden Farm, Filing 17 - Project Development Plan, PDP #130015.

EXECUTIVE SUMMARY:

Staff finds that the proposed Rigden Farm, Filing 17 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. is in conformance with the Rigden Farm Overall Development Plan approved by the Planning and Zoning Board on April 15, 1999.

- 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 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

COMMENTS:

1. Background:

The surrounding zoning and land uses are as follows:

Direction	Zone District	Existing Land Uses
North	Low Density Mixed-Use Neighborhood (L-M-N)	Single-family residential
South	Low Density Residential (R-L)	Single-family residential
East	Unincorporated Larimer County	Industrial - Gravel pit
West	Low Density Mixed-Use Neighborhood (L-M-N)	Multi-family residential

Overall Development Plan (ODP)

The Rigden Farm ODP was approved by the Planning and Zoning Board in 1999, and subsequently went through a Minor Amendment in 2002. The amended plan has 14 parcels (A – N) identifying permitted land uses and densities. The proposed replat falls within the L and the M parcels both of which permit single-family dwellings. Block 1 of proposed Filing 17 is within Parcel L and is not proposing an increase in density. Blocks 2 and 3 are within Parcel M and are increasing the total amount of lots by 5 to total 112 lots; a maximum of 158 dwelling units is permitted in Parcel M. (See attachment 4)

2. Compliance with Article 4 of the Land Use Code – Low Density Mixed-Use Neighborhood (L-M-N):

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

A. Section 4.5(B) – Permitted Uses

The proposed land use of Single-family detached dwellings is permitted in the L-M-N District subject to administrative review.

B. Section 4.5(D) – Land Use Standards

- 1) *Density*. Section 4.5(D)(1) requires that a development >20 acres shall have a density between 4 and 9 dwelling units per acre. The project is proposing 57 dwelling units on 8.67 acres for a density of 6.6 dwelling units per acre.
- 2) *Mix of Housing*. Section 4.5(D)(2) requires a minimum of 4 housing types - with no single housing type constituting more than 80% or less than 5% of the total number of dwelling units - for any development over 30 acres which is applied the original Rigden Farm Filing 6 (124 acres). The following charts show the proposed housing types, number of dwelling units (DUs) and percentages for Filing 6 and Filing 6 amended with Filing 17:

Filing 6:

Housing Type	# of DUs	Percentage
Single-family detached front/side loaded garages	238	60%
Single-family detached rear loaded garages	81	20%
Two-family dwellings	28	7%
Multi-family dwellings	53	13%
Total	400	100%

Filing 6 with proposed Filing 17:

Housing Type	# of DUs	Percentage
Single-family detached front/side loaded garages	286	71%
Single-family detached rear loaded garages	38	9%
Two-family dwellings	28	7%
Multi-family dwellings	53	13%
Total	405	100%

C. Section 4.5(E) – Development Standards

- 1) *Streets and Blocks*. Section 4.5(E)(1) requires that the local street system provide an interconnected network of streets and blocks. The

proposed Filing 17 does not alter the existing approved street and block pattern including the mid-block pedestrian connection on Block 2 as required in Div. 4.5(E)(1)(b).

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:

- Sec. 3.2.1(D)(2) requires street trees to be provided in the detached sidewalk parkway at an average spacing of 30 to 40 feet apart. The project is providing street trees at the required intervals as shown in the landscape plan. (See attachment 3)

2) 3.5.2 Residential Building Standards:

- Multiple sections under the topic of residential building standards refer to building setbacks, building height, building design, and garage design. This project is only requesting to plat lots for single-family dwellings. The aforementioned standards will be confirmed at time of building permit application by the City's Zoning Department.
- Sec. 3.2.2(E)(4) requires a minimum lot width of 50 feet for single-family detached dwellings. All the proposed lots in Filing 17 are at least 50 feet in width.

5. Findings of Fact/Conclusion

In evaluating the request for the Rigden Farm Filing 17 Project 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. is in conformance with the Rigden Farm Overall Development Plan approved by the Planning and Zoning Board on April 15, 1999.

C. The P.D.P. complies with relevant standards located in Article 3 – General Development Standards.

D. The P.D.P. complies with relevant standards located in Division 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

RECOMMENDATION:

Staff recommends approval of the Rigden Farm, Filing 17 - Project Development Plan, PDP #130015.

ATTACHMENTS:

1. Applicant's Project Narrative
2. Site Plan
3. Landscape Plan
4. Rigden Farm ODP
5. Rigden Farm Filing 6

**Rigden Farm
LMN Zoning District
Housing Type Analysis
Fort Collins, Colorado**

**Rigden Farm Filing Seventeen
Project Development Plan
Submittal**

April 24, 2013

**Prepared by:
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Rigden Farm LMN Zoning District Housing Type Analysis

Rigden Farm Filing Seventeen PDP Submittal

Introduction

- The proposed Rigden Farm Filing Seventeen Project Development Plan (PDP) is located at the intersection of William Neal Parkway and Zeigler Road and represents a replat of a portion of the Rigden Farm Filing Six Development. The current Filing Six site area is approximately 124 acres and lies entirely within the LMN Zoning District (Low Density Mixed Neighborhood District) and is located in the City of Fort Collins. The approved Filing Six PDP currently provides 4 distinct housing types and allows for a total of 400 dwelling units including 238 - Single Family Detached Front/Side Access Dwellings; 81 Single Family Alley Access Dwellings; 28 - Two Family Dwellings; and 53 - Multi-Family Dwellings. The Rigden Farm Filing Six PDP area can be described as three independent phases of development as follows;
- Filing Six-Phase I (Currently constructed): Includes a total of 145 Dwelling Units and lies west of Chase Drive and south of the City of Fort Collins Foothills Channel and is accessed by William Neal Parkway. Phase I has approximately 95% of all its homes currently constructed and when fully build out it will include 79 - Single Family Front/Side Access Dwellings; 38 - Single Family Alley Access Dwellings; 2 - Two Family Dwellings and 26 - Multi-Family Dwellings.
- Filing Six-Phase II: This part of Filing Six represents the area of development proposed to be partially replated by the Filing Seventeen PDP. The Phase II area is currently approved for a total of 123 Dwelling Units and lies west of Zeigler Road and south of the City of Fort Collins Foothills Channel and is accessed by William Neal Drive. Phase Two is currently approved for 72 - Single Family Front/Side Access Dwellings; 43 - Single Family Alley Access Dwellings; 2 - Two Family Dwellings and 6 - Multi-Family Dwellings.
- Filing Six-Phase III: This area of Filing Six is in the process of being developed and will not be affected by the proposed Filing Seventeen Replat. Phase III lies West of Zeigler Road and north of the Fort Collins Foothills Channel and when developed will include a total of 132 Dwelling Units. Phase three is currently approved for 87 - Single Family Front /Side Access Dwellings; 24 - Two Family Dwellings and 21 - Multi-Family Dwellings.

Filing Seventeen Project Development Plan Proposed Modifications and Housing Types

- The Filing Seventeen PDP is a replat of Lots 220 - 231; Lots 259 - 267; Lots 268 - 298 and Tracts AQ, AR, AV, & AW of Rigden Farm Filing Six. Filing Seventeen proposes to develop a total of 57 - Single Family Detached Front Access Dwelling Units. Currently within this area of Filing Six there are 52 platted lots including 9 - Single Family Detached Front/Side Access Dwellings and 43 - Single Family Detached Alley Access Dwelling Units. The result of the proposed Filing Seventeen replat is that the lots within the Phase II Filing Six area in conjunction with the proposed Filing Seventeen Replat area when approved will provide for a revised Phase II total of 128 Dwelling Units which includes 120 - Single Family Detached Front Access

Dwellings; 2 - Two Family Dwellings; and 6 - Multi-Family Dwellings. This represents a change in the number Phase II Housing Types from 4 Housing Types to 3 Housing Types and an increase in the total number of Phase II units from 123 to 128 Dwelling Units thus increasing the total number of allowed units within the entire combined Filing Six and Filing Seventeen areas from 400 to 405 Dwelling Units. As a result of the proposed changes in the Filing Six Housing Types as well as the additional five (5) Single Family units being proposed, the City has requested that the applicant perform a comprehensive Housing Type Analysis within the LMN Zoning District of the Rigden Farms Development. This Housing Type Analysis is intended to demonstrate that the modifications proposed by the Filing Seventeen Development do not adversely affect the overall Land Use Characteristics of the LMN Zoning District of the Rigden Farm Development and shall also demonstrate that the LMN Zoning District within the Rigden Farm Development is in compliance with all current City Land Use requirements as set fourth in Section 4.5(D)(2) of the City's Land Use Code.

LMN Zoning District Housing Analysis, Approach and Findings

- At the October 31, 2012 Conceptual Review Meeting the Current Planning Department specified the following Development Criteria must be applied to the proposed Rigden Farm Filing Seventeen PDP.
 - 1) *The proposed replatting is required to be in compliance with the approved PDP and ODP for density, mix of housing types, and garage standards.*
 - 2) *The replatting will require that the project comply with the LMN Zoning; specifically the section referencing mix of housing types 4.5(D)(2)(a).*
 - 3) *This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards.*
 - 4) *The replatting will require that the project comply with the LMN Zoning; specifically Section 4.5(D)(2)(d) which states that no single housing type shall constitute more than 80% or less than 5% of the total number of dwelling units.*
 - 5) *If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal per Section 2.8.2 of the LUC.*

The Applicant's response to the City's Specific Development Criteria mentioned is as follows:

- The Housing Type being proposed by the Filing Seventeen PDP, Single Family Detached Front Access Dwelling Units, are in compliance with those land uses approved for both the Rigden Farm ODP and the existing approved Filing Six PDP. However, the Filing Seventeen PDP will only include one (1) Housing Type, Single Family Detached Front Access Dwelling Units and as such, in order to meet the City's Land Use Criteria set forth in Section 4.5(D)(2)(a), which states that a minimum of four (4) Housing Types are required for development containing thirty (30) acres or more it is necessary that we consider all of the original Filing Six land area; along with the proposed Filing Seventeen area in our analysis. In doing so we find that Filing Six; in

conjunction with the proposed Filing Seventeen PDP; shall contains all four (4) Housing Types required by 4.5(D)(2)(a). The Mix of Housing Types provided throughout the Filing Six and Filing Seventeen PDP land area after the approval of the Filing Seventeen PDP will be as follows: 286 Single Family Detached Front/Side Access Dwellings; 38 Single Family Detached Alley Access Dwellings; 28 Two Family Dwellings; and 53 Multi-Family Dwellings for a total of 405 Dwelling Units.

Thus, Development Criteria numbers 1 and 2 stated above by the City can be determined to have been met and the Filing Seventeen PDP can be determine to be in full compliance with the approved Rigden Farm ODP, Filing Six PDP as well as the City's Land Use Code Section 4.5(D)(2)(a).

- The proposed Filing Seventeen development will also be in full compliance with all applicable General Development Standards stated in Article 3 of the Fort Collins Land Use Code (LUC) and as such no Modification of Standards from Article 3 of the City's LUC are required in order to support the proposed Filing Seventeen PDP.

Thus, Development Criteria number 3 stated above by the City can also be determined to have been met and Criteria number 5 stated above is not applicable since there will be no need for any Modifications of Standards for the proposed development.

- In order to comply with Development Criteria number 4 specifically Section 4.5(D)(2)(d), which states that *"no single housing type shall constitute more than 80% or less than 5% of the total number of dwelling units"*, it was necessary to consider the entire LMN Zoning District within the Rigden Farm ODP development area. In doing so we find that the LMN Zoning District within the Rigden Farm ODP is comprised of approximately 220 acres and has seven (7) approved Filings/PDP's, (see the attached exhibits). The total number of Units and Mix of Housing Types allowed within the LMN Zoning District area of the Rigded Farm Development after the approval of Filing Seventeen will be as follows: 403 - Single Family Detached Front/Side Access Dwellings; 89 - Single Family Detached Alley Access Dwellings; 36 - Two Family Dwellings; and 350 - Multi-Family Dwellings. The mix of 4 Housing Types within the entire Rigden Farm LMN Zoning District area is maintained and is not affected by the proposed Filing Seventeen PDP and meets the intent of the City's Land Use Code requirement stated in Section 4.5(D)(2)(a).

Thus, Development Criteria number 4 stated above by the City can be met based upon analyzing the entire LMN Zoning District of the Rigden Farm Development Area. After the approval of Filing Seventeen and in conjunction with all other previously approved PDP Filings within the LMN Zoning District, Rigden Farms can be determined to be in compliance with Section 4.5(D)(2)(d) of the City's Land Use Code as well. This Development Criteria requires that no single housing type comprises more than 80% of the total number of dwelling units. When analyzing the total number of dwellings within the entire LMN Zoning District of Rigden Farm you find that the Housing Types provided are as follows: Single Family Detached Housing Units which is comprised of both front/side & alley access units equal 55.8% of the total number of dwelling units, and Multi-Family Housing Units comprise 40.2% of the total number of dwelling units. Section 4.5(D)(2)(d) also requires that no one housing type make up less than 5% of the total number of dwelling units as well. This criteria can also be determined to be in

substantially compliance with the City's Land Use Code, however the total number of Two Family Dwelling Units within the LMN Zoning District of Rigden Farm does fall somewhat short of the 5% minimum as required equaling only 4.1% of the total number of units. It is important to note however that this is an existing deficiency which currently exists relative to the minimum percent of any one Housing Type within the LMN Zone of the Rigden Farm and is not a development criteria which is affected by the proposed Filing Seventeen PDP.

For further details related to this analysis refer to the attach LMN Zoning District Housing Matrix for a complete housing summary for each Filing within the LMN Zoning District.

Attached Rigden Farm ODP and Analysis Exhibits

- Rigden Farm Filing Seventeen PDP Exhibit Cover Page.
- Site Vicinity Map showing the boundaries of the Rigden Farm Overall Development Plan.
- Rigden Farm Overall Development Plan and City Zoning Map.
- LMN Zoning District and PDP Filing Maps as Currently Approved.
- LMN Zoning District and PDP Filing Map with the Proposed Filing Seventeen PDP.
- Rigden Farm LMN Zoning District Housing Analysis Matrix.

Rigden Farm Filing Seventeen PDP Zoning Analysis Exhibits

**Applicant:
Meritage Homes**

PLANNING CONSULTANT : KEN MERRITT, APA, RLA



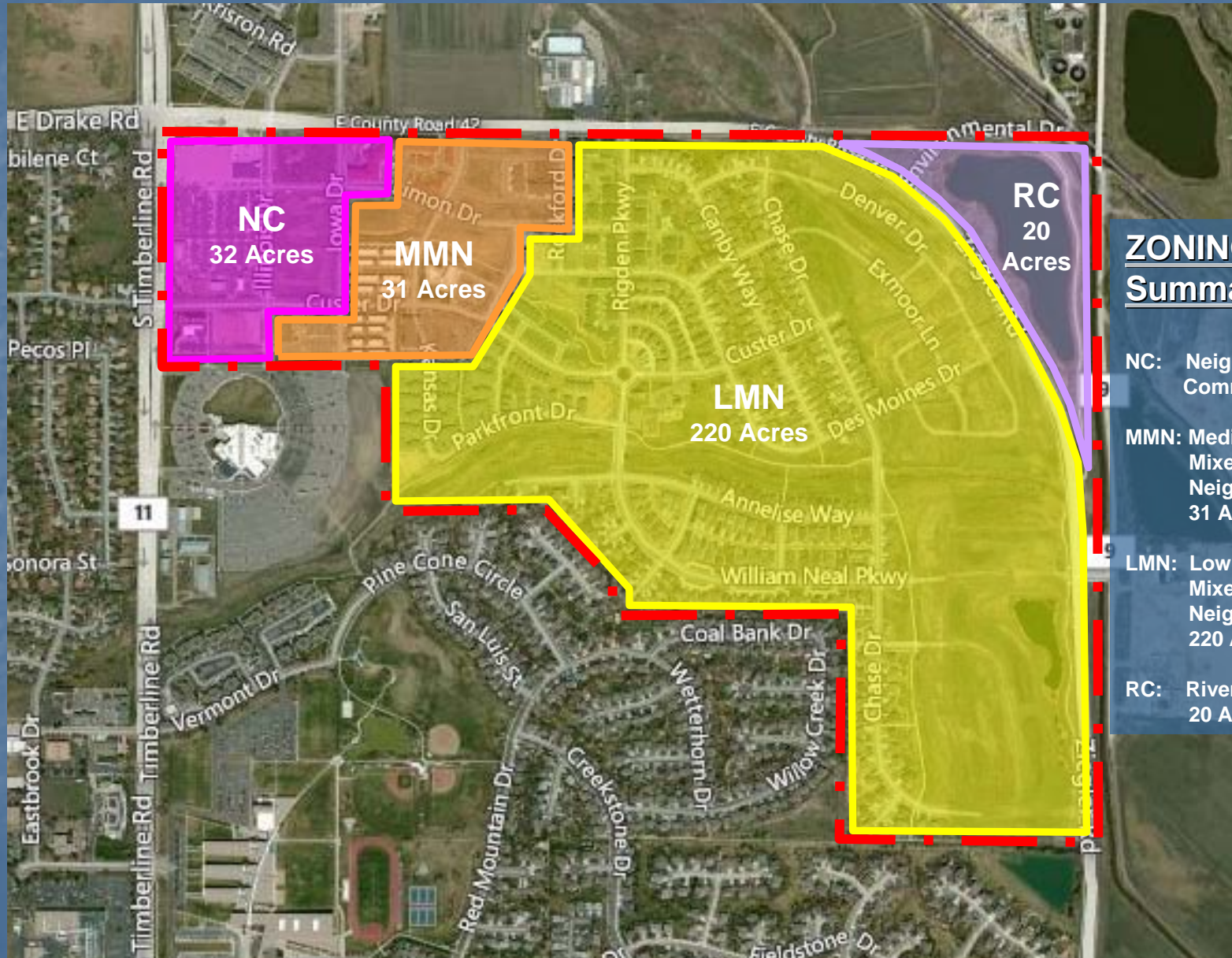
Rigden Farm Filing Seventeen Zoning Analysis

Site Vicinity Map



Rigden Farm Filing Seventeen Zoning Analysis

Overall Development Plan & City Zoning Map



ZONING DISTRICT Summary:

NC: Neighborhood Commercial, 32 Acres.

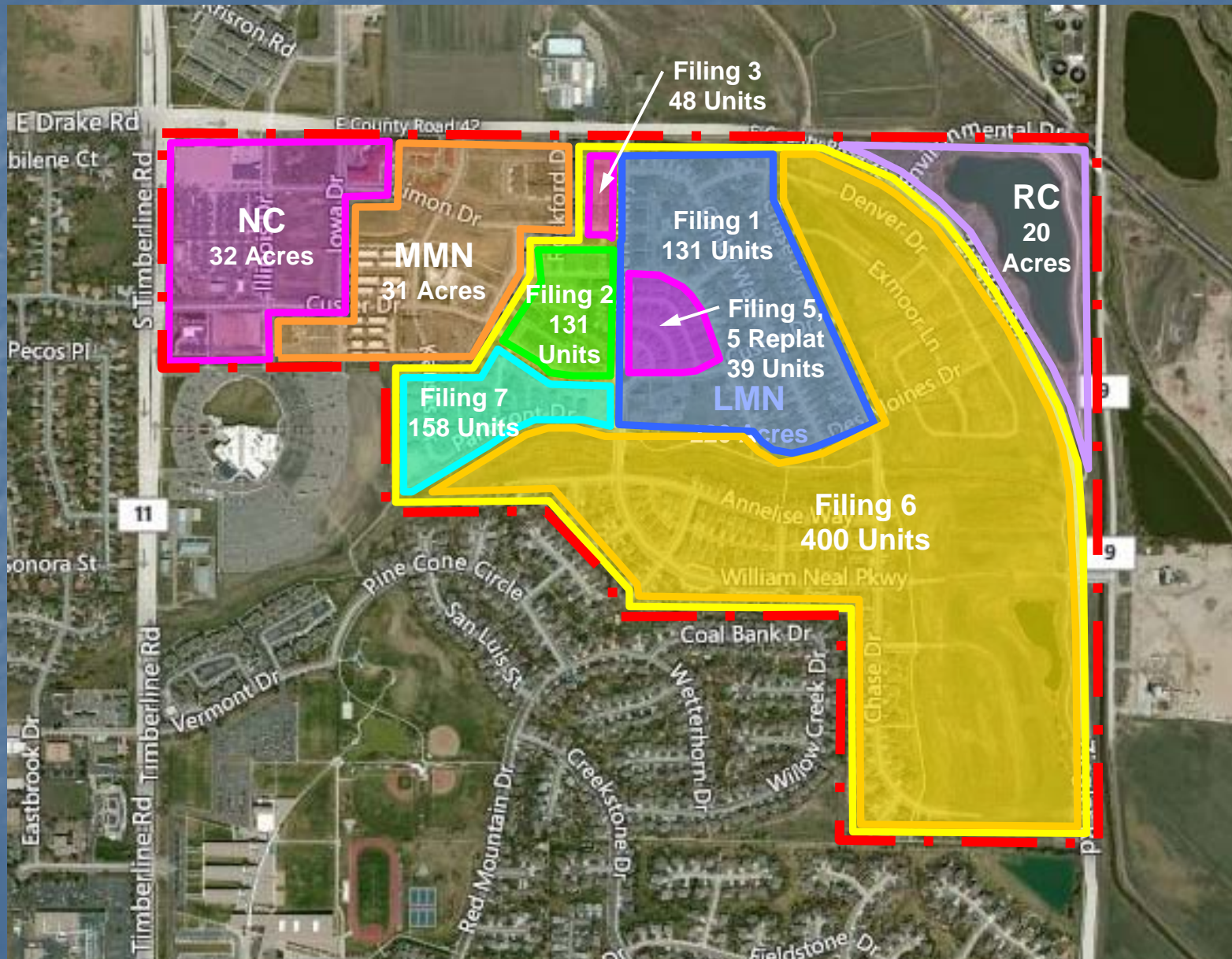
MMN: Medium Density Mixed Use Neighborhood, 31 Acres

LMN: Low Density Mixed Use Neighborhood, 220 Acres

RC: River Conservation, 20 Acres

Rigden Farm Filing Seventeen Zoning Analysis

LMN Zoning District & PDP Filing Map as Currently Approved



Rigden Farm Filing Seventeen Zoning Analysis

LMN Zoning District & PDP Filing Map with Proposed Filing 17 Replat



RIGDEN FARM LMN ZONING DISTRICT HOUSING TYPE MATRIX

FILING NUMBER	HOUSING TYPES									
	SINGLE FAMILY FRONT/SIDE ACCESS		SINGLE FAMILY DETACHED ALLEY ACCESS		TWO FAMILY UNITS		MULTI-FAMILY UNITS		TOTAL NUMBER OF UNITS PER FILING	
FILING #1	117				8		6		131	
FILING #2							97		97	
FILING #3							48		48	
FILING #5			24				10		34	
REPLAT OF FILING #5			5						5	
FILING #7			22				136		158	
APPROVED FILING #6	238		81		28		53		400	
AFTER PROPOSED REPLAT OF FILING #6		286		38		28		53		405
TOTAL # OF UNITS PER HOUSING TYPE	355		132		36		350		873	
		403		89		36		350		878
% OF HOUSING TYPE BASED ON TOTAL	40.7%		15.1%		4.1%		40.1%		100%	
		45.9%		10.1%		4.1%		39.9%		100%
TOTAL % OF SINGLE FAMILY DETACHED UNITS (FRONT/SIDE & ALLEY ACCESS)	487 UNITS 55.8% OF TOTAL									
			492 UNITS 56.0% OF TOTAL							

NOTES:

- PER THE CITY OF FORT COLLINS LAND USED CODE 4.5 (D) (2) (a) **A MINIMUM OF FOUR (4) HOUSING TYPES SHALL BE REQUIRED** ON ANY SUCH PROJECT DEVELOPMENT PLAN CONTAINING THIRTY (30) ACRES OR MORE.
- PER THE CITY OF FORT COLLINS LAND USE CODE 4.5 (D) (2) (d) **A SINGLE HOUSING TYPE SHALL NOT CONSTITUTE MORE THAN 80% OR LESS THAN 5% OF THE TOTAL NUMBER OF DWELLING UNITS.**

Rigden Farm Filing Seventeen Project Development Plan**Introduction and Project Development Plan Proposal**

- The proposed Rigden Farm Filing Seventeen Project Development Plan (PDP) is generally located at the intersection of William Neal Parkway and Zeigler Road and represents a replat of portions of the Rigden Farm Filing Six development area. The 124 acre Filing Six PDP was originally approved in 2002 and currently provides for 4 distinct housing types and allows for a total of 400 Dwelling Units including: 238 - Single Family Detached Front/Side Access Dwellings; 81 Single Family Alley Access Dwellings; 28 - Two Family Dwellings; and 53 - Multi-Family Dwellings.
- The area proposed to be replated within Filing Six shall be referred to hereafter as the Phase Two Development Area: The Filing Six Phase II area is currently approved for a total of 123 Dwelling Units and lies west of Zeigler Road and south of the City of Fort Collins Foothills Channel and is accessed by William Neal Drive. Phase Two of Filing Six is currently approved for 72 - Single Family Front/Side Access Dwellings; 43 - Single Family Alley Access Dwellings; 2 - Two Family Dwellings and 6 - Multi-Family Dwellings.
- The Filing Seventeen PDP is a replat of Lots 220 - 231; Lots 259 - 267; Lots 268 - 298 and Tracts AQ, AR, AV, & AW of Rigden Farm Filing Six. Filing Seventeen proposes to develop a total of 57 - Single Family Front Access Dwelling Units; currently there are 52 plated lots including 9 - Single Family Front/Side Access Dwellings and 43 - Single Family Alley Access Dwelling Units. The result of this replat is that the lots within the Filing Six Phase II area in conjunction with the proposed Filing Seventeen Replat when approved will provide for a revised Phase II total of 128 Dwelling Units which includes 120 - Single Family Front Access Dwellings; 2 - Two Family Dwellings; and 6 - Multi-Family Dwellings. This represents a change in the number of Housing Types in the Phase II area from 4 Housing Types to 3 Housing Types due to the elimination of the Single Family Alley Access Dwellings and an increase in the total number of Phase II units from 123 to 128 Dwelling Units thus increasing the total number of allowed units within the entire combined Filing 6 and Filing 17 areas from 400 to 405 Dwelling Units. As a result of the proposed changes in the Filing Six Housing Types as well as the additional five (5) Single Family units being proposed, the City has requested that the applicant perform a comprehensive Housing Type Analysis within the LMN Zoning District of the Rigden Farms Development. The Housing Type Analysis is intended to demonstrate that the modifications in Housing Type brought about by the proposed Filing Seventeen does not adversely affect the overall Land Use Characteristics of the LMN Zoning District of the Rigden Farm Development and shall also demonstrate that the LMN Zoning District within the Rigden Farm Development is in compliance with all current City Land Use requirements set fourth in Section 4.5(D)(2) of the City's Land Use Code. Refer to the LMN Zoning District Housing Type Analysis for further detail related to this matter.

Development Phasing

- Filing Six-Phase I: This area of Filing Six is currently developed and includes a total of 145 Dwelling Units and lies west of Chase Drive and south of the City of Fort Collins Foothills Channel and is accessed by William Neal Parkway. Approximately 95% of all Phase I homes are currently constructed and when fully build-out Phase I will include 79 - Single Family Front/Side Access Dwellings; 38 - Single Family Alley Access Dwellings; 2 - Two Family Dwellings and 26 - Multi-Family Dwellings.
- Filing Six & Filing Seventeen-Phase II: This Phase II area represents the portion of the Filing Six development proposed to be partially replatted by the Filing Seventeen PDP. The Phase II area is currently approved for a total of 123 Dwelling Units and lies west of Zeigler Road and south of the City of Fort Collins Foothills Channel and is accessed by William Neal Drive. Phase II when replatted will allow for a total of 128 Dwelling Units including 120 - Single Family Front Access Dwellings; 2 - Two Family Dwellings and 6 - Multi-Family Dwellings.
- Filing Six-Phase III: This area of Filing Six is in the process of being developed and will not be affected by the proposed Filing Seventeen Replat. Phase III lies West of Zeigler Road and north of the Fort Collins Foothills Channel and when developed will include a total of 132 Dwelling Units. Phase three is currently approved for 87 - Single Family Front /Side Access Dwellings; 24 - Two Family Dwellings and 21 - Multi-Family Dwellings.

Property & Development Ownership

- The property within the Filing Seventeen development area is owned and shall be developed by Meritage Homes of Colorado Inc. and when developed each residential lot will be sold to individual Lot/Home owners. All Open Space Tracks within the Filing Seventeen development area will be owned and maintained by the Rigen Farm Master Home Owners Association.

Site Planning & Landscape Design

- **Street Tree and Open Space Planting** – Along all public roadways directly adjacent to the Filing Seventeen street trees shall be planted within the proposed curb side tree lawn (parkway). Street tree locations and tree species within the Filing Seventeen tree lawn will be coordinated with and based upon the currently approved Filing Six Landscape Plans with only minor adjustments being made to tree locations based upon new driveway and utility service locations for Filing Seventeen. All other tree lawn and open space planting associated with Filing Six shall be landscaped as currently approved by the 2002 Filing Six PDP Landscape Plans. The proposed street tree plantings shall be provided in the quantity and size required by the City's Landscape Standards in order to add to the urban tree canopy of the immediate area. Additional tree plantings will also be interspersed throughout a 12 foot wide Rear Yard Landscape Buffer located along the rear of Lots 1 through Lots 31, Block 2 of Filing Seventeen.

- **Landscape Standards** – It is the intent of the developer to landscape the site to meet or exceed the City's standards for tree lawn and open space landscaping. All areas within Filing Seventeen that are landscaped shall be irrigated with a permanent automatic underground irrigation system unless they are intended to be non-irrigated. 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, a minimum of two growing season.
- **Existing Trees** – There are no existing trees within the Filing Seventeen development area. Any existing trees within other areas of Filing Six not affected by this replat shall be protected or removed and mitigated as required by the current approved 2002 Filing Six Project Development Plans.
- **Sensitive Natural Habitat Areas** – There are no existing Sensitive Natural Habitat Areas within the Filing Seventeen development area. Any existing Sensitive Natural Habitat within other areas of Filing Six not affected by this replat shall be protected or enhanced as required by the current approved 2002 Filing Six Project Development Plans.
- **Pedestrian Walkways** – Walkways within the Filing Seventeen development area 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 throughout the Filing Six and Filing Seventeen development and will connect as planned to other existing pedestrian points of connection within the overall Filing Six and greater Riden Farm development area.
- **Vehicular Site Access** – The locations of all public roadways and vehicular accesses to the Filing Seventeen development area is based on the previously approved access and street layout provided by the 2002 Filing Six Project Development Plan. Filing Seventeen does however propose to eliminate the currently approved Private Alley's located along the rear lots of what is now being designated as Lots 1-12, Block 1 and Lots 1-31, Block 2. The Filing Six PDP currently designates these lots as Single Family Detached Rear Alley Access. These lots are now being proposed to be Single Family Detached Front Access Lots. The existing platted Private Alley Easement at the rear of Lots 1-12, Block 1 will be vacated by the Filing Seventeen Plat and the 12 foot wide land area shall be absorbed into each of the individual private lots. As a result of the elimination of the rear alley along Lots 7-12, Block 1 these now have garages fronting onto a designated collector road, as such access to these lots is proposed to be provided via a 20 foot wide Private Access Drive and Access Easement located along the front of Lots 7-12, Block 1. This Private Access Drive will connect at the east and west end with William Neal Parkway and shall be owned and maintained by the Riden Farm Home Owners Association. No direct access to William Neal Parkway will be allowed from Lots 7-12, Block 1. Filing Seventeen also proposes to eliminate the Private Alley and Access Easement along the rear of Lots 1-31, Block 2. The 12 foot wide Private Alley Drive and Access Easement will be replatted as an Open Space Tract and serve as a 12 foot wide Rear Yard Landscape Buffer between these lots. The landscape buffer will be planted with tress and turf and irrigated with a permanent underground irrigation system and shall be owned and maintained by the Riden Farm Home Owners Association.

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 residential uses 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 Filing Seventeen.
- **Architectural Character** – The architecture of Filing 17 will be compatible with and enhance the existing standards of quality of the overall Rigden Farm Development. The developer proposes six (6) different home models and each model will provide a minimum of three (3) distinct architectural styles and elevations for perspective home buyer to choose from.
- **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 in the Filing Seventeen development area will be a combination of one and two story structures.
- **Building Materials** – The Rigden Farm Development and more particularly the portions of Filing Six that are currently constructed has established a distinct architectural theme, building style, materials and colors within the existing neighborhood. Therefore the developers of Filing Seventeen propose utilizing a similar design theme and construction materials. Similar building forms, architectural detailing, color and texture, shall be utilized in order to enhance the overall architectural experience of 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 LMN Zoning District. Affects of this project on access to sunlight and affect 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

- Filing 17 Construction Start: Spring 2013
- Filing 17 Construction Completion: Summer 2013
- Construction of Homes within the Filing 17 Development Area is anticipated to begin the Summer or Early Fall 2013.

LEGAL DESCRIPTION:

THE UNDERSIGNED, BEING ALL THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT: BEING A REPLAT OF ALL OF LOTS 220 THRU 231, LOTS 259 THRU 298, TRACT AQ, TRACT AR, TRACT AV, & TRACT AW, RIGDEN FARM FILING NUMBER 6, RECORDED UNDER RECEPTION NO. 20040051421, LARIMER COUNTY, COLORADO

PROJECT NOTES:

- THIS PROJECT DEVELOPMENT PLAN IS BEING SUBMITTED AS PART OF A LARGER SUBDIVISION PLAT BEING SUBMITTED.
- COMMON OPEN SPACE AREAS, PRIVATE DRIVES, ARTERIAL STREETSCAPES, AND COLLECTOR STREETSCAPES WILL BE MAINTAINED BY RIGDEN FARM HOME OWNERS' ASSOCIATION.
- ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDE FIRE AUTHORITY STANDARDS.
- HOUSING TYPES: 1) SINGLE-FAMILY DETACHED DWELLINGS WITH FRONT ACCESS GARAGES AND LOTS GREATER THAN 4000 S.F.
- ALL DWELLING UNITS SHALL BE SETBACK FROM NON-ARTERIAL STREETS AS PER LAND USE CODE 3.5.2 (D)(2)
- ALL DWELLING UNITS SHALL BE SETBACK FROM SIDE AND REAR LOT LINES AS PER LAND USE CODE 3.5.2. (D)(3).
- THE GARAGE DOORS OF ALL RESIDENTIAL DWELLING UNITS WILL BE RECESSED AT LEAST 4 FEET BEHIND EITHER THE FRONT FACADE OF THE GROUND FLOOR LIVING AREA PORTION OF THE DWELLING OR A COVERED PORCH, AS PER LAND USE CODE, SECTION 3.5.2.E.
- GARAGE DOORS SHALL BE SETBACK 20' MINIMUM FROM PROPERTY LINE AT BACK OF SIDEWALK OR BACK OF PRIVATE DRIVE AS PER 3.5.2 (D)(2).
- GARAGE DOORS SHALL NOT COMPRISE MORE THAN FIFTY PERCENT OF THE GROUND FLOOR STREET FACING LINEAR BUILDING FRONTAGE. CORNER LOTS ARE EXEMPT FROM THIS STANDARD.
- NO ACCESS TO INDIVIDUAL LOTS IS PERMITTED FROM ARTERIAL STREETS (16.2.0).
- RESIDENTIAL SETBACKS FROM NON-ARTERIAL STREETS SHALL BE A MINIMUM AS PER AS PER LAND USE CODE, SECTION 3.5.2.(D)(2)&(3).
- SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
- ADEQUATE SECURITY LIGHTING FOR RESIDENTIAL DWELLING UNITS IS TO BE PROVIDED BY STANDARD STREET LIGHTS AND INDIVIDUAL PORCH LIGHTS.
- THE MINIMUM LIGHTING LEVELS FOR WALKWAYS IN RESIDENTIAL AREAS WILL BE 0.5 FOOT CANDLES.
- SEE GRADING AND DRAINAGE PLANS FOR ALL PERMANENT AND TEMPORARY DRAINAGE COURSES AND STRUCTURES.
- ALL CITY OF FORT COLLINS FOOTHILLS CHANNEL PEDESTRIAN/BICYCLE TRAIL MID BLOCK STREET CROSSINGS SHALL BE RAISED, STAMPED COLORED ASPHALT. ALL OTHER CROSSINGS SHALL BE ENHANCED. SEE SITE PLANS FOR LOCATION.
- IF AND WHEN TRANSFORT SERVES THE INTERNAL STREETS OF RIGDEN FARM WITH BUS SERVICE, THE LOCATION AND PLACEMENT OF TRANSIT STOPS WILL BE DETERMINED.
- THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE: (1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS. (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER. FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

COST OF MAINTENANCE & OPERATION:

ALL RESPONSIBILITIES AND MAINTENANCE AND COSTS OF OPERATION AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PDP AND/OR PLAT SHALL BE BORNE EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH OR BY THE OWNERS OF SAID PROPERTY, 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.

PROJECT DEVELOPMENT PLAN
RIGDEN FARM FILING SEVENTEEN

BEING A REPLAT OF LOTS 220 THRU 231; 259 THRU 298 & TRACTS
AQ, AR, AV, & AW OF RIGDEN FARM FILING SIX
FORT COLLINS, COLORADO

SUBMITTAL: APRIL 24, 2013

OWNER:

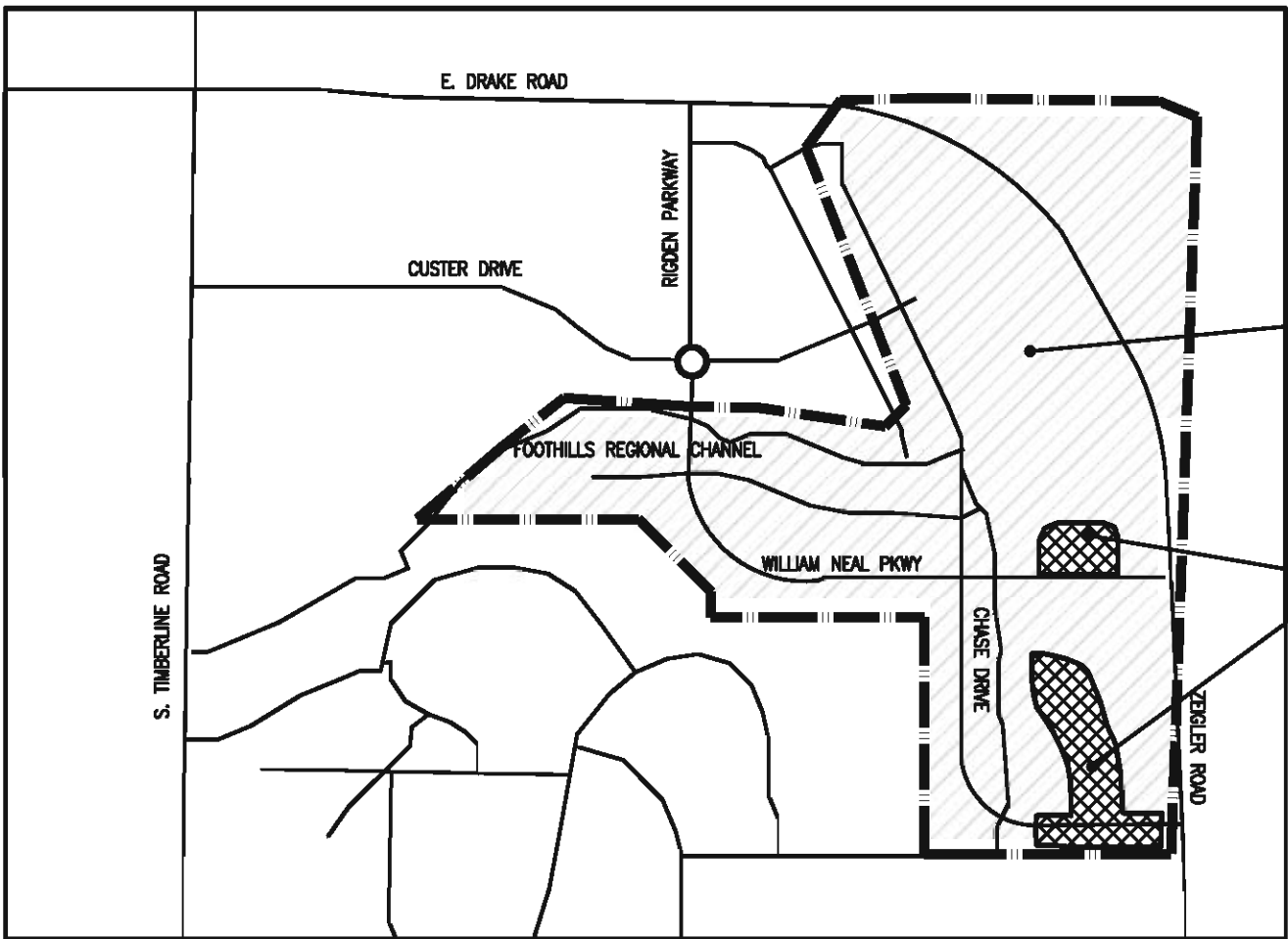
MERITAGE HOMES INC.
6842 SOUTH YOSEMITE COURT, SUITE 1-201
CENTENNIAL, COLORADO, 80112
CONTACT: GLENN NIER
PHONE: 303-406-4925 (OFFICE)

PLANNER & LANDSCAPE ARCHITECT

LANDMARK ENGINEERING LTD.
5921 WEST EISENHOWER BLVD.
LOVELAND, COLORADO, 80537
CONTACT: KEN MERRITT, AIA, PLA
PHONE: 970-290-1900 (CELL)
970-667-6286 (OFFICE)

CIVIL ENGINEERING

2900 SOUTH COLLEGE AVENUE, SUITE 5D
FORT COLLINS, COLORADO, 80525
CONTACT: MICHAEL BRAKE, PE, PLS
TIM HALOPOFF, PE
PHONE: 970-217-4411 (MICHAEL)
970-817-1010 (TIM)



VICINITY MAP

SCALE 1"=1000'



OWNER'S CERTIFICATION

THE UNDERSIGNED DOES HEREBY CERTIFY THAT I AM THE LAWFUL OWNER OF REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

GLENN NIER FOR MERITAGE HOMES INC. DATE

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME

THIS DAY OF A.D., 20 BY

(PRINT NAME)

AS

MY COMMISSION EXPIRES:

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC ADDRESS

PLANNING CERTIFICATE

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO

ON THIS DAY OF A.D., 20

DIRECTOR OF PLANNING

LAND USE DATA

CURRENT ZONING : LMN-LOW DENSITY MIXED USE NEIGHBORHOOD DISTRICT
TOTAL DWELLING UNITS : 51 SINGLE FAMILY DETACHED DWELLING UNITS
GROSS DENSITY: 6.03 DU/AC (BASED ON 4.45± ACRE PDP SITE AREA)

LAND AREA	SQUARE FEET	ACRES	% OF TOTAL SITE AREA
TOTAL PDP SITE AREA	411,790.29 SF	9.45 AC	100%
PUBLIC ROW STREETS (ALL PUBLIC ROW PREVIOUSLY DEDICATED BY FILING 6 PLAT)	0	0	0%
TOTAL RESIDENTIAL LOT AREA (EXCLUDES TRACTS A,B,C & D)	371,708.29 SF	8.61 AC	91.72%
ESTIMATED BUILDING COVERAGE ON ALL RESIDENTIAL LOTS (AVERAGE GFA OF HOUSE & GARAGE)	98,125 SF	2.25 AC	N/A
PRIVATE DRIVES (TRACT A)	4,703 SF	.21 AC	2.33%
COMMON OPEN SPACE (TRACTS B,C & D)	24,379 SF	.56 AC	5.92%

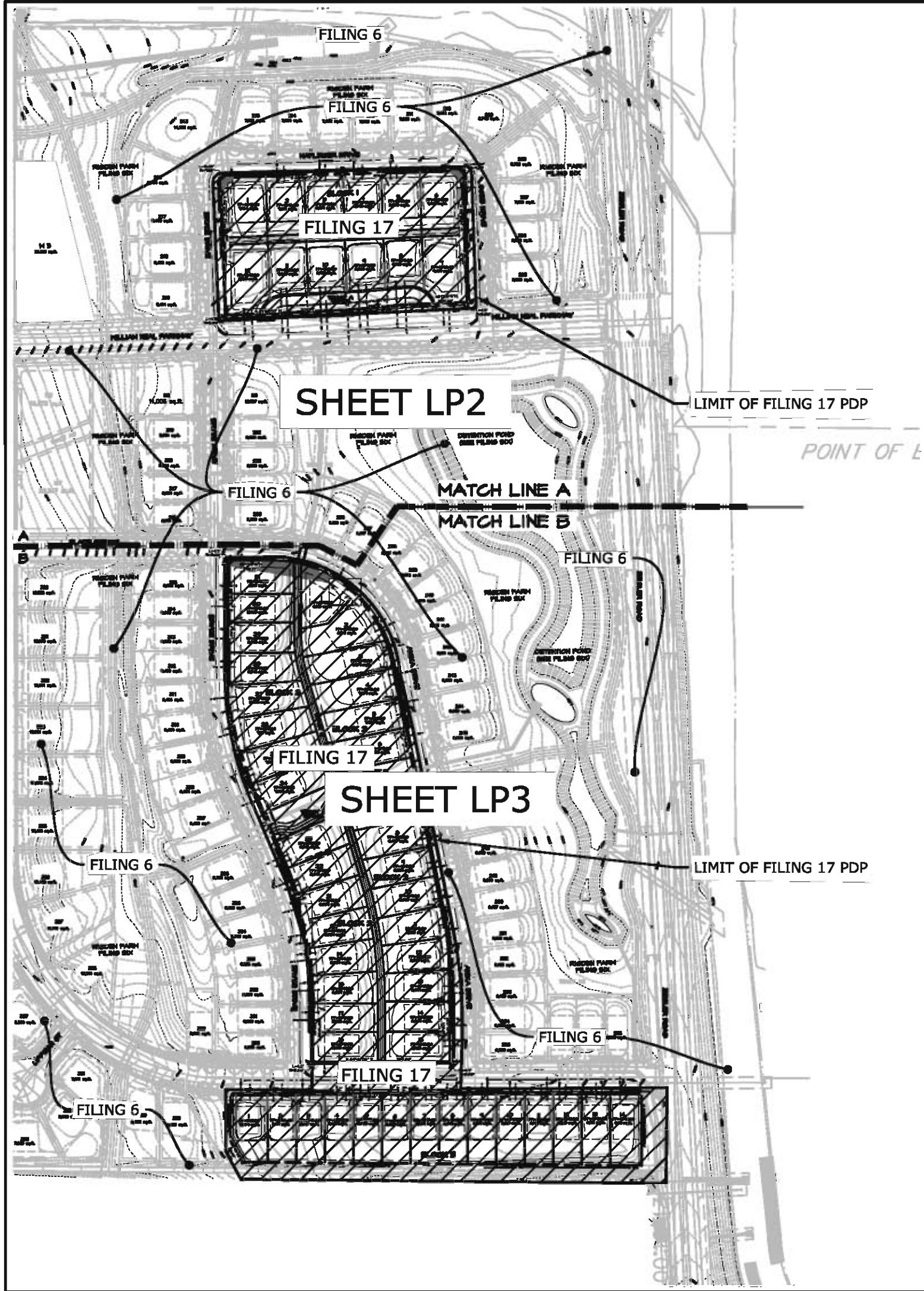
UNIT TYPE SUMMARY

UNIT TYPE	NUMBER OF UNITS	PERCENTAGE OF UNITS
SINGLE FAMILY DETACHED UNITS (FRONT ACCESS GARAGES)	51	100%

AVERAGE LOT SIZE - 7,224 ±SF
AVERAGE UNIT SIZE - 2,080 ±SF
RANGE OF UNIT SIZE - 1608 SF TO 2340 SF (2-4 BEDROOM UNITS)

SHEET INDEX

SP1	TITLE SHEET, LAND USE DATA & NOTES
SP2	SITE PLAN
SP3	SITE PLAN
LP1	LANDSCAPE NOTES & PLANT LIST
LP2	LANDSCAPE PLAN
LP3	LANDSCAPE PLAN



SITE PLAN KEY MAP

SCALE 1"=200'

REVISIONS	By	Date
Description		

Landmark Engineering
Engineers Planners Surveyors Architects Geotechnical
3521 West Eisenhower Blvd., Loveland, Colorado 80537
(970) 667-6286 Fax (970) 667-6286
www.landmarkid.com

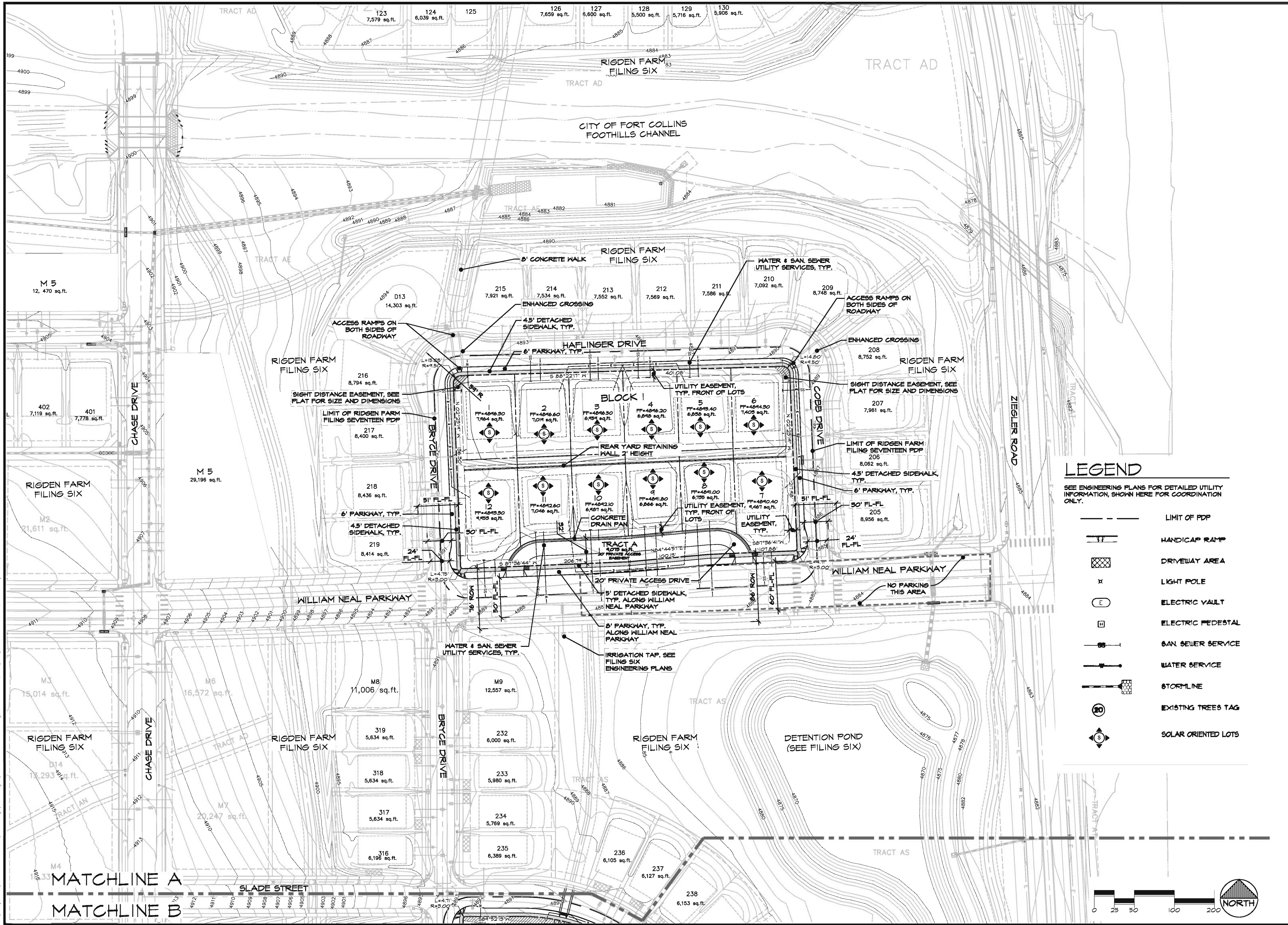
DATE: APR. 24, 2013
SCALE: AS NOTED
DRAWN: BRW/DS
DESIGNED: KM
APPROVED: KM

CLIENT: MERITAGE HOMES INC.
TITLE: RIGDEN FARM FILING SEVENTEEN
PROJECT DEVELOPMENT PLAN
TITLE SHEET, LAND USE DATA & NOTES

JOB NO.: JRENGI
3B3A-02-200

SHEET
SP1 of 6

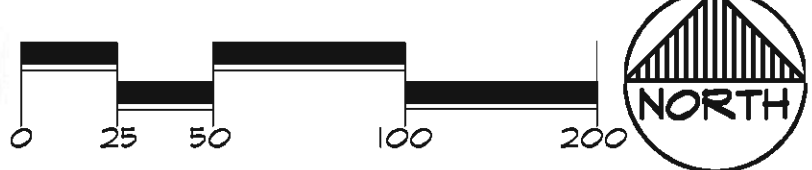
F:\Projects\RIGDEN FARM\Drawings\SH-T-SITE PLAN.dwg, SITE PLAN, 04/24/13 9:33:29AM, bethony



LEGEND

SEE ENGINEERING PLANS FOR DETAILED UTILITY INFORMATION, SHOWN HERE FOR COORDINATION ONLY.

- LIMIT OF PDP
- HANDICAP RAMP
- DRIVEWAY AREA
- LIGHT POLE
- ELECTRIC VAULT
- ELECTRIC PEDESTAL
- SAN SEWER SERVICE
- WATER SERVICE
- STORMLINE
- EXISTING TREES TAG
- SOLAR ORIENTED LOTS



CLIENT: MERITAGE HOMES INC.

JOB NO.: JRENGI

3B3A-02-200

SHEET SP2 OF 6

DATE: APR. 24, 2013

SCALE: 1"=50'

DRAWN: BRW/DS

DESIGNED: KM

APPROVED: KM

Landmark Engineering

Engineers Planners Surveyors Geotechnical

3521 West Eisenhower Blvd., Loveland, Colorado 80537

(970) 687-6250 Fax (970) 687-6256

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REVISIONS	By	Date

Description

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LANDSCAPE CONCEPT:

TREE PLANTING IN PUBLIC RIGHTS OF WAY AND OPEN SPACES ARE BASED ON THE FOLLOWING PRINCIPLES:

ADAPTATION TO SITE CONDITIONS:
A CONSCIOUS EFFORT HAS BEEN MADE TO MAXIMIZE THE DIVERSITY OF SPECIES USED WITHIN THE CONTEXT OF A UNIFIED DESIGN. IT IS HOPED THAT SPECIES DIVERSITY WILL PROVIDE SOME INSURANCE AGAINST POSSIBLE FUTURE DISEASE OR INSECT PROBLEMS THAT MAY BE PARTICULAR TO A SINGLE TREE SPECIES OR CULTIVAR. WHEN POSSIBLE SEVERAL CULTIVARS OF A SINGLE SPECIES HAVE BEEN USED.

SCALE:
IN AREAS WHERE THEY CAN BE ACCOMMODATED, SHADE TREES ARE SPECIFIED. WE ANTICIPATE THAT A SIGNIFICANT CANOPY WILL DEVELOP ALONG STREET CORRIDORS OVER TIME - PROVIDING A UNITY TO THE PROJECT AS WELL AS PROVIDING COOLING AND SHADE. ALONG LOCAL STREETS SMALLER SCALE SHADE TREE OR LARGER ORNAMENTAL TREE HAVE BEEN SELECTED.

PATTERN:
TREE PLANTING IN THE PARKWAYS OF LOCAL STREETS ATTEMPTS TO GIVE IDENTITY EACH 'BLOCK' BY SPECIFYING ONE SPECIES PER 'BLOCK', AND SPECIFYING DISSIMILAR SPECIES FOR ADJACENT BLOCKS. THE PATTERN OF TREES SPECIFIED FOR OPEN SPACES IS INFORMAL TO GIVE EMPHASIS TO THE STREET TREES.

LANDSCAPE NOTES:

- ALL PLANT MATERIALS SHALL BE IN ACCORDANCE WITH AAN SPECIFICATIONS FOR NUMBER 1 GRADE
- ALL TREES SHALL MEET CITY OF FORT COLLINS LAND USE CODE STANDARDS FOR SIZE.
- AREAS INDICATED AS 'OPEN SPACE' SHALL BE PLANTED WITH A DROUGHT TOLERANT BLEND OF TURF, AND IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SPRINKLER SYSTEM.
- ALL PARKWAYS WILL BE SEEDED OR SODDED WITH A DROUGHT TOLERANT, BLEND OF TURF.
- FUTURE PHASE AREAS DISTURBED DURING CONSTRUCTION SHALL BE RE-SEEDED WITH SEED BLEND OF SMOOTH BROME-WESTERN WHEATGRASS-CRESTED WHEATGRASS, STRAW CRIMPED AT 2,000 LBS/ACRE, TO BE APPLIED AS A MULCH.
- ALL TURF AREAS SHALL BE IRRIGATED WITH AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM.
- ALL SHRUB BEDS TO BE MULCHED WITH WOOD FIBERS, 3" MIN DEPTH.
- EDGING BETWEEN GRASS AND SHRUB BEDS SHALL BE 14GA, 4" STEEL SET LEVEL WITH TOP OF SOD.
- MINOR CHANGES IN SPECIES AND PLANT LOCATIONS MAY BE MADE DURING CONSTRUCTION AS REQUIRED BY SITE CONDITIONS. OVERALL QUANTITY AND QUALITY TO BE CONSISTENT WITH APPROVED PLANS.
- ANY REQUIRED LANDSCAPE IRRIGATION SYSTEMS SHALL BE REVIEWED AND APPROVED BY THE CITY OF FT. COLLINS PRIOR TO ISSUANCE OF A BUILDING PERMIT.
- ALL LANDSCAPING IN STREET, RIGHT-OF-WAY, PRIVATE DRIVE, PARKWAY, GREENBELTS, & DETENTION PONDS WILL BE MAINTAINED BY THE HOME OWNER'S ASSOCIATION. PARKWAYS ADJACENT TO RESIDENTIAL FRONT AND SIDE YARDS, SHALL BE MAINTAINED BY THE ADJACENT HOMEOWNER.
- PARKWAYS TO THE FRONT OR SIDE OF A RESIDENTIAL LOT ARE NOT REQUIRED TO HAVE UNDERGROUND AUTOMATIC IRRIGATION.
- A FREE TREE PERMIT MUST BE OBTAINED FROM THE CITY BEFORE ANY TREES OR SHRUBS AS NOTED ON THIS PLAN ARE PLANTED, PRUNED OR REMOVED ON THE PUBLIC RIGHT-OF-WAY. THIS INCLUDES ZONES BETWEEN THE SIDEWALK AND CURB, MEDIANS AND OTHER CITY PROPERTY.
- STREET TREES ON RESIDENTIAL STREETS MUST BE 2.0" CALIPER.
- STREET TREE LOCATIONS SHALL BE ADJUSTED TO ALLOW FOR A MINIMUM OF A 40' CLEARANCE FOR SHADE TREES TO STREET LIGHTS (18" MINIMUM FOR ORNAMENTAL TREES)
- TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 5' BETWEEN WATER OR SEWER SERVICE LINES AND A MINIMUM SEPARATION OF 10' BETWEEN WATER OR SEWER MAIN LINES.
- STREET TREE LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN GAS LINES.
- SHRUB LOCATIONS SHALL HAVE A MINIMUM SEPARATION OF 4' BETWEEN WATER AND SEWER LINES.
- LOCATE ALL UTILITIES PRIOR TO ANY DIGGING OR LANDSCAPE PLANTING.
- NO SEPARATION FROM PROPERTY LINE IS REQUIRED FOR DRIVEWAYS.
- MINIMUM AND MAXIMUM DRIVEWAY WIDTHS SHALL BE IN ACCORDANCE WITH THE LARIMER COUNTY URBAN AREA STREET STANDARDS. MINIMUM DRIVEWAY WIDTH FOR A SINGLE-FAMILY DRIVEWAY IS 12 FEET AT THE BACK OF CURB TO BACK OF WALK.
- NO DRIVEWAY ACCESS TO WILLIAM NEAL PARKWAY IS ALLOWED OTHER THAN THE SHARED PRIVATE DRIVE SHOWN IN TRACT A.
- THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVISED GRADE: (1) STRUCTURES WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREE ARE TRIMMED SO THAT NO PORTION THEREON OR LEAVES THEREOF HANG OVER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

LANDSCAPE ASSURANCES:

ALL LANDSCAPING PROPOSED FOR INSTALLATION, WITH THE EXCEPTION OF THE SURFACE TREATMENT OF THE RESIDENTIAL PARKWAYS, MUST BE SECURED WITH AN IRREVOCABLE LETTER OF CREDIT, PERFORMANCE BOND, OR ESCROW ACCOUNT FOR 125% OF THE VALUE OF THE LANDSCAPE MATERIAL AND LABOR COSTS FOR EACH PHASE OF CONSTRUCTION PRIOR TO THE ISSUANCE OF A FINAL CERTIFICATE OF OCCUPANCY FOR THE CURRENT PHASE OF CONSTRUCTION.

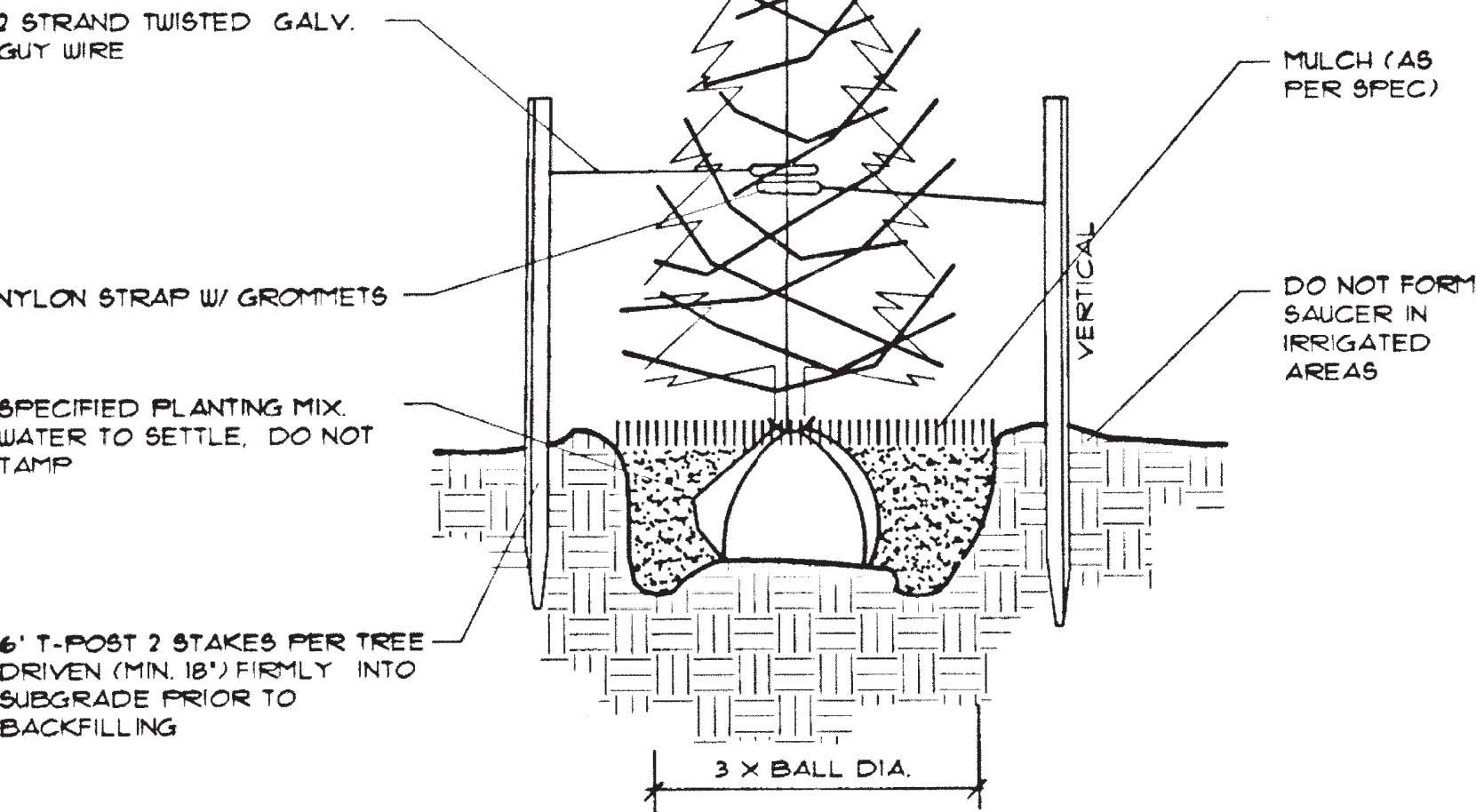
COST OF MAINTENANCE & OPERATION:
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NOTES:

PRUNE DEAD OR DAMAGED WOOD AT TIME OF PLANTING. REGULARLY SCHEDULED PRUNING BY CERTIFIED ARBORIST TO BEGIN THE FOLLOWING SEASON BEFORE END OF WARRANTY/MAINTENANCE PERIOD.

PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.

REMOVE ALL TWINE, ROPE, AND/OR RUBBER FROM AROUND TOP OF BALL. FEEL BACK BURLAP, AND REMOVE AT LEAST TOP 2/3 OF WIRE BASKET FROM AROUND ROOT BALL.



1 LP-1 CONIFEROUS TREE NOT TO SCALE

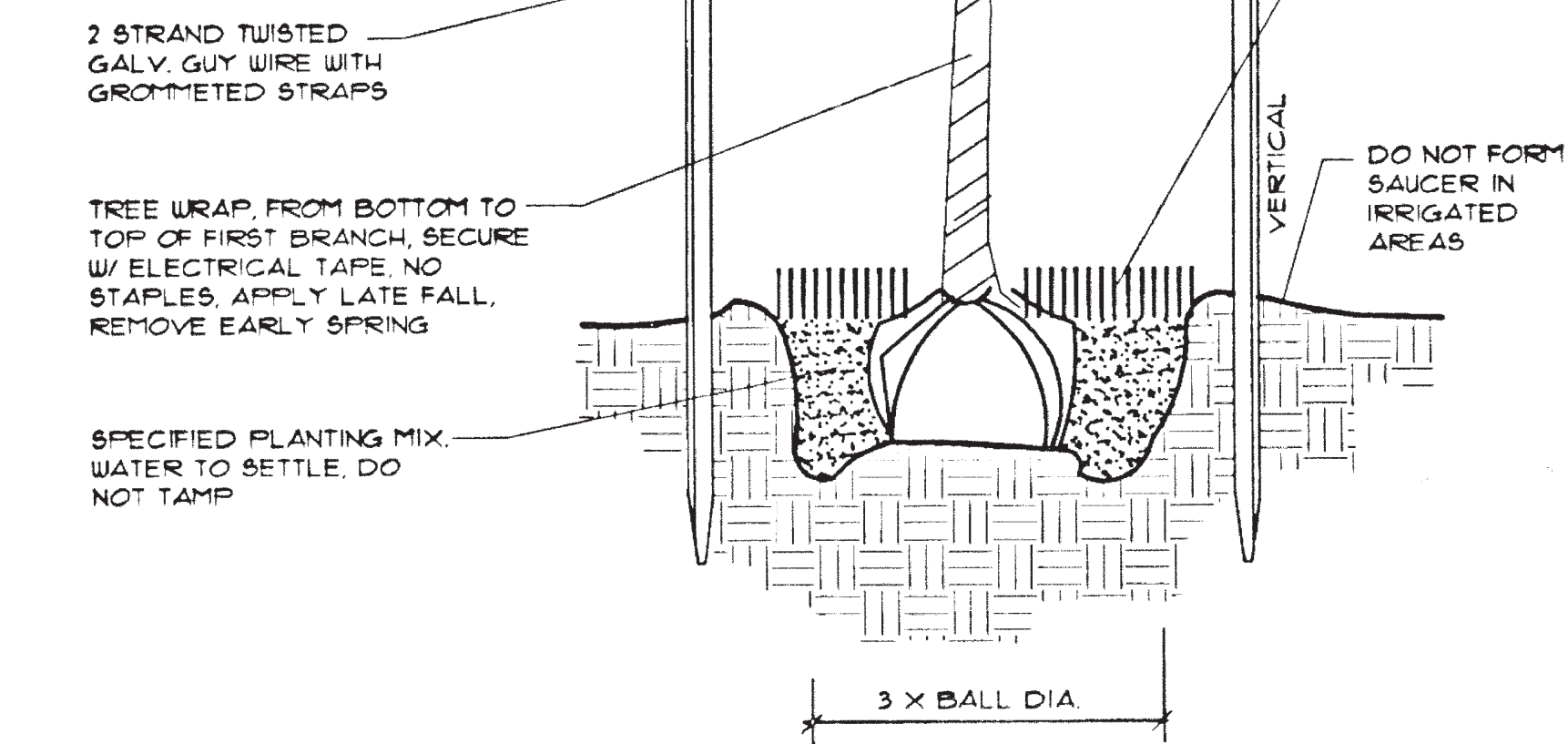
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REMOVE ALL TWINE, ROPE, AND/OR RUBBER FROM AROUND TOP OF BALL. FEEL BACK BURLAP, AND REMOVE AT LEAST TOP 2/3 OF WIRE BASKET FROM AROUND ROOT BALL.

PLANT SO THAT TOP OF ROOT BALL IS 2" ABOVE FINISH GRADE.

6' T-POST 2 STAKES PER TREE DRIVEN (MIN. 18") FIRMLY INTO SUBGRADE PRIOR TO BACKFILLING



2 LP-1 DECIDUOUS TREE NOT TO SCALE

PLANT LIST

QUAN.	KEY	BOTANICAL NAME	COMMON NAME	SIZE	ROOT	REMARKS
CANOPY SHADE TREES						
6	ASL	ACER SACCHARUM 'LEGACY'	LEGACY SUGAR MAPLE	2" CAL	B & B	
23	CO	CELTIS OCCIDENTALIS	WESTERN HACKBERRY	2" CAL	B & B	
31	FPC	FRAXINUS PENNSYLVANICA 'CIMMARON'	CIMMARON ASH	2" CAL	B & B	
10	QM	QUERCUS MARCOCAPA	BURR OAK	2" CAL	B & B	
43	TTS	TILLA TOMENTOSA 'STERLING SILVER'	STERLING SILVER LINDEN	2" CAL	B & B	
3	QSH	QUERCUS BICOLOR	SWAMP WHITE OAK	2" CAL	B & B	
ORNAMENTAL TREES						
23	MSS	MALUS 'SPRING SNOW'	SPRING SNOW CRABAPPLE	1.5" CAL	B & B	
22	PC	PYRUS CALLERYANA 'CHANTICLEER'	CHANTICLEER PEAR	1.5" CAL	B & B	

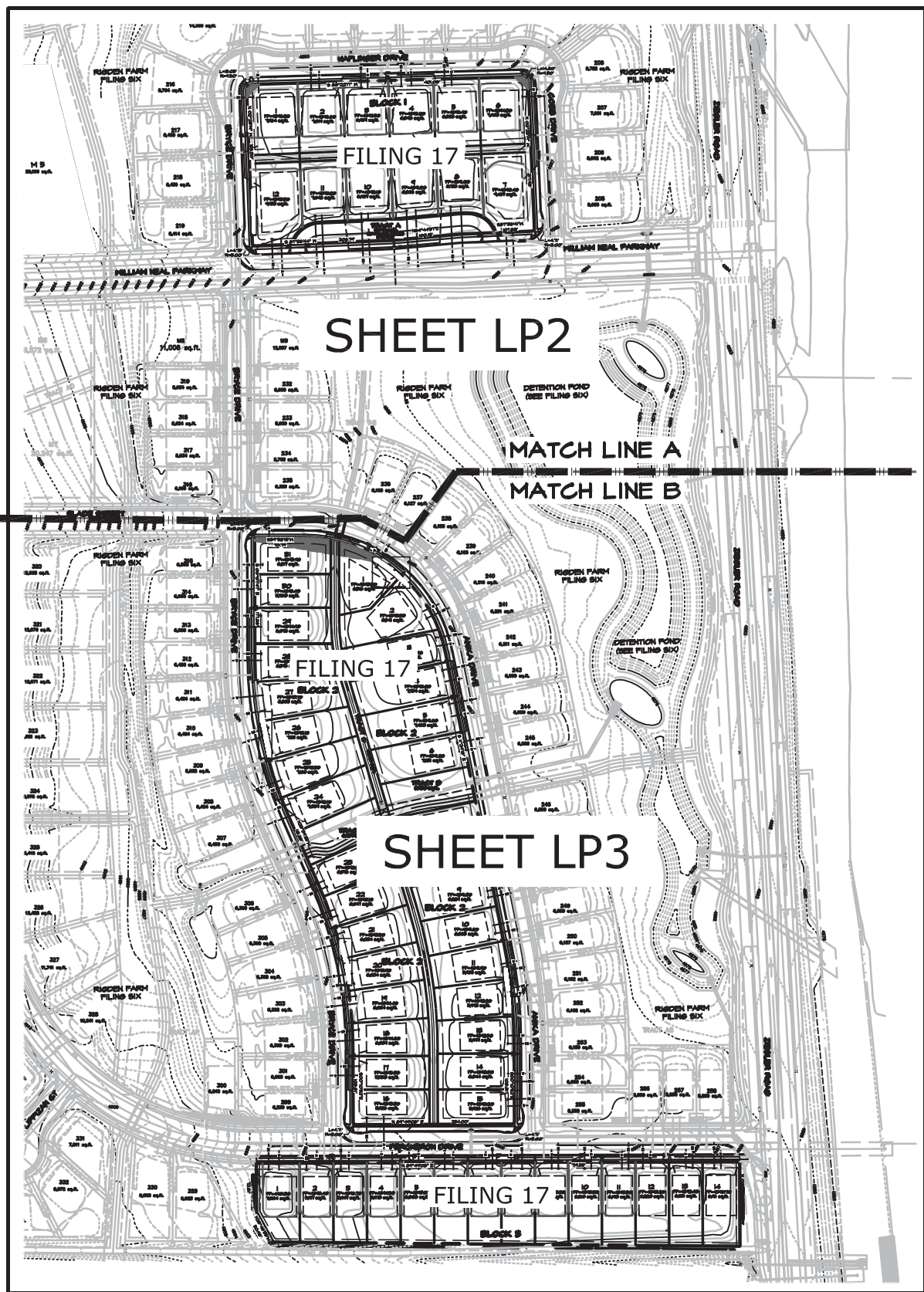
HYDROZONE WATERUSAGE CHART

HYDROZONE	GAL/SF/SEASON	AREA (SQ.FT.)	WATER USAGE (GAL/SEASON)
HIGH WATER USE	15 GAL/SF/SEASON	0	0
MODERATE WATER USE (PORTION OF TRACTS A, B, C, & D)	10 GAL/SF/SEASON	30,166	301,660
LOW WATER USE	5 GAL/SF/SEASON	0	0
VERY LOW WATER USE	0 GAL/SF/SEASON	0	0
TOTAL		30,166	301,660
AVERAGE WATER USE PER SQUARE FOOT PER YEAR *			10 GALLON/SF/SEASON

* DOES NOT INCLUDE IRRIGATION OF PARKWAYS (EXCEPT AS SHOWN) WHICH WILL BE IRRIGATED & MAINTAINED BY EACH ADJACENT RESIDENTIAL LOT OWNER.

LEGEND

- SEE ENGINEERING PLANS FOR DETAILED UTILITY INFORMATION, SHOWN HERE FOR COORDINATION ONLY.
- LIMIT OF PDP
 - HANDICAP RAMP
 - DRIVEWAY AREA
 - LIGHT POLE
 - ELECTRIC VAULT
 - ELECTRIC PEDESTAL
 - SAN. SEWER SERVICE
 - WATER SERVICE
 - STORMLINE
 - EXISTING TREES TAG
 - PROPOSED STREET TREE
 - PROPOSED ORNAMENTAL TREE
 - IRRIGATED DROUGHT TOLERANT TURF, SEED, OR SOD



LANDSCAPE PLAN KEY MAP

REVISIONS	By	Date
Description	KM	3/20/13
REVISED SITE PLAN SUBMITTAL		

Landmark Engineering
Engineers Planners Surveyors Architects Geotechnical
3521 West Eisenhower Blvd., Loveland, Colorado 80537
(970) 667-6286 • Toll Free 1-866-379-6252 • Fax (970) 667-6288
www.landmarkktd.com

DATE: APR. 24, 2013
SCALE: AS NOTED
DRAWN: DS
DESIGNED: KM
APPROVED: KM

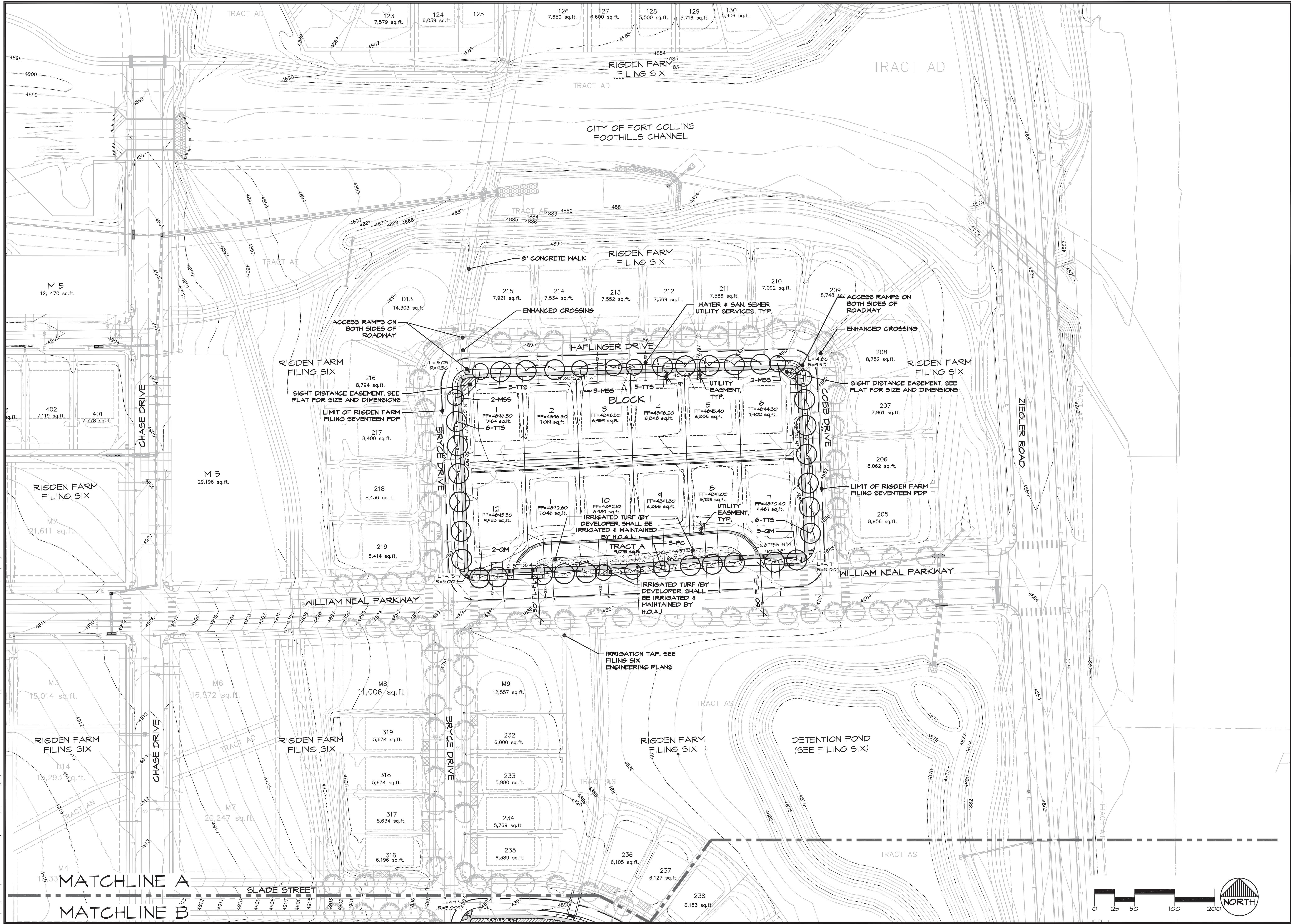
CLIENT: MERITAGE HOMES INC.
TITLE: RIGDEN FARM FILING SEVENTEENTH PROJECT DEVELOPMENT PLAN LANDSCAPE PLAN

JOB NO.: JRENG1
3B3A-02-200

SHEET LP1 OF 6

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REVISIONS	
Description	By / Date
REVISED PER CITY COMMENTS	KM / 05/15/13



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Engineers Planners Surveyors Geotechnical
3521 West Eisenhower Blvd., Loveland, Colorado 80537
(970) 667-6286 • Toll Free 1-866-379-6252 • Fax (970) 667-6298
www.landmarkeng.com

CLIENT:	MERITAGE HOMES INC.
TITLE:	RIGDEN FARM FILING SEVENTEEN PROJECT DEVELOPMENT PLAN LANDSCAPE PLAN
JOB NO.:	JRENGI
SHEET	3B3A-02-200
LP2 OF	6

DATE: APR. 24, 2013
SCALE: 1"=50'
DRAWN: BRAVDS
DESIGNED: KM
APPROVED: KM

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CLIENT:	
MERITAGE HOMES INC.	
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RIGDEN FARM FILING SEVENTEEN PROJECT DEVELOPMENT PLAN LANDSCAPE PLAN	
JOB NO.:	JRENG1
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SHEET	
LP3	OF 6

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ORIGINAL OVERALL DEVELOPMENT PLAN LAND USE DATA

PARCEL SIZE:	303 GROSS ACRES
EXISTING ZONING:	± 32 GROSS ACRES NEIGHBORHOOD COMMERCIAL DISTRICT (NC)
	± 32 GROSS ACRES MEDIUM DENSITY MIXED USE RESIDENTIAL DISTRICT (MMN)
	± 215 GROSS ACRES LOW DENSITY MIXED USE RESIDENTIAL DISTRICT (LMN)
	± 20 GROSS ACRES RIVER CONSERVATION DISTRICT (RC)

PARCEL	ACRES	PROPOSED LAND USE	DENSITY ***	D.U.'S or G.S.F.
NEIGHBORHOOD COMMERCIAL DISTRICT - NC				
A.	123.95	NEIGHBORHOOD COMMERCIAL CENTER, SUPERMARKET, PHARMACY, OFFICES, RETAIL SERVICES, RESTAURANTS, MULTI-FAMILY RESIDENTIAL OR ANY OTHER USE ALLOWED BY NC ZONING	N/A	275,000 - 488,000 SF.
B.	3.17	PARK, CHURCH, DAY CARE, TRANSIT CENTER	N/A	
MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - MMN				
C.	18.61	MULTI-FAMILY RESIDENTIAL, OFFICES, CONVENIENCE RETAIL STORES	12 - 25 DU/AC	183 - 295
D.	4.34	LONG TERM CARE FACILITY, DAY CARE, OFFICES, CONVENIENCE RETAIL STORES, MULTI-FAMILY RESIDENTIAL OR ANY OTHER USE ALLOWED BY MMN ZONING	12 - 25 DU/AC	38,000 - 75,000 SF.
E.	8.05	MULTI-FAMILY RESIDENTIAL, OFFICES, RETAIL	15 - 25 DU/AC	0 - 124 DU
MMN TOTALS			15 - 25 DU/AC	120 - 201 DU
LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - LMN				
F.	16.39	MULTI-FAMILY RESIDENTIAL	8 - 12 DU/AC	131 - 196 DU
G.	17.11	MULTI-FAMILY RESIDENTIAL	8 - 12 DU/AC	136 - 205 DU
H.	34.36	MULTI-FAMILY RESIDENTIAL, SINGLE FAMILY RESIDENTIAL	4.4 - 5.8 DU/AC	150 - 200 DU
I.	5.04	NEIGHBORHOOD CENTER, NEIGHBORHOOD SUPPORT/RECREATION FACILITY, OFFICE, MIXED USE DWELLING, PARK, OFFICES, DAY CARE FACILITY, CONVENIENCE RETAIL STORE, FINANCIAL SERVICE CLINICS, RESTAURANT	N/A	
J.	32.34	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	3 - 4 DU/AC	95,400 - 129 DU
K.	56.62	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL, PRIVATE SCHOOL OR ANY OTHER USE ALLOWED BY LMN	2.4 - 3.3 DU/AC	136 - 177 DU
L.	18.94	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	2.6 - 2.9 DU/AC	50 - 55 DU
M.	39.62	SINGLE FAMILY RESIDENTIAL, MULTI-FAMILY RESIDENTIAL	2.1 - 3.8 DU/AC	45 - 148 DU
LMN TOTALS			3.9 - 5.2 DU/AC	844 - 1,112 DU TOTAL
RIVER CONSERVATION DISTRICT - RC				
N.	20.25	STORM DETENTION, POND, WETLANDS, SANITATION LIFT STATION	N/A	N/A
OVERALL TOTALS			N/A	1248 - 1941 DU TOTAL
			*** GROSS RESIDENTIAL DENSITY	

OWNER'S CERTIFICATION

THE UNDERSIGNED DOES/DO HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF REAL PROPERTY DESCRIBED ON THIS OVERALL DEVELOPMENT PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID OVERALL DEVELOPMENT PLAN.

THE COLORADO STATE BOARD OF AGRICULTURE.

SIGNED BY CHUCK MABRY, PRESIDENT: _____ DATE: _____

NOTARY PUBLIC
STATE OF COLORADO, LARIMER COUNTY,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY _____ OF _____ 1999.

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

SPRING CREEK FARMS LIMITED LIABILITY COMPANY, A COLORADO LIMITED LIABILITY COMPANY

SIGNED: _____ DATE: _____

TITLE: _____

NOTARY PUBLIC
STATE OF COLORADO, LARIMER COUNTY,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY _____ OF _____ 1999.

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SIERRA RESOURCES CORPORATION, A COLORADO CORPORATION, MANAGER

SIGNED BY: DAVID J. FIETENPOL, PRESIDENT _____ DATE: _____

NOTARY PUBLIC
STATE OF COLORADO, LARIMER COUNTY,
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS

DAY _____ OF _____ 1999.

BY: _____

WITNESS MY HAND AND OFFICIAL SEAL _____

MY COMMISSION EXPIRES: _____

PROJECT NOTES

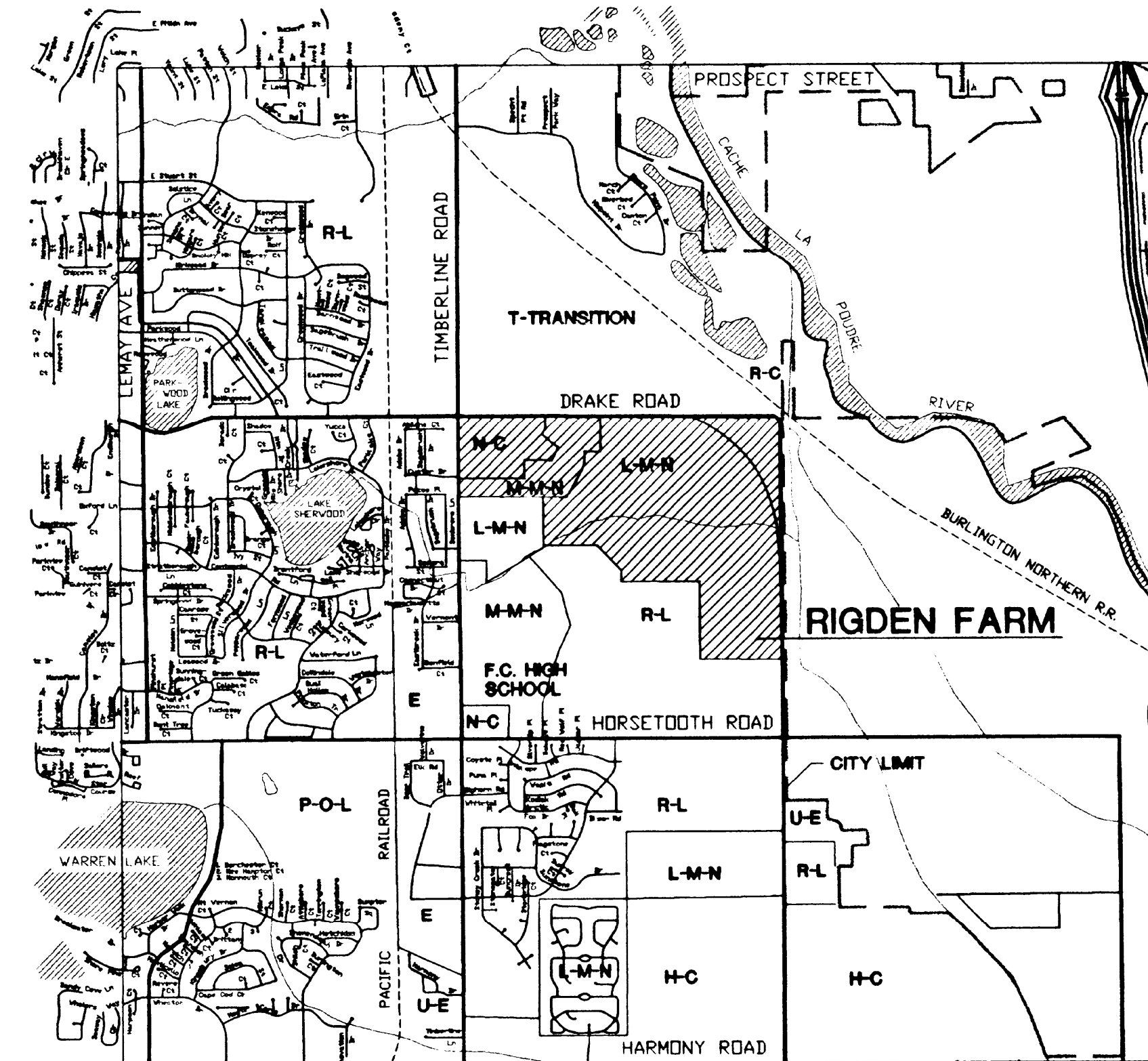
- THE RIGDEN FARM OVERALL DEVELOPMENT PLAN WILL BE A MIXED USE DEVELOPMENT WITHIN FOUR ZONING DISTRICTS: NEIGHBORHOOD COMMERCIAL (NC), MEDIUM DENSITY MIXED USE RESIDENTIAL (MMN), LOW DENSITY MIXED USE RESIDENTIAL (LMN), AND RIVER CONSERVATION (RC). THE POTENTIAL DEVELOPMENT WILL INCLUDE A SUPERMARKET, COMMERCIAL RETAIL, OFFICES, RESTAURANTS, PHARMACY, CHURCH, ASSISTED CARE LIVING FACILITIES, MULTI-FAMILY RESIDENTIAL DWELLING UNITS, SINGLE FAMILY RESIDENTIAL DWELLING UNITS, PARKS, OPEN SPACE, AND TRAILS. THE LAND USES DEPICTED ON THIS PLAN ARE BASED UPON THE BEST ESTIMATE OF THE RIGDEN FARM DEVELOPMENT AT THIS TIME. AS CHANGES OCCUR IN THE REQUIREMENTS OF RIGDEN FARM, IT MAY BE NECESSARY TO MODIFY THE OVERALL DEVELOPMENT PLAN BASED ON NEW PHASING AND LAND USES.
- COMMON OPEN SPACE AREAS + ARTERIAL STREETSCAPES WILL BE MAINTAINED BY A HOME OWNERS' ASSOCIATION, UNLESS OTHERWISE DEDICATED TO THE CITY OF FORT COLLINS. HOME OWNERS ASSOCIATION RESPONSIBLE FOR SNOW REMOVAL ON THE ARTERIAL SIDEWALKS AND ALL BICYCLE / PEDESTRIAN TRAILS UNLESS DEDICATED TO THE CITY OF FORT COLLINS.
- MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
- ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
- THE PROPOSED LAND USES AND DENSITIES SHOWN ON THIS PLAN ARE ESTIMATES OF DEVELOPMENT POTENTIAL. APPROVAL OF THIS ODP BY THE CITY DOES NOT CONSTITUTE FINAL APPROVAL OF THESE LAND USES, DESIGN OR DENSITIES. RATHER, ANY FURTHER LAND USES MUST BE APPROVED ACCORDING TO THE PROCEDURES, PROCESSES, AND CRITERIA OF THE CITY OF FORT COLLINS LAND USE CODE.
- FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY POUDRE FIRE AUTHORITY STANDARDS.
- O.D.P. LAND USE AREAS: K + L WILL HAVE A MAXIMUM DENSITY OF 232 DWELLING UNITS, AS PER THE FORT COLLINS CITY COUNCIL'S ZONING CONDITION. MINOR TRANSFER BETWEEN THESE AREAS WILL BE ALLOWED TO MEET THE MAXIMUM DWELLING UNITS ALLOWED.
- DENSITY IS BASED ON GROSS ACREAGES.
- ALL BLOCKS IN THE N-G + M-M-N WILL MEET THE CURRENT BLOCK STANDARDS REQUIREMENTS.
- THE FOOTHILLS BASIN CHANNEL WILL HAVE AN AVERAGE 100 FEET WIDE OPEN SPACE BUFFER ALONG EACH SIDE OF THE EXISTING CHANNEL BOUNDARY. THERE WILL BE A MINIMUM 50 FEET OPEN SPACE BUFFER ALONG EACH SIDE OF THE CHANNEL BOUNDARY.
- RESIDENTIAL DEVELOPMENT IN THE L-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF FIVE (5) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.4.D.1.a. REFER TO LAND USE BUBBLES ON SHEET 1.
- RESIDENTIAL DEVELOPMENT IN THE M-M-N DISTRICT SHALL HAVE AN OVERALL MINIMUM AVERAGE DENSITY OF TWELVE (12) DWELLING UNITS PER NET ACRE OF RESIDENTIAL LAND. LAND USE DENSITY REQUIREMENT 4.5.D.1. REFER TO THE LAND USE BUBBLES ON SHEET 1.
- ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOME OWNERS ASSOCIATION.

PLANNING & ZONING APPROVAL

APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.

THIS _____ DAY OF _____ 1999.

SECRETARY OF THE PLANNING AND ZONING BOARD



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

RIGDEN FARM

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29 AS BEARING S00°10'52"E BEING MONUMENTED ON THE NORTH END BY A 3" ALUMINUM CAP IN A RANGE BOX MARKED RA BRADSHAW AND ON THE SOUTH EAST END BY A 2 1/2" ALUMINUM CAP IN A RANGE BOX LS 14823. WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 29; THENCE S00°10'52"E ON SAID EAST LINE OF SECTION 29 A DISTANCE OF 3976.41 FEET TO THE NORTHEAST CORNER OF STONE RIDGE P.U.D., FOURTH FLING; THENCE N89°28'52"W ON THE NORTH LINE OF SAID STONE RIDGE P.U.D., FOURTH FLING AND STONE RIDGE P.U.D., THIRD FLING, A DISTANCE OF 1349.84 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D., SECOND FLING; THENCE N00°07'30"W ON THE EAST LINE OF SAID DAKOTA RIDGE P.U.D., SECOND FLING A DISTANCE OF 1276.94 FEET TO THE NORTHEAST CORNER OF SAID SECOND FLING; THENCE N89°28'52"W ON THE NORTH LINE OF SAID DAKOTA RIDGE P.U.D., SECOND FLING, A DISTANCE OF 1298.79 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D., THIRD FLING; THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D., THIRD FLING THE FOLLOWING THREE (3) COURSES; 1. N00°07'30"W A DISTANCE OF 187.07 FEET; 2. N44°46'22"W A DISTANCE OF 349.07 FEET; 3. N89°28'52"W A DISTANCE OF 880.11 FEET; THENCE N00°08'18"E A DISTANCE OF 801.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 29; THENCE N89°28'52"W ON SAID NORTH LINE OF THE SOUTH HALF A DISTANCE OF 1380.58 FEET TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N00°04'26"W ON THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 1324.44 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29; THENCE S89°26'35"E ON THE NORTH LINE OF SAID OF SECTION 29, 5283.25 FEET TO THE POINT OF BEGINNING.

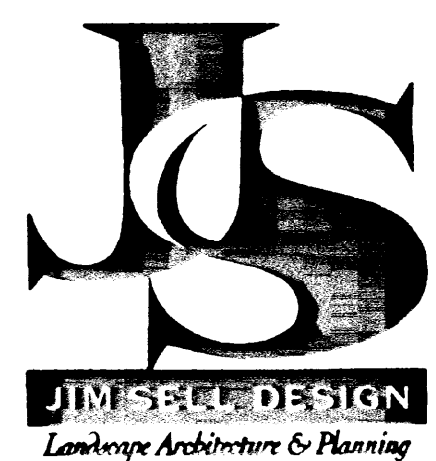
THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 308.33 ACRES MORE OR LESS AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW ON RECORD OF EXISTING.

NOTE: THIS OVERALL DEVELOPMENT PLAN IS SUBMITTED SUBJECT TO THE FOLLOWING EXPRESS CONDITION:

A PORTION OF THIS PARCEL OF LAND, WHICH IS OWNED BY THE COLORADO STATE BOARD OF AGRICULTURE (THE "BOARD") FOR THE USE AND BENEFIT OF COLORADO STATE UNIVERSITY (THE "UNIVERSITY"), WAS ANNEXED TO THE CITY OF FORT COLLINS PURSUANT TO ORDINANCE NO. 93, 1988, KNOWN AS THE RIGDEN FARM ANNEXATION (THE "ANNEXATION ORDINANCE"). THE ANNEXATION ORDINANCE PROVIDES THAT THE ANNEXATION OF THIS PARCEL SHALL IN NO SENSE BE INTERPRETED AS GRANTING ANY RIGHT TO APPLY THE PROVISIONS OF ANY MUNICIPAL ORDINANCE, AND SPECIFICALLY ANY BUILDING CODE, ZONING CODE OR LICENSING ORDINANCE, UPON SAID PROPERTY, SO LONG AS TITLE THEREOF SHALL REMAIN IN THE STATE BOARD OF AGRICULTURE AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES. BY SUBMISSION OF THE OVERALL DEVELOPMENT PLAN, THE BOARD AND THE UNIVERSITY INTEND TO ESTABLISH AN OVERALL DEVELOPMENT PLAN FOR THE PURPOSES OF SALE OF THE PROPERTY TO PRIVATE PARTIES FOR DEVELOPMENT. ACCORDINGLY, NEITHER SUBMISSION NOR APPROVAL OF THIS OVERALL DEVELOPMENT PLAN SHALL MODIFY THE TERMS AND CONDITIONS SET FORTH IN THE ANNEXATION ORDINANCE. THE UNIVERSITY AND THE BOARD RESERVE ALL RIGHTS UNDER THE ANNEXATION ORDINANCE, AND SO LONG AS TITLE TO THE PROPERTY IS VESTED IN THE BOARD AND THE PROPERTY CONTINUES TO BE USED FOR EDUCATIONAL RESEARCH, EXTENSION AND RELATED SUPPORT SERVICES, NO SUCH OVERALL DEVELOPMENT PLAN SHALL BIND THE UNIVERSITY OR THE BOARD. NOTWITHSTANDING THE FOREGOING, THE OVERALL DEVELOPMENT PLAN AND ANY SUBSEQUENT DEVELOPMENT APPROVALS GRANTED BY THE CITY UNDER THE LAND USE CODE WITH RESPECT TO THE PROPERTY SHALL BIND ALL SUBSEQUENT OWNERS OF THE PROPERTY.

Rigden Farm Overall Development Plan Fort Collins, Colorado

MINOR
AMENDMENT
10/28/02

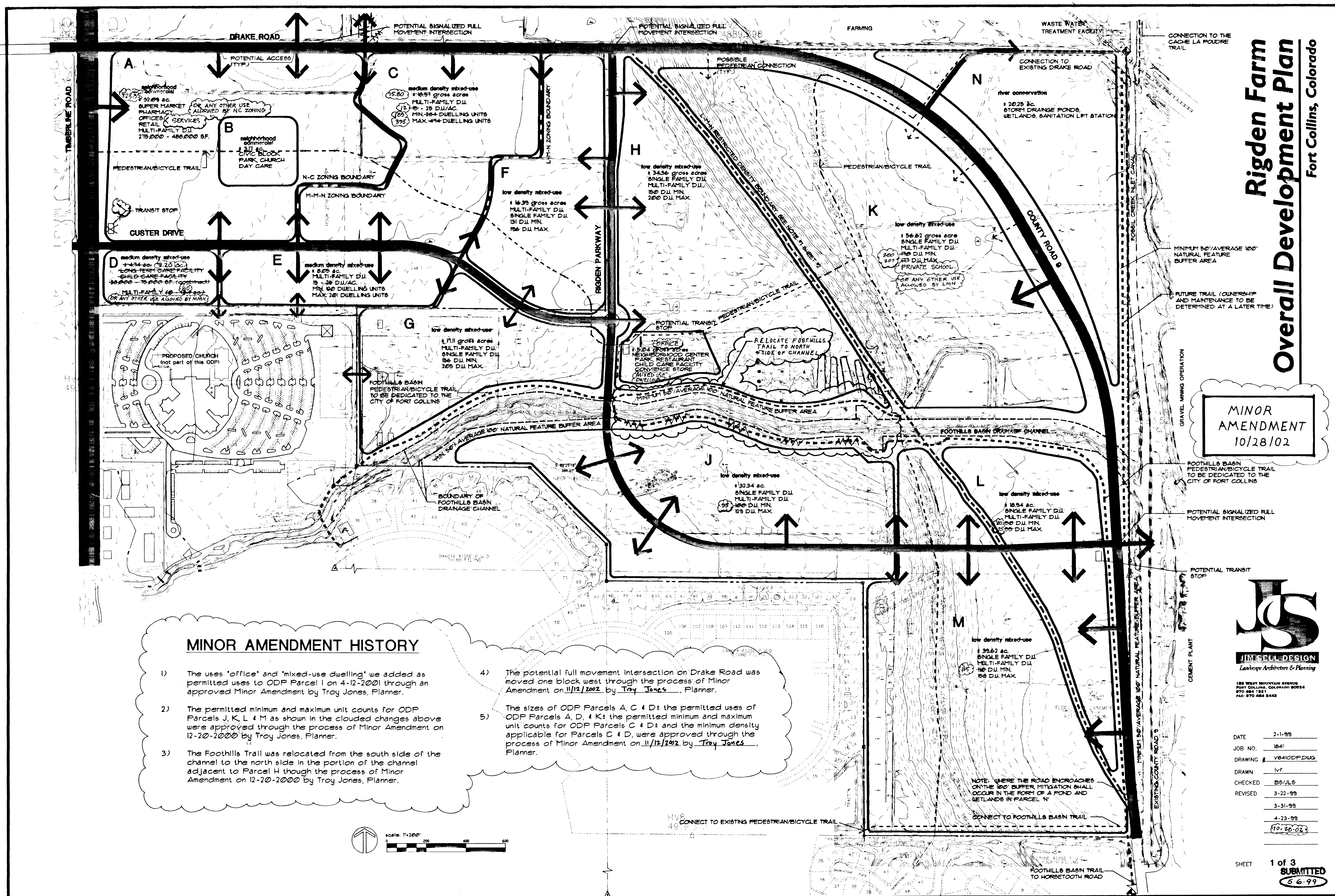


188 WEST BROOKDALE AVENUE
FORT COLLINS, COLORADO 80504
970 484 1821
FAX: 970 484 2443

DATE: 2-1-99
JOB NO.: 1841
DRAWING: V8410DP.DWG
DRAWN: Mf
CHECKED: BS/JLS
REVISED: 3-22-99
10-28-02

SHEET 2 of 3

SUBMITTED
5.6.99



Rigden Farm

Overall Development Plan

Fort Collins, Colorado

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL THE OWNERS AND PROPRIETORS OF THE FOLLOWING DESCRIBED LAND TO WIT:

PARCEL 1

A TRACT OF LAND LOCATED IN THE EAST ONE-HALF OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR S001°05'2"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTHEAST CORNER OF SAID SECTION 29 BEARS S89°26'35"E A DISTANCE OF 2641.51 FEET; THENCE S89°26'35"E ON THE NORTH LINE OF SAID SECTION 29, A DISTANCE OF 875.82 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF RIGDEN FARM FILING ONE RECORDED AS RECEPTION NO. 98090056, LARIMER COUNTY RECORDS;

THENCE ON THE EASTERLY, NORTHERLY, SOUTHERLY, NORTHEASTERLY, NORTHWESTERLY, AND SOUTHEASTERLY LINE OF SAID FILING ONE THE FOLLOWING TWENTY EIGHT (28) COURSES:

1. S07°09'01"W A DISTANCE OF 200.89 FEET TO A POINT ON CURVE;
2. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 03°13'51", A RADIUS OF 527.50 FEET, A DISTANCE OF 29.74 FEET, THE CHORD OF WHICH BEARS S81°14'04"E A DISTANCE OF 29.74 FEET;
3. S08°45'34"W A DISTANCE OF 55.02 FEET TO A POINT ON CURVE;
4. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 02°40'38", A RADIUS OF 472.50 FEET, A DISTANCE OF 22.08 FEET, THE CHORD OF WHICH BEARS N80°46'07"W A DISTANCE OF 22.08 FEET TO A POINT OF COMPOUND CURVE;

5. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 93°43'29", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.91 FEET, THE CHORD OF WHICH BEARS S51°01'49"W A DISTANCE OF 4.38 FEET, TO A POINT OF TANGENT;

6. S04°03'05"W A DISTANCE OF 80.84 FEET TO A POINT OF CURVE;
7. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 30°07'00", A RADIUS OF 212.50 FEET, A DISTANCE OF 111.70 FEET, THE CHORD OF WHICH BEARS S10°53'25"E A DISTANCE OF 110.42 FEET;
8. S25°56'55"E A DISTANCE OF 125.94 FEET TO A POINT OF CURVE;

9. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS S70°56'55"E A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

10. N64°03'05"E A DISTANCE OF 21.50 FEET;
11. S25°56'55"E A DISTANCE OF 55.00 FEET;
12. S64°03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE;

13. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS S19°03'05"W A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

14. S25°56'55"E A DISTANCE OF 181.87 FEET, TO A POINT OF CURVE;
15. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS S70°56'55"E A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

16. N64°03'05"E A DISTANCE OF 21.50 FEET;
17. S25°56'55"E A DISTANCE OF 55.00 FEET;
18. S64°03'05"W A DISTANCE OF 21.50 FEET TO A POINT OF CURVE;

19. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 90°00'00", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.71 FEET, THE CHORD OF WHICH BEARS S19°03'05"W A DISTANCE OF 4.24 FEET, TO A POINT OF TANGENT;

20. S25°56'55"E A DISTANCE OF 237.10 FEET TO A POINT OF CURVE;
21. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 94°03'05", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.92 FEET, THE CHORD OF WHICH BEARS S72°58'28"E A DISTANCE OF 4.39 FEET, TO A POINT OF TANGENT;

22. N60°00'00"E A DISTANCE OF 105.05 FEET;
23. S25°56'55"E A DISTANCE OF 64.13 FEET;
24. S59°22'47"W A DISTANCE OF 101.58 FEET TO A POINT OF CURVE;

25. ON THE ARC OF A CURVE TO THE LEFT, HAVING A DELTA OF 85°19'42", A RADIUS OF 3.00 FEET, A DISTANCE OF 4.47 FEET, THE CHORD OF WHICH BEARS S16°42'56"W A DISTANCE OF 4.07 FEET, TO A POINT OF TANGENT;

26. S25°56'55"E A DISTANCE OF 76.67 FEET TO A POINT OF CURVE;
27. ON THE ARC OF A CURVE TO THE RIGHT, HAVING A DELTA OF 25°49'25", A RADIUS OF 271.50 FEET, A DISTANCE OF 122.37 FEET, THE CHORD OF WHICH BEARS S13°02'13"E A DISTANCE OF 121.33 FEET, TO A POINT OF TANGENT;

28. S00°07'30"E A DISTANCE OF 60.79 FEET TO THE NORTHERLY LINE OF THE STORM DRAIN CHANNEL RECORDED AS RECEPTION NO. 94069703 AND SHOWN ON THAT CERTAIN SURVEY ENTITLED "BOUNDARY SURVEY OF RIGDEN FARM", LARIMER COUNTY RECORDS;

THENCE ON SAID NORTHERLY LINE THE FOLLOWING TWO (2) COURSES:
1. S89°55'04"E A DISTANCE OF 726.54 FEET TO A POINT OF CURVE;

2. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50°40'39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS S64°34'44"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29;

THENCE N89°26'35"W ON SAID EAST LINE, A DISTANCE OF 2058.41 FEET TO THE NORTHEAST CORNER OF SAID SECTION 29;

THENCE N89°26'35"W ON THE NORTH LINE OF SAID NORTHEAST ONE-QUARTER, A DISTANCE OF 1765.69 FEET TO THE POINT OF BEGINNING.

EXCEPTING THAT PORTION OF DRAKE ROAD DESCRIBED IN THAT DOCUMENT RECORDED AT BOOK 5, PAGE 19, RECEPTION NO. 101519, LARIMER COUNTY RECORDS, AND

ALSO EXCEPTING THAT PORTION DEDICATED AS BURLINGTON NORTHERN RAILROAD RIGHT-OF-WAY.

SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.

CONTAINING A CALCULATED GROSS AREA OF 64.051 ACRES (2,790,046 SQUARE FEET), AND A CALCULATED NET AREA OF 62.483 ACRES (2,721,744 SQUARE FEET).

PARCEL 2

A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO, BEING DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 29 BEING MONUMENTED AT THE NORTH END BY A 3" ALUMINUM CAP MARKED "RA BRADSHAW" IN A RANGE BOX AND ON THE SOUTH END BY A 3 1/4" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX, IS ASSUMED TO BEAR S001°05'2"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29, BEING MONUMENTED BY A 3" ALUMINUM CAP IN A RANGE BOX STAMPED "RA BRADSHAW" FROM WHENCE THE NORTH ONE-QUARTER CORNER OF SAID SECTION 29 BEARS N89°26'35"W A DISTANCE OF 2641.51 FEET;

THENCE S001°05'2"E ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 2650.99 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29;

THENCE S001°05'2"E ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29 A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING; SAID POINT ALSO BEING THE NORTHEAST CORNER OF STONE RIDGE P.U.D. FOURTH FILING;

THENCE N89°26'35"W ON THE NORTH LINE OF SAID STONE RIDGE P.U.D., A DISTANCE OF 1349.83 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D., SECOND FILING;

THENCE ON THE EASTERLY AND NORTHERLY LINES OF SAID DAKOTA RIDGE P.U.D., SECOND FILING AND DAKOTA RIDGE P.U.D., THIRD FILING THE FOLLOWING FIVE (5) COURSES:

1. N00°07'30"W A DISTANCE OF 1276.96 FEET;
2. N89°25'18"W A DISTANCE OF 1295.79 FEET;
3. N00°07'31"W A DISTANCE OF 187.07 FEET;
4. N44°46'22"W A DISTANCE OF 549.07 FEET;

5. N89°25'18"W A DISTANCE OF 562.76 FEET TO THE EASTERLY LINE OF A STORM DRAINAGE CHANNEL RIGHT OF WAY RECORDED AS RECEPTION NO. 94069703, LARIMER COUNTY RECORDS;

THENCE ON THE EASTERLY LINE OF SAID RIGHT OF WAY THE FOLLOWING COURSE:

1. N00°35'09"E A DISTANCE OF 25.28 FEET;

THENCE N00°42'13"E A DISTANCE OF 99.02 FEET TO THE NORTHERLY LINE OF SAID RIGHT OF WAY; THENCE ON THE NORTHERLY, NORTHEASTERLY AND NORTHWESTERLY LINES OF SAID RIGHT OF WAY THE FOLLOWING TWENTY-SIX (26) COURSES:

1. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 06°36'18", A RADIUS OF 457.00 FEET, A DISTANCE OF 52.68 FEET, THE CHORD OF WHICH BEARS N57°14'02"E A DISTANCE OF 52.65 FEET TO A POINT OF TANGENT;

2. N54°22'53"E A DISTANCE OF 136.54 FEET TO A POINT OF CURVE;

3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 06°46'51", A RADIUS OF 243.00 FEET, A DISTANCE OF 28.76 FEET, THE CHORD OF WHICH BEARS N57°46'18"E A DISTANCE OF 28.74 FEET, TO A POINT OF TANGENT;

4. N61°09'44"E A DISTANCE OF 203.74 FEET;

5. N82°27'34"E A DISTANCE OF 209.12 FEET, TO A POINT OF CURVE;

6. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 17°00'06", A RADIUS OF 343.00 FEET, A DISTANCE OF 101.78 FEET, THE CHORD OF WHICH BEARS S89°02'23"E A DISTANCE OF 101.41 FEET, TO A POINT OF TANGENT;

7. S80°32'20"E A DISTANCE OF 239.80 FEET TO A POINT OF CURVE;

8. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 09°41'17", A RADIUS OF 157.00 FEET, A DISTANCE OF 26.55 FEET, THE CHORD OF WHICH BEARS S85°22'58"E A DISTANCE OF 26.52 FEET, TO A POINT OF TANGENT;

9. N89°46'23"E A DISTANCE OF 74.40 FEET TO A POINT OF CURVE;

10. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 20°01'26", A RADIUS OF 143.00 FEET, A DISTANCE OF 49.98 FEET, THE CHORD OF WHICH BEARS S80°12'54"E A DISTANCE OF 49.42 FEET TO A POINT OF REVERSE CURVE;

11. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 31°33'00", A RADIUS OF 157.00 FEET, A DISTANCE OF 86.45 FEET, THE CHORD OF WHICH BEARS S85°58'41"E A DISTANCE OF 85.36 FEET;

12. N78°14'49"E A DISTANCE OF 144.73 FEET TO A POINT OF CURVE;

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION Continued

13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 03°50'47", A RADIUS OF 157.00 FEET, A DISTANCE OF 10.54 FEET, THE CHORD OF WHICH BEARS N76°19'26"E A DISTANCE OF 10.54 FEET, TO A POINT OF TANGENT;

14. N74°24'02"E A DISTANCE OF 56.44 FEET TO A POINT OF CURVE;

15. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 34°49'55", A RADIUS OF 243.00 FEET, A DISTANCE OF 147.73 FEET, THE CHORD OF WHICH BEARS S88°11'00"E A DISTANCE OF 145.46 FEET, TO A POINT OF TANGENT;

16. S70°46'03"E A DISTANCE OF 364.76 FEET TO A POINT OF CURVE;

17. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 24°25'50", A RADIUS OF 307.00 FEET, A DISTANCE OF 130.90 FEET, THE CHORD OF WHICH BEARS S82°58'58"E A DISTANCE OF 129.91 FEET, TO A POINT OF TANGENT;

18. N84°48'07"E A DISTANCE OF 109.18 FEET TO A POINT OF CURVE;

19. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 05°16'49", A RADIUS OF 543.00 FEET, A DISTANCE OF 50.04 FEET, THE CHORD OF WHICH BEARS N87°26'32"E A DISTANCE OF 50.02 FEET, TO A POINT OF TANGENT;

20. S89°55'04"E A DISTANCE OF 88.96 FEET;

21. N00°04'56"E A DISTANCE OF 69.14 FEET;

22. S89°55'04"E A DISTANCE OF 37.34 FEET;

23. S44°55'04"E A DISTANCE OF 97.79 FEET;

24. S89°55'04"E A DISTANCE OF 126.60 FEET;

25. S89°55'04"E A DISTANCE OF 726.54 FEET TO A POINT OF CURVE;

26. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 50°40'39", A RADIUS OF 543.00 FEET, A DISTANCE OF 480.28 FEET, THE CHORD OF WHICH BEARS S64°34'44"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29;

THENCE S001°05'2"E ON SAID EAST LINE OF SAID NORTHEAST ONE-QUARTER A DISTANCE OF 592.58 FEET TO THE EAST ONE-QUARTER CORNER OF SAID SECTION 29;

THENCE S001°05'2"E, ON THE EAST LINE OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1325.44 FEET TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 99.805 ACRES (4,347,506 SQUARE FEET)

CONTAINING A GROSS CALCULATED AREA OF 163.856 ACRES (7,137,552 SQUARE FEET)

THE UNDERSIGNED HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS, STREETS, AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS RIGDEN FARM FILING SIX, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION:

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND 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 STREETS ARE INSPECTED AND ACCEPTED BY CITY ENGINEER. ALL MAINTENANCE OF THE ABOVE DESCRIBED STREETS SHALL BE PERFORMED BY THE UNDERSIGNED (AND HIS/HER SUCCESSORS IN INTEREST) UNTIL SUCH TIME AS THE CITY EXPRESSLY ASSUMES, IN WRITING, THE DUTY OF SUCH MAINTENANCE.

MAINTENANCE GUARANTEE:

THE UNDERSIGNED HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HERUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS 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. THE UNDERSIGNED 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 UNDERSIGNED 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 UNDERSIGNED 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 WRITING, THE UNDERSIGNED FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER THE DATE OF OCCURRENCE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE UNDERSIGNED. 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 UNDERSIGNED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY 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 UNDERSIGNED FURTHERMORE COMITS 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 UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED 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.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS OF THIS FINAL PLAT ABOVE, MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

FOR OWNER: RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY

FOR DEVELOPER: RIGDEN DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

BY: SIERRA RESOURCES CORPORATION, A COLORADO CORPORATION, MANAGER

SIGNED BY: DAVID J. PIETENPOL, PRESIDENT, DATE: 4/22/04

STATE OF COLORADO } S.S.

COUNTY OF LARIMER }

The foregoing instrument was acknowledged before me this 22 day of April, 2004, by David J. Pietenpol, as president of Sierra Resources Corporation, a Colorado Corporation, as manager of RIGDEN FARM, LLC, and RIGDEN DEVELOPMENT, LLC, Colorado Limited Liability Companies

WITNESS my hand and official seal.

My commission expires: 1/26/08

By: WOLVERINE MANAGEMENT GROUP, INC., A COLORADO CORPORATION, MANAGER

SIGNED BY: FRED L. CROCI, PRESIDENT, DATE: 4/23/04

STATE OF COLORADO } S.S.

COUNTY OF LARIMER }

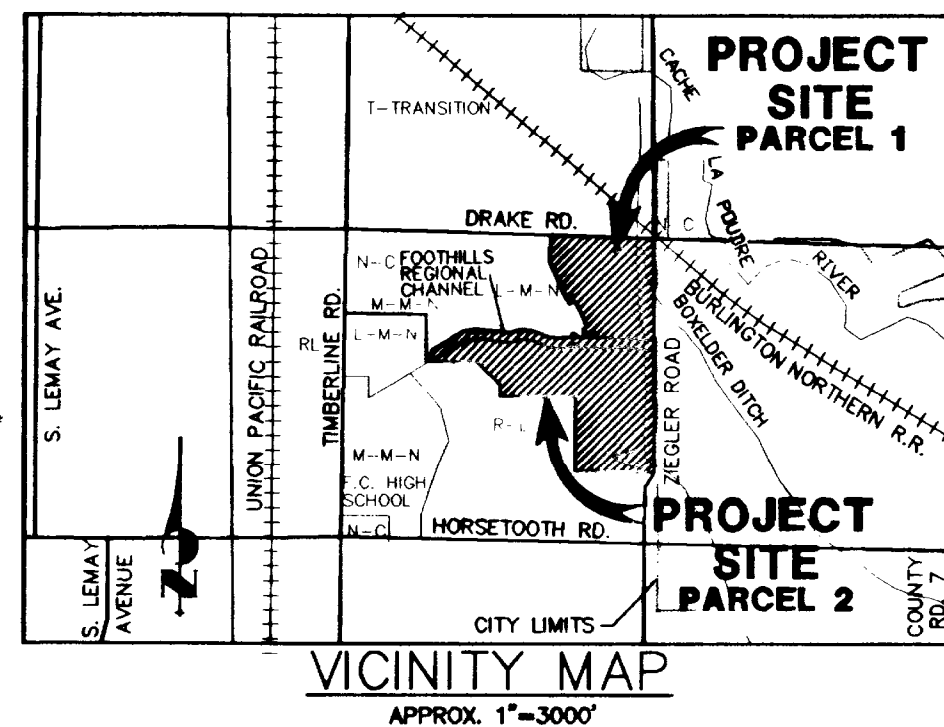
The foregoing instrument was acknowledged before me this 23 day of April, 2004, by Fred L. Croci, as President of Wolverine Management Group, Inc., a Colorado Corporation, as manager of RIGDEN FARM, LLC, and RIGDEN DEVELOPMENT, LLC, Colorado Limited Liability Companies

WITNESS my hand and official seal.

My commission expires: 9-29-04

FINAL PLAT

RIGDEN FARM FILING SIX A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO APRIL 2004



NOTES:

1. THE RIGDEN FARM HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF ALL MEDIAN LANDSCAPING.

2. NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION ON ANY MULTIFAMILY LOT UNTIL THE ARCHITECTURAL ELEVATIONS AND UTILITY PLANS FOR SUCH CONSTRUCTION HAVE BEEN APPROVED BY THE PLANNING DIRECTOR, WITH THE DECISION OF THE DIRECTOR TO BE BASED UPON COMPLIANCE WITH THE LAND USE CODE AND ALL APPLICABLE CRITERIA AND STANDARDS, AND COMPATIBILITY OF THE PROPOSED CONSTRUCTION WITH EXISTING BUILDINGS AND/OR APPROVED BUILDING PLANS IN THE IMMEDIATE VICINITY.

3. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY, OR TITLE OF RECORD, JR ENGINEERING RELIED UPON OWNERSHIP AND ENCUMBRANCE REPORT PREPARED BY SECURITY TITLE GUARANTY COMPANY FOR RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY, DATED APRIL 22, 2004.

4. THE INTENT OF THE 100-YEAR FLOODPLAIN LIMIT AS SHOWN ON THIS PLAT IS FOR INFORMATIONAL PURPOSES ONLY. ON BEHALF OF JR ENGINEERING, THE SURVEYOR OF RECORD NEITHER WARRANTS OR ASSUMES THE LIABILITY FOR THE LOCATION OR ACCURACY AS DEPICTED. NO HYDRAULIC SURVEY WAS PERFORMED BY JR ENGINEERING.

5. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.5.2(D)(3) RESIDENTIAL BUILDING STANDARDS WAS GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING THE REAR SETBACK TO BE FIVE-FOOT (5) FOR ALL LOTS IN FILING SIX EXCEPT LOTS 259-267, LOTS 329-381, LOT D21, AND LOT M4. THIS APPROVAL WAS SUBJECT TO THE CONDITION THAT A GARAGE DOOR SETBACK OF A MINIMUM 24 FEET BETWEEN A GARAGE DOOR PARALLEL TO AND FACING THE REAR ACCESS DRIVE AND THE OPPOSITE SIDE OF THE ACCESS DRIVE EASEMENT BE MAINTAINED.

6. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.8.3 (1) HOME OCCUPATION STANDARDS WAS GRANTED, NOVEMBER 15, 2001, BY THE PLANNING AND ZONING BOARD ALLOWING HOME OCCUPATIONS TO BE CONDUCTED ABOVE DETACHED REAR YARD GARAGES.

7. CARRIAGE HOUSES WILL BE ALLOWED ON ALL RESIDENTIAL LOTS IN FILING-SIX EXCEPT FOR LOTS 141-161 AND D7-D10.

8. IN ACCORDANCE WITH THE CONDITION PLACED ON THE APPROVAL OF THIS PDP, NO DETACHED GARAGE LOCATED ON THE FOLLOWING LOTS WITHIN RIGDEN FARM, FILING 6 SHALL INCLUDE A SEPARATE DWELLING UNIT. LOTS 259 THROUGH AND INCLUDING LOT 267 AND LOT 329 THROUGH AND INCLUDING LOT 381.

NOTICE

THE PURPOSE OF THIS NOTICE IS TO GIVE GENERAL NOTICE OF THE EXISTENCE OF ALL PUBLIC ACCESS, EMERGENCY ACCESS, STORM DRAINAGE, SANITARY SEWER, UTILITY AND BIKE/PEDESTRIAN ALIGNMENTS SHOWN ON THIS PLAT. THE CITY OF FORT COLLINS PRIOR TO CONVEYING ITS INTEREST IN THE CITY PROPERTY TO ANY PERSON, SHOULD RESERVE FROM SUCH CONVEYANCE, AN EASEMENT OR RIGHT-OF-WAY OR OTHER INTEREST IN LAND SUFFICIENT TO PRESERVE A RIGHT FOR THE CONTINUED EXISTENCE, OPERATION, MAINTENANCE AND IF NECESSARY ENLARGEMENT OF ALL AFOREMENTIONED ALIGNMENTS SHOWN ON THIS PLAT.

OWNER: CITY OF FORT COLLINS

By: John Fishbach, City Manager


STATE OF COLORADO } S.S.
COUNTY OF LARIMER }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 14 DAY OF May, 2004

WITNESS MY HAND AND OFFICIAL SEAL MY COMMISSION EXPIRES: 8/11/2007

Notary Public

Lienholder: Bank of Colorado

A.E. PUBLIC ACCESS EASEMENT
 E. ACCESS EASEMENT
 E. FLOOD PLAIN EASEMENT
 P.A.E. JOINT PRIVATE ACCESS EASEMENT
 E. DRAINAGE EASEMENT
 E. UTILITY EASEMENT
 C. SQUARE FEET
 W. ACRES
 W. RIGHT OF WAY
 P.) TYPICAL
 R) RADIAL LINE
) NON-RADIAL LINE
 MULTI-FAMILY LOTS
 DUPLEX LOTS
 ☒ REQUIRED DRIVEWAY LOCATIONS
 (ALL DRIVEWAYS ARE 12' WIDE)
 T. ALTERNATE REQUIRED DRIVEWAY LOCATION
 N # RECEPTION NUMBER
 6'  TYPICAL J.P.A.E.

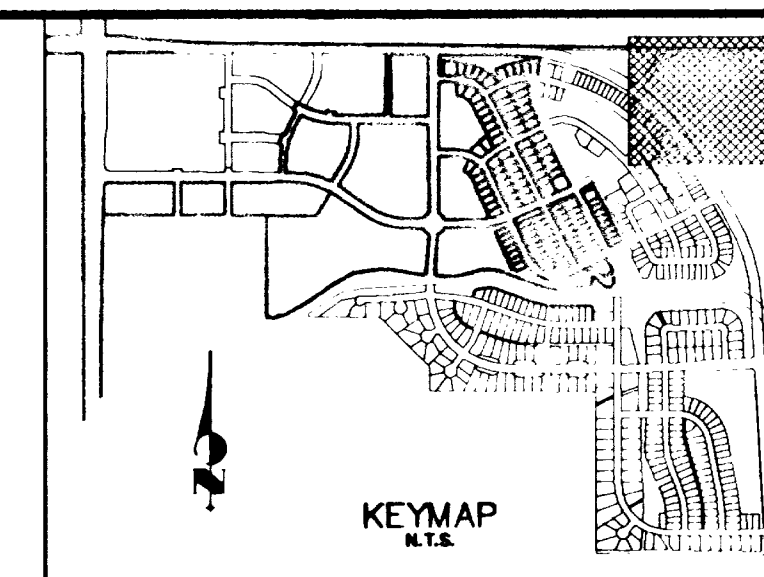
NAL PLAT
IGDEN FARM FILING SIX
OB NO. 9164.12
ATE 4/22/04
HEET 2 OF 11

2620 East Prospect Road, Suite 190 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9984 • www.wireengineering.com



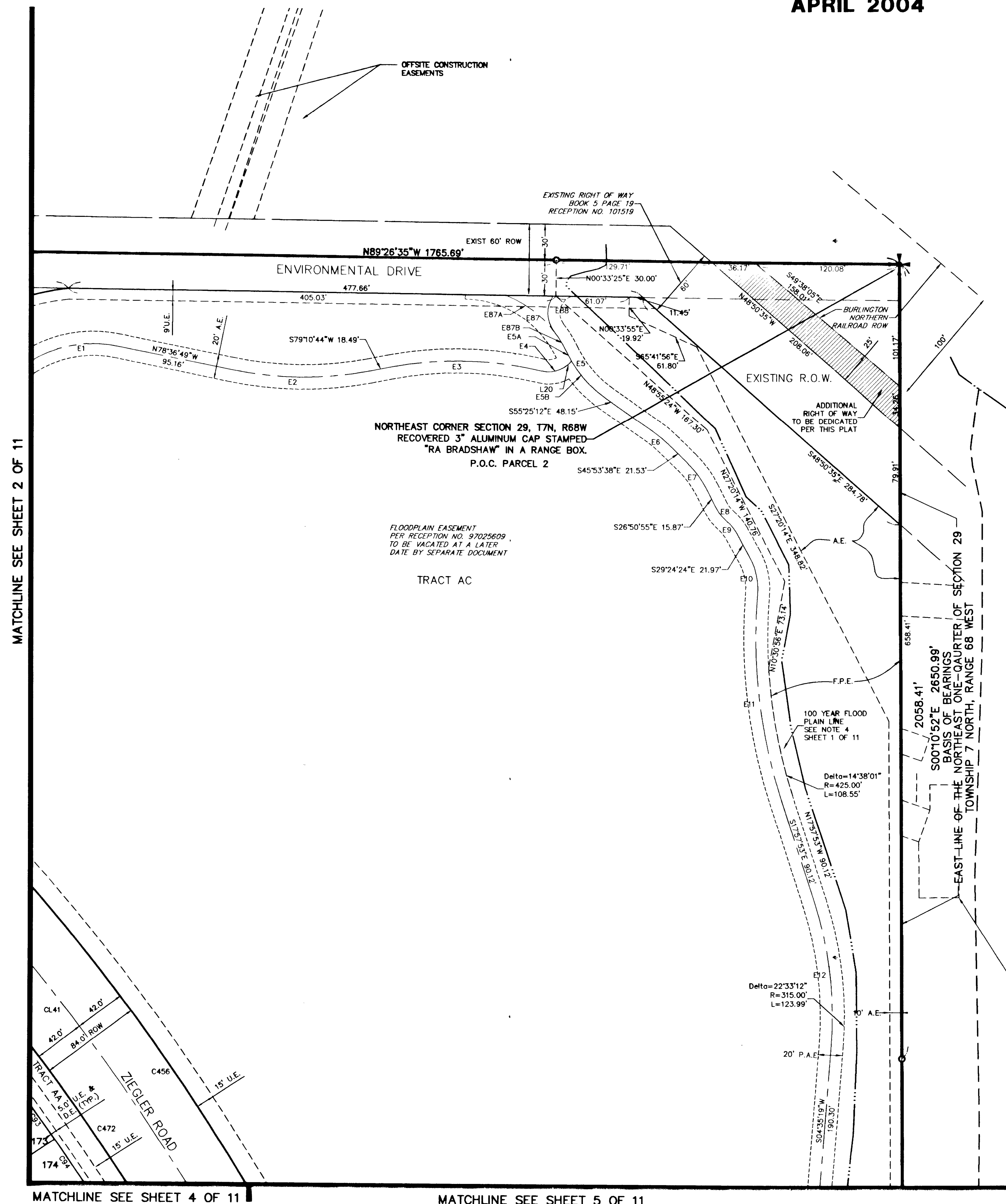
MATCHLINE SEE SHEET 4 OF 11

FINAL PLAT
RIGDEN FARM FILING SIX
A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004



NOTE:

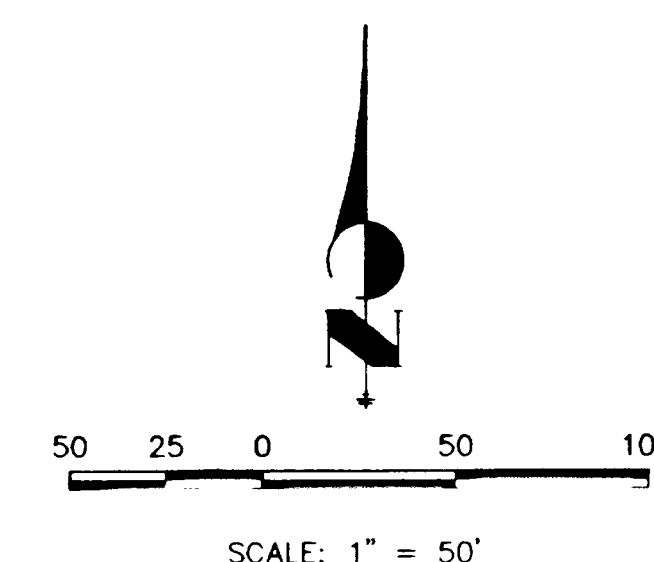
1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.
2. PROPOSED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.
3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



TRACT TABLE			
TRACT	OWNERSHIP AND MAINTENANCE	AREA (SF)	TYPE
X	RIGDEN FARM MASTER DECLARATION ASSOC.	37,542	OPEN SPACE
Y	RIGDEN FARM MASTER DECLARATION ASSOC.	172,324	OPEN SPACE
Z	RIGDEN FARM, LLC	128,525	LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT
AA	RIGDEN FARM MASTER DECLARATION ASSOC.	83,502	OPEN SPACE, DRAINAGE EASEMENT
AB	RIGDEN FARM MASTER DECLARATION ASSOC.	63,000	OPEN SPACE
AC	RIGDEN FARM MASTER DECLARATION ASSOC.	849,431	OPEN SPACE, DRAINAGE EASEMENT
AD	RIGDEN FARM MASTER DECLARATION ASSOC.	142,010	OPEN SPACE
AE	RIGDEN FARM MASTER DECLARATION ASSOC.	180,918	OPEN SPACE, UTILITY EASEMENT
AF	RIGDEN FARM MASTER DECLARATION ASSOC.	106,574	OPEN SPACE, UTILITY, DRAINAGE EASEMENT
AG	RIGDEN FARM MASTER DECLARATION ASSOC.	52,747	OPEN SPACE, UTILITY, DRAINAGE EASEMENT
AH	RIGDEN FARM MASTER DECLARATION ASSOC.	4,629	A.E., UTILITY, DRAINAGE EASEMENT
AI	RIGDEN FARM MASTER DECLARATION ASSOC.	5,345	A.E., UTILITY, DRAINAGE EASEMENT
AJ	RIGDEN FARM MASTER DECLARATION ASSOC.	5,067	A.E., UTILITY, DRAINAGE EASEMENT
AK	RIGDEN FARM MASTER DECLARATION ASSOC.	8,149	A.E., UTILITY, DRAINAGE EASEMENT
AL	RIGDEN FARM MASTER DECLARATION ASSOC.	4,907	A.E., UTILITY, DRAINAGE EASEMENT
AM	RIGDEN FARM MASTER DECLARATION ASSOC.	4,907	A.E., UTILITY, DRAINAGE EASEMENT
AN	RIGDEN FARM MASTER DECLARATION ASSOC.	3,166	OPEN SPACE, UTILITY EASEMENT
AO	RIGDEN FARM MASTER DECLARATION ASSOC.	2,869	OPEN SPACE, UTILITY EASEMENT
AP	RIGDEN FARM MASTER DECLARATION ASSOC.	90,093	OPEN SPACE, UTILITY EASEMENT
AQ	RIGDEN FARM MASTER DECLARATION ASSOC.	6,734	OPEN SPACE, UTILITY EASEMENT
AR	RIGDEN FARM MASTER DECLARATION ASSOC.	6,980	OPEN SPACE, DRAINAGE EASEMENT
AS	RIGDEN FARM MASTER DECLARATION ASSOC.	358,034	OPEN SPACE, DRAINAGE EASEMENT
AT	RIGDEN FARM MASTER DECLARATION ASSOC.	7,479	OPEN SPACE
AU	RIGDEN FARM MASTER DECLARATION ASSOC.	53,346	OPEN SPACE, DRAINAGE & ACCESS EASEMENT
AV	RIGDEN FARM MASTER DECLARATION ASSOC.	10,863	PRIVATE DRIVE, U.E., D.E., A.E.
AW	RIGDEN FARM MASTER DECLARATION ASSOC.	6,921	PRIVATE DRIVE, U.E., D.E., A.E.
AX	RIGDEN FARM MASTER DECLARATION ASSOC.	8,159	PRIVATE DRIVE, U.E., D.E., A.E.
AY	RIGDEN FARM MASTER DECLARATION ASSOC.	8,383	PRIVATE DRIVE, U.E., D.E., A.E.
AZ	RIGDEN FARM MASTER DECLARATION ASSOC.	4,979	PRIVATE DRIVE, U.E., D.E., A.E.
BA	RIGDEN FARM MASTER DECLARATION ASSOC.	11,907	PRIVATE DRIVE, U.E., D.E., A.E.
BB	RIGDEN FARM MASTER DECLARATION ASSOC.	1,887	ACCESS EASEMENT
BC	RIGDEN FARM MASTER DECLARATION ASSOC.	4,354	OPEN SPACE
BD	RIGDEN FARM MASTER DECLARATION ASSOC.	22,210	OPEN SPACE, UTILITY EASEMENT
CA	CITY OF FORT COLLINS, CO.	111,257	OPEN SPACE, DRAINAGE AREA
CB	CITY OF FORT COLLINS, CO.	9,634	ACCESS, UTILITY & DRAINAGE AREA
CC	CITY OF FORT COLLINS, CO.	78,443	OPEN SPACE, DRAINAGE AREA
CD	CITY OF FORT COLLINS, CO.	1,720	ACCESS & DRAINAGE AREA
CE	CITY OF FORT COLLINS, CO.	50,538	OPEN SPACE, DRAINAGE AREA
CF	CITY OF FORT COLLINS, CO.	7,568	ACCESS, UTILITY & DRAINAGE AREA
CG	CITY OF FORT COLLINS, CO.	32,101	OPEN SPACE, UTILITY & DRAINAGE AREA
CH	CITY OF FORT COLLINS, CO.	2,627	UTILITY & DRAINAGE AREA
CI	CITY OF FORT COLLINS, CO.	62,270	OPEN SPACE, DRAINAGE AREA
CJ	CITY OF FORT COLLINS, CO.	15,265	ACCESS, UTILITY & DRAINAGE AREA
CK	CITY OF FORT COLLINS, CO.	2,885	OPEN SPACE, DRAINAGE AREA

NOTE: ALL OF PARCEL ONE SOUTHWEST OF DRAKE/ZIEGLER ROADS IS ZONED LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT. ALL OF PARCEL ONE NORTHEAST OF DRAKE/ZIEGLER IS ZONED RIVER CONSERVATION DISTRICT.

ADDITIONAL OFF-SITE UTILITY EASEMENTS TO BE DEDICATED BY SEPARATE DOCUMENT.



LEGEND

- RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED
- P.A.E. PUBLIC ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- F.P.E. FLOOD PLAIN EASEMENT
- J.P.A.E. JOINT PRIVATE ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- SF SQUARE FEET
- AC ACRES
- ROW RIGHT OF WAY
- (TYP.) TYPICAL
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- M MULTI-FAMILY LOTS
- D DUPLEX LOTS
- ⊗ REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)
- ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION
- RCPTN # RECEPTION NUMBER
- ⊥ TYPICAL J.P.A.E.

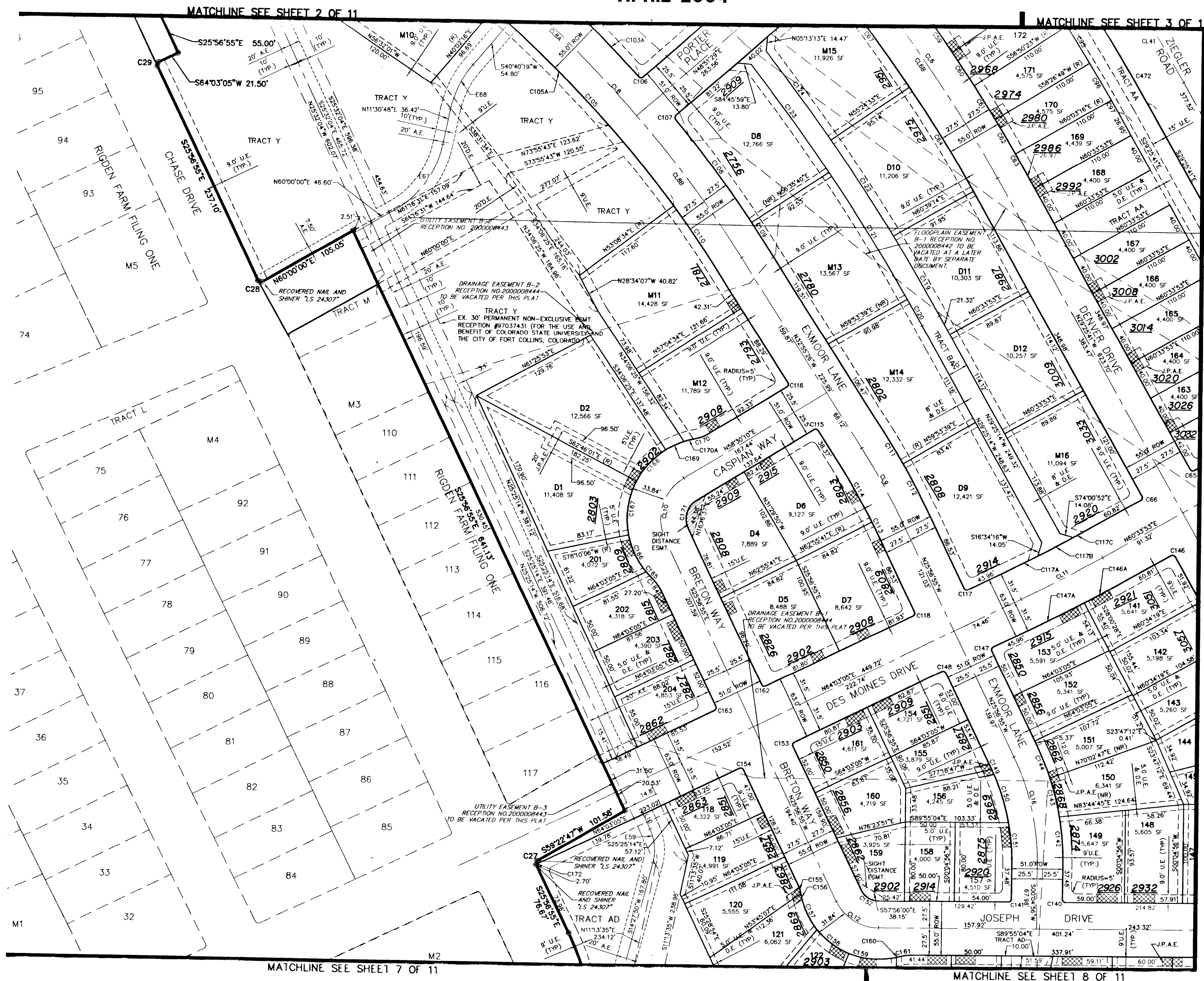
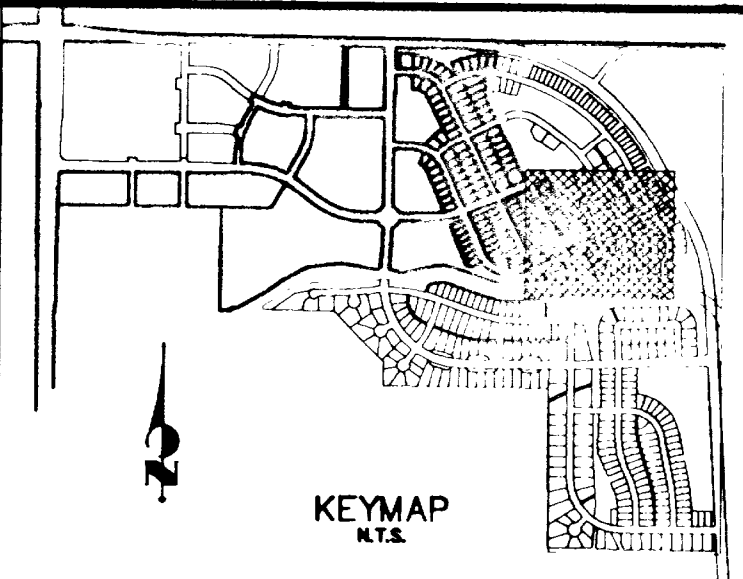
NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE THIS SHEET.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 3 OF 11

J-R ENGINEERING
A Subsidiary of Western

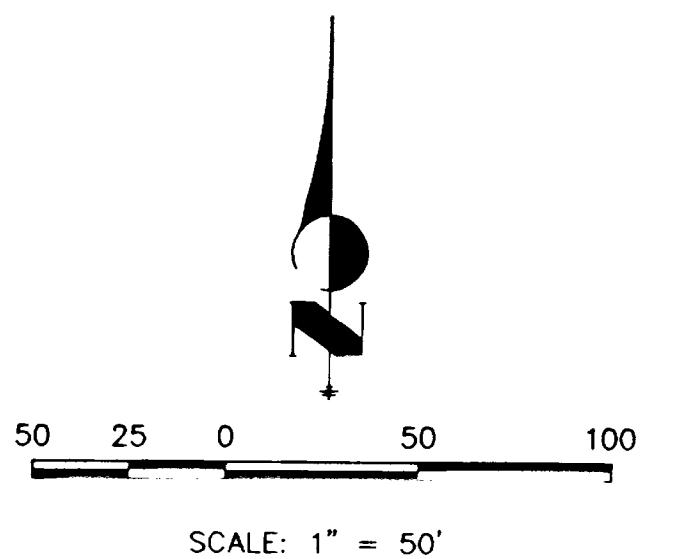
2620 East Prospect Road, Suite 190 • Fort Collins, CO 80525
970-491-9888 • Fax 970-491-9984 • www.jrengineering.com

FINAL PLAT
RIGDEN FARM FILING SIX
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
 APRIL 2004



NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.
2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.
3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.

**LEGEND**

- RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED
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- P.A.E. PUBLIC ACCESS EASEMENT
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- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- SF SQUARE FEET
- AC ACRES
- ROW RIGHT OF WAY
- (TYP.) TYPICAL
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- M MULTI-FAMILY LOTS
- D DUPLEX LOTS
- ☒ REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)
- ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION
- RCPTN # RECEPTION NUMBER
- 6' 6" TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11.
 FOR TRACT TABLES, SEE SHEET 3.

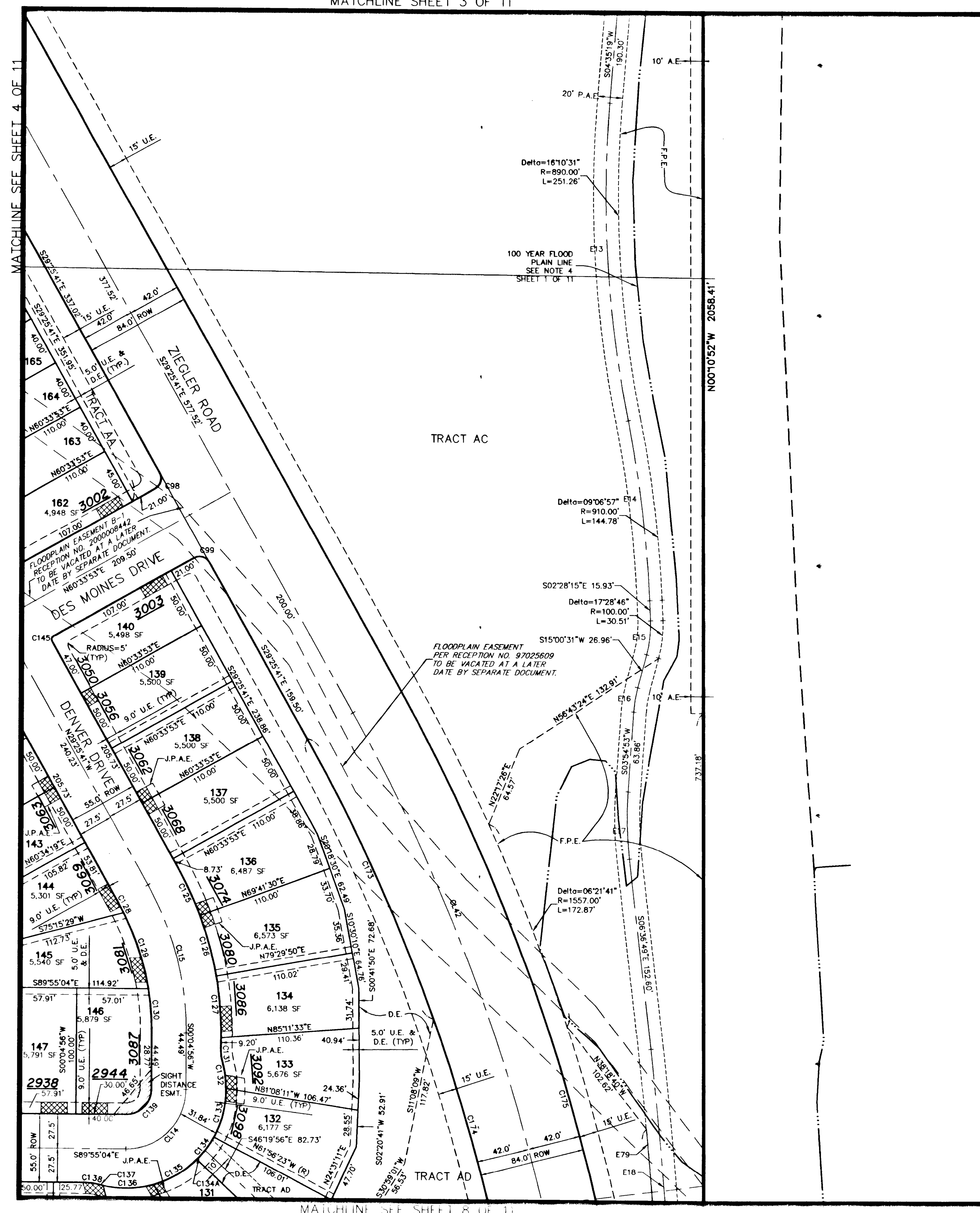
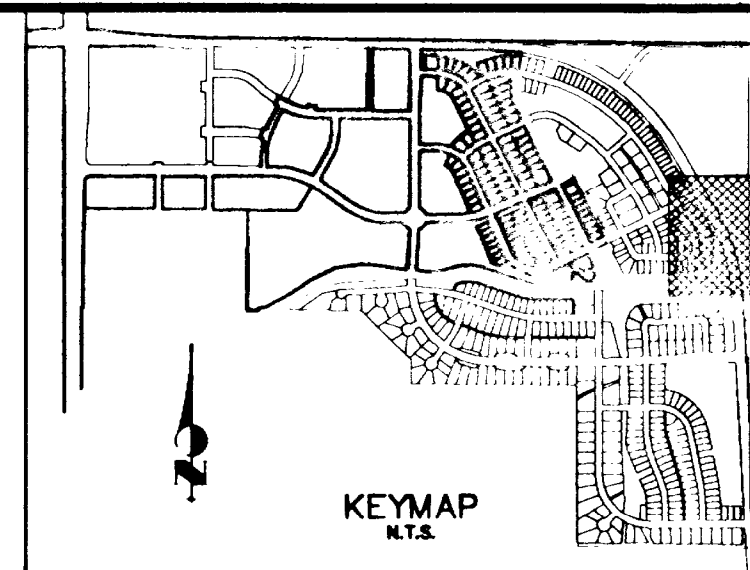
FINAL PLAT
RIGDEN FARM FILING SIX
 JOB NO. 9164.12
 DATE 4/22/04
 SHEET 4 OF 11

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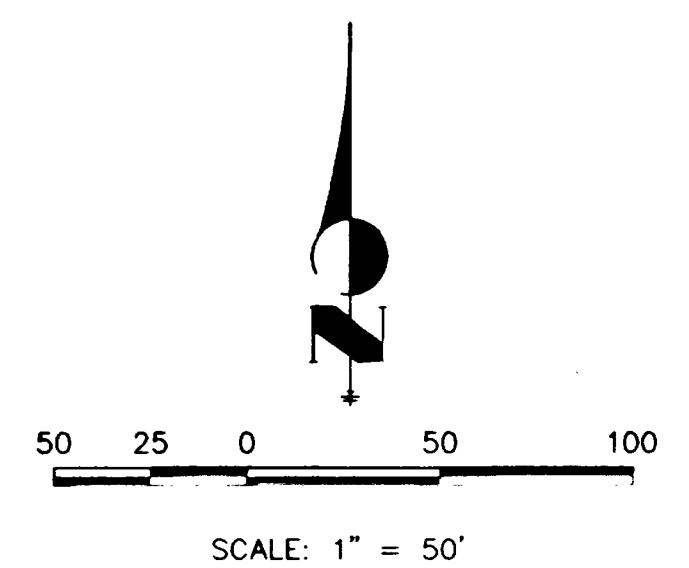
FINAL PLAT
RIGDEN FARM FILING SIX
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
 APRIL 2004

MATCHLINE SHEET 3 OF 11



NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.
2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.
3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



LEGEND

- RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED
- P.A.E. PUBLIC ACCESS EASEMENT
- A.E. ACCESS EASEMENT
- F.P.E. FLOOD PLAIN EASEMENT
- J.P.A.E. JOINT PRIVATE ACCESS EASEMENT
- D.E. DRAINAGE EASEMENT
- U.E. UTILITY EASEMENT
- SF SQUARE FEET
- AC ACRES
- ROW RIGHT OF WAY
- (TYP.) TYPICAL
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- M MULTI-FAMILY LOTS
- D DUPLEX LOTS
- ▨ REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)
- ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION
- RCPTN # RECEPTION NUMBER
- 15' 6' 6' TYPICAL J.P.A.E.

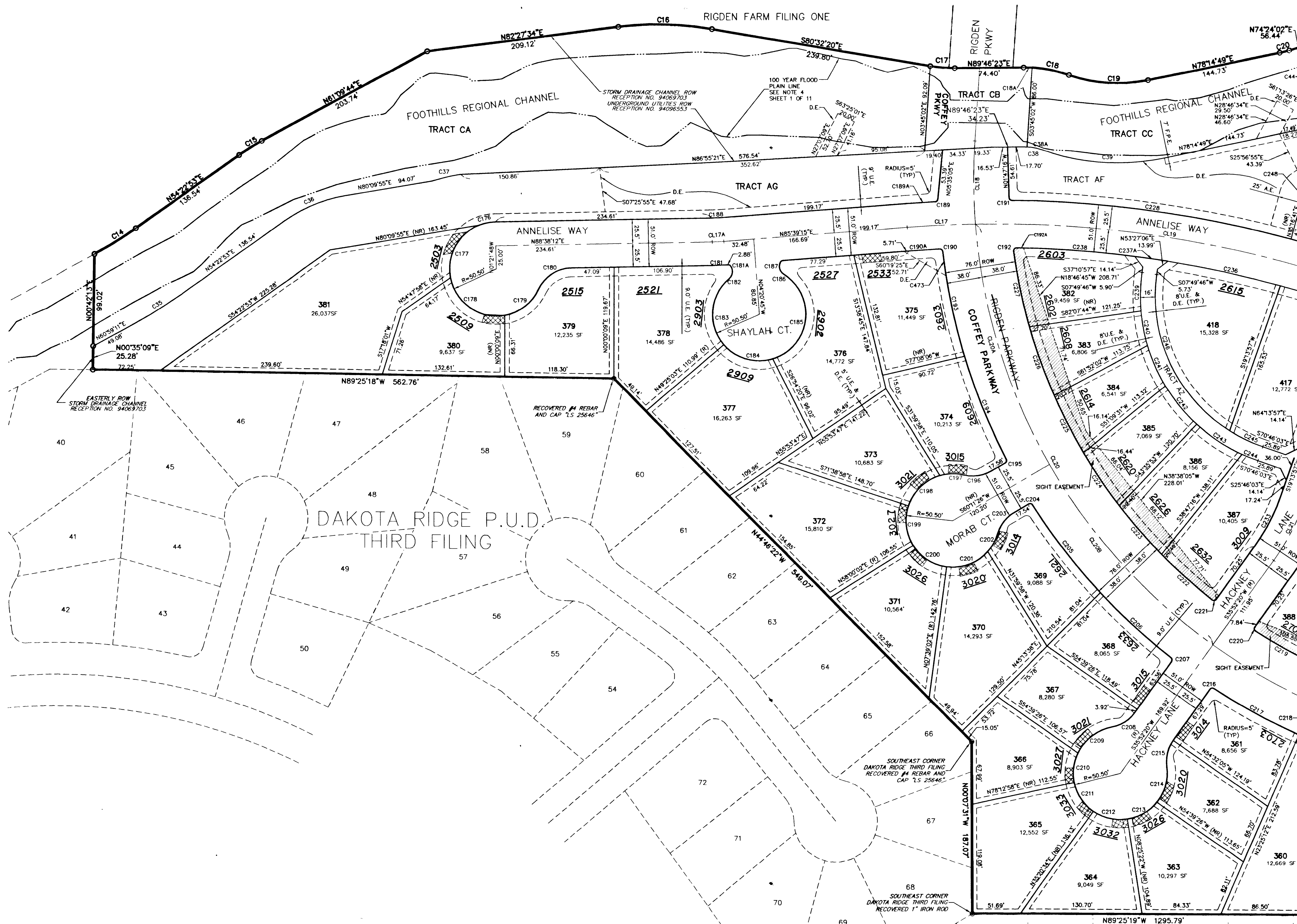
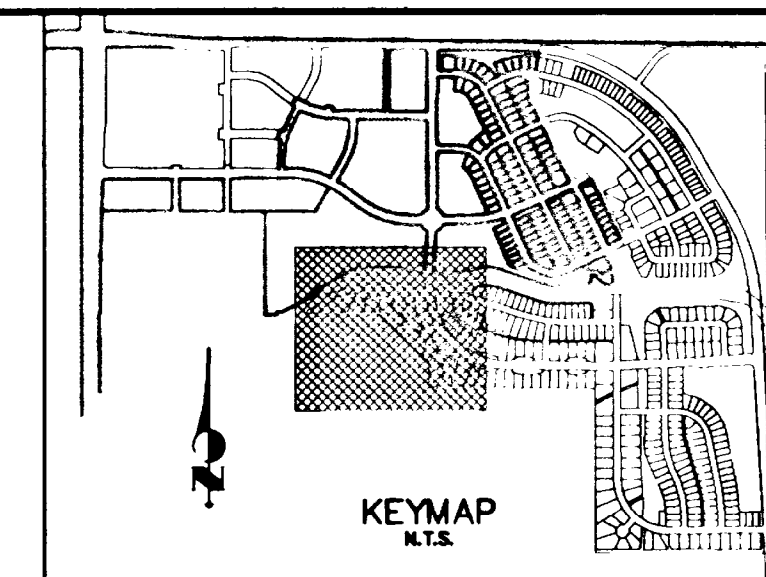
NOTE: FOR CURVE TABLES, SEE SHEET 11.
 FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
 RIGDEN FARM FILING SIX
 JOB NO. 9164.12
 DATE 4/22/04
 SHEET 5 OF 11



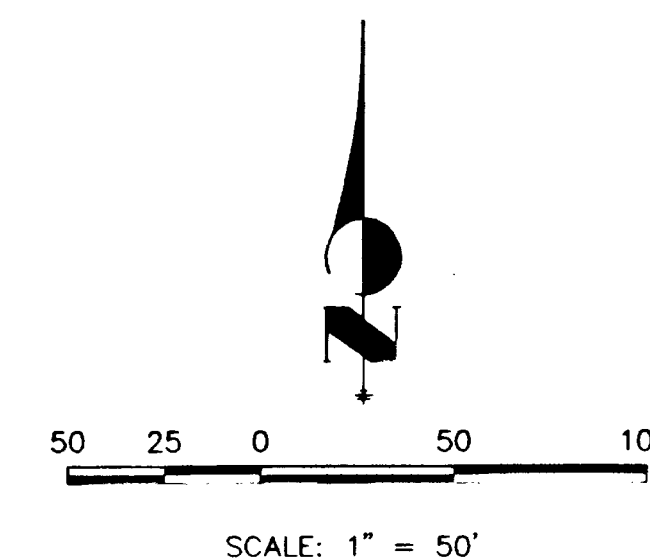
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FINAL PLAT
RIGDEN FARM FILING SIX
A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004




NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED. AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.
2. REQUIRED DRIVEWAY LOCATIONS AS SHOWN ON PLAT ARE DETERMINED TO MEET CITY OF FORT COLLINS LAND USE CODE REQUIREMENTS FOR SPACING BETWEEN UTILITIES, STREET TREES AND DRIVEWAYS. ADJUSTMENTS TO DRIVEWAY WIDTH MAY BE MADE, PROVIDED LAND USE CODE REQUIREMENTS ARE ACHIEVED.
3. JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



LEGEND

- RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED
- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED

- | | |
|---|---|
| P.A.E. | PUBLIC ACCESS EASEMENT |
| A.E. | ACCESS EASEMENT |
| F.P.E. | FLOOD PLAIN EASEMENT |
| J.P.A.E. | JOINT PRIVATE ACCESS EASEMENT |
| D.E. | DRAINAGE EASEMENT |
| U.E. | UTILITY EASEMENT |
| SF | SQUARE FEET |
| AC | ACRES |
| ROW | RIGHT OF WAY |
| (TYP.) | TYPICAL |
| (R) | RADIAL LINE |
| (NR) | NON-RADIAL LINE |
| M | MULTI-FAMILY LOTS |
| D | DUPLEX LOTS |
|  | REQUIRED DRIVEWAY LOCATIONS
(ALL DRIVEWAYS ARE 12' WIDE) |
| ALT. | ALTERNATE REQUIRED DRIVEWAY LOCATION |

RCPTN # RECEPTION NUMBER

6' 6'

TYPICAL J.P.A.E.

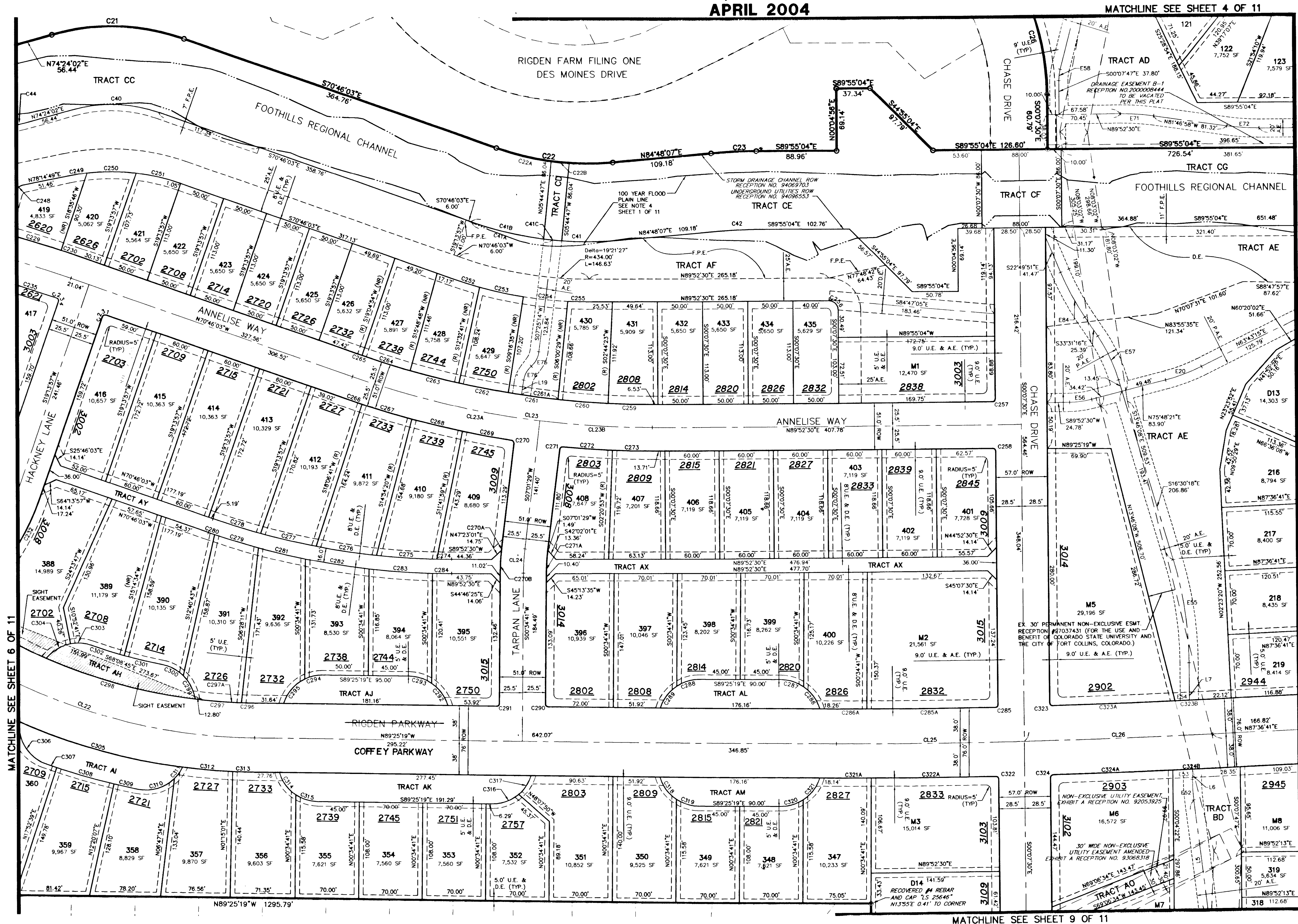
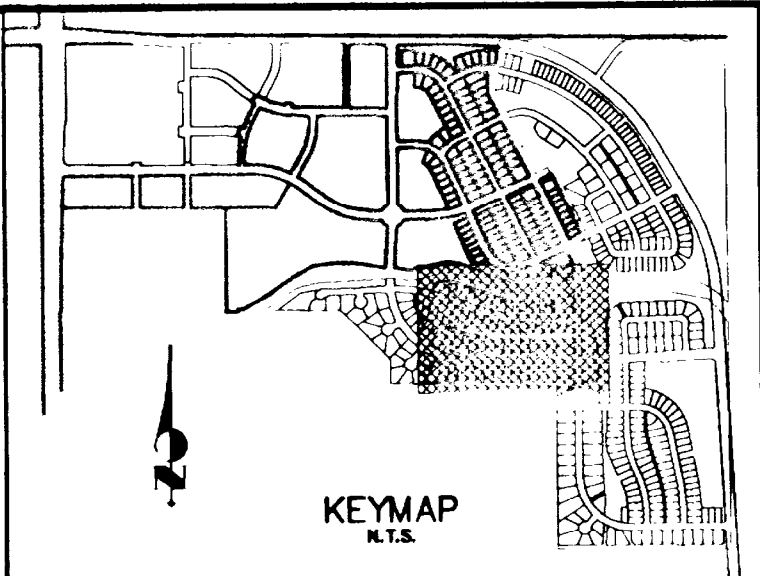
NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 6 OF 11



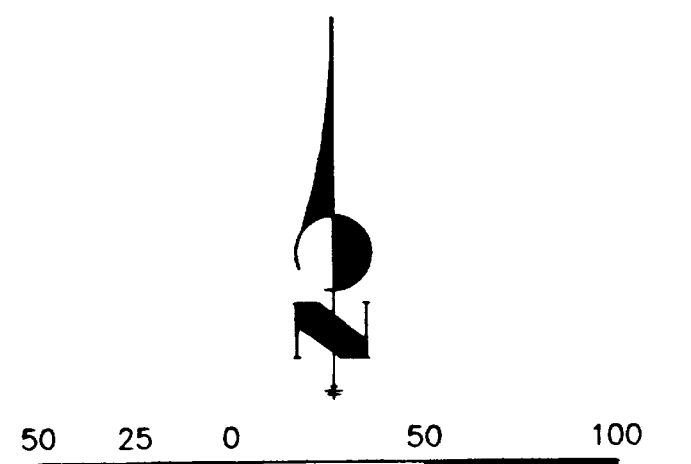
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FINAL PLAT
RIGDEN FARM FILING SIX
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
 APRIL 2004



NOTE:

1. FOR TYPICAL 50' OR LESS LOTS WITHOUT PRIVATE ALLEYS, 12' DRIVEWAYS ARE DEPICTED, AS AN ALTERNATIVE, 12' SHARED ACCESS DRIVEWAYS MAY BE CONSTRUCTED. IF THE ALTERNATE SHARED DRIVEWAY IS UTILIZED, A JOINT PRIVATE ACCESS EASEMENT WILL NEED TO BE RECORDED WITH THE OFFICE OF THE LARIMER COUNTY RECORDER.
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4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



LEGEND

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- SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED
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- D.E. DRAINAGE EASEMENT
- UF. UTILITY EASEMENT
- SF. SQUARE FEET
- AC. ACRES
- ROW. RIGHT OF WAY
- (TYP.) TYPICAL
- (R) RADIAL LINE
- (NR) NON-RADIAL LINE
- M. MULTI-FAMILY LOTS
- D. DUPLEX LOTS
- REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)
- ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION
- RCPTN # RECEPTION NUMBER
- 6" 6" 15" TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11.
 FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
 RIGDEN FARM FILING SIX
 JOB NO. 9164.12
 DATE 4/22/04
 SHEET 7 OF 11

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MATCHLINE SEE SHEET 9 OF 11

MATCHLINE SEE SHEET 6 OF 11

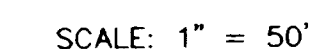
MATCHLINE SEE SHEET 8 OF 11

**A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO**

MATCHLINE SEE SHEET 5 OF 11



4. ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 338 THROUGH 381, WHICH SHALL BE BOTH 5-FOOT UTILITY AND DRAINAGE EASEMENTS.



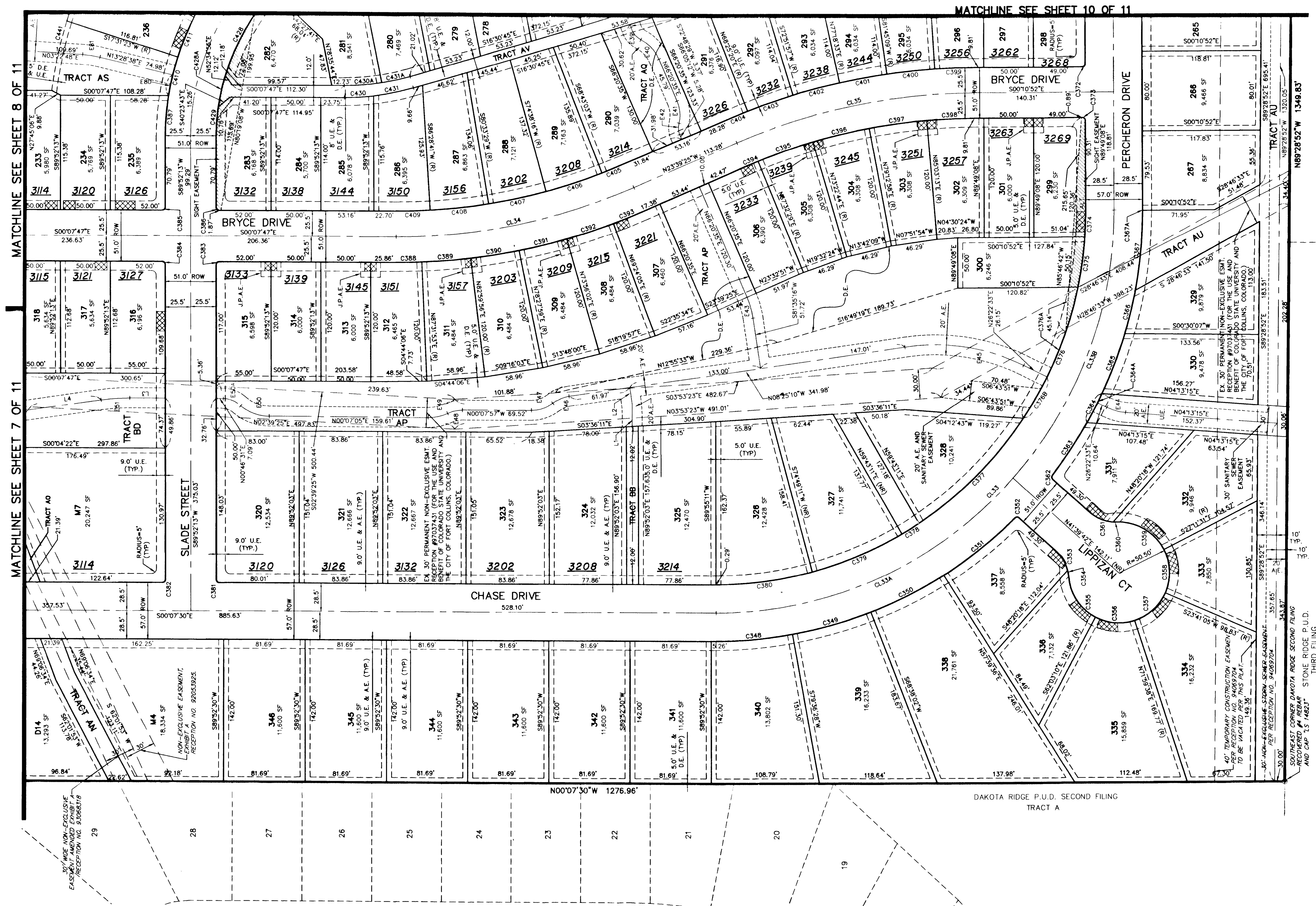
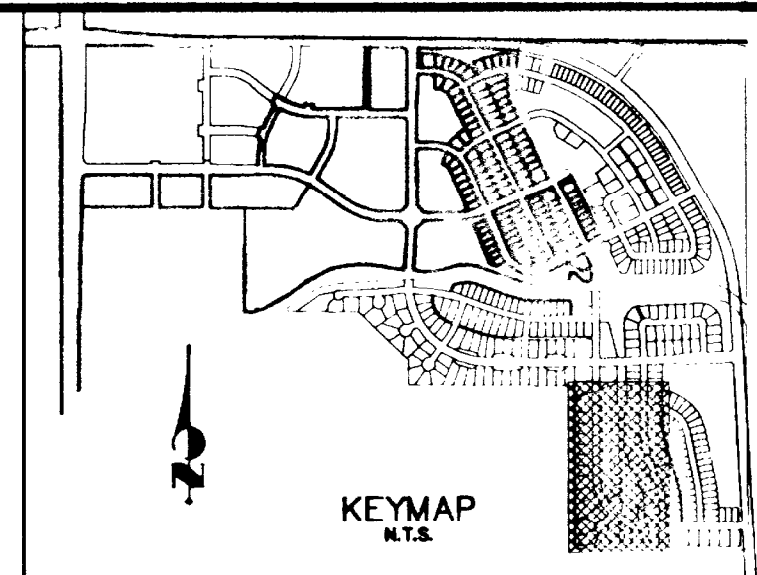
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15' 15' TYPICAL J.P.A.E.

FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 8 OF 11

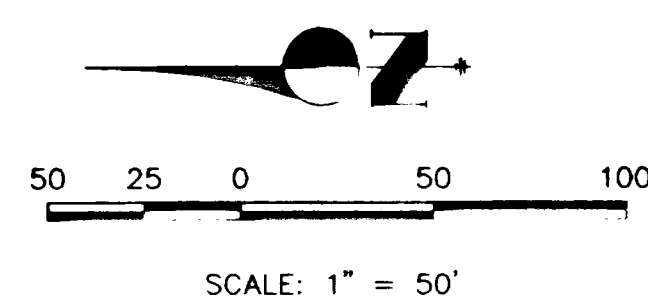
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FINAL PLAT
RIGDEN FARM FILING SIX
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004



NOTE:

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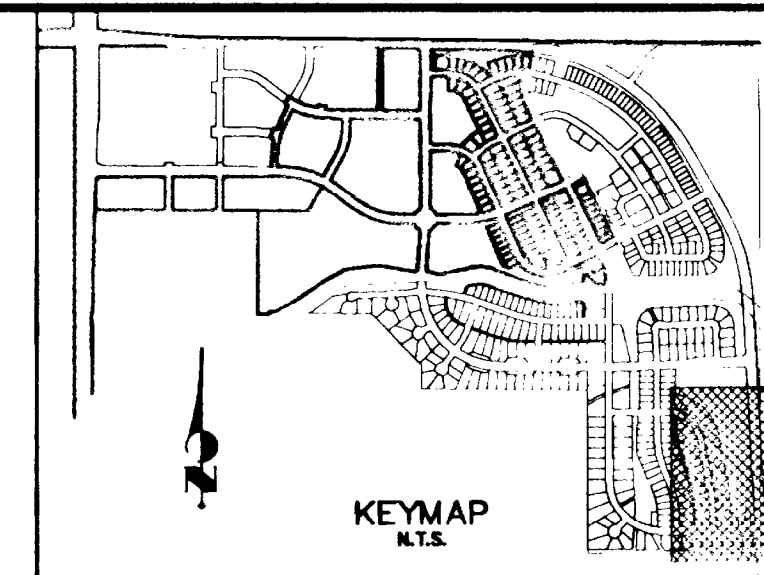
NOTE: FOR CURVE TABLES, SEE SHEET 11.
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FINAL PLAT
 RIGDEN FARM FILING SIX
 JOB NO. 9164.12
 DATE 4/22/04
 SHEET 9 OF 11

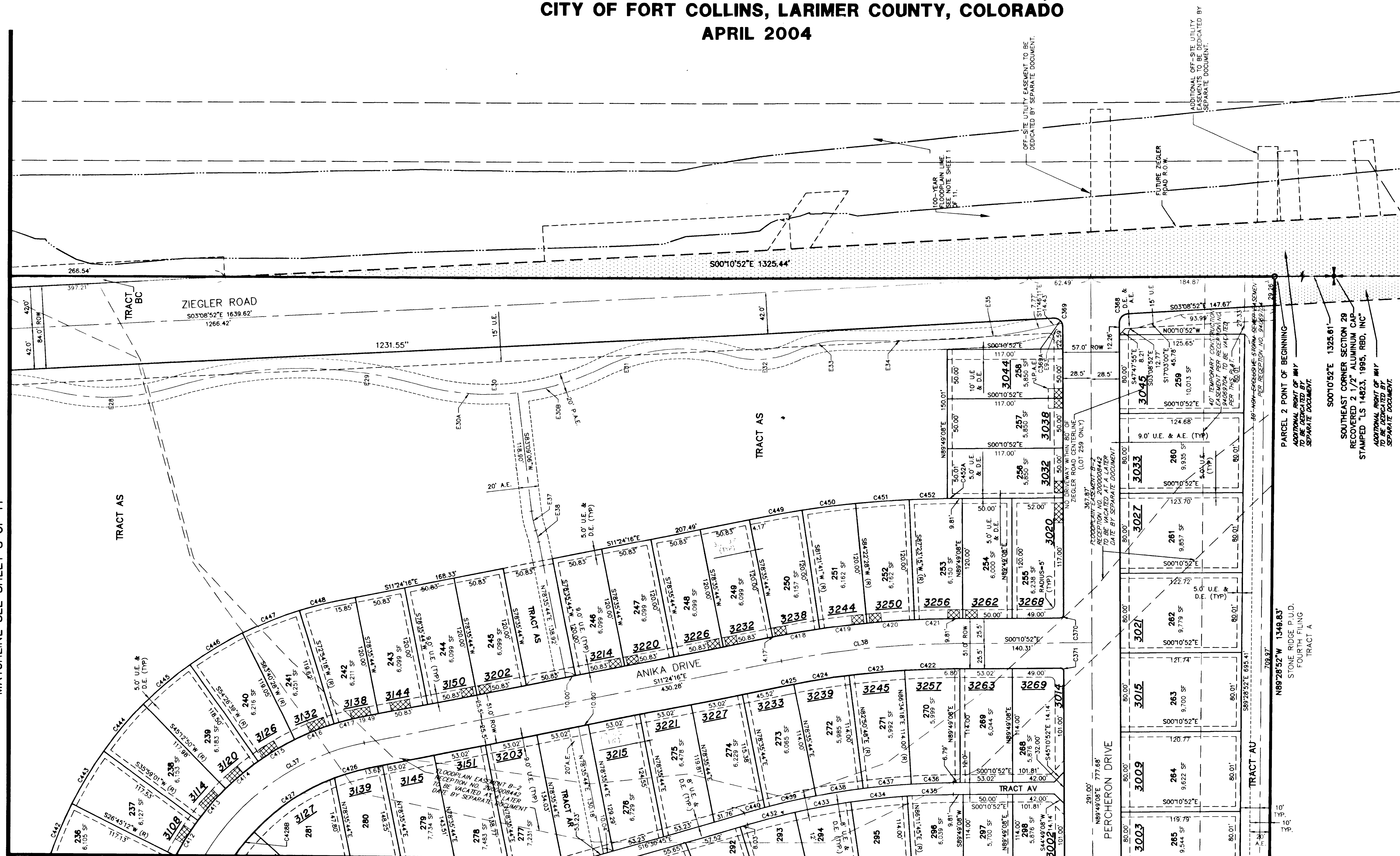
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FINAL PLAT
RIGDEN FARM FILING SIX
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO
APRIL 2004



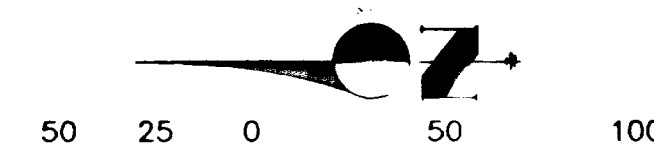
MATCHLINE SEE SHEET 8 OF 11



MATCHLINE SEE SHEET 9 OF 11

NOTE:

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SCALE: 1" = 50'

LEGEND

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 A.E. ACCESS EASEMENT
 F.P.E. FLOOD PLAIN EASEMENT
 J.P.A.E. JOINT PRIVATE ACCESS EASEMENT
 D.E. DRAINAGE EASEMENT
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 ☒ REQUIRED DRIVEWAY LOCATIONS (ALL DRIVEWAYS ARE 12' WIDE)
 ALT. ALTERNATE REQUIRED DRIVEWAY LOCATION
 RCPTN # RECEPTION NUMBER
 15' 6' 15' TYPICAL J.P.A.E.

NOTE: FOR CURVE TABLES, SEE SHEET 11.
FOR TRACT TABLES, SEE SHEET 3.

FINAL PLAT
RIGDEN FARM FILING SIX
 JOB NO. 9164.12
 DATE 4/22/04
 SHEET 10 OF 11

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FINAL PLAT

RIGDEN FARM FILING SIX

A TRACT OF LAND LOCATED IN SECTION 7N, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO APRIL 2004

CENTER LINE CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
CL5	500.00	28.30	28.29	N77°54'31"W	03°14'33"
CL6	1400.00	114.99	113.34	N52°51'27"W	46°51'33"
CL6A	1400.00	858.76	845.36	N56°42'53"W	35°08'43"
CL6B	1400.00	286.23	285.73	N35°17'06"W	11°42'51"
CL7	229.50	438.00	227.47	S86°14'34"E	59°24'24"
CL8	1200.00	294.49	490.99	N44°43'44"E	23°36'36"
CL8A	1200.00	316.70	315.78	N48°56'23"W	15°07'17"
CL8B	1200.00	177.78	177.82	N37°10'05"W	08°29'19"
CL9	695.00	84.61	84.56	N39°26'10"W	06°58'30"
CL10	47.50	70.01	63.85	S16°16'37"W	84°27'05"
CL11	450.00	91.28	91.26	N62°18'29"E	02°39'12"
CL12	47.50	53.03	50.32	S57°56'00"E	63°58'09"
CL13	NO	CURVE	DATA		
CL14	47.50	74.61	67.18	N45°04'56"E	09°00'50"
CL15	240.00	123.61	122.25	N14°40'22"W	29°30'37"
CL16	240.00	109.04	108.10	N12°24'53"W	26°01'51"
CL17	1200.00	73.74	73.73	S87°24'53"W	03°31'16"
CL17A	240.00	12.49	12.49	N87°08'43"E	02°58'57"
CL18	621.00	81.87	81.82	S00°45'47"E	07°33'15"
CL19	1200.00	420.08	417.94	N80°47'46"W	20°33'26"
CL20	621.00	537.46	520.84	S29°20'02"E	49°35'16"
CL20A	621.00	273.16	271.16	S17°09'02"E	25°13'16"
CL20B	621.00	264.30	262.11	N19°54'00"E	24°22'00"
CL21	240.00	69.70	69.66	S27°33'09"E	16°38'23"
CL22	621.00	382.54	376.52	N71°36'19"E	35°17'39"
CL23	1000.00	337.85	336.25	S80°26'47"E	19°21'27"
CL24	1000.00	213.07	212.66	S76°52'17"E	12°12'28"
CL25	1000.00	124.79	124.71	S86°33'01"E	07°08'59"
CL26	240.00	27.00	26.99	S03°48'05"E	06°26'48"
CL27	8000.00	207.14	207.14	N03°50'11"E	01°29'01"
CL28	8000.00	207.07	207.07	N88°21'11"E	01°28'59"
CL29	6747.00	133.01	133.01	N01°49'26"W	01°07'46"
CL30	NO	CURVE	DATA		
CL31	35.00	55.44	49.82	S42°59'29"W	90°45'36"
CL32	35.00	54.51	49.17	N47°00'31"E	89°14'24"
CL33	NO	CURVE	DATA		
CL34	6747.00	132.96	132.96	N00°41'10"E	01°07'45"
CL35	401.00	630.28	567.38	S45°01'12"E	90°03'22"
CL36	401.00	337.49	327.61	S24°14'08"E	48°13'15"
CL37	401.00	292.80	286.33	S69°15'48"E	41°50'07"
CL38	401.00	246.38	244.65	S11°53'36"E	23°31'38"
CL39	690.00	245.84	244.24	N11°55'09"E	23°28'33"
CL40	NO	CURVE	DATA		
CL41	240.00	329.76	304.43	N50°46'02"W	78°43'31"
CL42	891.00	174.53	174.26	N05°47'34"W	11°13'24"
CL43	1650.00	818.36	810.00	N67°48'08"W	28°25'02"
CL44	240.00	105.52	104.67	N49°00'02"E	25°11'25"
CL45	1650.00	895.91	890.72	N41°30'39"W	24°09'56"
CL46	1500.00	680.36	674.54	N16°26'03"W	25°59'16"

EASEMENT CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
E1	100.00	75.83	74.02	S79°39'48"W	43°26'47"
E2	300.00	116.28	115.55	S89°43'02"E	22°12'27"
E3	300.00	126.21	125.28	N88°46'07"W	24°06'18"
E4	25.00	19.49	19.00	N80°57'08"E	44°39'58"
E5	95.00	49.34	48.79	S40°32'26"E	29°45'32"
E5A	95.00	9.48	9.48	S28°31'13"E	05°43'06"
E6	95.00	39.86	39.57	S43°35'59"E	24°02'26"
E7	105.00	17.46	17.44	N50°39'25"W	09°31'54"
E8	85.00	28.25	28.12	N36°22'17"E	19°02'43"
E9	35.00	14.08	13.98	S38°22'18"E	23°02'46"
E10	35.00	13.23	13.16	N39°39'02"W	20°29'18"
E11	55.00	32.84	32.36	N12°18'02"E	34°12'43"
E12	435.00	172.88	171.74	S06°34'17"E	22°46'13"
E13	305.00	120.06	119.28	N06°41'17"W	22°33'12"
E14	900.00	254.08	253.24	S03°29'57"E	16°31'31"
E15	900.00	143.19	143.04	N07°01'44"E	09°06'57"
E16	900.00	27.46	27.35	N06°16'08"E	17°28'46"
E17	100.00	19.36	19.33	S09°27'42"E	11°05'38"
E18	290.00	53.21	53.21	S01°20'58"E	10°31'42"
E19	3090.00	123.07	123.07	S05°28'21"E	02°16'56"
E20	100.00	67.71	67.69	S09°26'10"E	05°32'33"
E21	75.00	31.98	31.74	S75°56'15"E	24°25'59"
E22	105.00	10.87	10.86	S85°11'22"W	05°55'44"
E23	601.00	61.05	60.81	N79°24'32"E	17°29'24"
E24	305.00	191.84	188.69	S88°40'59"W	36°02'16"
E25	315.00	8.26	8.26	S72°44'47"E	01°30'12"
E26	100.00	62.71	62.69	S09°30'15"W	05°48'42"
E27	240.00	42.18	42.17	N69°45'48"E	12°05'06"
E28	190.00	44.87	44.77	S38°12'31"E	22°05'56"
E29	190.00	90.25	89.40	S17°50'11"E	27°12'56"
E30	190.00	15.45	15.45	S01°53'55"E	04°39'35"
E31	95.00	14.75	14.73	N47°21'52"E	08°53'38"
E32	95.00	41.02	40.70	S11°56'20"E	24°44'23"
E33	200.00	50.35	49.74	S72°58'21"E	20°21'01"
E34	300.00	115.55	114.84	S01°17'25"E	22°04'30"
E35	225.00	118.63	117.26	S05°16'48"E	30°12'35"
E36	240.00	252.71	249.25	N00°55'54"W	32°54'25"
E37	260.00	193.31	188.89	S04°46'39"E	42°35'55"
E38	260.00	100.74	100.11	S04°25'17"E	22°12'03"
E39	260.00	92.56	92.07	S16°52'40"E	20°23'53"
E40	175.00	133.82	130.58	S00°08'33"E	43°48'42"
E41	85.00	27.13	26.62	N46°34'46"E	37°55'15"
E42	130.00	55.31	54.83	N12°21'29"E	26°24'39"
E43	2005.00	106.95	106.94	N00°41'55"E	03°03'23"
E44	500.00	83.40	83.30	S06°59'29"E	09°33'24"
E45	95.00	19.83	19.80	S77°10'17"W	11°57'39"
E46	95.00	12.28	12.27	S74°53'55"E	07°24'17"
E47	35.00	17.94	17.94	N23°06'14"W	29°22'08"
E48	35.00	22.16	22.14	N18°49'41"E	29°22'08"
E49	35.00	15.46	15.36	N12°48'14"E	25°20'33"
E50	45.00	20.12	19.95	N12°38'51"E	25°37'09"
E51	45.87	34.63	33.82	N21°41'10"E	36°16'45"
E52	25.00	15.83	15.57	N18°54'53"E	30°30'26"
E53	200.00	28.71	28.68	N04°06'44"E	08°13'28"
E54	200.00	33.44	33.42	S03°21'25"E	06°45'50"
E55	803.08	21.32	21.32	N87°51'31"E	00°09'09"
E56	996.00	15.65	15.65	N87°50'22"E	00°06'45"
E57	100.00	115.23	114.83	N80°15'09"W	16°30'18"
E58	100.00	24.56	24.49	N82°50'25"E	14°04'09"
E59	180.00	53.46	53.26	N25°00'47"E	17°00'58"
E60	50.00	12.14	12.10	N70°10'09"E	14°35'38"
E61	30.00	34.81	34.11	N05°28'27"E	38°54'50"
E62	100.00	17.59	17.57	N30°34'28"E	10°04'48"
E63	100.00	77.35	75.44	S13°27'16"E	44°19'12"
E64	100.00	29.57	29.46	N00°14'07"E	16°56'25"
E65	50.00	22.25	22.07	S04°30'45"W	25°29'41"
E66	45.00	47.21	45.08	N12°47'53"E	60°06'57"
E67	45.00	30.68	30.59	S23°19'22"E	39°04'00"
E68	50.00	16.84	16.57	S05°44'45"W	19°04'15"
E69	100.00	84.63	82.12	N35°45'24"E	48°29'12"
E70	100.00	50.89	50.34	S26°05'33"E	29°09'31"
E71	53.00	70.00	65.02	N02°50'10"E	75°40'19"
E72	40.00	40.98	47.59	N01°30'29"E	73°00'59"
E73	40.00	50.47	44.72	N03°59'14"E	67°58'28"
E74	100.00	45.24	42.86	N02°23'52"E	64°47'43"
E75	250.00	36.40	36.37	N85°51'14"W	08°07'33"
E76	250.00	35.50	35.47	S85°51'01"E	08°08'05"
E77	28.00	43.98	39.60	N45°04'55"E	90°00'02"
E78	100.00	98.63	94.68	S74°35'19"E	56°30'46"
E79	25.00	18.35	17.94	N28°26'45"E	42°03'02"
E80	25.00	17.92	17.54	S28°56'18"W	41°03'56"
E81	100.00	22.27	22.22	N04°31'59"E	12°45'30"
E82	100.00	33.87	33.80	S01°05'27"E	19°27'44"
E83	97.00	125.41	125.40	S04°17'26"E	02°19'59"
E84	100.00	21.29	21.28	S78°49'12"E	04°35'40"
E85	100.00	17.62	17.60	N08°25'43"E	10°05'50"
E86	100.00	10.07	10.06	N00°29'45"E	05°46'07"
E87	300.00	56.97	56.89	N28°10'33"W	10°41'25"
E88	25.00	49.10	41.58	S87°44'27"E	11°32'16"
E89	100.00	30.84	30.69	N15°08'12"E	38°45'50"
E90	95.00	70.48	68.88	S46°54'55"E	42°30'30"
E91	95.00	50.14	49.56	S53°02'56"E	30°14'28"
E92	95.00	20.34	20.30	S31°47'41"E	12°16'02"
E93	25.00	41.27	41.43	S01°51'59"E	72°07'26"
E94	600.00	55.92	55.89	S07°21'51"E	05°20'22"
E95	110.00	33.62	33.62	S14°38'20"W	18°20'49"
E96	110.00	31.67	31.56	S04°42'46"W	16°29'39"
E97	110.00	41.95	41.70	S22°53'10"W	21°51'10"
E98	110.00	70.96	69.73	S15°19'57"W	36°47'37"
E99	22.00	52.30	42.67	N88°09'27"W	119°51'50"
E100	22.00	23.88	22.72	S19°19'27"W	62°11'17"
E101	22.00	21.29	21.25	S17°53'19"E	12°50'25"

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C14	457.00	52.68	52.65	N57°41'02"E	06°36'18"
C15	243.00	28.76	28.74	N57°46'18"E	06°46'51"
C16	343.00	101.78	101.41	S89°02'23"E	17°00'06"
C17	157.00	62.55	62.52	S82°58'22"E	09°41'17"
C18	143.00	49.98	49.42	S80°12'54"E	20°01'26"
C19	143.00	40.70	40.56	S78°21'25"E	16°18'28"
C20	157.00	86.45	85.36	S80°58'41"E	31°33'00"
C21	157.00	10.54	10.54	N76°19'26"E	03°50'47"
C22	243.00	147.73	145.46	S88°10'10"E	34°49'55"
C23	307.00	130.90	129.91	S82°58'58"E	24°25'50"
C24	307.00	62.37	62.26	S76°35'15"E	11°38'24"
C25	307.00	20.00	20.00	S84°16'27"E	03°44'00"
C26	543.00	50.04	50.02	N87°26'32"E	05°16'49"
C27	543.00	480.28	464.78	S64°34'44"E	50°40'39"
C28	543.00	283.01	279.82	S74°59'11"E	29°51'45"
C29	543.00	162.35	161.74	S51°29'24"E	17°07'50"
C30	543.00	34.92	34.91	S41°04'57"E	03°41'04"
C31	543.00	299.02	295.26	S74°08'30"E	31°33'07"
C32	543.00	111.69	111.68	S72°28'23"E	14°37'08"
C24F	543.00	69.66	69.52	S42°54'37"E	07°20'24"
C25	NO		CURVE		DATA
C26	271.50	122.37	121.33	S130°21'35"	25°49'25"
C27	3.00	4.47	4.07	S162°46'56"E	85°19'42"
C28	3.00	4.92	4.32	S72°58'28"E	84°03'05"
C29	3.00	4.91	4.32	S72°58'28"E	84°03'05"
C30	3.00	4.71	4.24	S70°56'55"E	90°00'00"
C31	3.00	4.71	4.24	S193°03'05"E	90°00'00"
C32	3.00	4.71	4.24	S70°56'55"E	90°00'00"
C33	212.50	110.02	110.02	S43°53'25"E	36°07'00"
C33A	212.50	68.85	68.85	N116°00'00"E	18°33'47"
C33B	212.50	68.85	68.85	N116°00'00"E	18°33'47"
C33C	212.50	68.85	68.85	S501°49'00"E	93°43'29"
C35	543.00	62.60	62.56	N57°41'02"E	06°36'18"
C36	157.00	70.65	70.56	N67°16'24"E	25°47'02"
C37	543.00	32.83	32.81	N76°17'41"E	07°44'28"
C38	543.00	19.82	19.82	N76°17'41"E	07°44'28"
C38A	57.00	3.31	3.31	N88°33°49"E	07°19'36"
C39	243.00	133.81	132.12	S85°58'41"E	31°33'00"
C40	157.00	95.45	93.98	S88°10'10"E	34°49'55"
C41	393.00	167.57	166.31	S82°58'58"E	24°25'50"
C42	393.00	92.62	92.40	S77°31'08"E	13°30'50"
C43	393.00	20.00	20.00	S77°31'08"E	13°30'50"
C41B	457.00	40.70	40.56	S78°21'25"E	16°18'28"
C41C	393.00	20.00	20.00	N84°16'15"E	02°50'58"
C42	457.00	42.12	42.10	N87°26'32"E	05°16'49"
C43	457.00	203.50	201.52	S42°30'45"E	25°30'23"
C43A	457.00	21.25	21.24	N53°54'45"E	02°42'05"
C43B	457.00	181.85	180.65	N41°09'43"E	27°47'58"
C43C	457.00	18.95	18.94	N42°49'16"E	02°42'05"
C44	657.00	29.00	29.00	S74°08'30"E	31°33'07"