

**CITY OF FORT COLLINS  
TYPE 1 ADMINISTRATIVE HEARING**

**FINDINGS AND DECISION**

HEARING DATE: July 30, 2014

PROJECT NAME: Rigden Farm Filing 18 – Type 1 Administrative Hearing

CASE NUMBER: #FDP140011

APPLICANT: Olsson Associates  
Daniel Hull  
5285 McWhinney Boulevard, Suite 160  
Loveland, CO 80538

OWNERS: Rigden Farm Investments, LLC & Journey Homes, LLC  
Larry S. Buckendorf  
7251 W. 20th St, L-200  
Greeley, CO 80634

Savant Homes, Inc.  
Alan Strobe  
P.O. Box 2066  
Fort Collins, CO 80522

NK Consulting, LLC  
Naeem A. Kahn  
2702 Canby Way  
Fort Collins, CO 80525

HEARING OFFICER: Marcus A. McAskin

**PROJECT DESCRIPTION:** The applicant requests approval of a consolidated Project Development Plan/Final Plan for Rigden Farm Filing Eighteen (a replat of Lots D1 through D13 and M10 through M16, Rigden Farm Filing Six) (the “Application”). The Application concerns property generally located near the intersection of Des Moines Drive and Exmoor Lane on 5.25 acres of land. The Application proposes replatting 20 existing lots into 47 lots, resulting in the addition of 27 new lots. No changes are planned to the existing street network and only minor alterations are proposed to utilities as a result of the proposed replat. The site is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and within the boundaries of the Rigden Farm Overall Development Plan.

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 Mixed-Use Neighborhood (L-M-N)	Single Family Residential, Multifamily Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential

SUMMARY OF DECISION:           Approved.

ZONE DISTRICT:                   L-M-N (Low Density Mixed-Use Neighborhood).

HEARING: The Hearing Officer opened the hearing at approximately 5:30 p.m. on Wednesday, July 30, 2014, in Conference Room A, 281 North College Avenue, Fort Collins, Colorado.

EVIDENCE: Prior to or at the hearing, the Hearing Officer accepted the following documents as part of the record of this proceeding: (1) Planning Department Staff Report for Rigden Farms Filing Eighteen; (2) Notice of Public Hearing Letter dated July 16, 2014; (3) Statement of Planning Objectives submitted by the applicant; (4) Zoning and Vicinity Map; (5) Rigden Farm Filing Eighteen Plat; (6) Rigden Farm Overall Development Plan; (7) Rigden Farm Filing Six Project Development Plan; (8) Rigden Farm Filing Six Plat; (9) Affidavit of Publication of the Fort Collins Coloradoan dated July 22, 2014 evidencing publication of the Notice of Hearing on July 22, 2014; and (10) the PowerPoint presentation prepared by Staff for the July 30, 2014 hearing. In addition, the City's Comprehensive Plan, Code, and the formally promulgated polices of the City are all considered part of the record considered by the Hearing Officer.

TESTIMONY: The following persons testified at the hearing:

- From the City:                   Ryan Mounce, Associate Planner
- From the Applicant:         Daniel Hull, Olsson Associates
- From the Owners:             Morgan Kidder, Journey Homes, LLC
- From the Public:             No public testimony.

IN ATTENDANCE ON BEHALF OF APPLICANT: The following persons were present at the hearing but did not provide testimony:

From the Owners:            Larry Buckendorf, Journey Homes, LLC  
   Alan Strobe, Savant Homes, Inc.

FINDINGS

1. Evidence presented to the Hearing Officer established the fact that notice of the public hearing was properly posted, mailed and published.
2. Based on testimony provided at the public hearing and a review of the materials in the record of this case, the Hearing Officer concludes as follows:
  - a. the Application complies with the applicable procedural and administrative requirements of Article 2 of the Code;
  - b. the Application conforms to the Rigden Farm Overall Development Plan, as approved by the Planning & Zoning Board in 1999, and as amended in 2002;
  - c. the Application complies with the applicable General Development Standards contained in Article 3 of the Code; and
  - d. the Application complies with the applicable L-M-N District standards contained in Article 4 of the Code
3. The Application's satisfaction of the Article 2, 3 and 4 Code requirements is sufficiently detailed in the Staff Report, a copy of which is attached as EXHIBIT A and is incorporated herein by reference.

DECISION

Based on the findings set forth above, the Hearing Officer hereby enters the following ruling:

The Application (consolidated PDP/Final Plan for Rigden Farm Filing Eighteen, FDP #140011) is approved for the Subject Property as submitted, subject to the condition that the owner signature blocks appearing on Sheet 1 of 4 of the proposed plat be verified and corrected as necessary by City Staff prior to execution and recording of the Rigden Farm Filing Eighteen plat.

DATED this 31<sup>st</sup> day of July, 2014.



Marcus A. McAskin  
Hearing Officer

**EXHIBIT A**

Staff Report  
Rigden Farm Filing 18, #FDP140011



ITEM NO 1  
MEETING DATE July 30, 2014  
STAFF Ryan Mounce

**ADMINISTRATIVE HEARING OFFICER**

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**STAFF REPORT**

**PROJECT:** Rigden Farm Filing 18, #FDP140011

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**PROJECT DESCRIPTION:**

This is a request for consideration of a consolidated Project Development Plan/Final Plan for Rigden Farm Filing 18. The project is located generally near the intersection of Des Moines Drive and Exmoor Lane on 5.25 acres of land. The project proposes replatting 20 existing lots into 47 lots, resulting in the addition of 27 new lots. No changes are planned to the existing street network and only minor alterations are proposed to utilities as a result of the proposed replat. The site is located in the Low Density Mixed-Use Neighborhood District (L-M-N) and within the boundaries of the Rigden Farm Overall Development Plan.

**RECOMMENDATION:** Approval of the consolidated Project Development Plan/Final Plan.

**EXECUTIVE SUMMARY:**

Staff finds the proposed Rigden Farm Filing 18 Project Development Plan/Final Plan complies with the applicable requirements of the City of Fort Collins Land Use Code (LUC), more specifically:

- The Project Development Plan/Final Plan complies with process located in Division 2.2 – Common Development Review Procedures for Development Applications of Article 2 – Administration.
- The Project Development Plan/Final Plan is in conformance with the Rigden Farm Overall Development Plan, approved by the Planning and Zoning Board on April 15, 1999.
- The Project Development Plan/Final Plan complies with relevant standards of Article 3 – General Development Standards.
- The Project Development Plan/Final Plan complies with relevant standards located in Division 4.5 Low Density Mixed-Use District (L-M-N) of Article 4 – Districts.

**COMMENTS:**

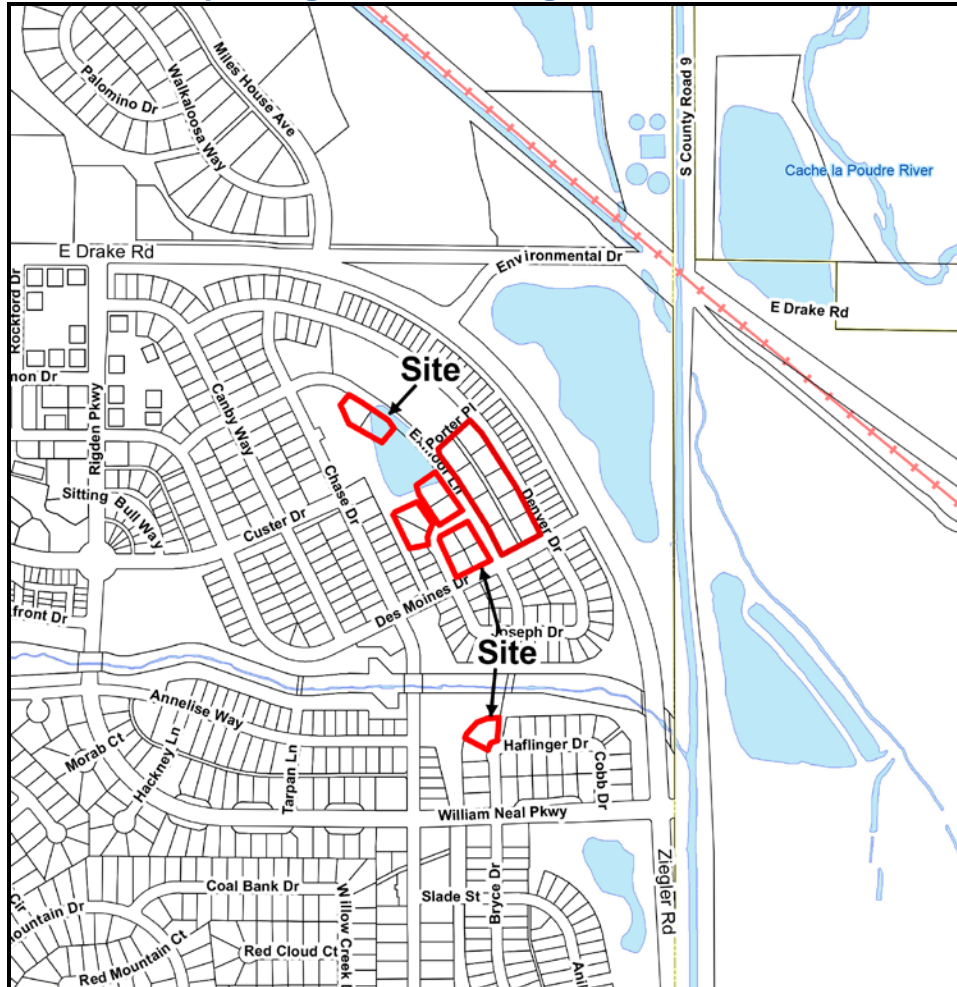
**1. Background**

The surrounding zoning and land uses are as follows:

<b>Direction</b>	<b>Zone District</b>	<b>Existing Land Uses</b>
North	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
South	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential, Multifamily Residential
East	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential
West	Low Density Mixed-Use Neighborhood (L-M-N)	Single Family Residential

A site plan vicinity map is presented below:

**Map 1: Rigden Farm Filing 18 Site Location**



Rigden Farm Overall Development Plan (ODP) & Rigden Farm Filing Six

The Rigden Farm ODP was approved by the Planning and Zoning Board in 1999, with a subsequent amendment in 2002. The amended plan identifies 14 parcels (A – N) and designates the permitted land uses and the minimum and maximum number of dwelling units for each parcel within the ODP boundaries. The lots of the proposed replat fall within Parcels K and L of the ODP.

In 2004, Rigden Farm Filing Six was approved, creating the lots in and around the project site. A majority of the lots of Rigden Farm Filing 6 were dedicated to single family detached dwellings, with 30 lots designated for two-family and multifamily dwellings. This proposal is comprised of 20 of these previously-approved two-family and multifamily dwelling lots. In 2013, a portion of Rigden Farm Filing 6 near its southern boundary was replatted as part of Rigden Farm Filing 17, creating an additional 5 lots for single-family detached units.

Per a note on the Rigden Farm Filing 6 Site Plan, approval of site-specific landscape plans, site plans, elevations and utility plans through the Land Use Code's minor amendment process are required prior to the issuance of building permits for construction of two-family or multifamily units on the above-referenced lots. Accordingly, in late 2013 and early 2014, three separate minor amendment applications were submitted for the construction of two-family and multifamily units on the lots now subject to this replat proposal. Subsequent to these submittals, a request was made to change the use and housing types from two-family or multifamily dwelling units to single-family attached dwelling units. Each single-family attached unit requires its own separate lot, necessitating the need for this proposed replat.

Prior to any minor amendment being approved for a single-family attached use on the subject lots, a replat must first be successfully approved and recorded. While the consideration of Rigden Farm Filing 18 is solely for the replat of these 20 subject lots, information from the affiliated minor amendments is also included in the analysis below to demonstrate continued compliance with the Rigden Farm ODP.

**2. Compliance with Article 4 of the Land Use Code – Low Density Mixed-Use Neighborhood (L-M-N) [Division 4.5]:**

*A. Section 4.5(B)(2) – Permitted Uses*

In conjunction with the above-referenced minor amendments, single-family attached dwelling units are proposed for the replatted lots, a permitted use in the L-M-N zone district.

The lots of the proposed replat fall within Parcels K and L of the Rigden Farm ODP, which are designated for single-family and multifamily residential uses. Single-family attached dwellings continue to comply with the approved uses of the Rigden Farm ODP.

*B. Section 4.5(D)(1) – Density*

Developments less than 20 acres shall have a density between 4 and 9 dwelling units per acre. The proposed replat and affiliated minor amendments propose 47 units on 5.25 acres for a density of 8.95 dwelling units per acre, complying with the standard.

The Rigden Farm ODP designates a minimum and maximum number of units for each ODP parcel. As no change in the number of dwelling units is



proposed as a result of the replat and affiliated minor amendments, continued compliance with the ODP is met.

C. *Section 4.5(D)(2) – Mix of Housing*

Rigden Farm Filings 6 and 17, as developments over 30 acres in size, were required to provide a minimum of 4 housing types, with no housing type comprising more than 80% or less than 5% of the total units.

An analysis of the request to change housing unit types as part of the Rigden Farm Filing 18 replat and affiliated minor amendments shows this standard will continue to be met.

Filings 6 & 17 (combined):

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%
Multifamily dwellings	53	13%
Total:	405	100%

Filings 6 & 17(combined) with proposed Filing 18 & related minor amendments:

Housing Type	# of DUs	Percentage
Single-family detached front/side loaded garages	286	71%
Single-family detached rear loaded garages	38	9%
Single-family attached	47	12%
Multifamily dwellings	34	8%
Total:	405	100%

D. *Section 4.5(E)(1) – Streets and Blocks*

Rigden Farm Filing 18 does not propose altering the existing network of streets and blocks. Block sizes established in the Rigden Farm ODP and previous Rigden Farm Filings are less than 12 acres in size and allow for mid-block pedestrian connections and will continue to comply with this standard.

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

*A. Section 3.2.1 – Landscaping and Tree Protection*

Landscaping details and the provision of street trees are being reviewed with the other site-specific design details submitted with the minor amendments in accordance with the Rigden Farm Filing 6 Site Plan note.

*B. Section 3.3.1 (B)(1) Lots*

Each proposed lot has vehicular access to a public street. The layout of the proposed lots has been evaluated and staff finds that the roads, driveways, utilities, and drainage accomplishes the intent of the Land Use Code.

*C. Section 3.5.2 Residential Building Standards*

The residential building standards section contain requirements for building setbacks, building height, and building/garage design. Conformance with these standards will be confirmed as part of the minor amendment process for the proposed single-family attached units and at the time of a building permit application submitted to the City's Zoning Department.

**4. Findings of Fact/Conclusion:**

In evaluating the request for the Rigden Farm Filing 18 consolidated Project Development Plan/Final Plan, Staff makes the following findings of fact:

- A. The Project Development Plan/Final Plan complies with the applicable procedural and administrative requirements of Article 2 of the Land Use Code.
- B. The Project Development Plan/Final Plan is in conformance with the Rigden Farm Overall Development Plan approved by the Planning and Zoning Board in 1999.
- C. The Project Development Plan/Final Plan complies with relevant standards located in Article 3 – General Development Standards.

- D. The Project Development Plan/Final Plan 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 18 consolidated Project Development Plan/Final Plan, #FDP140011.

**ATTACHMENTS:**

1. Zoning & Site Vicinity Map
2. Applicant's Statement of Planning Objectives
3. Rigden Farm Filing 18 Plat
4. Rigden Farm Overall Development Plan
5. Rigden Farm Filing 6 Site Plan
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**COMMENTS:**

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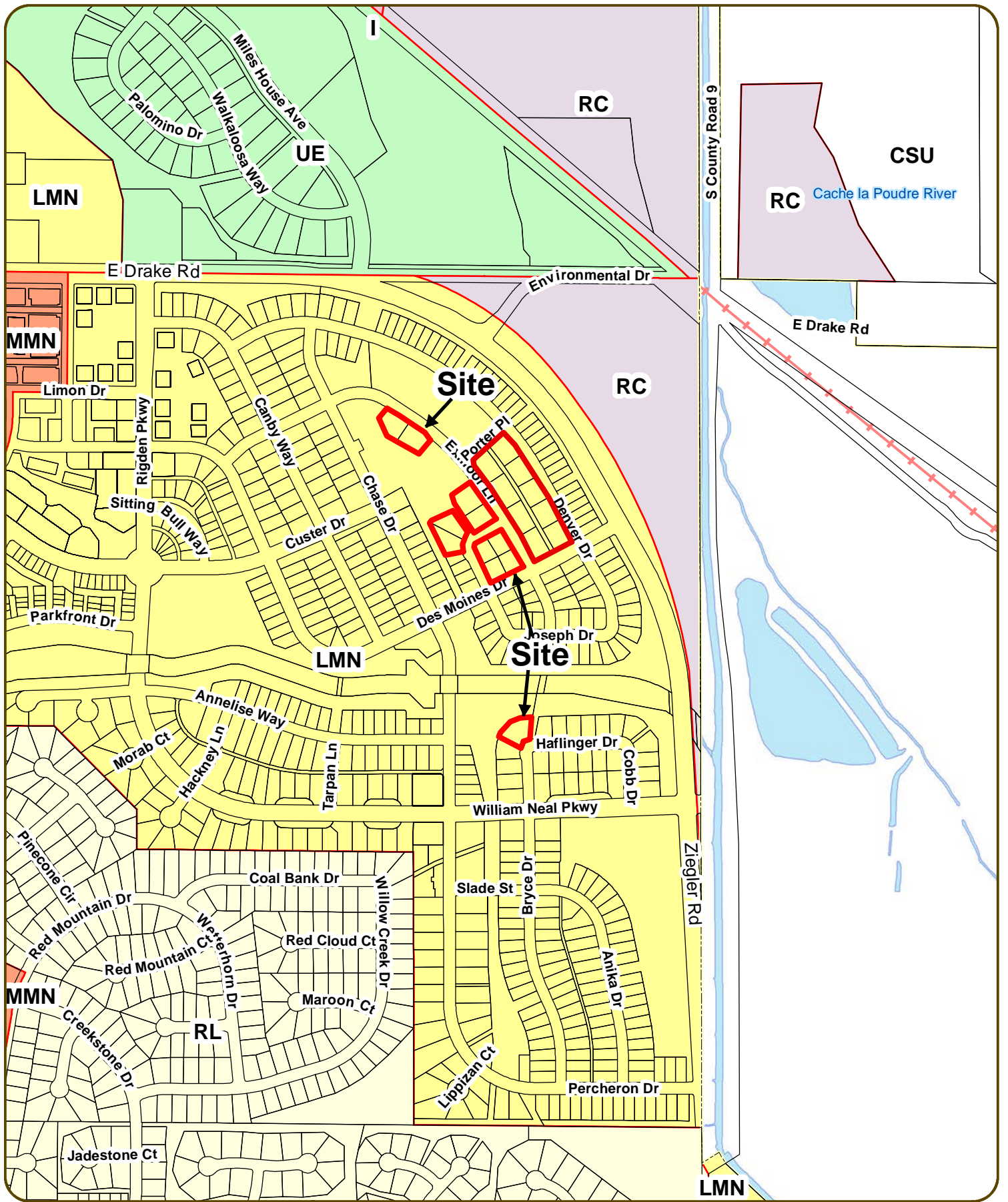
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**RECOMMENDATION:**

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1 inch = 600 feet

# Rigden Farm Filing 18 Zoning & Site Vicinity



## Statement of Planning Objectives:

1. Statement of appropriate City Plan Principles and Policies achieved by the proposed plan.

**To the best of our knowledge the proposed subdivision exceeds the City's Plan Principles and Policies. The lots as planned meet the intent of the approved Overall Development Plan (ODP). The lots fall within Parcel K and L of the ODP. Parcel K and L have a land use designation of Low Density Mixed Use Residential District (LMN).**

2. Description of proposed open space, wetlands, natural habitats and features, landscaping, circulation, transition areas, and associated buffering on site and in the general vicinity of the project.

- **Open Space: Not applicable.**
- **Wetlands: There are no wetlands within the lots.**
- **Natural Habitats: There are no natural habitats within the lots.**
- **Landscaping: Landscaping has been designed and is in general conformance with the City of Fort Collins Guidelines.**
- **Circulation: Garages will be accessed from the public streets. The public sidewalks will provide pedestrian access to open spaces and amenities of Rigden Farm.**
- **Transition Areas: Not applicable.**
- **Associated Buffering: Not applicable.**

3. Statement of proposed ownership and maintenance of public and private open space areas; applicant's intentions with regard to future ownership of all or portions of the project development plan.

**Not applicable.**

4. Estimate of number of employees for business, commercial, and industrial uses.

**Not applicable**

5. Description of rationale behind the assumptions and choices made by the applicant.

**The building types were chosen to fit the particular designation of each lot. The subdivision will allow the building units to be converted to single-family attached units.**

6. The applicant shall submit as evidence of successful completion of the applicable criteria, the completed documents pursuant to these regulations for each proposed use. The Planning Director may require, or the applicant may choose to submit, evidence that is beyond what is required in that section. Any variance from the criteria shall be described.

**All submitted material is being provided as evidence to the successful completion of the applicable criteria. No variances are requested.**

7. Narrative description of how conflicts between land uses or disturbances to wetlands, natural habitats and features and or wildlife are being avoided to the maximum extent feasible or are mitigated.

**Since the lots fall within an approved ODP and approved Rigden Farm Filing Six PDP, the lots and uses have been planned and are compatible with surrounding uses. There are no wetlands or natural habitats on site.**

8. Written narrative addressing each concern/issue raised at the neighborhood meeting(s), if a meeting has been held.

**A neighborhood meeting will not be completed.**

9. Name of the project as well as any previous name the project may have had during Conceptual Review.

- **Name of the Project: Rigden Farm Filing Eighteen**
- **Name during Conceptual Review: Rigden Farm Filing Six Replat**

# RIGDEN FARM FILING EIGHTEEN

## A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**STATEMENT OF OWNERSHIP AND SUBDIVISION:**

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED OWNER(S) OF THE FOLLOWING DESCRIBED LAND:

LOTS D1, D2, D3, D4, D5, D6, D7, D8, D9, D10, D11, D12, D13, M10, M11, M12, M13, M14, M15, AND M16 INCLUSIVE, RIGDEN FARM FILING SIX SITUATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

FOR THEMSELVES AND THEIR SUCCESSORS IN INTEREST (COLLECTIVELY, "OWNER") HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS "RIGDEN FARM FILING EIGHTEEN" (THE "DEVELOPMENT"), SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT. THE RIGHTS AND OBLIGATIONS OF THIS PLAT SHALL RUN WITH THE LAND.

**CERTIFICATE OF DEDICATION:**

THE OWNER DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO (HEREAFTER "CITY"), FOR PUBLIC USE, FOREVER, A PERMANENT RIGHT-OF-WAY FOR STREET PURPOSES AND THE "EASEMENTS" AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT TO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. THE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT TO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED.

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

**MAINTENANCE GUARANTEE:**

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

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

**REPAIR GUARANTEE:**

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

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

RIGDEN FARM INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY

LARRY S. BUCKENDORF  
AUTHORIZED AGENT

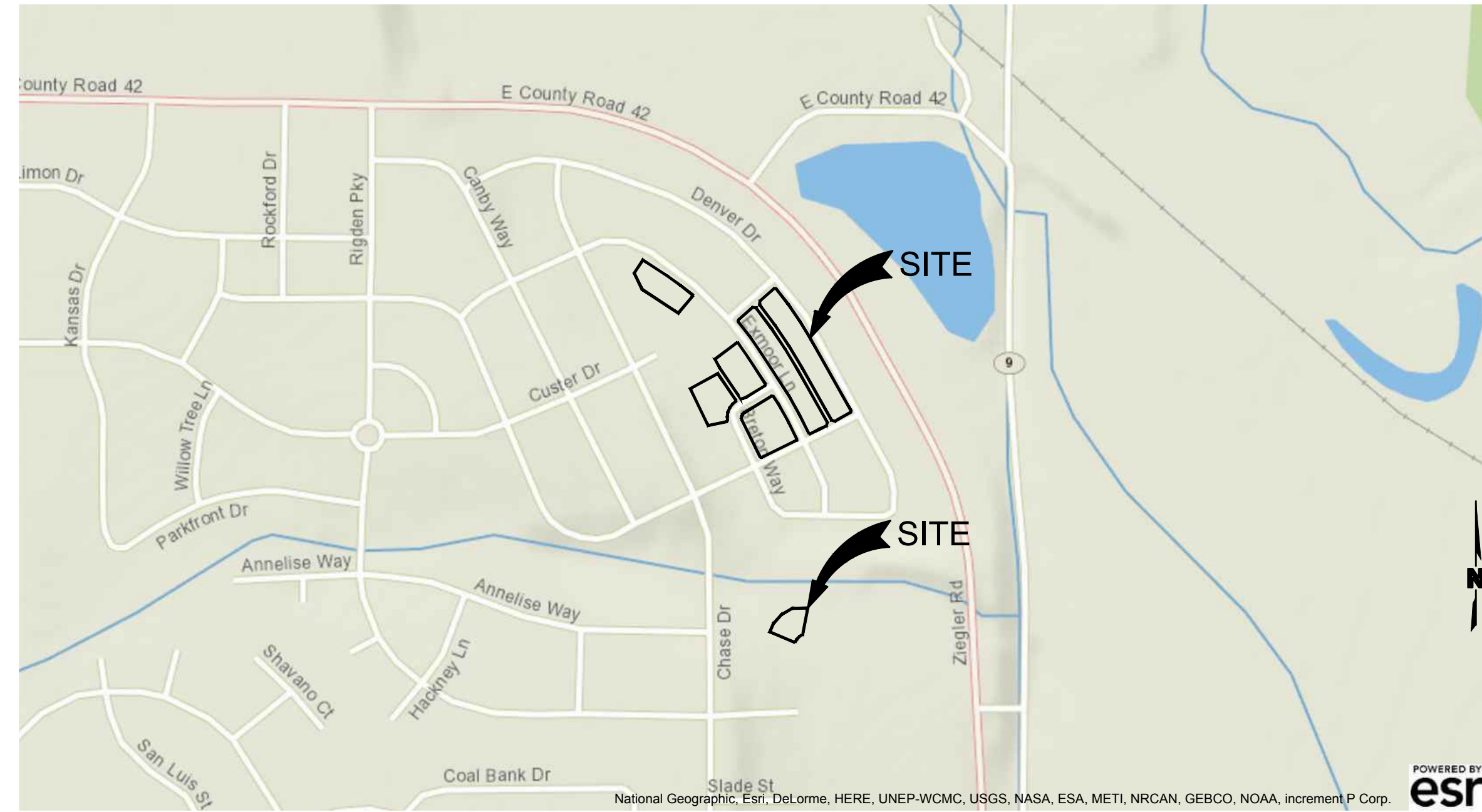
STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., BY LARRY S. BUCKENDORF, AUTHORIZED AGENT FOR RIGDEN FARM INVESTMENTS, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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



VICINITY MAP - SCALE: 1" = 500'

SAVANT HOMES, INC.

LIENHOLDER

ALAN STROPE  
AUTHORIZED AGENT

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., BY ALAN STROPE, AUTHORIZED AGENT FOR SAVANT HOMES, INC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

NK CONSULTING, LLC, A COLORADO LIMITED LIABILITY COMPANY

NAEEM A. KAHN  
OWNER

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014, A.D., BY NAEEM A. KAHN, OWNER OF NK CONSULTING, LLC, A COLORADO LIMITED LIABILITY COMPANY.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

LIENHOLDER

LIENHOLDER  
AUTHORIZED AGENT

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., BY \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

LIENHOLDER  
AUTHORIZED AGENT

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF \_\_\_\_\_, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

LIENHOLDER

LIENHOLDER  
AUTHORIZED AGENT

STATE OF COLORADO }  
COUNTY OF \_\_\_\_\_ } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF \_\_\_\_\_, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC

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

**SIGHT DISTANCE EASEMENT RESTRICTIONS:**

SIGHT DISTANCE EASEMENT - THE SIGHT DISTANCE EASEMENT IS AN EASEMENT 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:

- STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS:
- FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS.
- 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 THESE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

**NOTICE OF OTHER DOCUMENTS:**

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

**APPROVED AS TO FORM, CITY ENGINEER:**

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

CITY ENGINEER

**PLANNING APPROVAL:**

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

DIRECTOR OF PLANNING

**ATTORNEY'S CERTIFICATION:**

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

ATTORNEY \_\_\_\_\_ REGISTRATION NUMBER \_\_\_\_\_

ADDRESS \_\_\_\_\_

**SURVEYOR'S STATEMENT:**

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



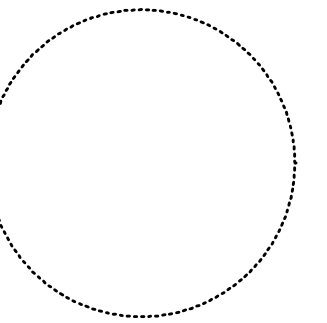
DANA L. SPERLING  
PROFESSIONAL LAND SURVEYOR  
COLORADO LICENSE NUMBER 38012

**NOTICE:**

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



1205 McWhinney Boulevard, Suite 160  
Loveland, CO 80538  
TEL 970.461.7733 www.olsonassociates.com



REV. NO.	DATE	DESCRIPTION
1	06.09.2014	1ST ROUND COMMENTS

RIGDEN FARM FILING EIGHTEEN

FINAL PLAT

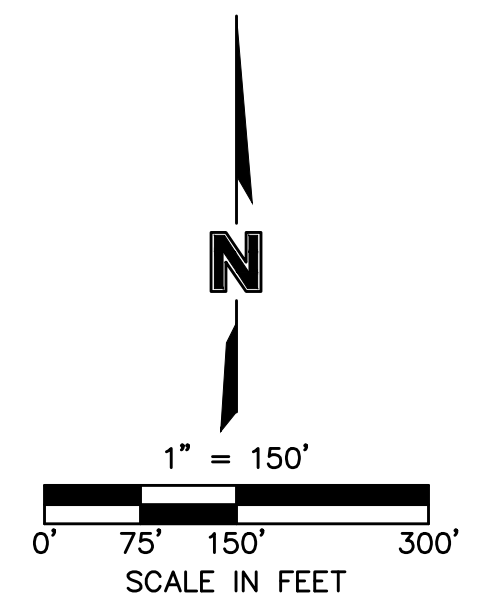
2014

FORT COLLINS, COLORADO

drawn by:	LHG
checked by:	DH
approved by:	DLS
QA/QC by:	DLS
project no.:	013-3081
drawing no.:	133081_FINAL
date:	07.02.2014

# RIGDEN FARM FILING EIGHTEEN

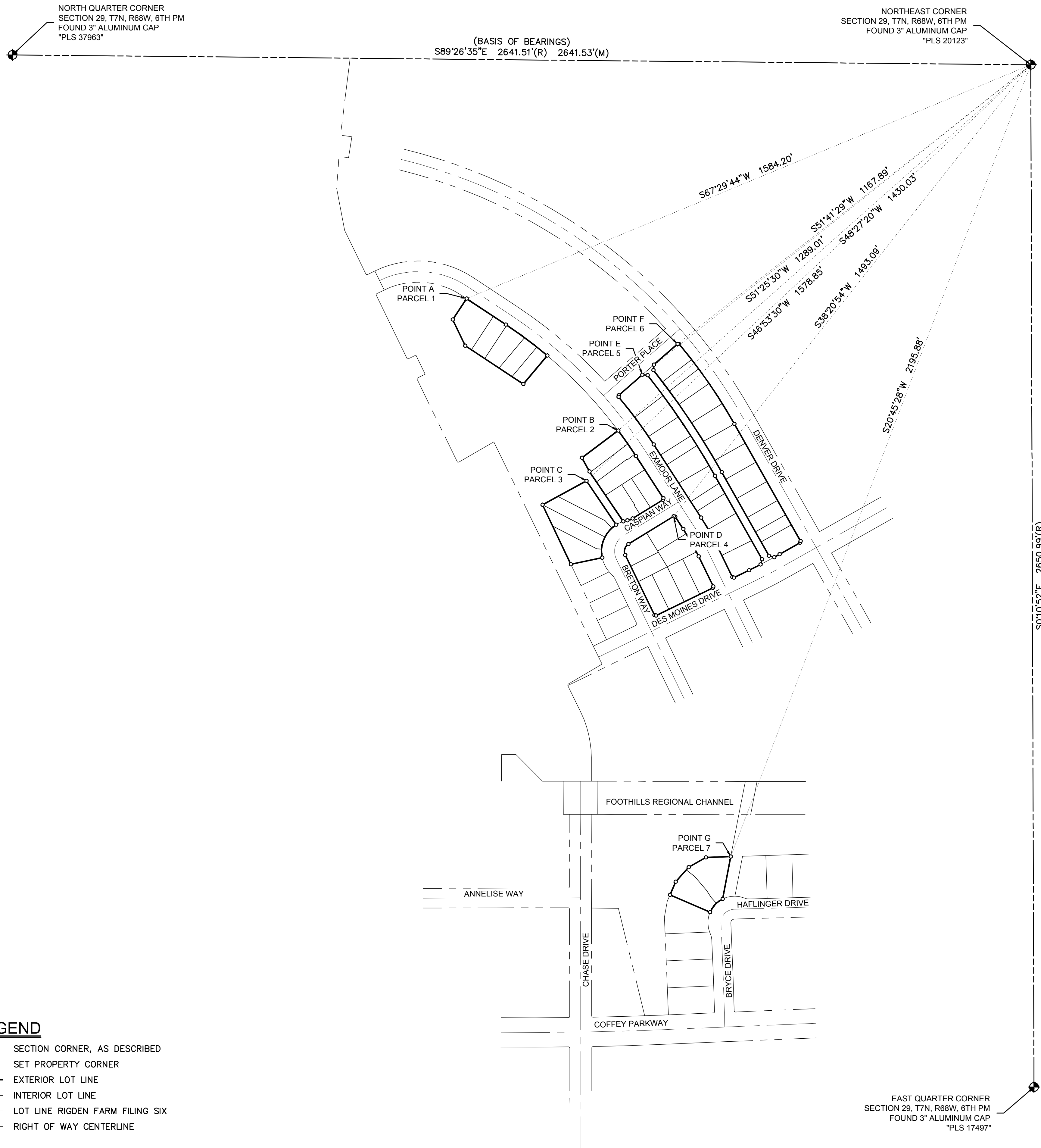
## A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**GENERAL NOTES:**

- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY OLSSON ASSOCIATES TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHT-OF-WAY AND TITLE OF RECORD, OLSSON ASSOCIATES RELIED UPON COMMITMENT FOR TITLE INSURANCE:
  - ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0398793-084-LL9, EFFECTIVE DATE APRIL 9, 2014 AT 7:00 AM.
  - ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, COMMITMENT NO. 580-F0441888-383-BWJ, EFFECTIVE DATE FEBRUARY 14, 2013 AT 7:00 AM.
  - ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 598-H039430-084-LL9, EFFECTIVE DATE DECEMBER 13, 2013 AT 7:00 AM.
  - ISSUED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NO. 592-H0396427-084-LL9, EFFECTIVE DATE MARCH 12, 2014 AT 7:00 AM.

OLSSON ASSOCIATES HAS EXAMINED THE ABOVE REFERENCED TITLE COMMITMENT AS WELL AS EACH INSTRUMENT LISTED THEREON.
- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN AS PUBLISHED ON THE CITY OF FORT COLLINS GROUND CONTROL NETWORK BEING MONUMENTED ON THE WEST END BY A 3" ALUMINUM CAP STAMPED "PLS 37963" AND ON THE EAST END BY A 3" ALUMINUM CAP STAMPED "PLS 20123" AND BEARING S89°26'35"E, A DISTANCE OF 2640.86 FEET AS SHOWN AND MONUMENTED HEREON.
- THE RIGDEN FARM FILING SIX DEVELOPMENT AGREEMENT AND AMENDMENTS SHALL APPLY TO THE LOTS CREATED BY THIS PLAT.
- NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION UNTIL A SITE-SPECIFIC LANDSCAPE PLAN, SITE PLAN, ARCHITECTURAL ELEVATIONS AND UTILITY PLANS FOR SUCH CONSTRUCTION HAVE BEEN APPROVED BY THE PLANNING DIRECTOR. THE DECISION OF THE DIRECTOR TO BE BASED UPON COMPLIANCE WITH THE LAND USE CODE AND ALL OTHER APPLICABLE CRITERIA AND STANDARDS.
- ALL UNITS SHOWN HEREON ARE IN U.S. SURVEY FEET.
- AT THE TIME OF RECORDATION OF RIGDEN FARM FILING EIGHTEEN, ALL EASEMENTS DEDICATED WITHIN THE SUBJECT LOTS BY RIGDEN FARM FILING SIX ARE HEREBY VACATED AND REPLACED WITH EASEMENTS AS SHOWN HEREON.
- THERE SHALL BE NO PRIVATE CONDITIONS, COVENANTS OR RESTRICTIONS THAT PROHIBIT OR LIMIT THE INSTALLATION OF RESOURCE CONSERVING EQUIPMENT OR LANDSCAPING THAT ARE ALLOWED BY SECTIONS 12-120-12-222 OF THE CITY CODE.
- JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.



**LEGEND**

	SECTION CORNER, AS DESCRIBED
	SET PROPERTY CORNER
	EXTERIOR LOT LINE
	INTERIOR LOT LINE
	LOT LINE RIGDEN FARM FILING SIX
	RIGHT OF WAY CENTERLINE

REV. NO.	DATE	REVISIONS DESCRIPTION

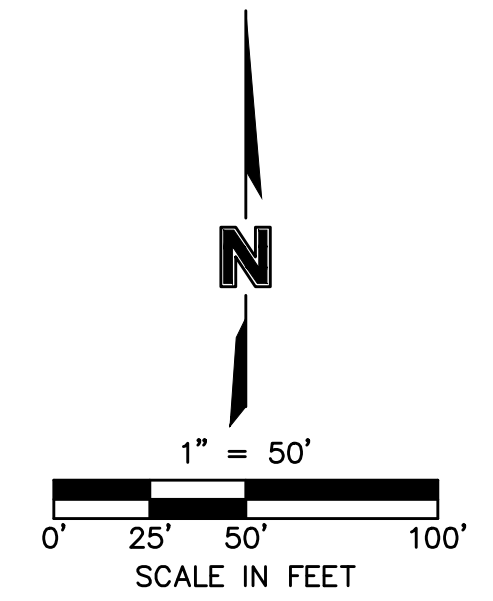
RIGDEN FARM FILING EIGHTEEN	2014
FINAL PLAT	REVISIONS
FORT COLLINS, COLORADO	

drawn by: LHG  
 checked by: DH  
 approved by: DLS  
 QA/QC by: DLS  
 project no.: 013-3081  
 drawing no.: 133081\_FINAL  
 date: 07.02.2014

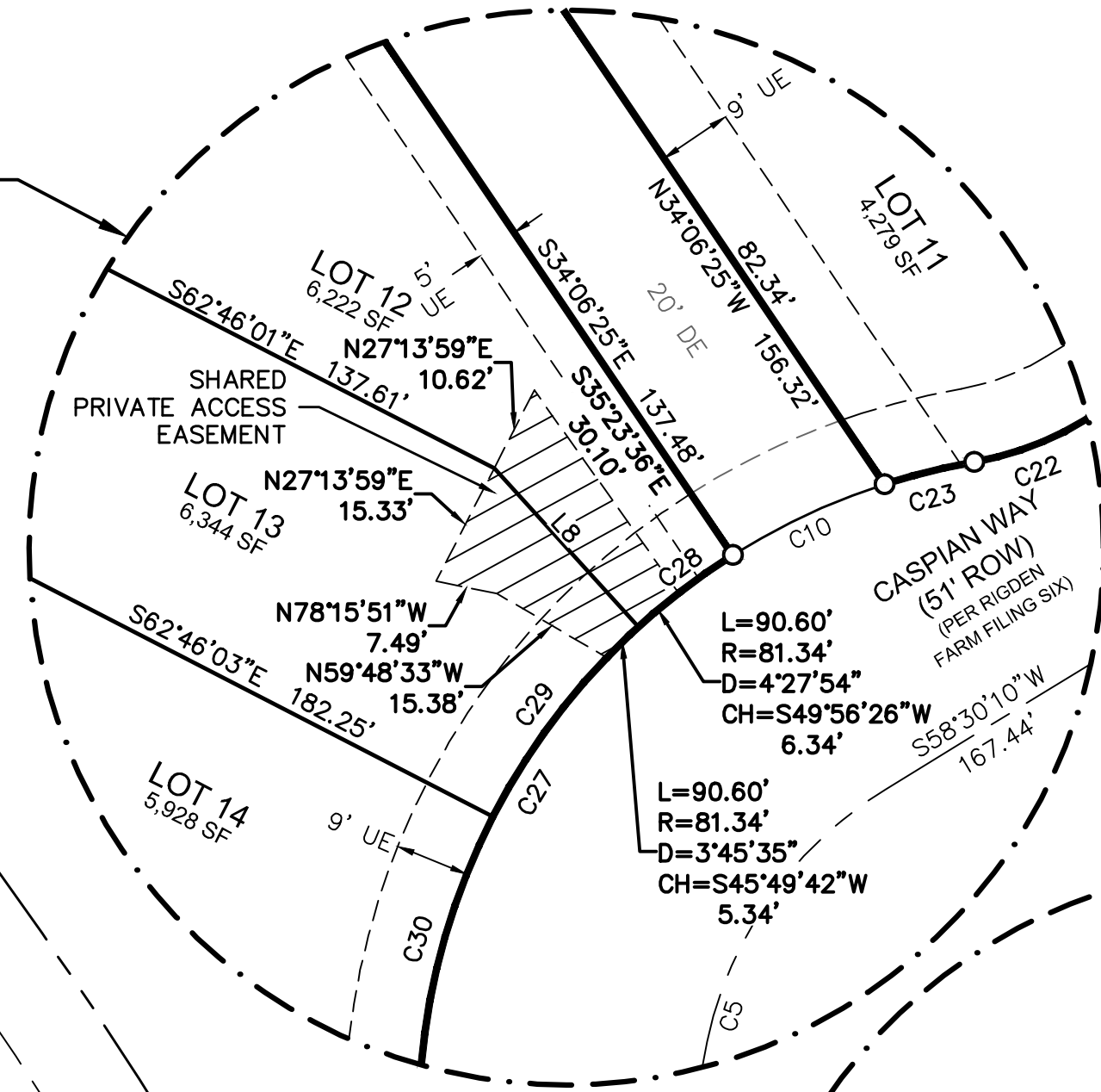
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# RIGDEN FARM FILING EIGHTEEN

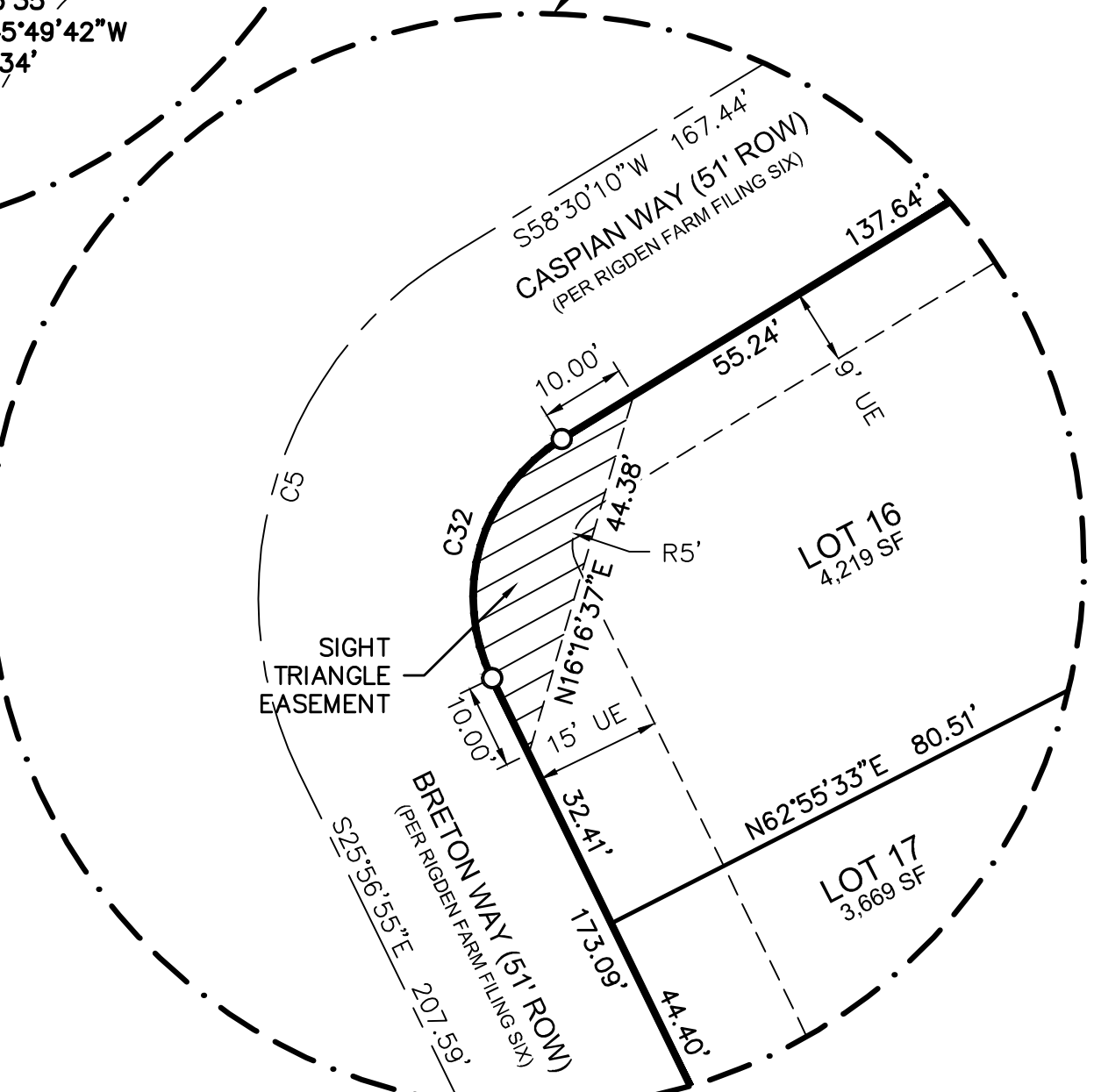
A REPLAT OF LOTS D1 THROUGH D13 AND M10 THROUGH M16, RIGDEN FARM FILING SIX  
 LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



**DETAIL A**  
 SHARED PRIVATE ACCESS  
 EASEMENT DEDICATED  
 BY THIS PLAT  
 SCALE: 1"=20'



**DETAIL B**  
 SIGHT TRIANGLE  
 EASEMENT  
 SCALE: 1"=20'



**CONTROL POINT TABLE**

POINT	POB FOR PARCEL	BEARING & DISTANCE FROM NE CORNER OF SECTION 29	PRIOR LOTS INCLUDED (RIGDEN FARM FILING SIX)
A	PARCEL 1	S67°29'44"W, A DISTANCE OF 1584.20 FEET	D3, M10
B	PARCEL 2	S48°27'20"W, A DISTANCE OF 1430.03 FEET	M11, M12
C	PARCEL 3	S46°53'30"W, A DISTANCE OF 1578.85 FEET	D1, D2
D	PARCEL 4	S38°20'54"W, A DISTANCE OF 1493.09 FEET	D4, D5, D6, D7
E	PARCEL 5	S51°25'30"W, A DISTANCE OF 1289.01 FEET	D8, D9, M13, M14
F	PARCEL 6	S51°41'29"W, A DISTANCE OF 1167.89 FEET	D10, D11, D12, M15, M16

**LEGEND**

- O SET PROPERTY CORNER
- AE ACCESS EASEMENT
- DE DRAINAGE EASEMENT
- ROW RIGHT OF WAY
- PAE PUBLIC ACCESS EASEMENT
- SF SQUARE FEET
- UE UTILITY EASEMENT
- - - - - EASEMENT LINE
- — — — — EXTERIOR LOT LINE
- — — — — INTERIOR LOT LINE
- — — — — LOT LINE RIGDEN FARM FILING SIX
- — — — — RIGHT OF WAY CENTERLINE
- /// EASEMENT - SEE DETAILS



REV. NO.	DATE	REVISIONS DESCRIPTION

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RIGDEN FARM FILING EIGHTEEN	2014
FINAL PLAT	
FORT COLLINS, COLORADO	
drawn by: LHG	checked by: DH
approved by: DLS	QA/QC by: DLS
project no.: 013-3081	drawing no.: 133081_FPLAT
date: 07.02.2014	

DWG: F:\Projects\013-3081\SRV\Final\_Plat\133081\_FPLAT.dwg  
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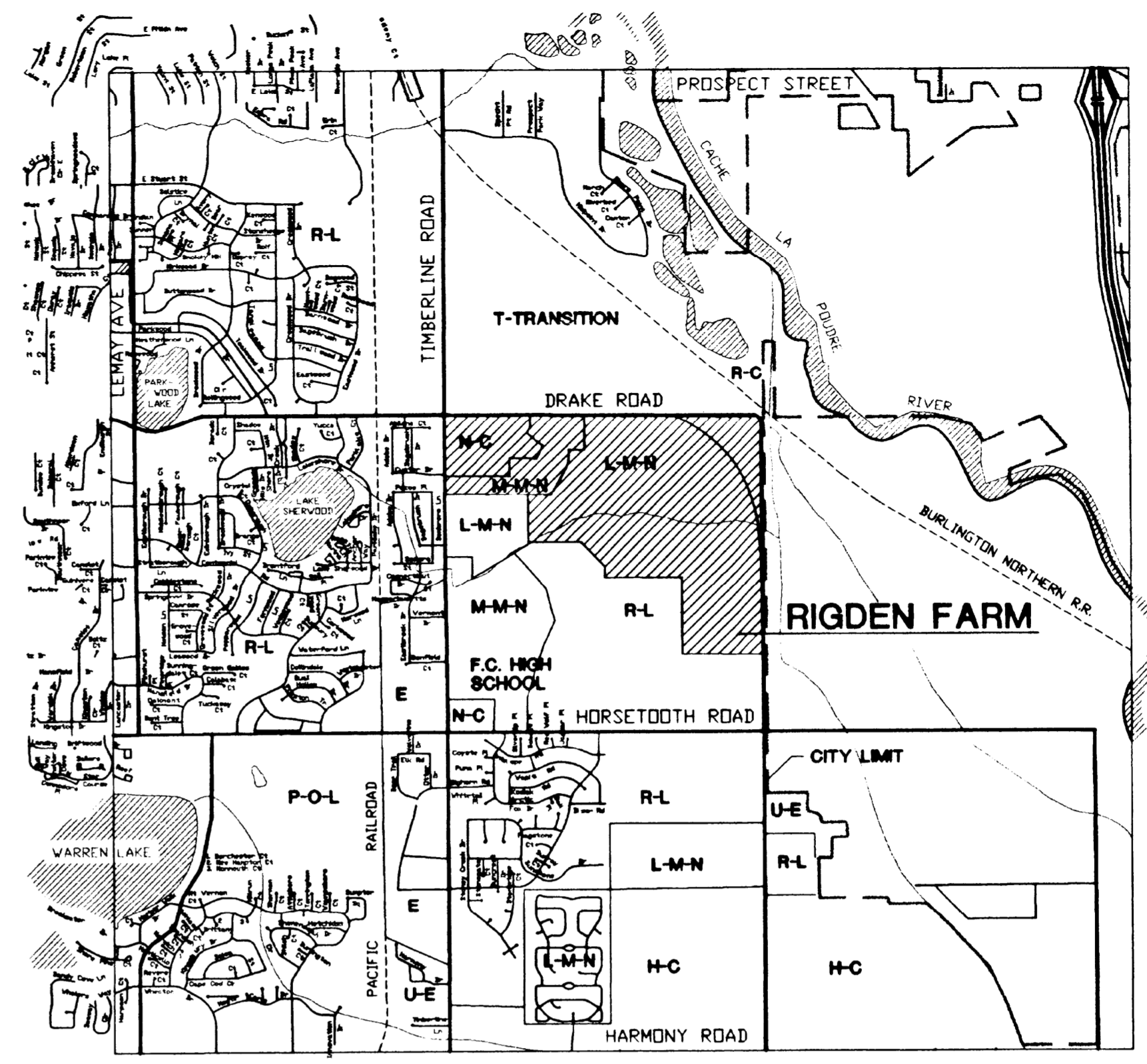




ORIGINAL OVERALL DEVELOPMENT PLAN  
LAND USE DATA

Table with 2 columns: PARCEL SIZE and EXISTING ZONING. Rows include 303 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), and 20 GROSS ACRES RIVER CONSERVATION DISTRICT (RC).

Main land use data table with columns: PARCEL, ACRES, PROPOSED LAND USE, DENSITY, and D.U.'S or G.S.F. It is divided into sections for NEIGHBORHOOD COMMERCIAL DISTRICT - NC, MEDIUM DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - MMN, LOW DENSITY MIXED-USE NEIGHBORHOOD DISTRICT - LMN, and RIVER CONSERVATION DISTRICT - RC. Includes overall totals at the bottom.



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 FILING; THENCE N89 28'52"W ON THE NORTH LINE OF SAID STONE RIDGE P.U.D., FOURTH FILING AND STONE RIDGE P.U.D., THIRD FILING A DISTANCE OF 1349.84 FEET TO THE SOUTHEAST CORNER OF DAKOTA RIDGE P.U.D., SECOND FILING; THENCE N00 07'30"W ON THE EAST LINE OF SAID DAKOTA RIDGE P.U.D., SECOND FILING A DISTANCE OF 1276.94 FEET TO THE NORTHEAST CORNER OF SAID SECOND FILING; THENCE N00 04'28"E A DISTANCE OF 801.64 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE N89 25'55"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.

MINOR AMENDMENT  
10/28/02



PROJECT NOTES

- 1. 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.
- 2. COMMON OPEN SPACE AREAS + ARTERIAL STREETS CAPES 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.
- 3. MASTER UTILITY PLANS ARE TO BE SUBMITTED FOR CITY REVIEW IN CONJUNCTION WITH PHASE I DEVELOPMENT PLANS.
- 4. ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION IN CITY STANDARDS.
- 5. 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.
- 6. FIRE HYDRANTS WILL BE PROVIDED AS REQUIRED BY Poudre FIRE AUTHORITY STANDARDS.
- 7. 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.
- 8. DENSITY IS BASED ON GROSS ACREAGES.
- 9. ALL BLOCKS IN THE N-C + M-M-N WILL MEET THE CURRENT BLOCK STANDARDS REQUIREMENTS.
- 10. 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.
- 11. 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.
- 12. 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.
- 13. ALL NEIGHBORHOOD CENTERS AND PARKS SHALL BE DEVELOPED AND MAINTAINED BY THE DEVELOPER OR THE HOME OWNERS ASSOCIATION.

PLANNING & ZONING APPROVAL

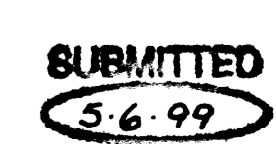
APPROVED BY THE PLANNING AND ZONING BOARD OF THE CITY OF FORT COLLINS, COLORADO.  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 1999.  
SECRETARY OF THE PLANNING AND ZONING BOARD

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: \_\_\_\_\_  
SIERRA RESOURCES CORPORATION, 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. PIETENPOL, 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: \_\_\_\_\_

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 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.

Table with 2 columns: FIELD and VALUE. Fields include DATE (2-1-99), JOB NO. (1841), DRAWING # (V8410DP.DWG), DRAWN (M), CHECKED (BS/JLS), REVISED (3-22-99), SHEET (2 of 3).



# Rigden Farm Overall Development Plan

Fort Collins, Colorado

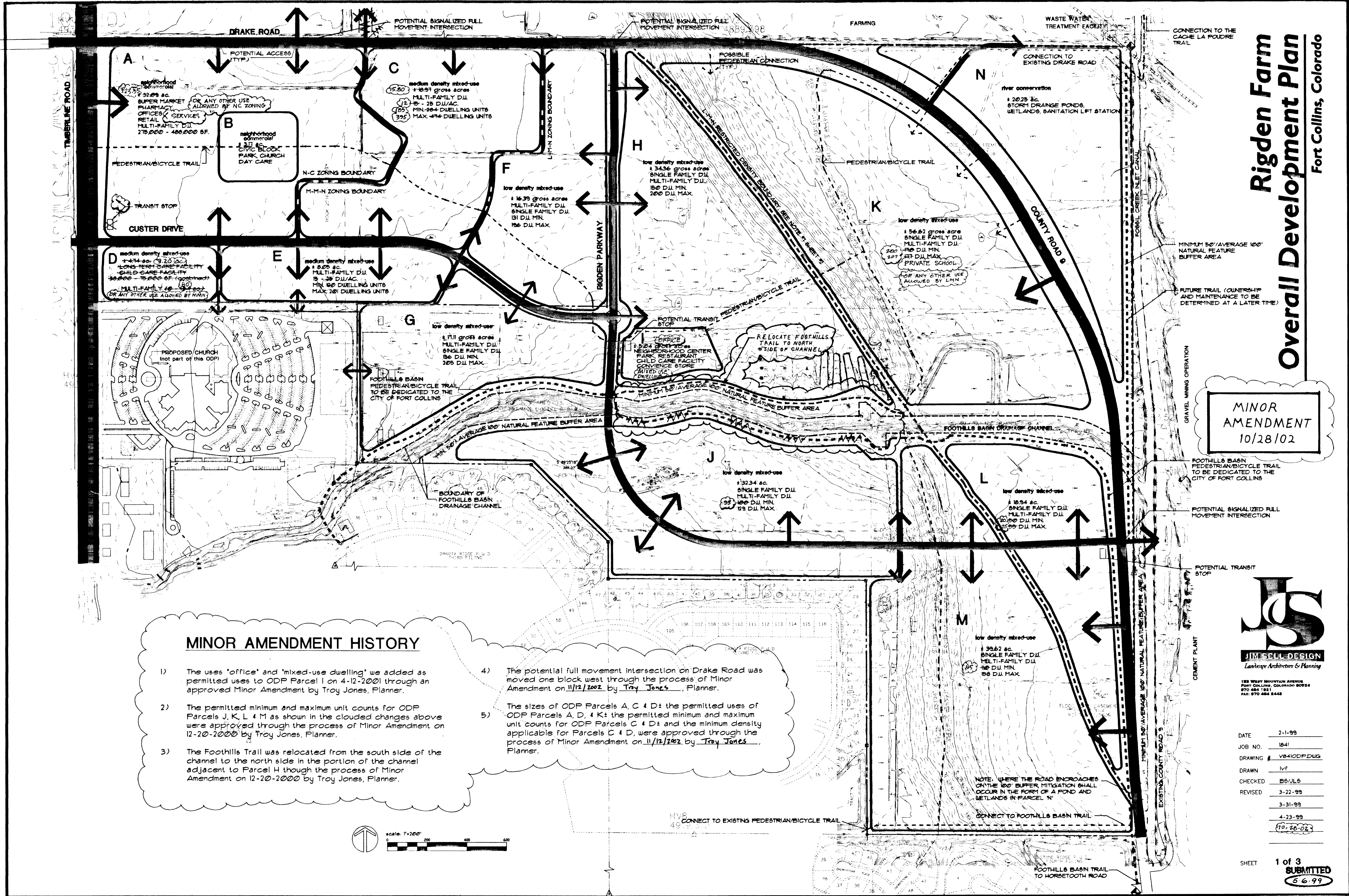
MINOR AMENDMENT  
10/28/02



188 WEST HORTON AVENUE  
FORT COLLINS, COLORADO 80524  
970.484.1821  
FAX: 970.484.2443

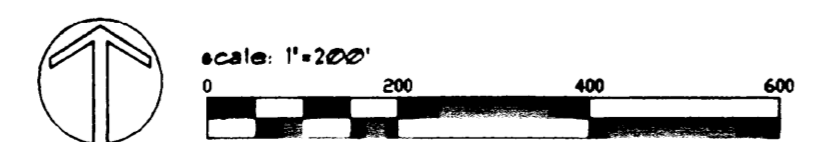
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JOB NO.	1841
DRAWING	V8410DP.DWG
DRAWN	lvf
CHECKED	BS/JLS
REVISED	3-22-99
	3-31-99
	4-23-99
	10-20-02

SHEET 1 of 3  
SUBMITTED  
5.6.99



### MINOR AMENDMENT HISTORY

- 1) The uses 'office' and 'mixed-use dwelling' we added as permitted uses to ODP Parcel I on 4-12-2001 through an approved Minor Amendment by Troy Jones, Planner.
- 2) The permitted minimum and maximum unit counts for ODP Parcels J, K, L & M as shown in the clouded changes above were approved through the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 3) The Foothills Trail was relocated from the south side of the channel to the north side in the portion of the channel adjacent to Parcel H though the process of Minor Amendment on 12-20-2000 by Troy Jones, Planner.
- 4) The potential full movement intersection on Drake Road was moved one block west through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.
- 5) The sizes of ODP Parcels A, C & D; the permitted uses of ODP Parcels A, D, & K; the permitted minimum and maximum unit counts for ODP Parcels C & D; and the minimum density applicable for Parcels C & D, were approved through the process of Minor Amendment on 11/12/2002 by Troy Jones, Planner.



LEGAL DESCRIPTION

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 S00°10'52"E A DISTANCE OF 2650.89 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

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 S00°10'52"E A DISTANCE OF 2650.89 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

LEGAL DESCRIPTION STATEMENT

THE ABOVE LEGAL DESCRIPTION WAS PREPARED BY DAVID P. ROBERTS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, COLORADO NO. 32825, OR UNDER HIS RESPONSIBLE CHARGE FOR AND ON BEHALF OF JR ENGINEERING, LTD. AND IS PROVIDED HERE FOR REFERENCE PURPOSES ONLY. SEE THE FINAL PLAT RIGDEN FARM, FILING SIX PREPARED BY JR ENGINEERING FOR THE COMPLETE PLAT INFORMATION.

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.

RIGDEN FARM, LLC, A COLORADO LIMITED LIABILITY COMPANY
BY: SIERRA RESOURCES CORPORATION, A COLORADO CORPORATION, MANAGER
SIGNED BY: DAVID J. PIETENPOL, PRESIDENT DATE: 4/10/02

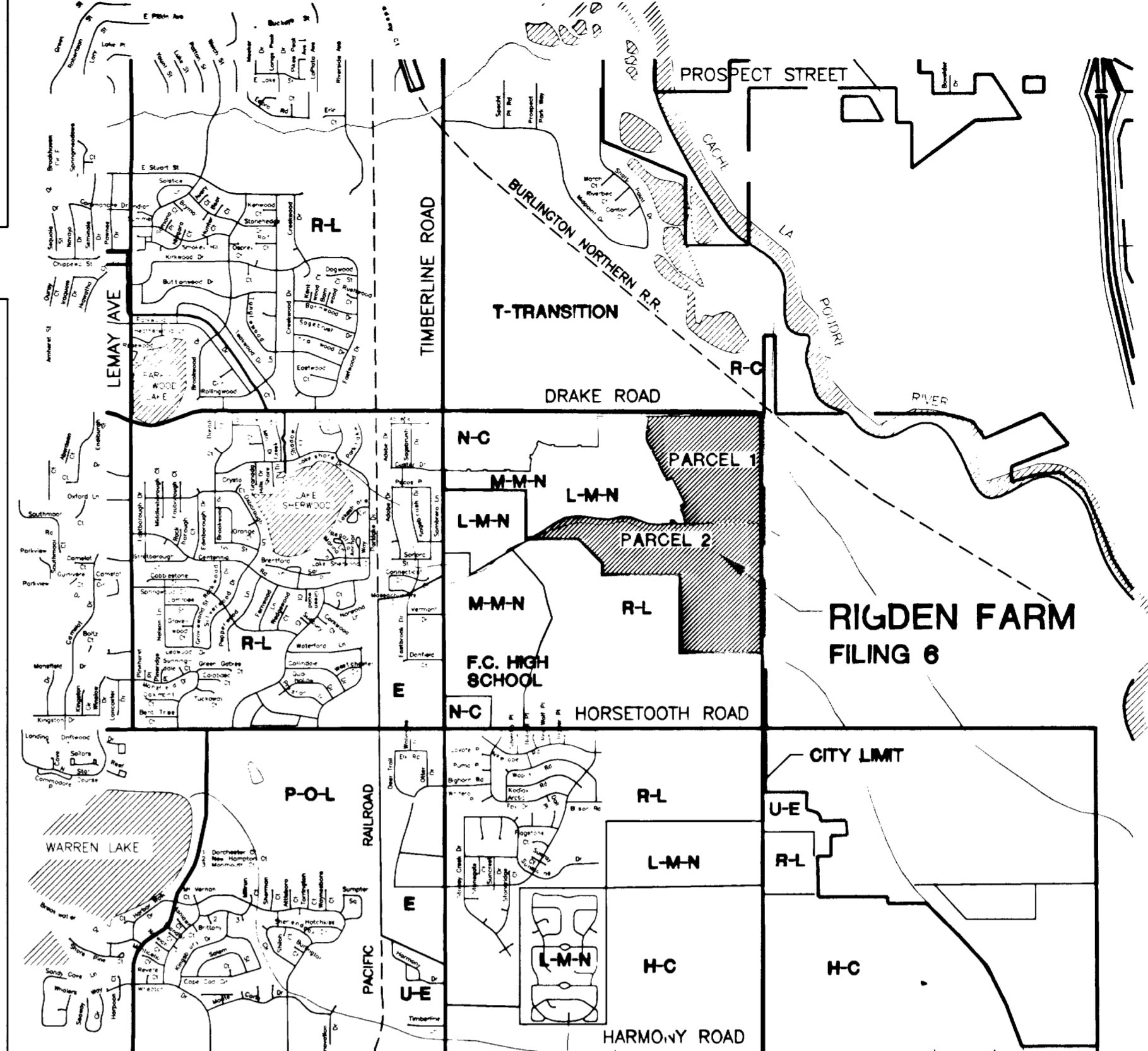
WOLVERINE MANAGEMENT GROUP, INC., A COLORADO CORPORATION, MANAGER
SIGNED BY: Fred L. Croci DATE: 4/10/02

CITY OF FORT COLLINS
SIGNED BY: John Fishbach, City Manager DATE: 4/10/02

COMPASS BANK
SIGNED BY: MG YLARRAZ, SENOR VICE PRESIDENT DATE: 4/10/02

DIRECTOR OF PLANNING APPROVAL

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO
THIS 13th DAY OF May 2002



VICINITY MAP SCALE: 1" = 2000'

TABLE OF CONTENTS

Table listing the contents of the project development plan, including Signature Sheet, Land Use / Notes, Site Plans 01-10, Landscape Plan & Legend, Landscape Plan, and Landscape Phasing Plan, with corresponding sheet numbers (PDP-1 to LP-8).



JIM SELL DESIGN
Landscape Architecture & Planning
153 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524
970 484 1181
FAX: 970 484 2443

Drawn GWS
Designed JSD/JST/STF
Checked LJV
Date 02/25/02
Revised

Project Number V2043
Sheet PDP-1 of 12

Project Development Plan

PROJECT NOTES:

- 1. THIS PROJECT DEVELOPMENT PLAN IS BEING SUBMITTED AS PART OF A LARGER SUBDIVISION PLAT BEING SUBMITTED. THE TRACT Z IN THE SUBDIVISION PLAT WILL BE SUBMITTED AS A SEPARATE PDP.
2. COMMON OPEN SPACE AREAS, PRIVATE DRIVES, ARTERIAL STREETS/SCAPES, AND COLLECTOR STREETS/SCAPES WILL BE MAINTAINED BY RIGDEN FARM HOME OWNERS' ASSOCIATION.
3. ALL PUBLIC STREETS WILL BE DESIGNED TO MEET OR EXCEED CITY STANDARDS, UNLESS VARIANCES ARE GRANTED TO ALLOW A REDUCTION OR ADDITION TO CITY STANDARDS.
4. FIRE FIGHTING WILL BE PROVIDED AS REQUIRED BY POUDE FIRE AUTHORITY STANDARDS.
5. THE FOOTHILLS CHANNEL WILL HAVE A 50' MINIMUM BUFFER ZONE ALONG ALL SIDES OF THE EXISTING BOUNDARY.
6. AT LEAST FOUR TYPES OF SINGLE FAMILY HOUSING MODELS WILL BE PROVIDED AS PER LAND USE CODE, DIVISION 3.5.2.B.1. EACH HOUSING MODEL WILL HAVE AT LEAST THREE (3) DISTINGUISHING CHARACTERISTICS, AS PER THE LAND USE CODE, SECTION 3.5.2.B.2. TYPICAL ELEVATIONS OF FOUR MODELS WILL BE SUBMITTED TO CITY STAFF PRIOR TO ISSUANCE OF ANY SINGLE FAMILY BUILDING PERMITS. NO TWO ADJOINING LOTS SHALL HAVE THE SAME HOUSING MODEL VARIETY, AS PER THE LAND USE CODE 3.8.15.
7. HOUSING TYPES: 1) SMALL LOT SINGLE FAMILY DETACHED DWELLINGS (LESS THAN 6000 S.F.), 2) STANDARD LOT SINGLE-FAMILY DETACHED DWELLINGS (GREATER THAN 6000 S.F.), 3) TWO-FAMILY DWELLINGS AND 4) MULTI-FAMILY DWELLINGS
8. 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.
9. GARAGE DOORS SHALL BE SETBACK 20' MINIMUM FROM PROPERTY LINE AT BACK OF SIDEWALK.
10. GARAGE DOORS SHALL NOT COMPRISE MORE THAN FIFTY (50%) PERCENT OF THE GROUND FLOOR STREET-FACING LINEAR BUILDING FRONTAGE. ALLEYS AND CORNER LOTS ARE EXEMPT FROM THIS STANDARD.
11. RESIDENTIAL SETBACKS FROM ARTERIAL STREETS FOR ALL FACADES ARE A MINIMUM THIRTY FEET (30').
12. NO ACCESS TO INDIVIDUAL LOTS IS PERMITTED FROM ARTERIAL STREETS (3.6.2.D).
13. RESIDENTIAL SETBACKS FROM NON-ARTERIAL STREETS SHALL BE A MINIMUM AS PER AS PER LAND USE CODE, SECTION 3.5.2 (D)(2)&(3).
14. SEE SUBDIVISION PLAT AND UTILITY PLANS FOR ALL EASEMENTS, LOT AREAS, DIMENSIONS, AND DESIGN OF STREETS AND WALKS.
15. ADEQUATE SECURITY LIGHTING FOR RESIDENTIAL DWELLING UNITS IS TO BE PROVIDED BY STANDARD STREET LIGHTS AND INDIVIDUAL "PORCH" LIGHTS.
16. SMALL NEIGHBORHOOD PARKS SHOWN ON THIS SITE PLAN ARE PROVIDED TO SATISFY LUC REQUIREMENTS THAT EITHER A NEIGHBORHOOD PARK OR A PRIVATELY OWNED PARK, THAT IS AT LEAST ONE (1) ACRE IN SIZE, SHALL BE LOCATED WITHIN A MAXIMUM OF ONE-THIRD (1/3) MILE OF AT LEAST NINETY (90) PERCENT OF THE DWELLINGS AS MEASURED ALONG STREET FRONTAGE. THESE "SMALL NEIGHBORHOOD PARK" AREAS SHALL CONSIST OF MULTIPLE-USE TURF AREAS, WALKING PATHS, PLAZAS, PAVILIONS, PICNIC TABLES, BENCHES OR OTHER FEATURES FOR VARIOUS AGE GROUPS TO ENJOY AS REQUIRED IN LUC 4.4(D)(7)(C).
17. THE MINIMUM LIGHTING LEVELS FOR WALKWAYS ALONG COMMERCIAL AREAS WILL BE 0.9 FOOT-CANDELES, AND ALONG RESIDENTIAL AREAS WILL BE 0.5 FOOT CANDELES.
18. SEE GRADING AND DRAINAGE PLANS FOR THE PERMANENT AND TEMPORARY DRAINAGE COURSES AND STRUCTURES.
19. SEE LANDSCAPE PLAN FOR MITIGATION OF EXISTING TREES TO BE REMOVED OR IMPACTED BY DEVELOPMENT IN THIS PHASE.
20. SINGLE FAMILY RESIDENTIAL LOTS BACKING UP TO DRAKE ROAD WILL NOT BE ALLOWED TO INSTALL PRIVACY FENCES, AS PER HOME OWNER'S ASSOCIATION'S COVENANTS.
21. ALL CITY OF FT. 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.
22. NO BUILDING PERMIT WILL BE GRANTED FOR CONSTRUCTION ON ANY TWO-FAMILY OR MULTI-FAMILY LOT UNTIL A SITE-SPECIFIC LANDSCAPE PLAN, SITE PLAN, 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.
23. DRAKE ROAD & ZIEGLER ROAD IMPROVEMENT PLANS WERE SUBMITTED CONCURRENTLY AS A SEPARATE PROJECT. SEE DRAKE/ZIEGLER ROAD CONSTRUCTION PLANS.
24. IF AND WHEN TRANSFORM SERVICE THE INTERNAL STREETS OF RIGDEN FARM WITH BUS SERVICE, THE LOCATION AND PLACEMENT OF TRANSIT STOPS WILL BE DETERMINED.
25. PARKING RATIO FOR MULTI-FAMILY AND TWO-FAMILY DWELLINGS WILL BE SUBMITTED AND APPROVED AT BUILDING PERMIT PROCESS.
26. NO STRUCTURE CAN BE PLACED OVER EASEMENTS.
27. SEE PLAT AND LANDSCAPE PLANS FOR DRIVEWAY LOCATION RESTRICTIONS.
28. 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-FEET (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 OF 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.
29. 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.
30. CARRIAGE HOUSES WILL BE ALLOWED ON ALL RESIDENTIAL LOTS IN FILING-SIX EXCEPT FOR LOTS 141 - 161 AND D4 - D7.
31. ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC 3.6.3 TO ALLOW THE ELIMINATION OF AN OTHERWISE REQUIRED STREET CROSSING OF THE FOOTHILLS CHANNEL FOR THE SEGMENT OF THE CHANNEL BETWEEN THE RIGDEN PARKWAY CROSSING AND THE PEDESTRIAN BRIDGE ADJACENT TO THE OFF-SITE PINECONE APARTMENTS.
32. ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC SECTION 3.6.3 TO ALLOW A BICYCLE/PEDESTRIAN BRIDGE TO BE THE ONLY CROSSING OF THE FOOTHILLS CHANNEL IN THE SECTION OF THE CHANNEL BETWEEN RIGDEN PARKWAY AND CHASE DRIVE WHERE A STREET CROSSING WOULD HAVE OTHERWISE BEEN REQUIRED.
33. ALTERNATIVE COMPLIANCE WAS GRANTED TO LUC SECTION 3.6.3 TO ALLOW THE ELIMINATION OF AN OTHERWISE REQUIRED STREET CROSSING OF THE FOOTHILLS CHANNEL FOR THE PORTION OF CHANNEL BETWEEN CHASE DRIVE AND ZIEGLER ROAD.
34. IN ACCORDANCE WITH THE CONDITION PLACED ON THE APPROVAL OF THIS PDP, NO DETACHED GARAGE LOCATED ON THE FOLLOWING LOTS WITHIN RIGDEN FARM, INCLUDING 6 SHALL INCLUDE A SEPARATE SIDE YARD SETBACK FOR ALL ACCESSORY BUILDINGS ON LOT 267 AND LOT 329 THROUGH AND INCLUDING LOT 381.
35. A VARIANCE WAS APPROVED AND DRIVEWAYS ONTO A PUBLIC STREET NEED TO HAVE A MINIMUM SEPARATION OF 8 FEET, BUT NO SETBACK FROM THE PROPERTY LINE IS REQUIRED PER A VARIANCE REQUEST APPROVED BY ENGINEERING SEPT 10, 2001.
36. 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 THE 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.
37. A MODIFICATION TO THE FORT COLLINS LAND USE CODE 3.5.2(D)(3)SIDE AND REAR YARD SETBACKS WAS GRANTED FEBRUARY 21, 2002, BY THE PLANNING AND ZONING BOARD ALLOWING A ZERO-FOOT (0') SIDE YARD SETBACK FOR ALL ACCESSORY BUILDINGS ON ADJACENT LOTS 164-165, 170-171, 172-173, 178-179, 108-181, 186-187, AND 190-191. A CONDITION WAS PLACED ON THE MODIFICATION APPROVAL BY THE PLANNING AND ZONING BOARD THAT THE ACCESSORY BUILDINGS, FOR THE APPROVED LOTS ABOVE, MUST COMPLY WITH THE "REAR WALLS OF MULTIFAMILY GARAGES" STANDARDS IN THE FORT COLLINS LAND USE CODE 3.5.2 (F), WHICH WOULD NOT ORDINARILY APPLY TO THE ACCESSORY BUILDINGS ON SAID LOTS.

UNIT TYPE SUMMARY

Table with 3 columns: UNIT TYPE, NUMBER OF UNITS, PERCENTAGE OF UNITS. Rows include SINGLE FAMILY UNITS, TWO FAMILY UNITS, and TOTAL DWELLING UNITS.

MULTI-DWELLING LOTS (81 TOTAL DWELLING UNITS)

Table with 2 columns: LOT/TRACT #, DWELLING TYPE. Rows include D1 THRU D14, M1, M2, M3, M4, M5, M6, M7, M8 THRU M16.

- \* AVERAGE LOT SIZE - 6,667 S.F.
AVERAGE UNIT SIZE - 1500-2000 S.F. (2-4 BEDROOMS/UNIT)
\*\* AVERAGE LOT SIZE - LESS THAN 6000 S.F.
AVERAGE UNIT SIZE - 1075 S.F. (1-3 BEDROOMS/UNIT)
\*\*\* AVERAGE UNIT SIZE 1075 S.F. (1-3 BEDROOMS/UNIT)

NOTICE:

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

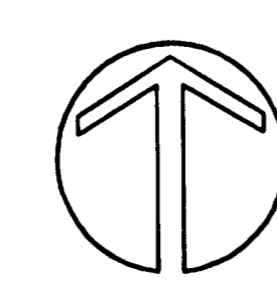
LEGEND

- CITY OF FT. COLLINS TRAIL
SOLAR ORIENTED LOTS
MULTI-FAMILY LOTS (3-PLEX, 4-PLEX OR 6-PLEX DWELLING UNITS)
MULTI-FAMILY LOTS (2-PLEX DWELLING UNITS)

LAND USE DATA

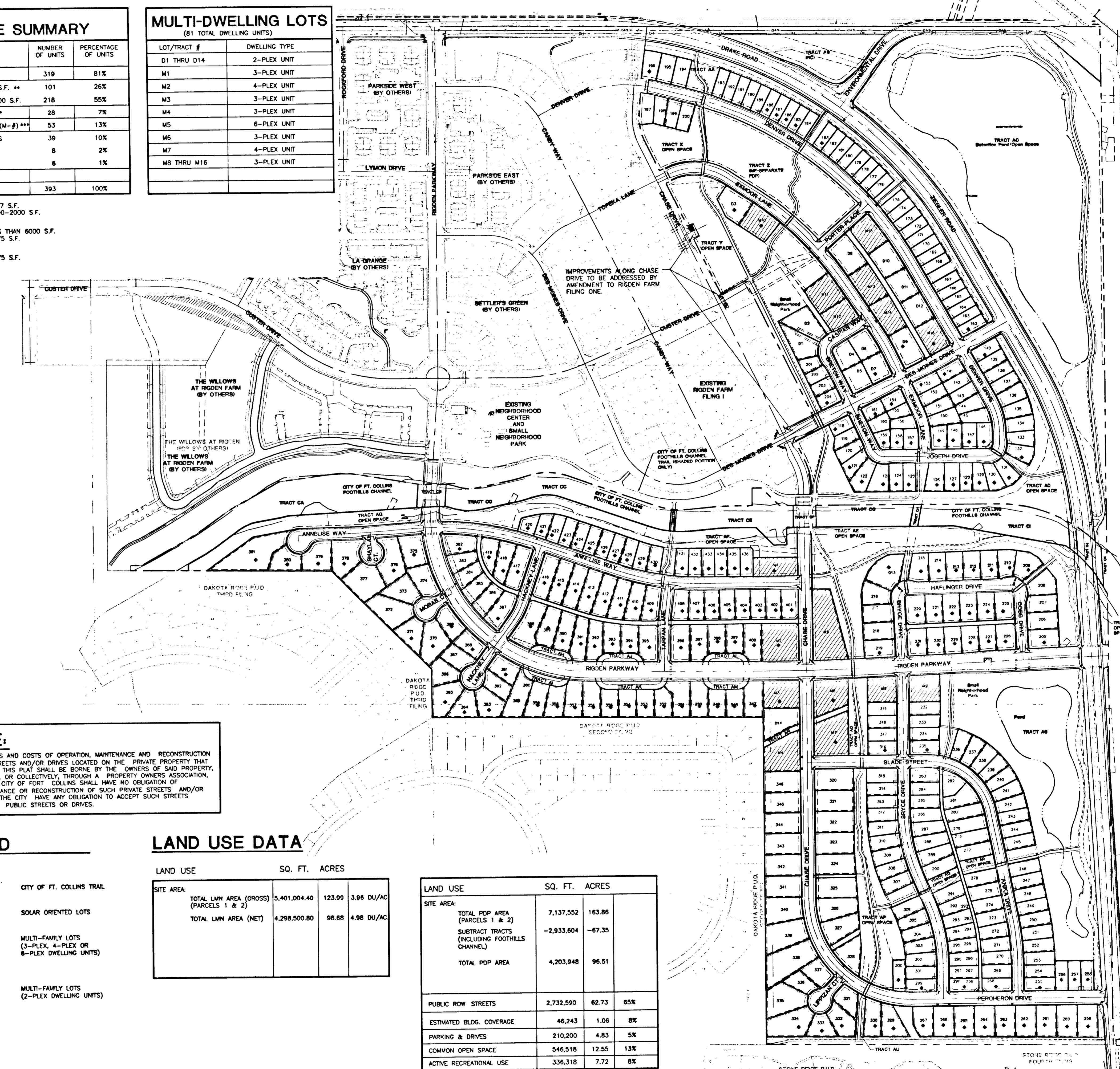
Table with 4 columns: LAND USE, SITE AREA, SQ. FT., ACRES. Rows include TOTAL LWM AREA (GROSS), TOTAL LWM AREA (NET).

Table with 4 columns: LAND USE, SITE AREA, SQ. FT., ACRES. Rows include TOTAL POP AREA, PUBLIC ROW STREETS, ESTIMATED BLDG. COVERAGE, PARKING & DRIVES, COMMON OPEN SPACE, ACTIVE RECREATIONAL USE.



Project Development Plan

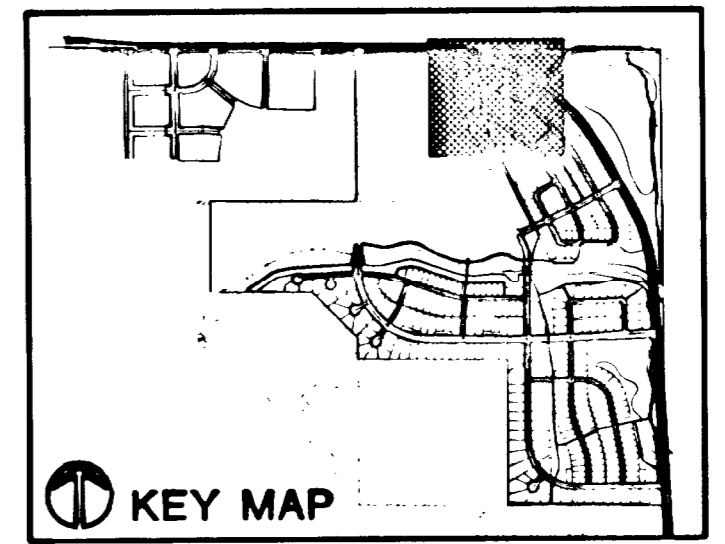
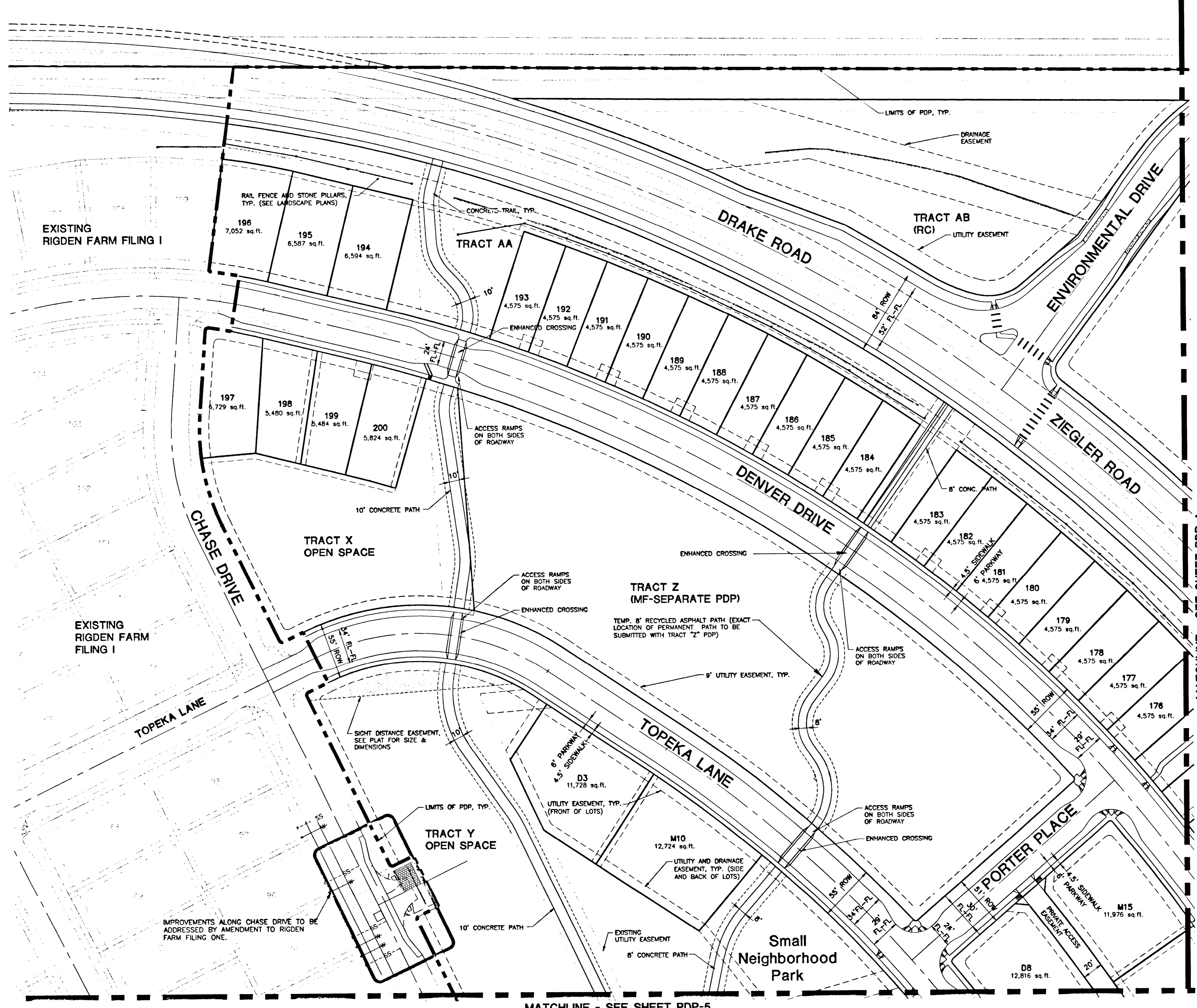
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Graphic scale bar showing 0, 100, 200 feet.



183 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524
970 484 1921
FAX: 970 484 2443
Drawing Name:
Land Use and Project Notes

Drawn: GWS
Designed: ISO STAFF
Checked: LVF
Date: 02/25/02
Revised: 04/02/02

Project Number: V2043
Sheet: PDP-2 of 12



**MULTI-DWELLING LOTS**  
(81 TOTAL DWELLING UNITS)

LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
M1	3-PLEX UNIT
M2	4-PLEX UNIT
M3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT

# JSD Rigden Farm - Filing Six

Rigden Farm, LLC

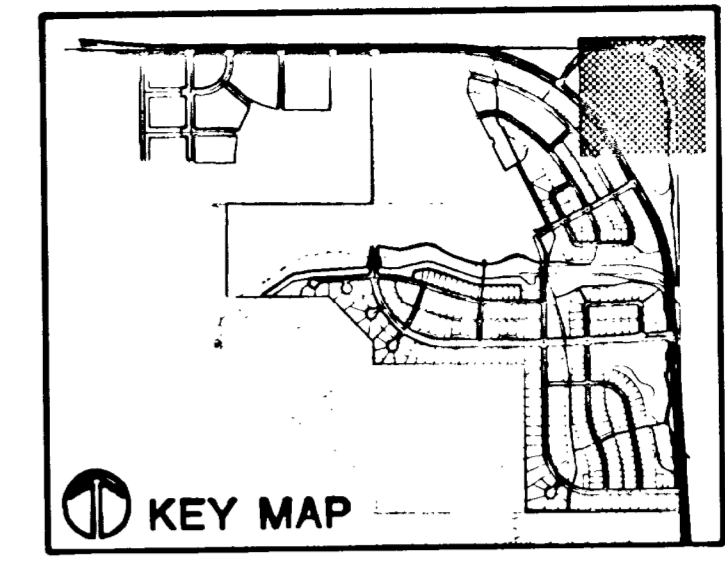
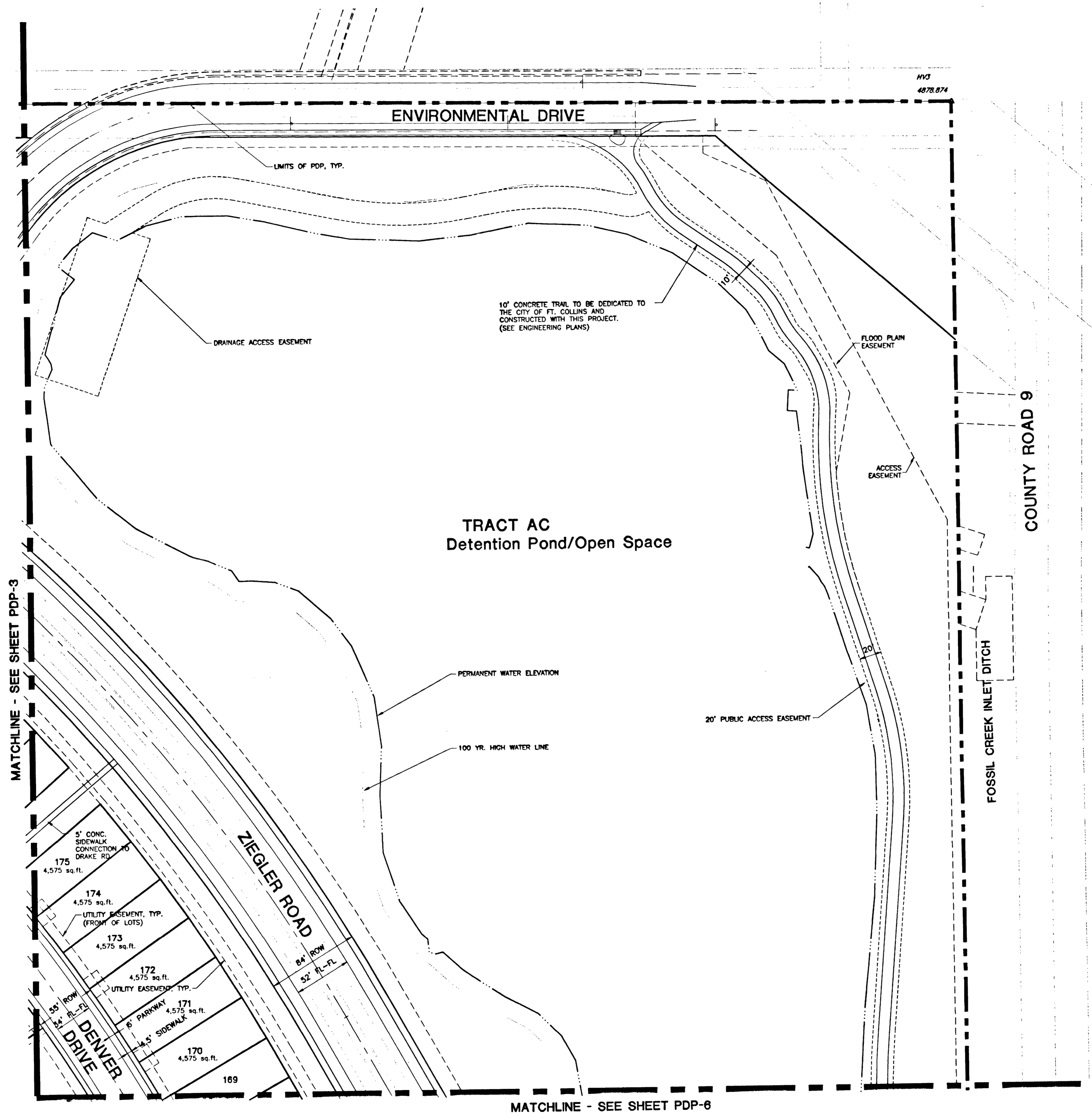
**JIM SELBY DESIGN**  
Landscape Architecture & Planning  
153 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:  
**SITE PLAN**

Drawn: GWS  
Designed: JSD STAFF  
Checked: LWF  
Date: 02/25/02  
Revised: 04/02/02

Project Number: V2043  
Sheet: **PDP-3**  
of 12

**Project Development Plan**  
SCALE: 1" = 50' - 0"  
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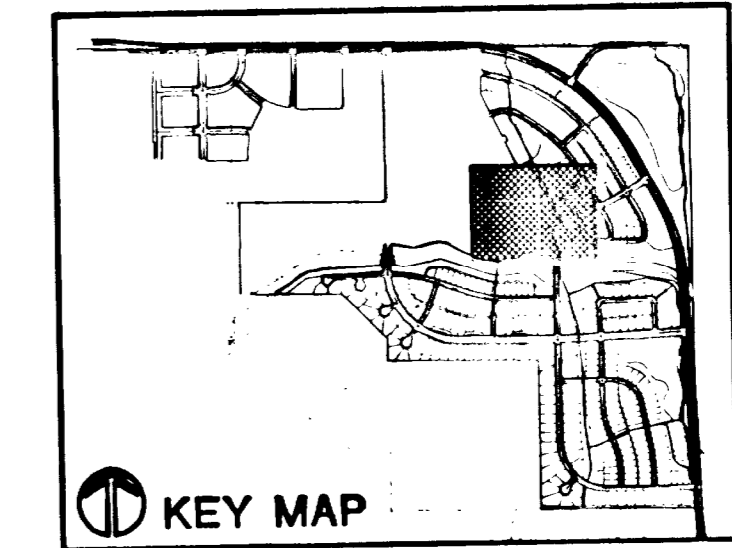
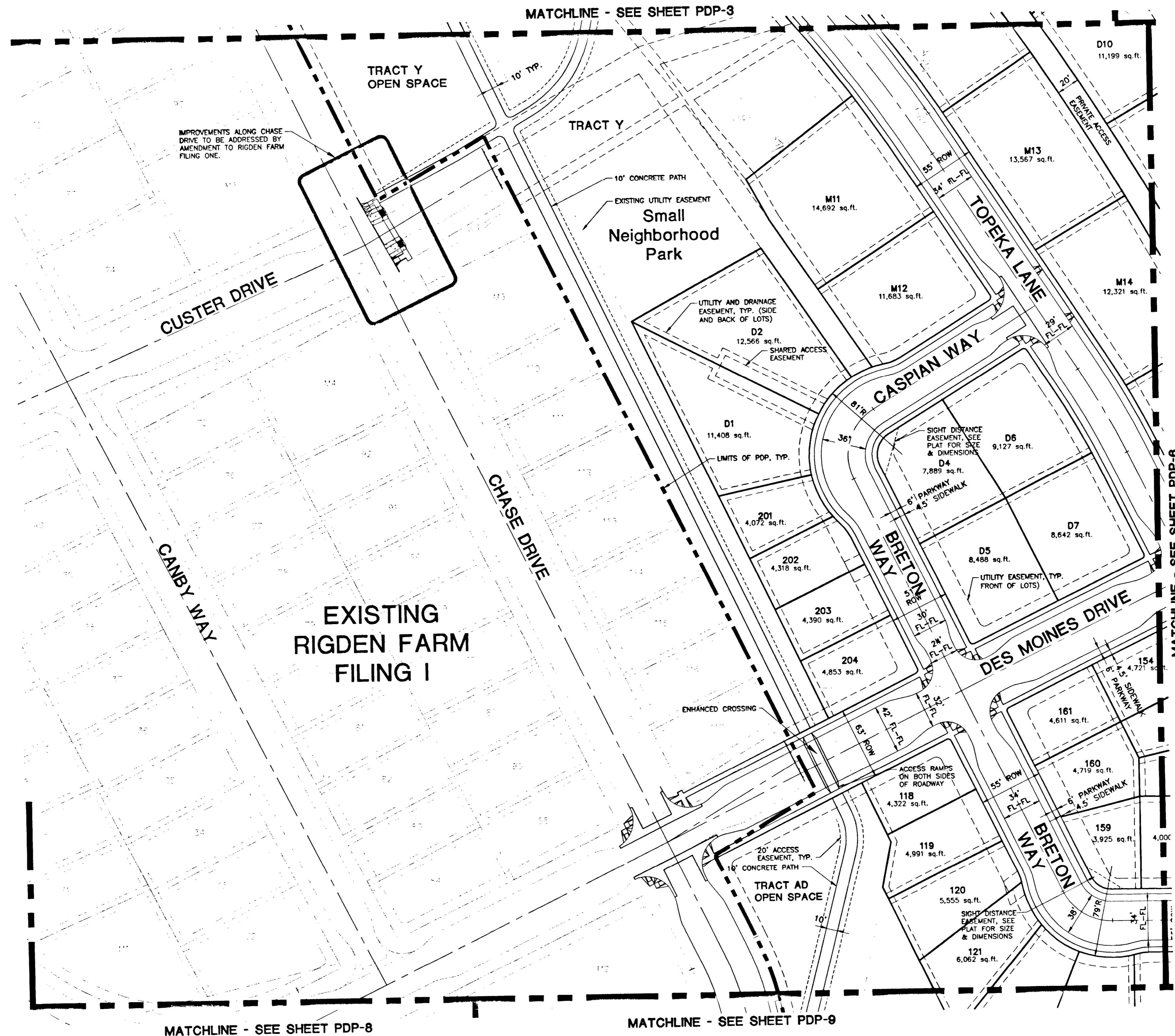
**Rigden Farm - Filing Six**  
 Rigden Farm, LLC

**JIM SELW-DESIGN**  
 Landscape Architecture & Planning  
 153 WEST MOUNTAIN AVE.  
 FORT COLLINS, CO 80524  
 970 484 1192  
 FAX: 970 484 2443  
 Drawing Name:  
**SITE PLAN**

Drawn GWS  
 Designed JSD STAFF  
 Checked LVP  
 Date 02/25/02  
 Revised 04/02/02

Project Number V2043  
 Sheet **PDP-4**  
 of 12

**Project Development Plan**  
 SCALE: 1" = 50' - 0"



**MULTI-DWELLING LOTS**  
(81 TOTAL DWELLING UNITS)

LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2- PLEX UNIT
M1	3- PLEX UNIT
M2	4- PLEX UNIT
M3	3- PLEX UNIT
M4	3- PLEX UNIT
M5	6- PLEX UNIT
M6	3- PLEX UNIT
M7	4- PLEX UNIT
M8 THRU M16	3- PLEX UNIT

# Rigden Farm - Filing Six

Rigden Farm, LLC

**JIM SELVADISE**  
Landscape Architecture & Planning  
183 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:  
**SITE PLAN**

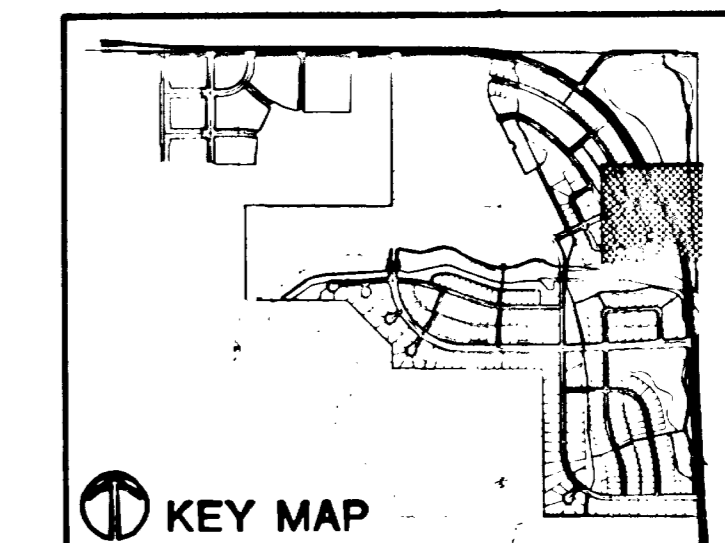
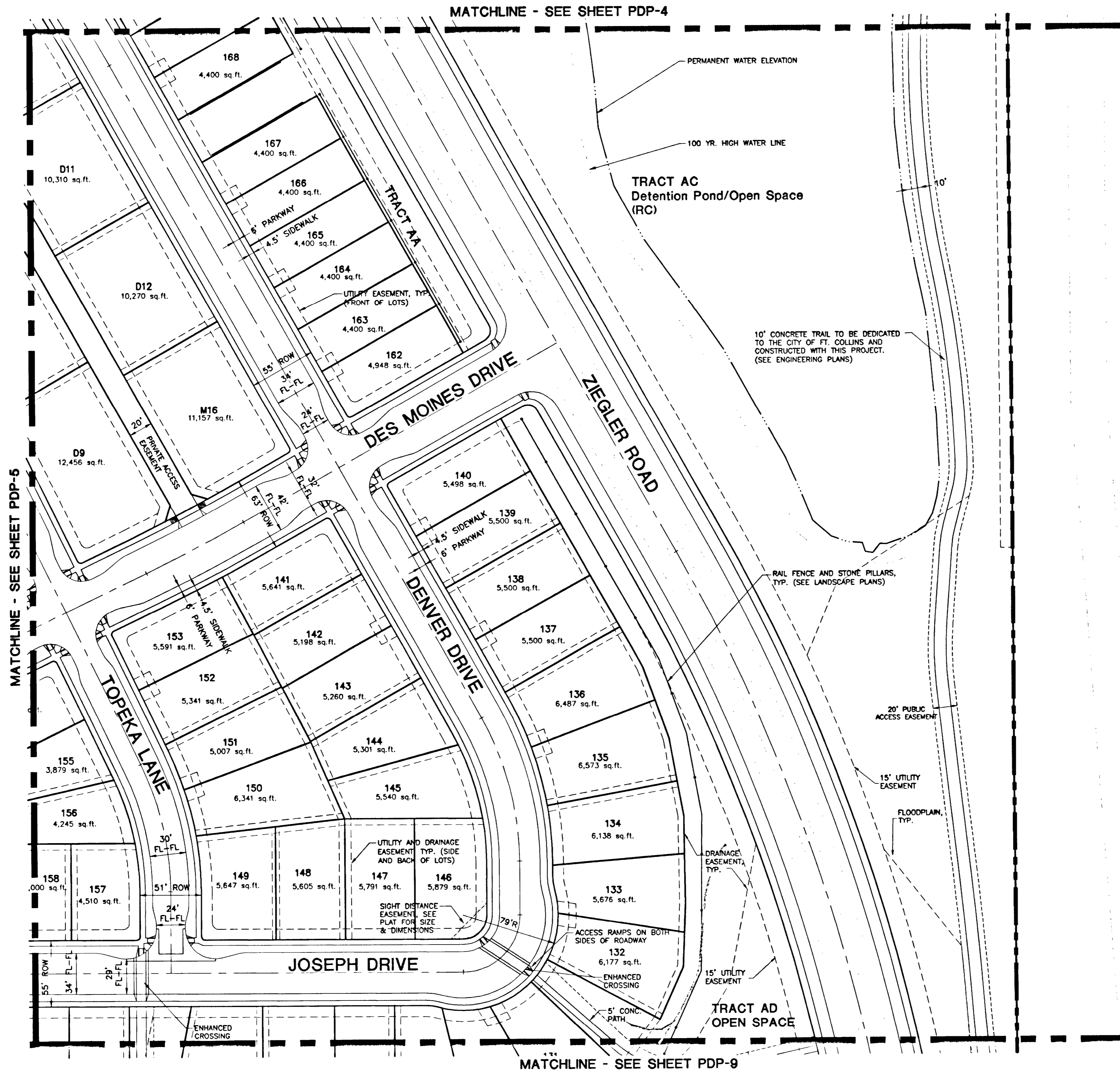
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Checked: LVF  
Date: 02/25/02  
Revised: 04/02/02

Project Number: V2043  
Sheet: **PDP-5**  
of 12

**Project Development Plan**  
SCALE: 1" = 50' - 0"

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**MULTI-DWELLING LOTS**  
(81 TOTAL DWELLING UNITS)

LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
M1	3-PLEX UNIT
M2	4-PLEX UNIT
M3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT

# Rigden Farm - Filing Six

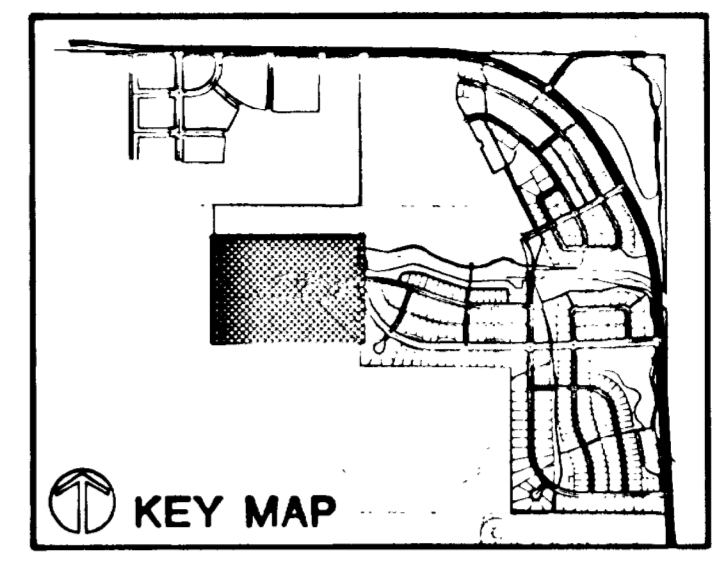
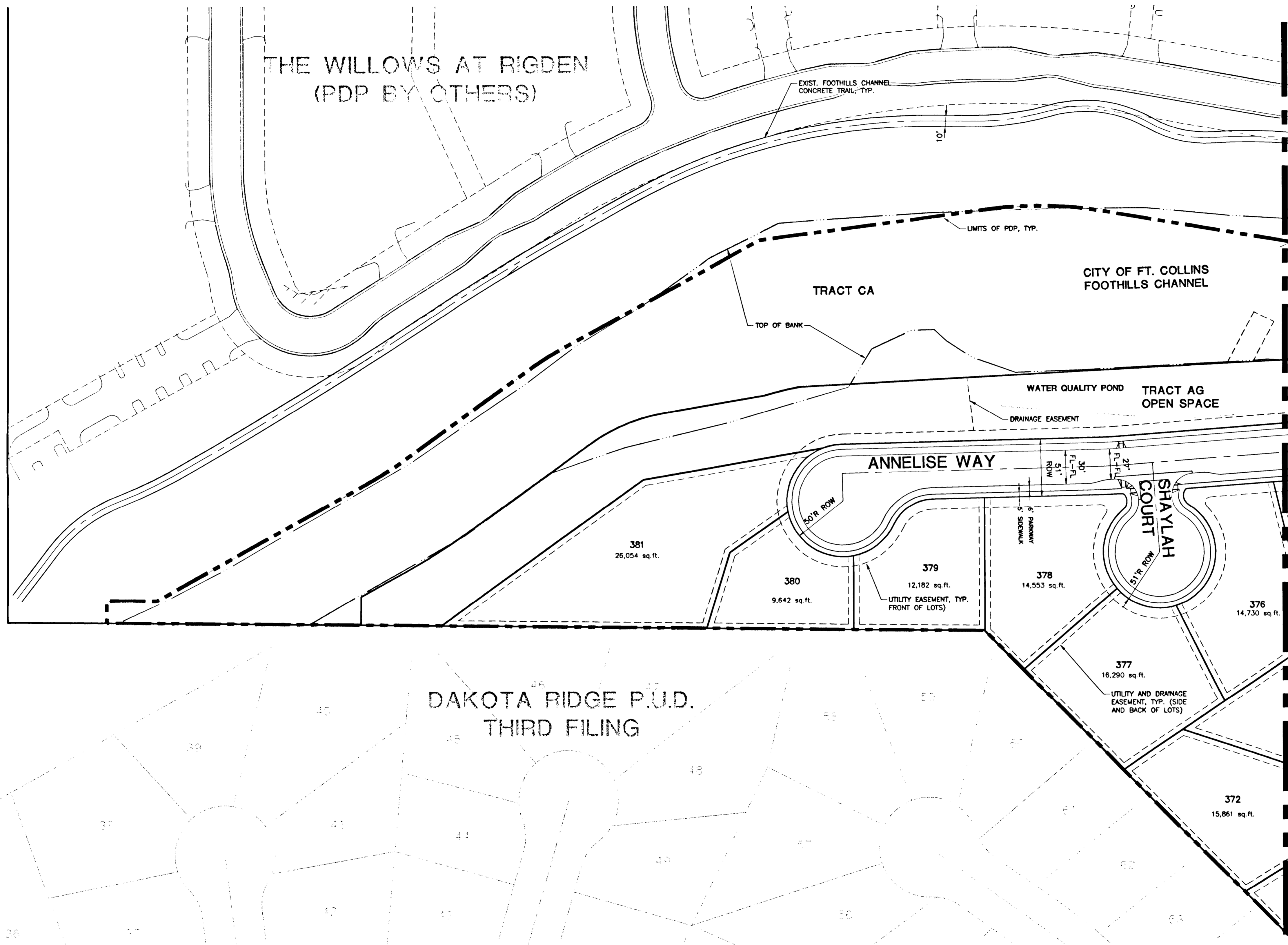
Rigden Farm, LLC

**JIM SELL DESIGN**  
Landscape Architecture & Planning  
153 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:  
**SITE PLAN**

Drawn GWS  
Designed JSO STAFF  
Checked LVF  
Date 02/25/02  
Revised 04/02/02

Project Number V2043  
Sheet **PDP-6**  
of 12

**Project Development Plan**  
SCALE: 1" = 50' - 0"  
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MATCHLINE - SEE SHEET PDP-8

**Rigden Farm - Filing Six**  
 Rigden Farm, LLC



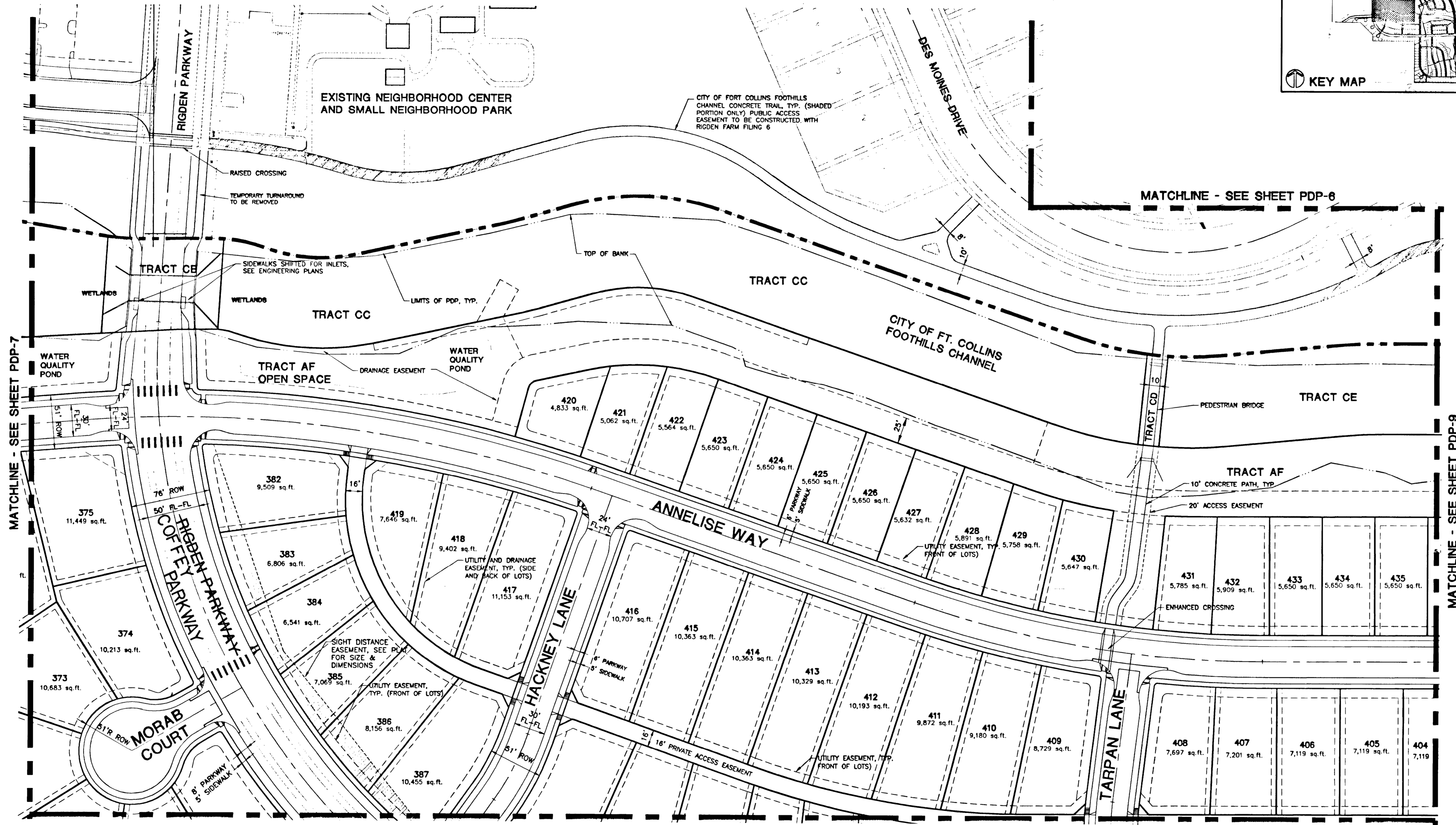
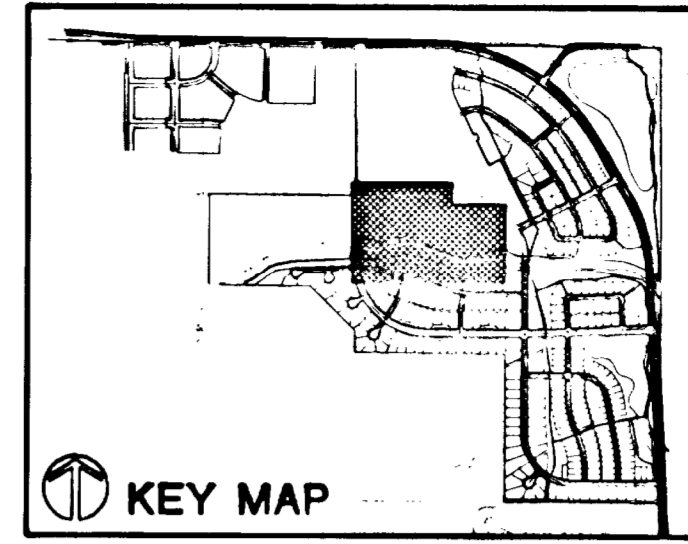
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 Landscape Architecture & Planning  
 153 WEST MOUNTAIN AVE.  
 FORT COLLINS, CO 80524  
 970 484 1921  
 FAX: 970 484 2443  
 Drawing Name:  
 Site Plan

Drawn GWS  
 Designed JSD STAFF  
 Checked LVF  
 Date 02/25/02  
 Revised 04/02/02

Project Number V2043  
 Sheet PDP-7  
 of 12

**Project Development Plan**  
 SCALE: 1" = 50' - 0"

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MATCHLINE - SEE SHEET PDP-7

MATCHLINE - SEE SHEET PDP-6

MATCHLINE - SEE SHEET PDP-9

MATCHLINE - SEE SHEET PDP-10

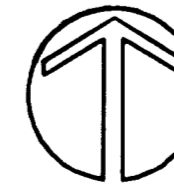

# Rigden Farm - Filing Six

Rigden Farm, LLC

**JIM SELL DESIGN**  
Landscape Architecture & Planning  
153 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:  
**Site Plan**

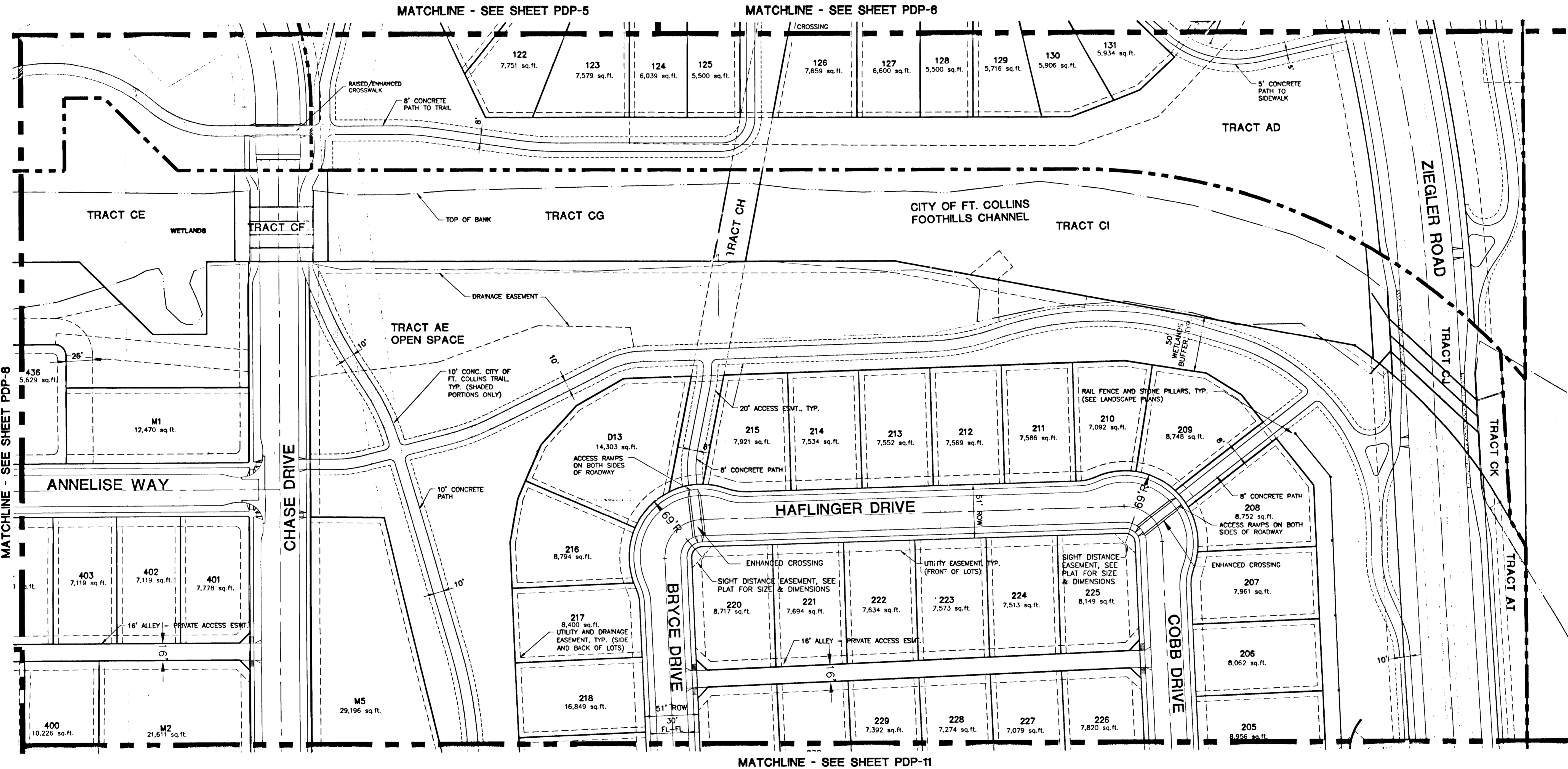
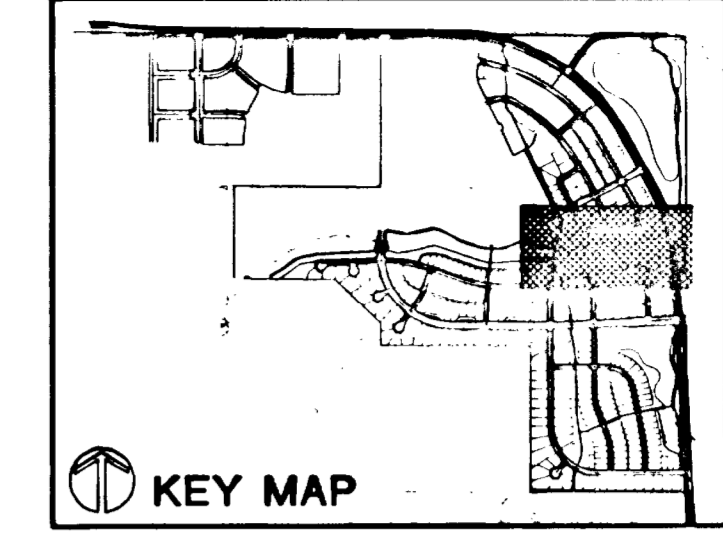
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Checked LVF  
Date 02/25/02  
Revised 04/02/02

Project Number V2043  
Sheet **PDP-8**  
of 12

 **Project Development Plan**  
SCALE: 1" = 50' - 0"  


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MULTI-DWELLING LOTS (81 TOTAL DWELLING UNITS)	
LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
M1	3-PLEX UNIT
M2	4-PLEX UNIT
M3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT



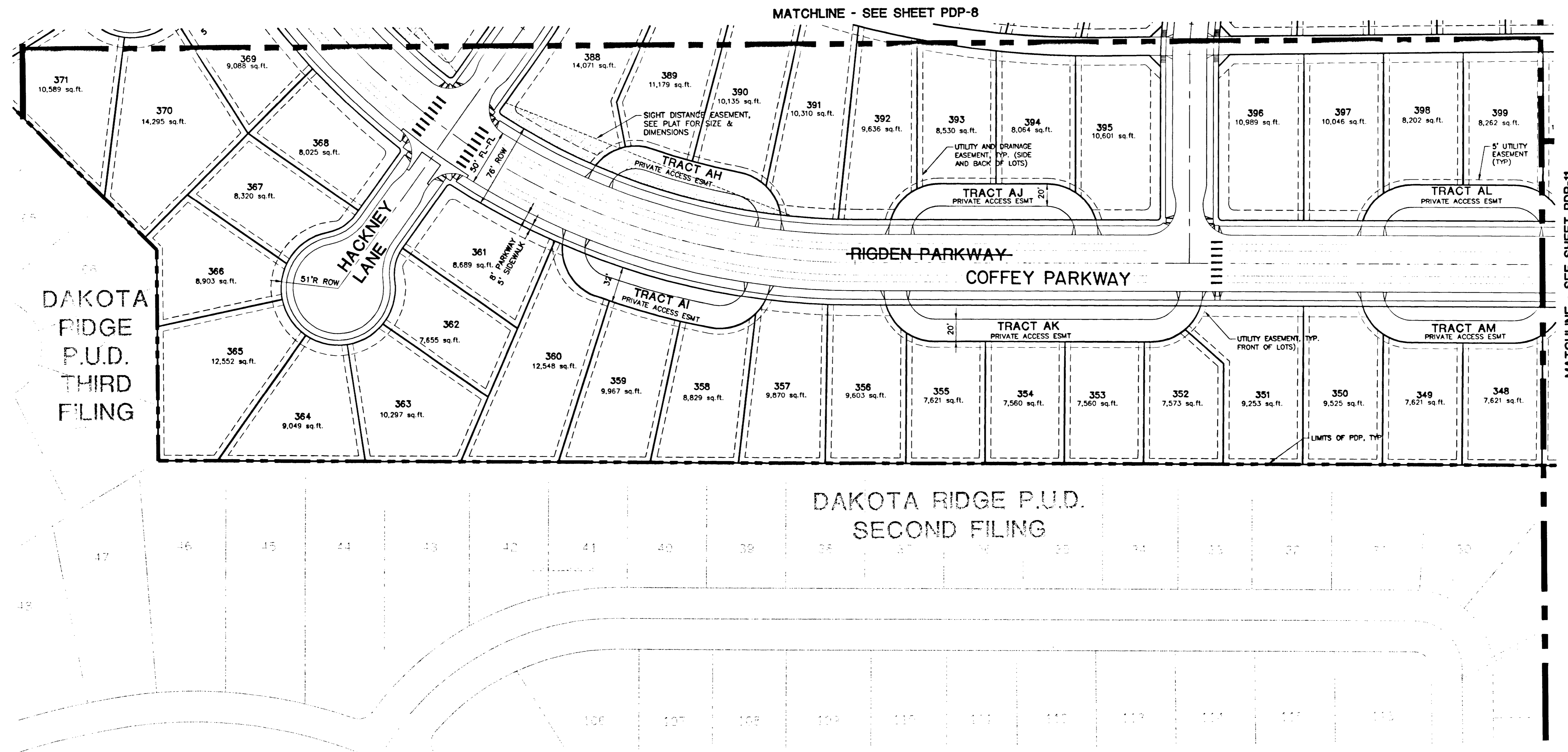
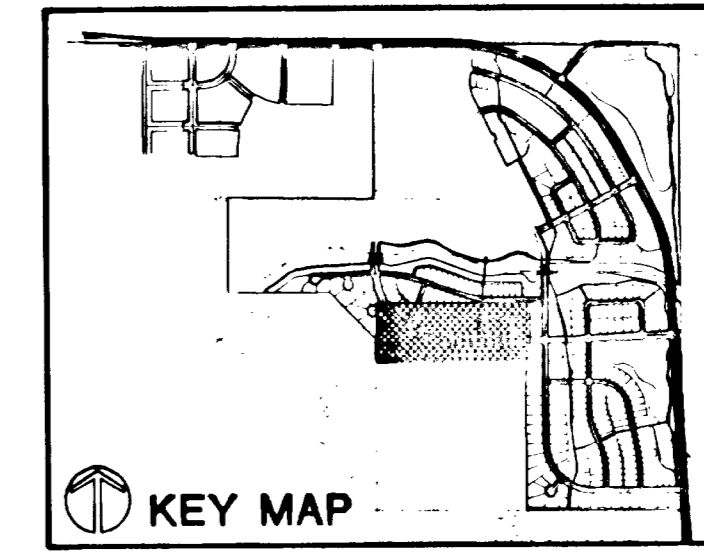
**Rigden Farm - Filing Six**  
 Rigden Farm, LLC  
  
 153 WEST MOUNTAIN AVE.  
 FORT COLLINS, CO 80524  
 970 484 1921  
 FAX: 970 484 2443  
 Drawing Name:  
 Site Plan

Drawn GWS  
 Designed JSO STAFF  
 Checked LVP  
 Date 02/25/02  
 Revised 04/02/02

Project Number V2043  
 Sheet PDP-9  
 of 12

**Project Development Plan**  
 SCALE: 1" = 50' - 0"

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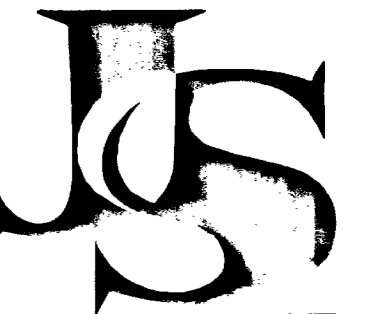


DAKOTA RIDGE P.U.D. THIRD FILING

DAKOTA RIDGE P.U.D. SECOND FILING

Rigden Farm - Filing Six

Rigden Farm, LLC

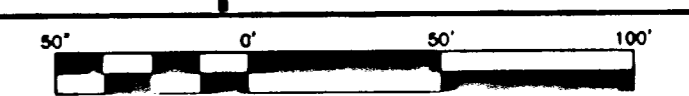


JIM SEWELL DESIGN
Landscape Architecture & Planning
153 WEST MOUNTAIN AVE.
FORT COLLINS, CO 80524
970 484 1921
FAX: 970 484 2443
Drawing Name: Site Plan

Drawn GWS
Designed JSO STAFF
Checked LVF
Date 02/25/02
Revised 04/02/02

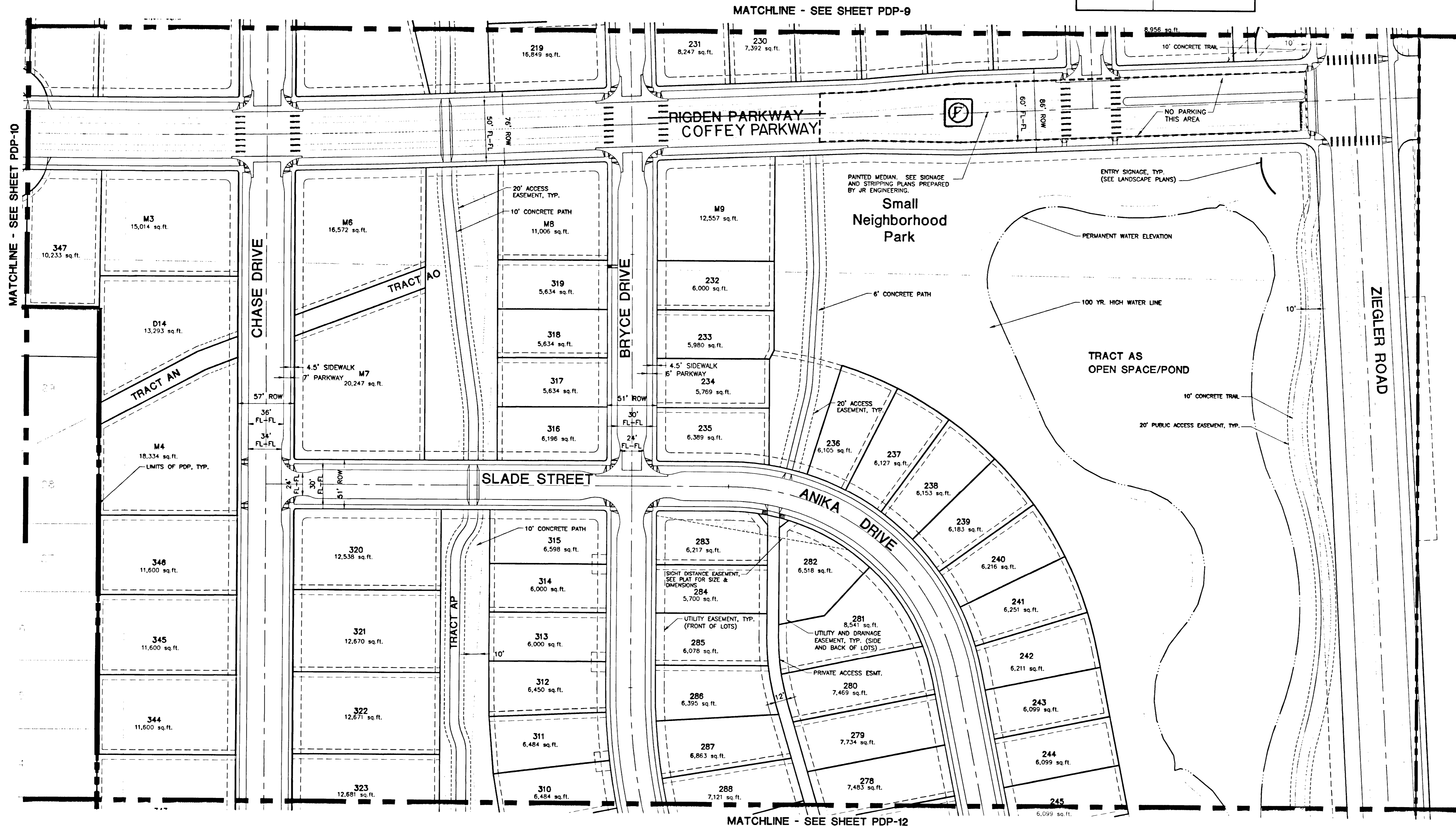
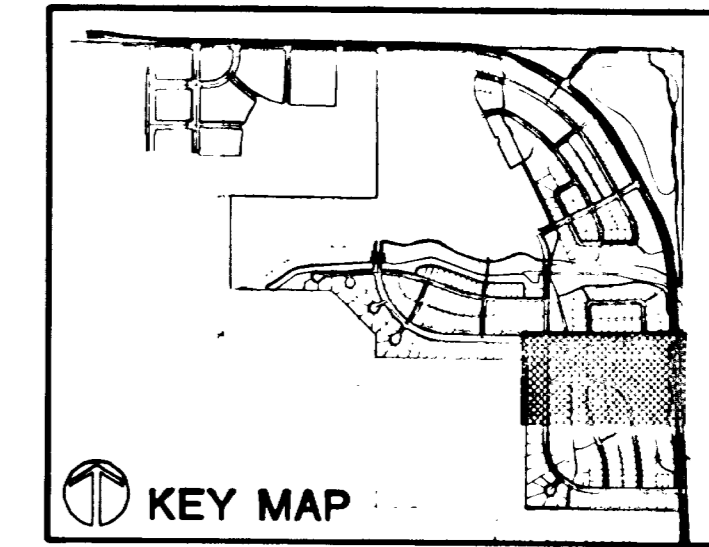
Project Number V2043
Sheet PDP-10
of 12

Project Development Plan
SCALE: 1" = 50' - 0"



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MULTI-DWELLING LOTS (81 TOTAL DWELLING UNITS)	
LOT/TRACT #	DWELLING TYPE
D1 THRU D14	2-PLEX UNIT
M1	3-PLEX UNIT
M2	4-PLEX UNIT
M3	3-PLEX UNIT
M4	3-PLEX UNIT
M5	6-PLEX UNIT
M6	3-PLEX UNIT
M7	4-PLEX UNIT
M8 THRU M16	3-PLEX UNIT



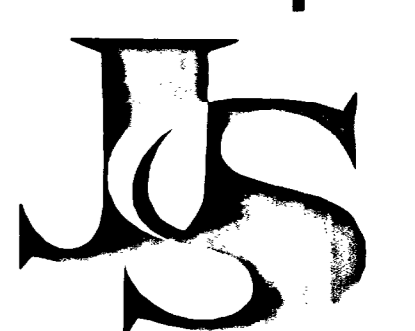
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MATCHLINE - SEE SHEET PDP-9

MATCHLINE - SEE SHEET PDP-12

# Rigden Farm - Filing Six

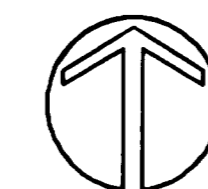
Rigden Farm, LLC



**JIM BELL DESIGN**  
Landscape Architecture & Planning  
183 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:  
**Site Plan**

Drawn GWS  
Designed ISO STAFF  
Checked LVP  
Date 02/25/02  
Revised 04/02/02

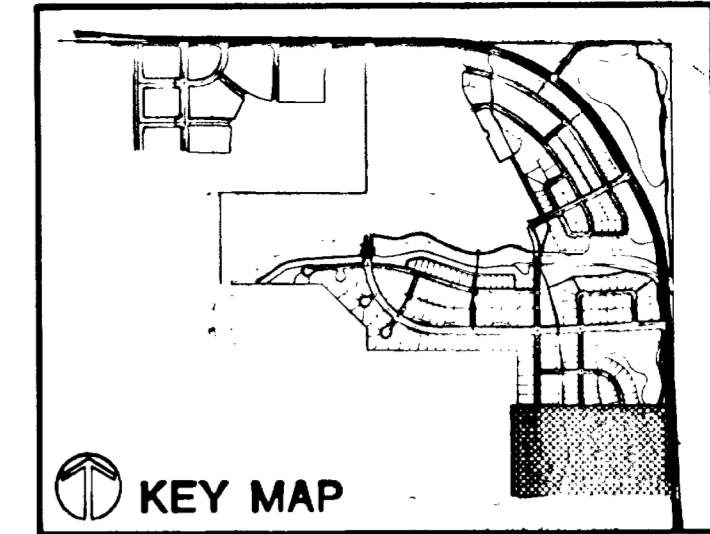
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Sheet **PDP-11**  
of 12



**Project Development Plan**

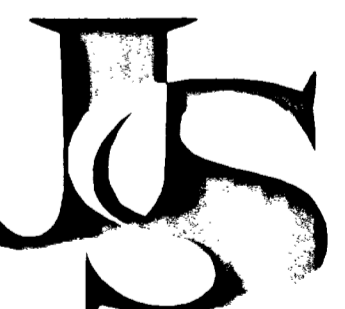
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# Rigden Farm - Filing Six

Rigden Farm, LLC



JIM SELBY DESIGN  
Landscape Architecture & Planning

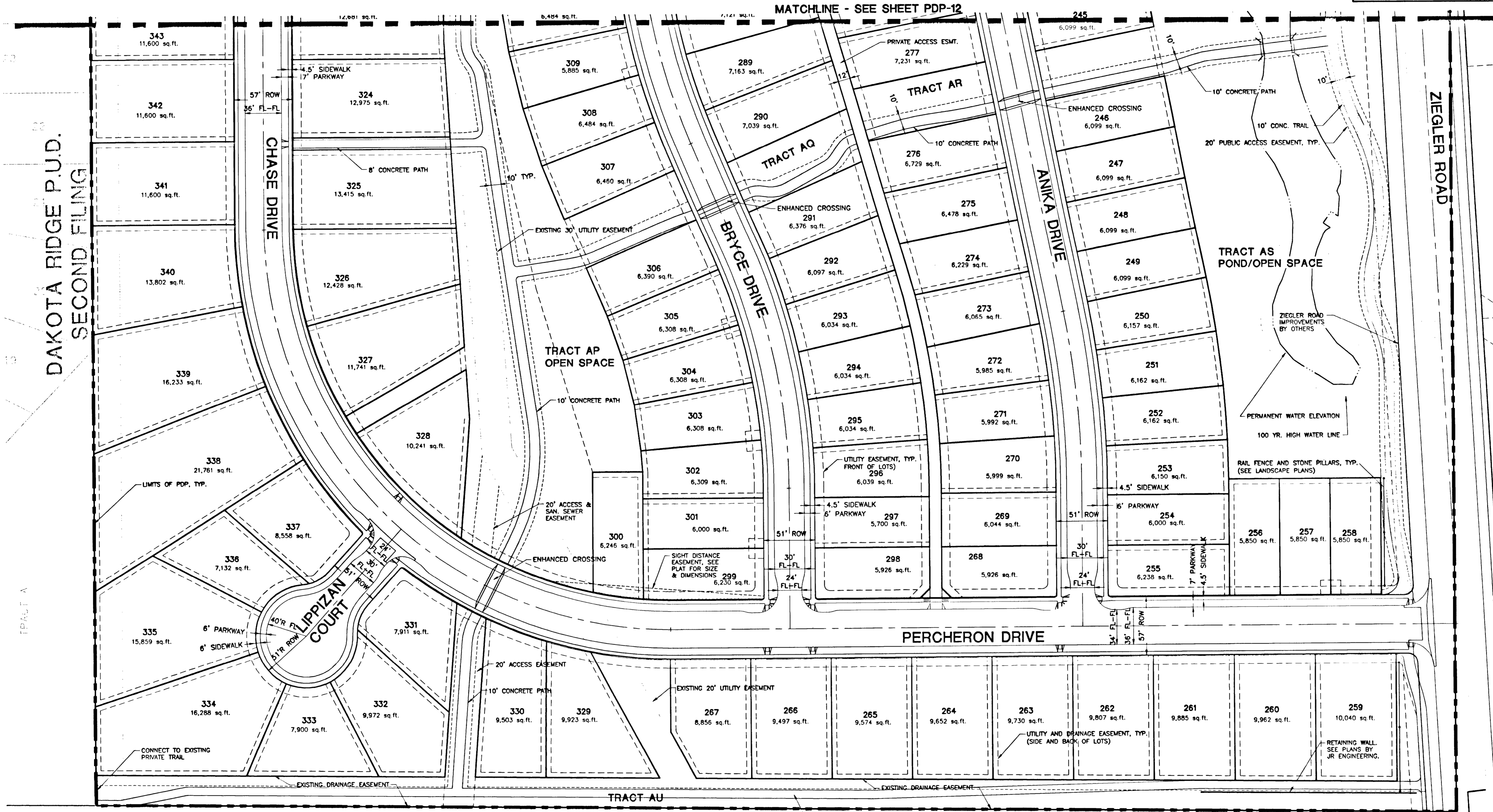
153 WEST MOUNTAIN AVE.  
FORT COLLINS, CO 80524  
970 484 1921  
FAX: 970 484 2443  
Drawing Name:

Site Plan

Drawn GWS  
Designed JSO STAFF  
Checked LVP  
Date 02/25/02  
Revised 04/02/02

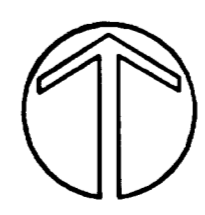
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Sheet PDP-12  
of 12



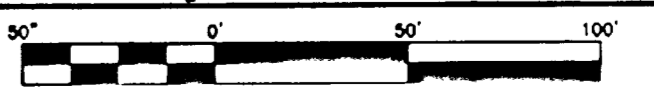
STONE RIDGE P.U.D.  
THIRD FILING

STONE RIDGE P.U.D.  
FOURTH FILING



## Project Development Plan

SCALE: 1" = 50' - 0"



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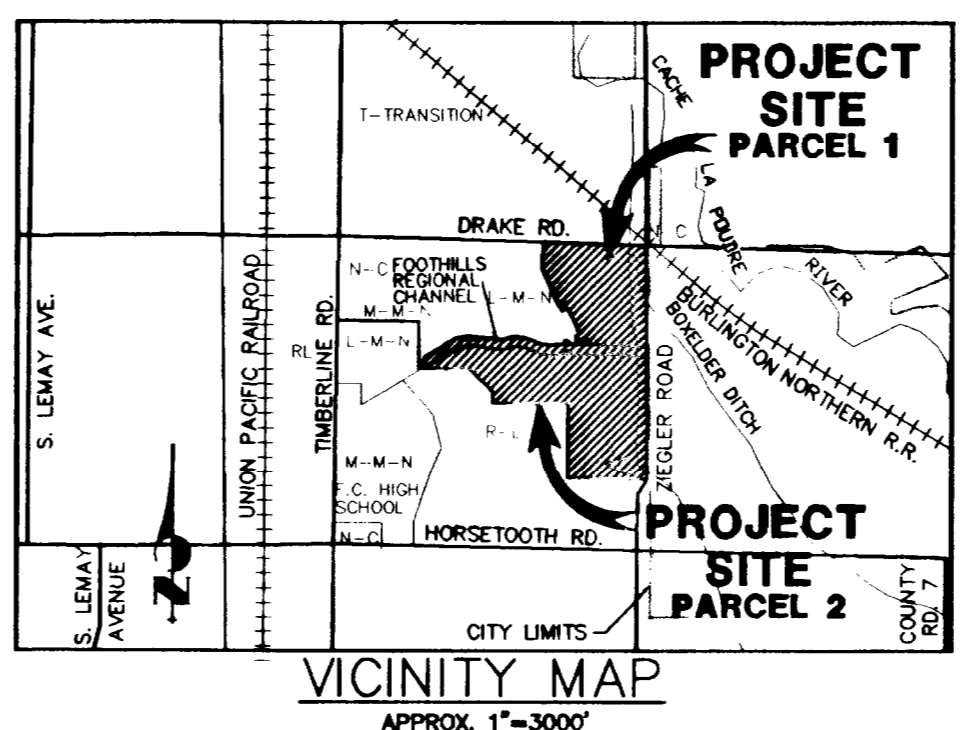
STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

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 S0010'52"E A DISTANCE OF 2650.99 FEET AS SHOWN ON THE BOUNDARY SURVEY OF RIGDEN FARM RECORDED AS RECEPTION NO. 98054412, LARIMER COUNTY RECORDS.

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION Continued

13. ON THE ARC OF A CURVE TO THE LEFT HAVING A DELTA OF 035'04"7", 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. S70'48'03"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 N87'23'32"E A DISTANCE OF 50.02 FEET, TO A POINT OF TANGENT;
20. S89'55'04"E A DISTANCE OF 89.94 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 S70'56'55"E A DISTANCE OF 464.78 FEET TO THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 29;

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



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 DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN SUCH STREETS UNLESS 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 EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

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, TILLS, 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.

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: 1/21/08

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
By: Cody Fulmer, Branch President DATE: 4/23/04
STATE OF COLORADO } S.S.
COUNTY OF LARIMER }
The foregoing instrument was acknowledged before me this 20 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: 9-29-06

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 AFORMENTIONED ALIGNMENTS SHOWN ON THIS PLAT.

SIGHT DISTANCE EASEMENT NOTES

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 OCCUR AT 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.

NOTICE OF OTHER DOCUMENTS:

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

NOTICE:

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

NOTE:

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

SURVEYOR'S CERTIFICATE:

I, MICHAEL S. BRAKE, A PROFESSIONAL ENGINEER & LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT OF RIGDEN FARM FILING SIX WAS MADE UNDER MY SUPERVISION AND THAT THE MAP HEREON ACCURATELY REPRESENTS THE SAID SUBDIVISION.
MICHAEL S. BRAKE, PROFESSIONAL ENGINEER & LAND SURVEYOR DATE: 4-26-04
FOR AND ON BEHALF OF JR ENGINEERING, LLC.

APPROVED AS TO FORM

APPROVED BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 13th DAY OF May, A.D., 2004.

DIRECTOR OF PLANNING: [Signature]

DIRECTOR OF PLANNING:

APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS 13th DAY OF May, A.D., 2004.

DIRECTOR OF PLANNING: [Signature]

ATTORNEY'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.(C)(3)(i) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.(C)(3)(i) OF THE LAND USE CODE.

NOTICE:

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

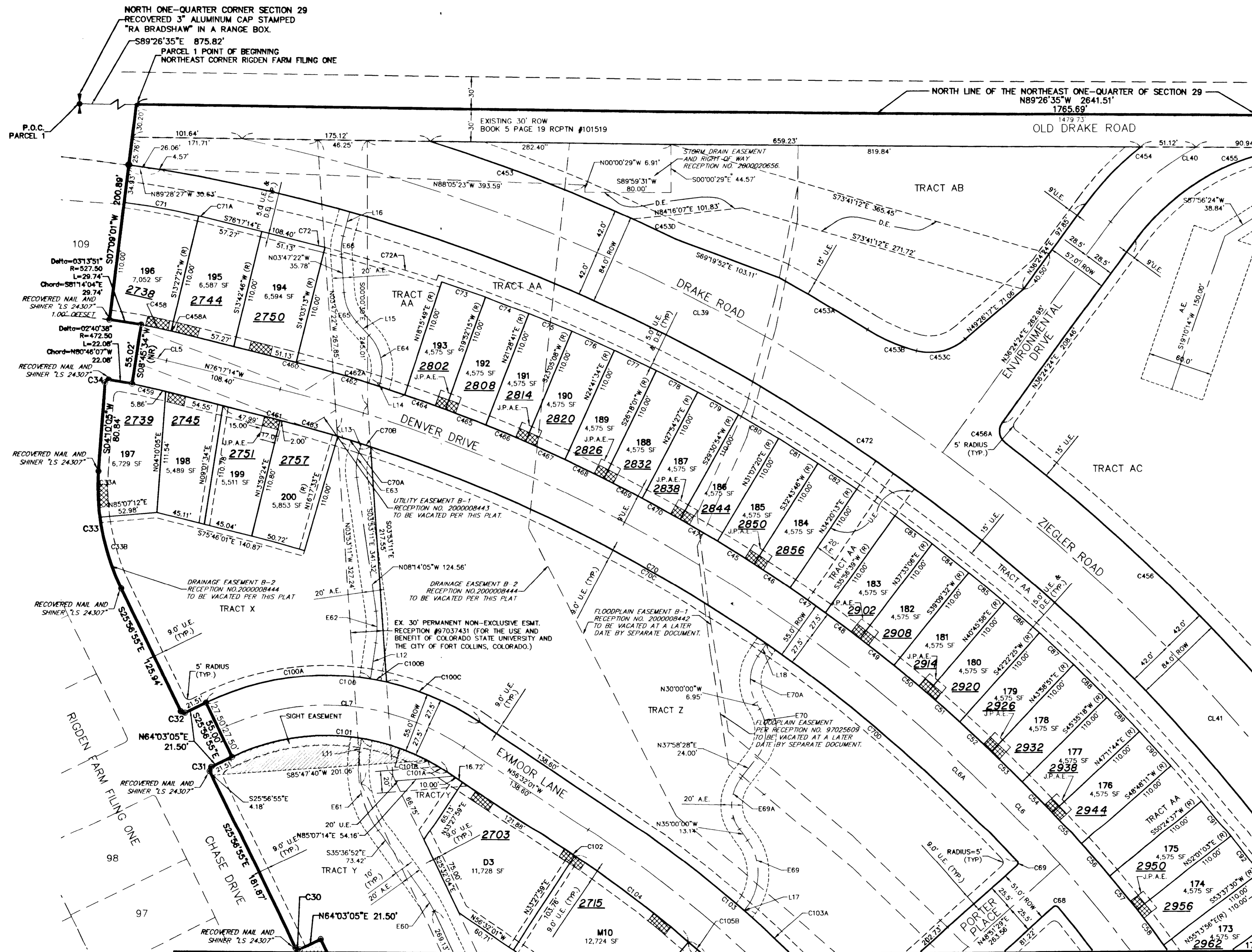
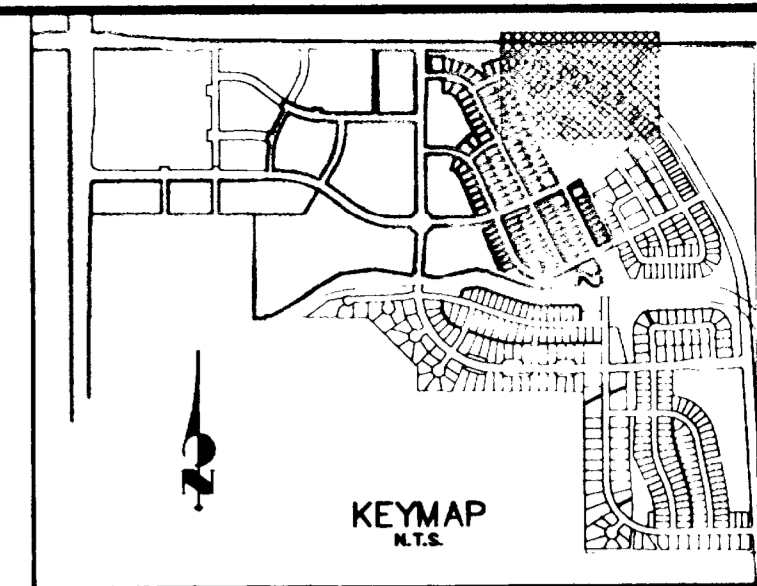
FINAL PLAT
RIGDEN FARM FILING SIX
JOB NO. 9164.12
DATE 4/22/04
SHEET 1 OF 11



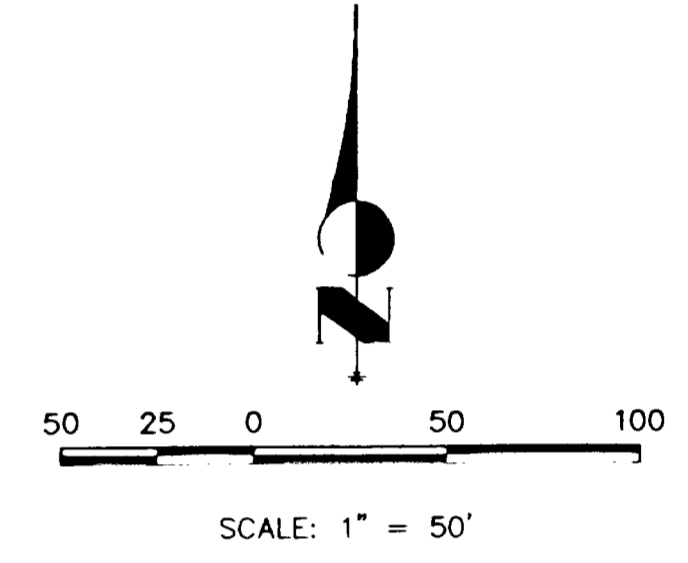
2620 East Prospect Road, Suite 190 • Fort Collins, CO 80525
970-491-9883 • Fax 970-491-9884 • www.jr-engineering.com



**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 SIDYARD 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" 10' 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 2 OF 11



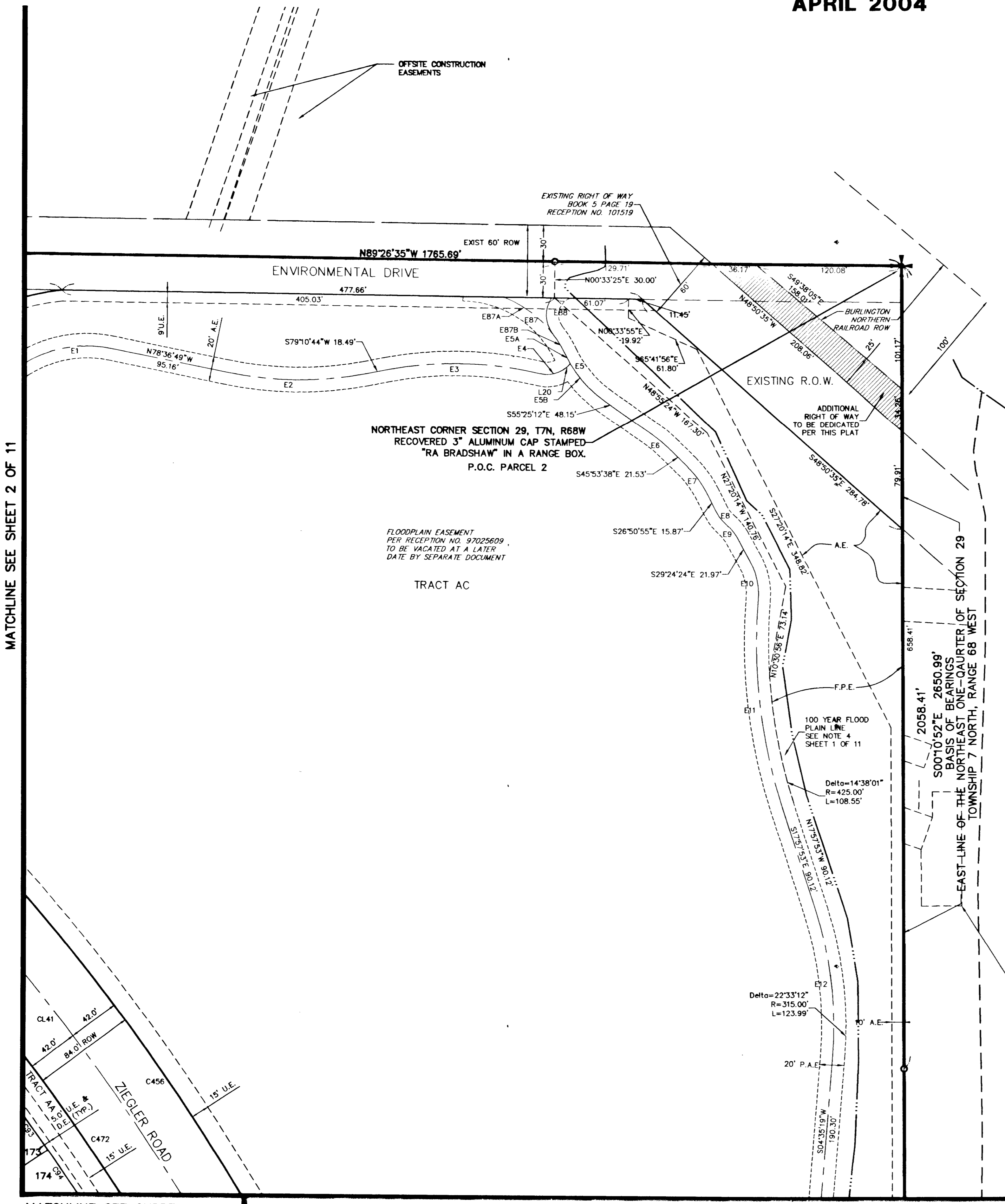
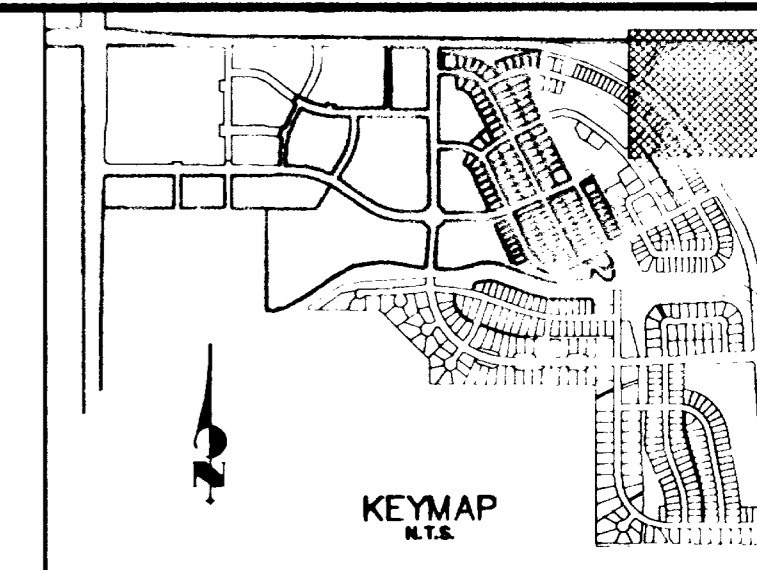
2620 East Prospect Road, Suite 100 • Fort Collins, CO 80525  
 970-491-9888 • Fax 970-491-9984 • www.jrengineering.com

MATCHLINE SEE SHEET 3 OF 11

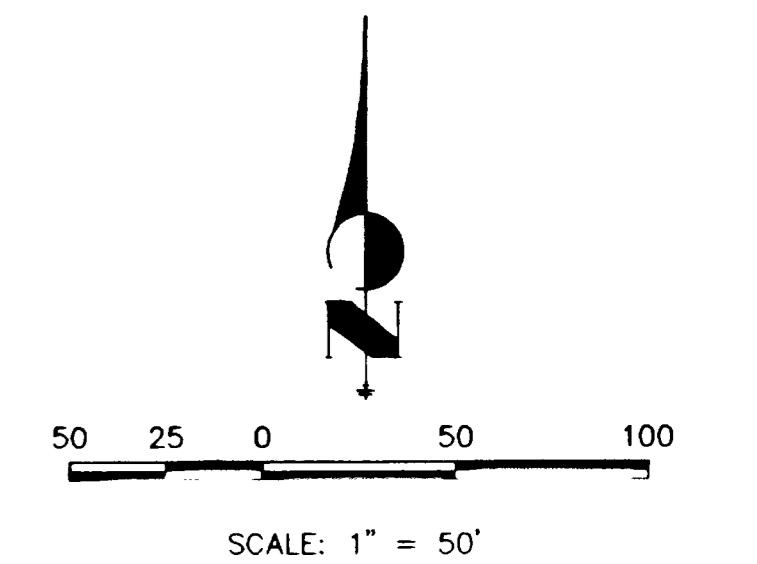
MATCHLINE SEE SHEET 4 OF 11

1:20 changed 04/14/04 JPD/eng. 10:00:11.01. 04/22/04 10:00:11.01. 10:00:11.01.

# 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:
- 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.
  - 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.
  - JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
  - ALL SIDERYARD 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	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

- 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
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  - 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: 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.

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

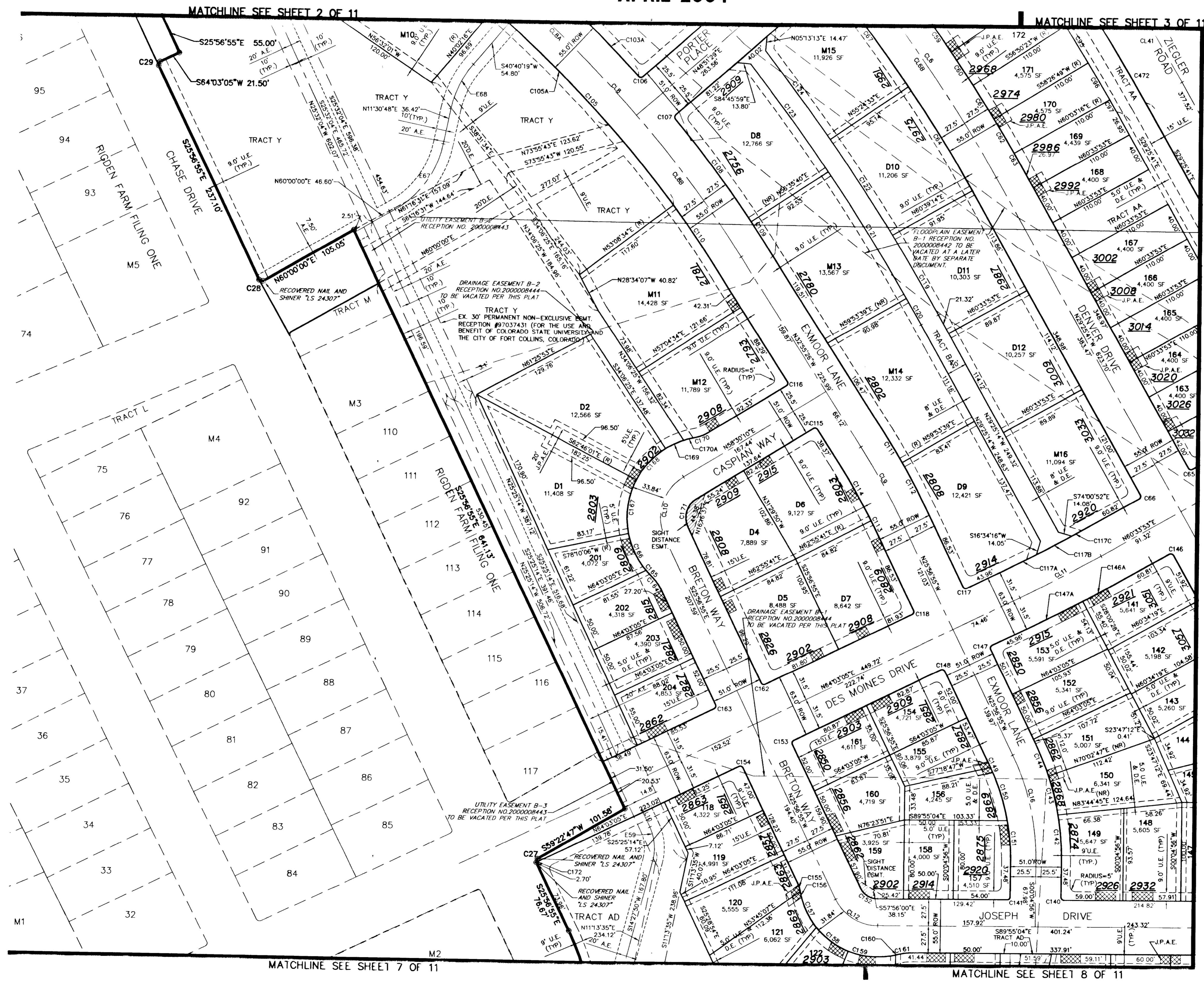
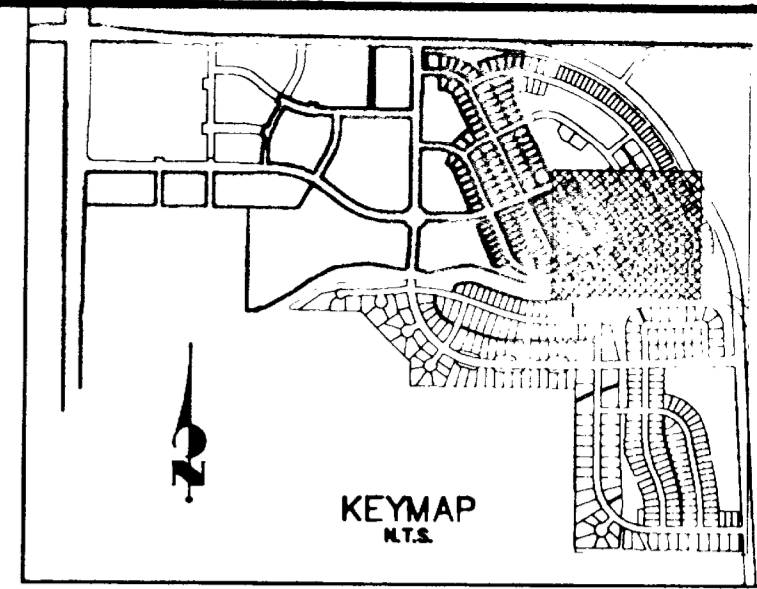
NOTE: FOR CURVE TABLES, SEE SHEET 11. FOR TRACT TABLES, SEE THIS SHEET.

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



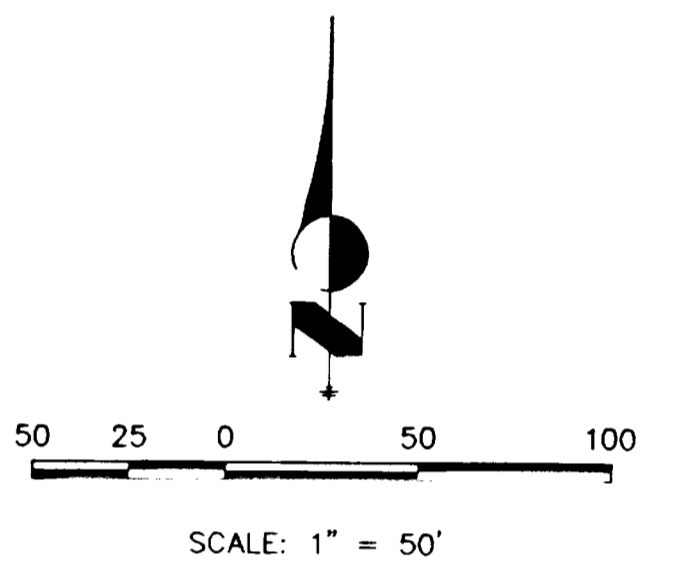
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 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO  
 APRIL 2004



MATCHLINE SEE SHEET 5 OF 11

- NOTE:
- 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.
  - 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.
  - JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
  - 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.



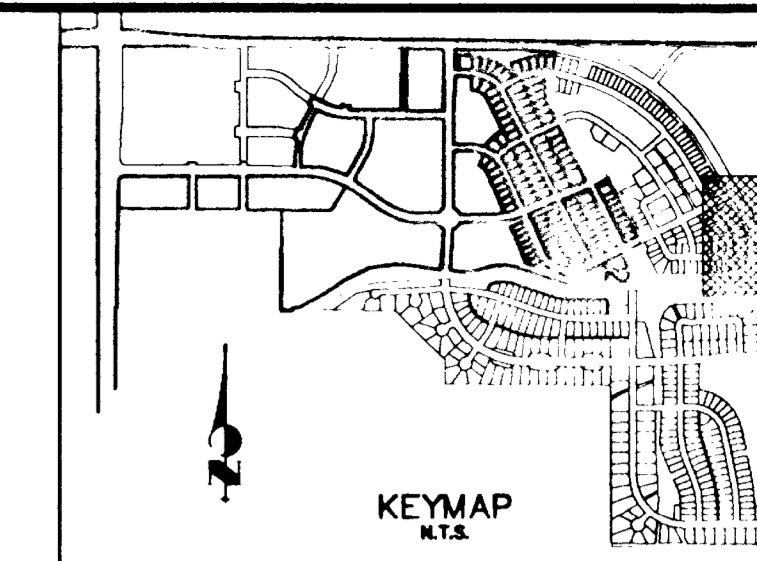
- LEGEND**
- RECOVERED #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 24307, JR ENG" UNLESS OTHERWISE NOTED
  - SET #5 REBAR WITH 1 1/2" ALUMINUM CAP "LS 28262, JR ENG" UNLESS OTHERWISE NOTED
  - P.A.E. PUBLIC ACCESS EASEMENT
  - A.E. ACCESS EASEMENT
  - F.P.E. FLOOD PLAIN EASEMENT
  - J.P.A.E. JOINT PRIVATE 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.

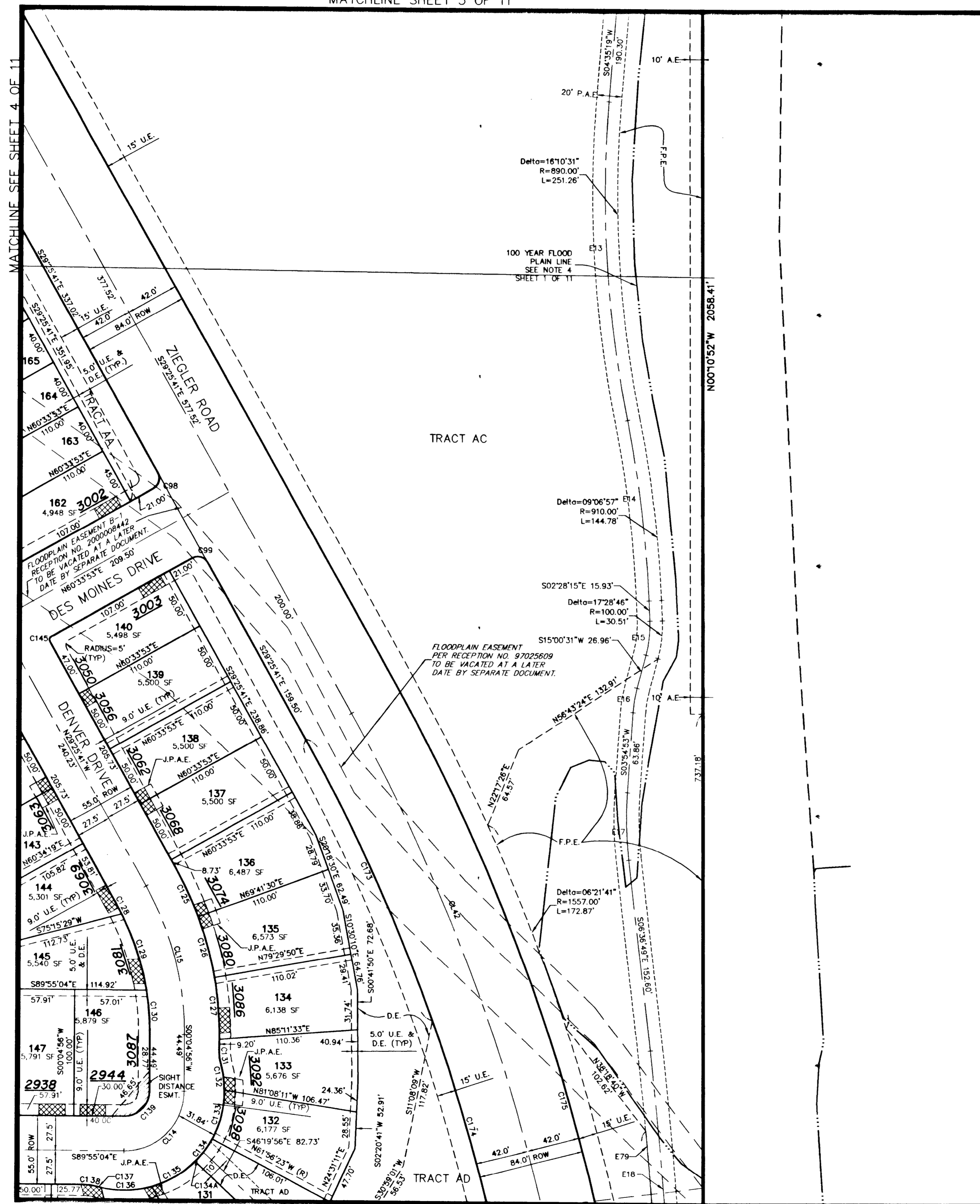
FINAL PLAT  
 RIGDEN FARM FILING SIX  
 JOB NO. 9164.12  
 DATE 4/22/04  
 SHEET 4 OF 11



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



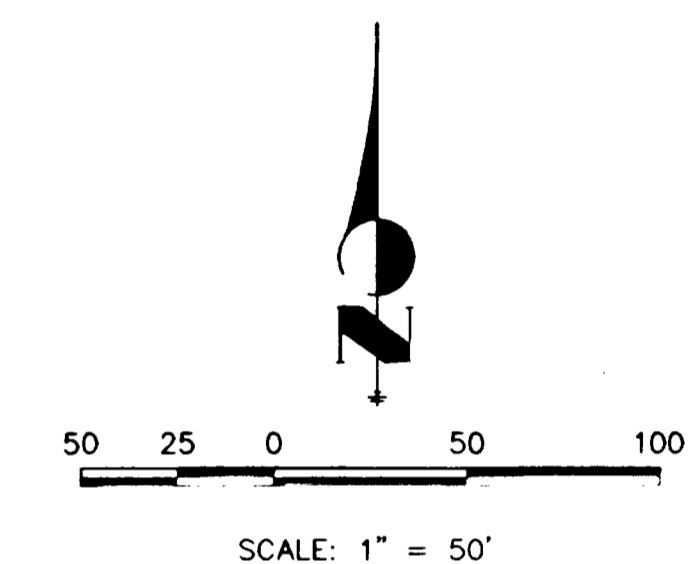
MATCHLINE SHEET 3 OF 11



MATCHLINE SEE SHEET 8 OF 11

NOTE:

- 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.
- 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.
- JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
- ALL SIDYARD 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
- ⊠ TYPICAL J.P.A.E.

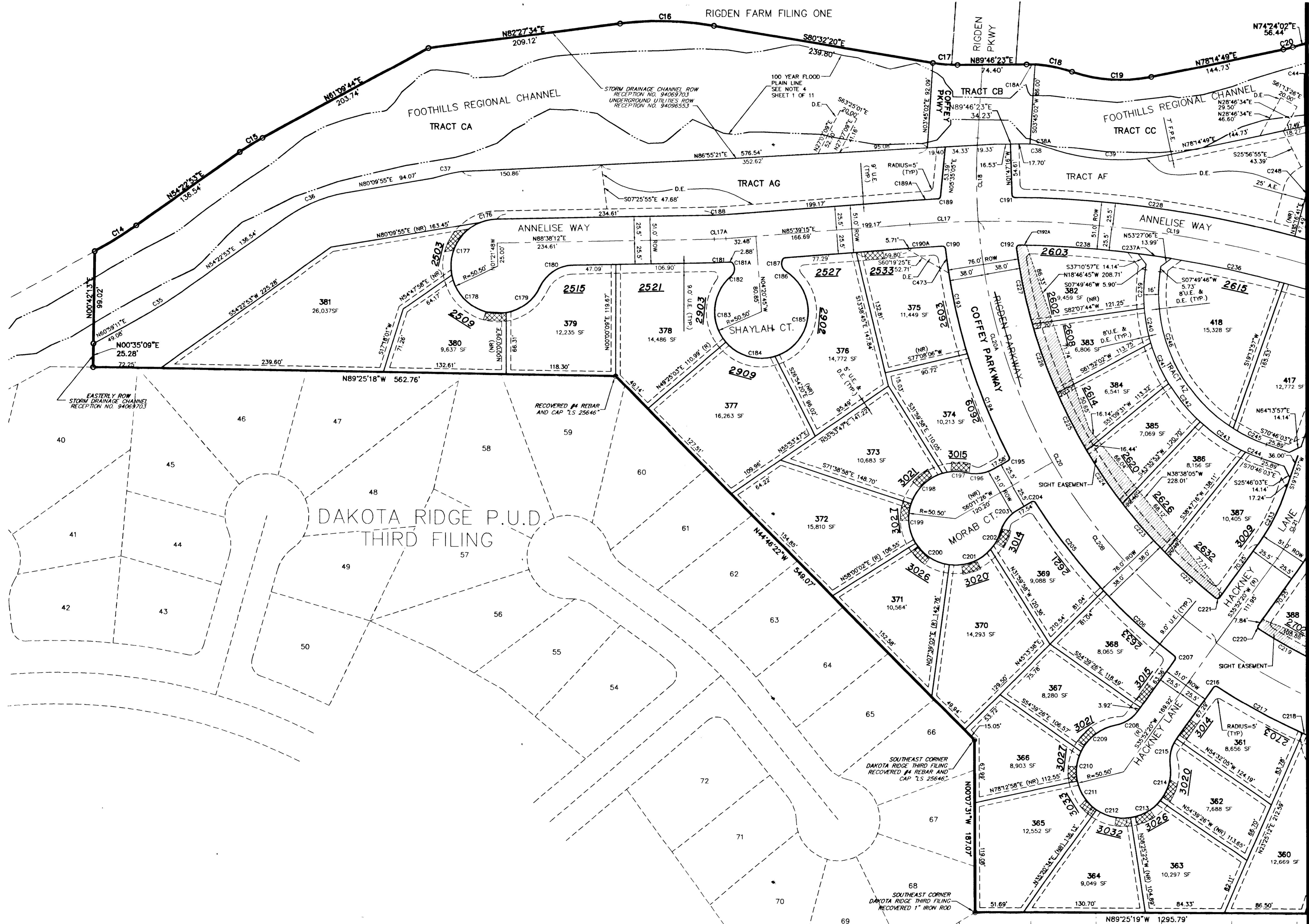
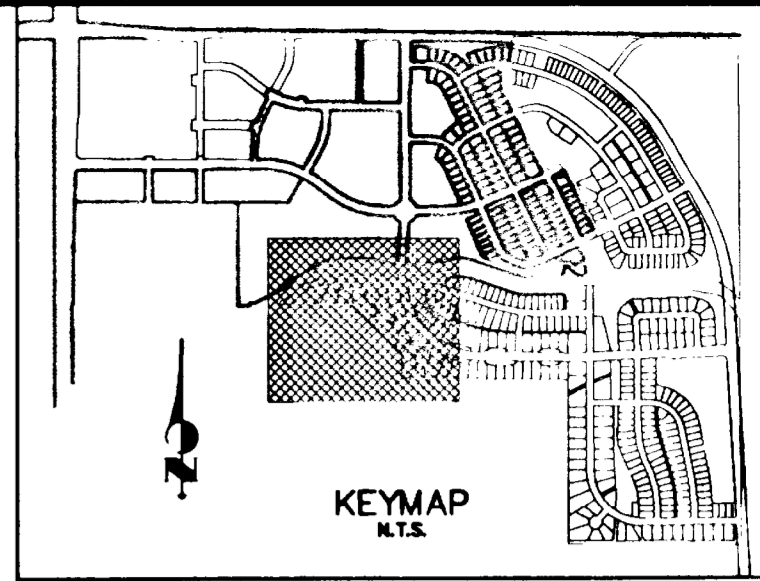
NOTE: FOR CURVE TABLES, SEE SHEET 11.  
 FOR TRACT TABLES, SEE SHEET 3.

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

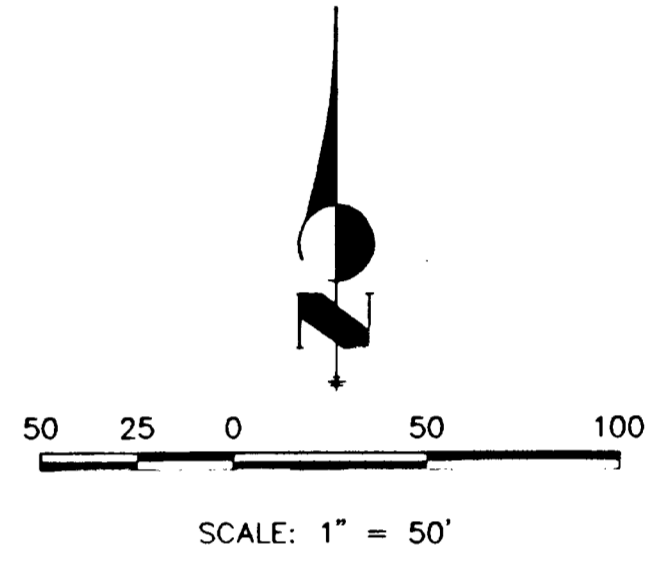


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**FINAL PLAT**  
**RIGDEN FARM FILING SIX**  
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,  
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO  
**APRIL 2004**



- NOTE:
- 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.
  - 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.
  - JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
  - ALL SIDEYARD LOT EASEMENTS SHALL BE 5-FOOT UTILITY EASEMENTS, WITH THE EXCEPTION OF LOTS 339 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
  - 1" 6" 1/2" TYPICAL J.P.A.E.

MATCHLINE SEE SHEET 7 OF 11

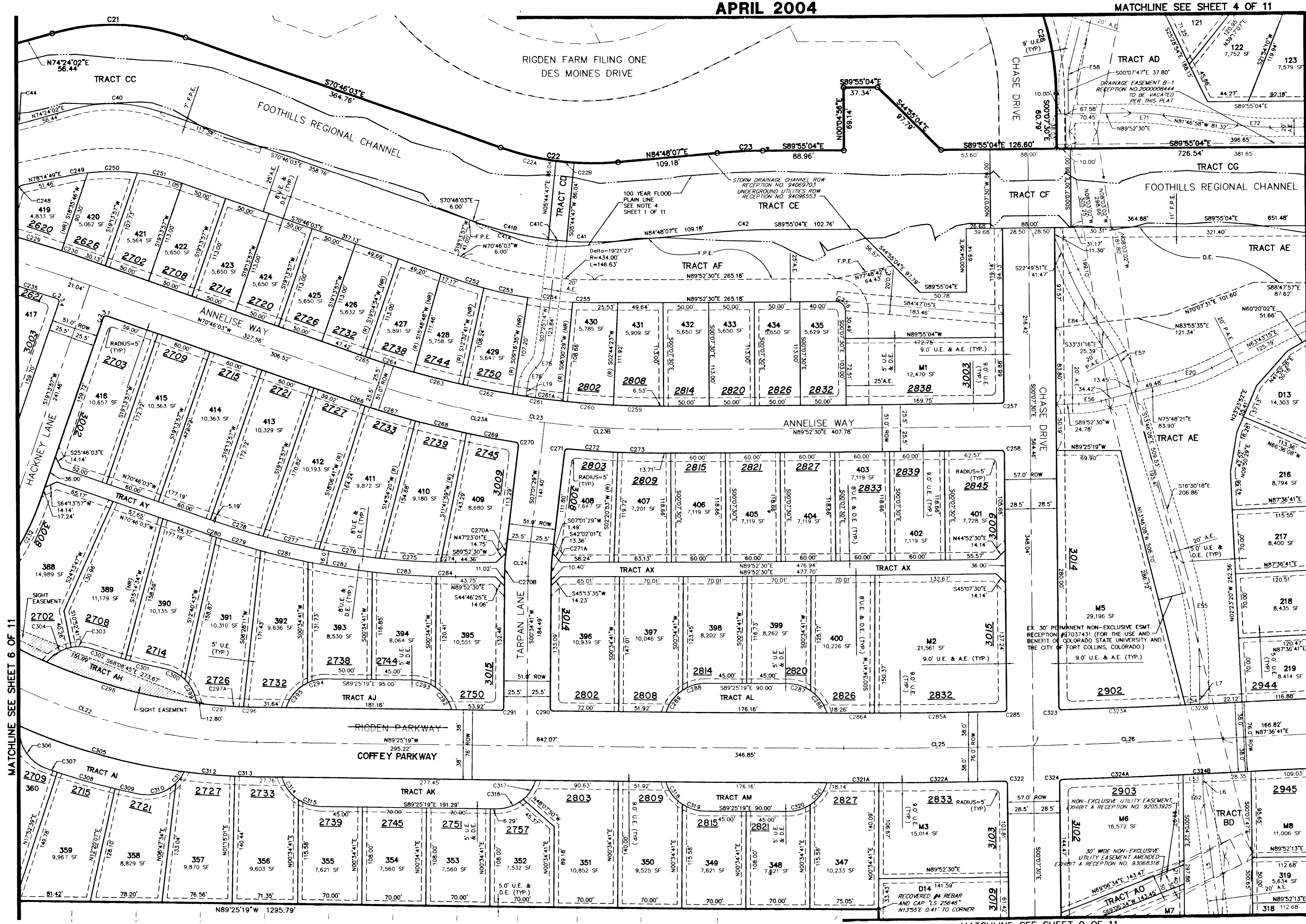
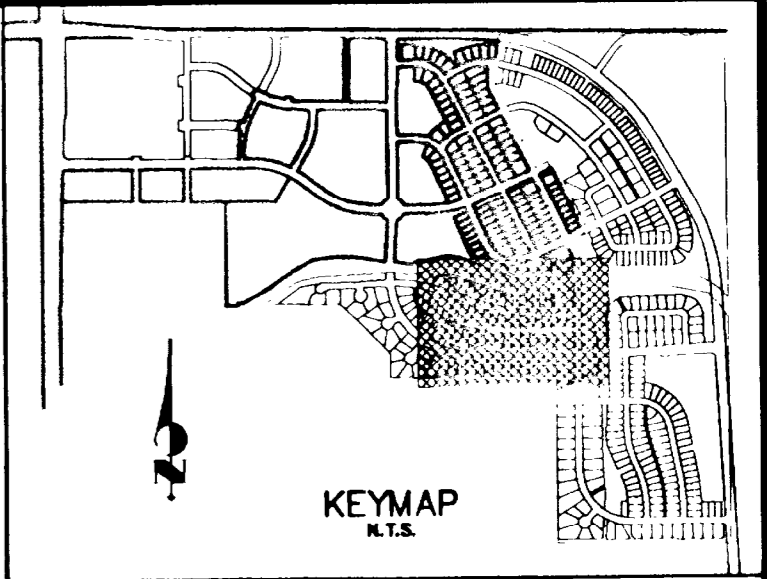
NOTE: FOR CURVE TABLES, SEE SHEET 11.  
 FOR TRACT TABLES, SEE SHEET 3.

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

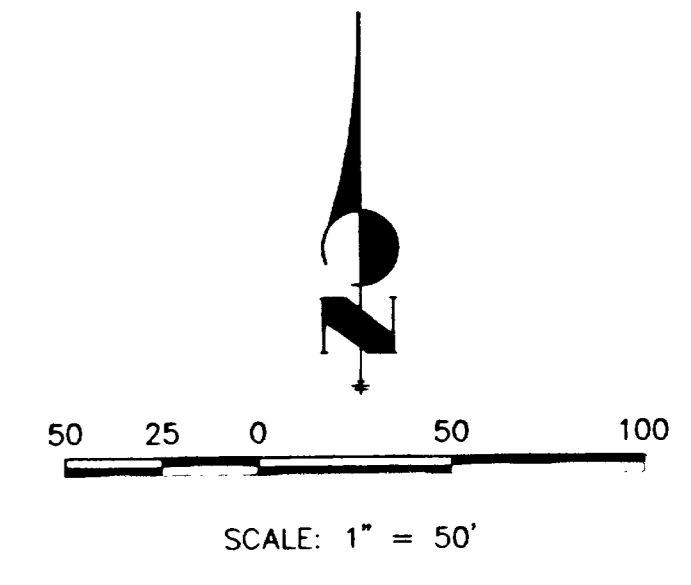


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# FINAL PLAT RIGDEN FARM FILING SIX A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO APRIL 2004



- NOTE:
- 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.
  - 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.
  - JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
  - ALL SIDYARD 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" 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

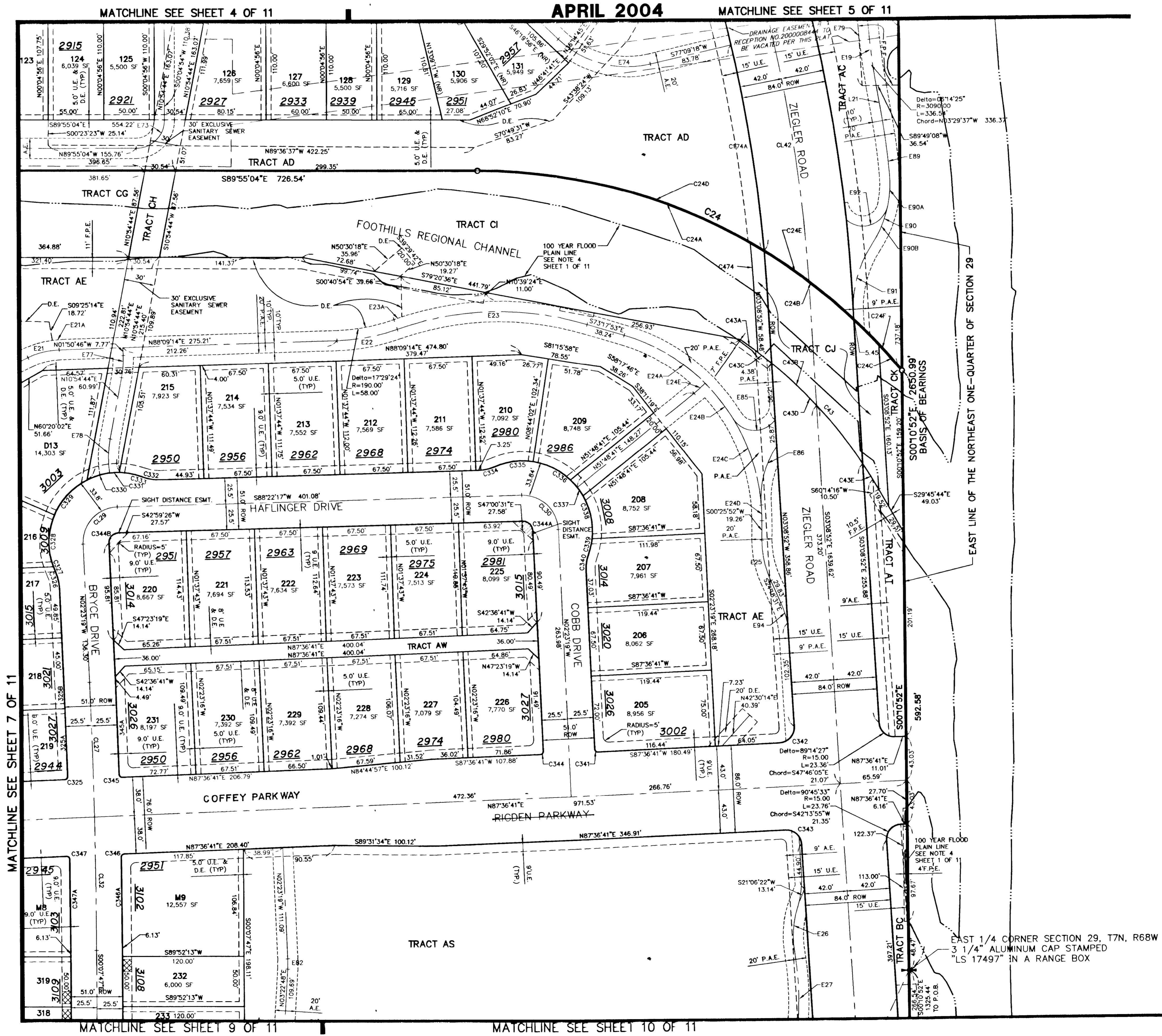
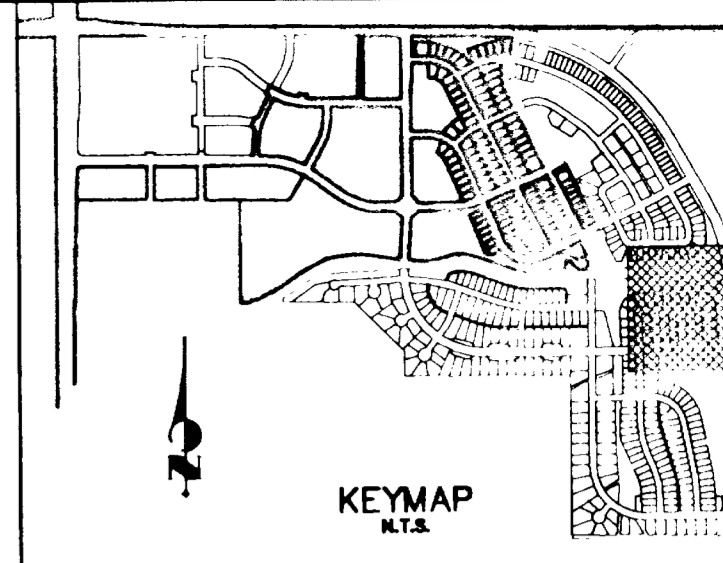


MATCHLINE SEE SHEET 6 OF 11

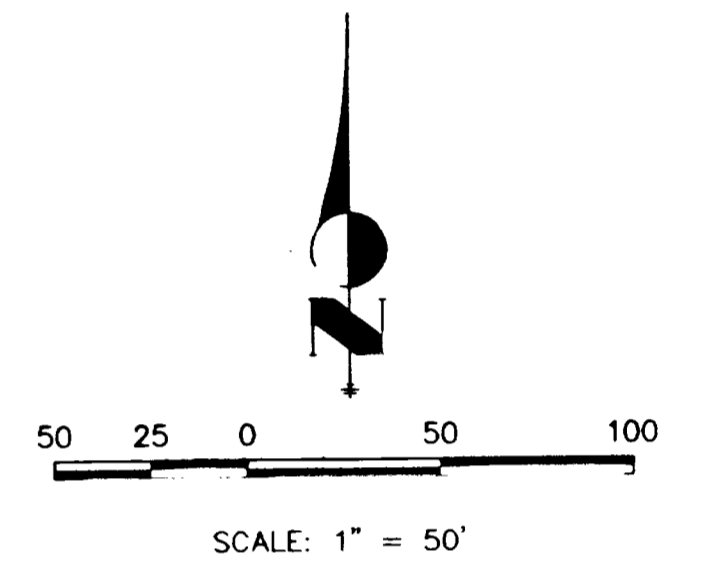
MATCHLINE SEE SHEET 8 OF 11

MATCHLINE SEE SHEET 9 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:
- 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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- 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' 15' TYPICAL J.P.A.E.

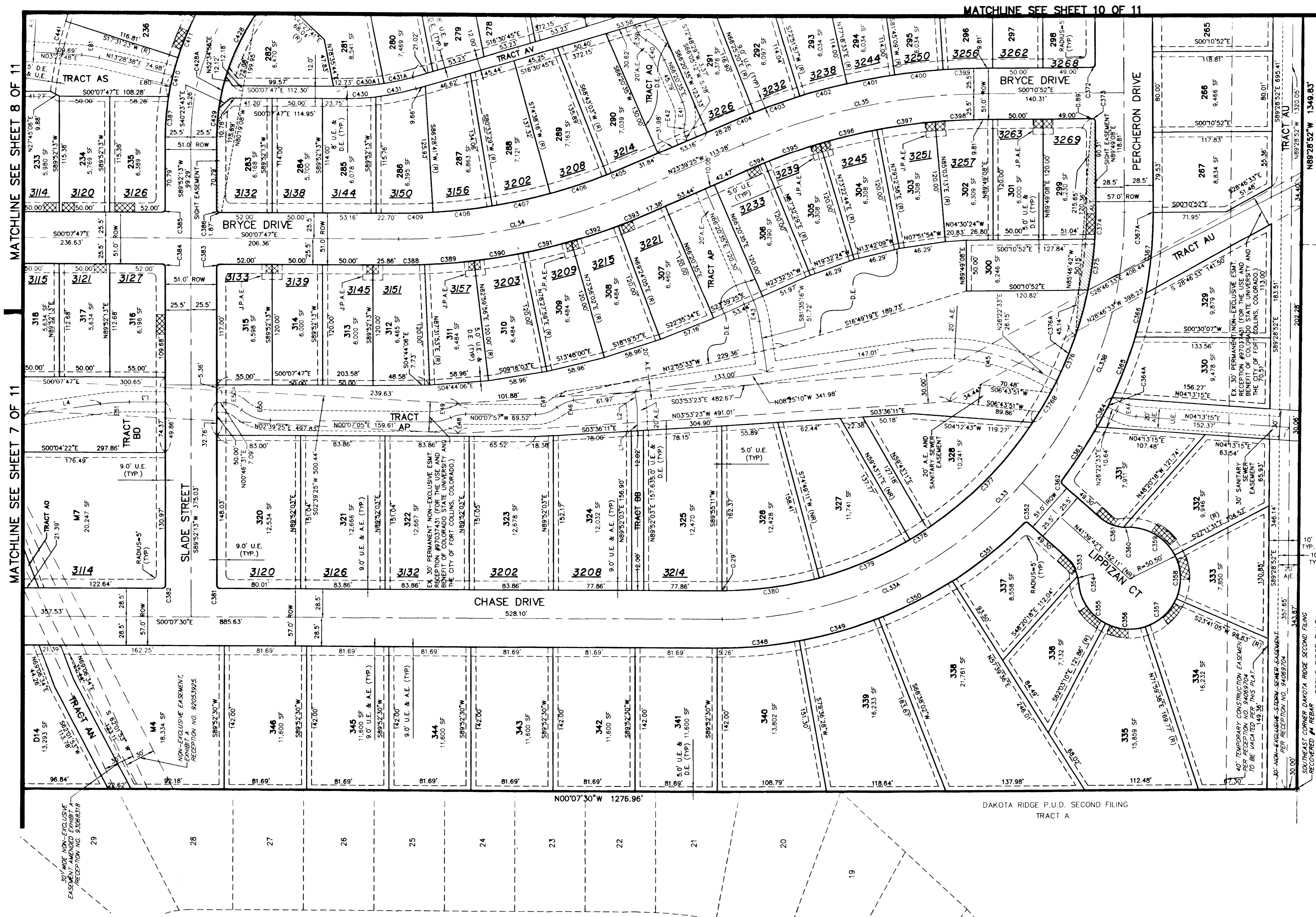
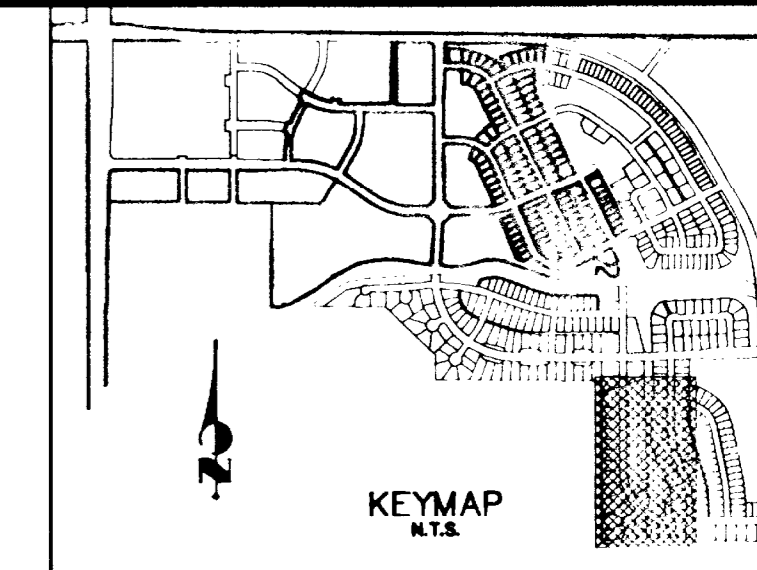
NOTE: FOR CURVE TABLES, SEE SHEET 11.  
 FOR TRACT TABLES, SEE SHEET 3.

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

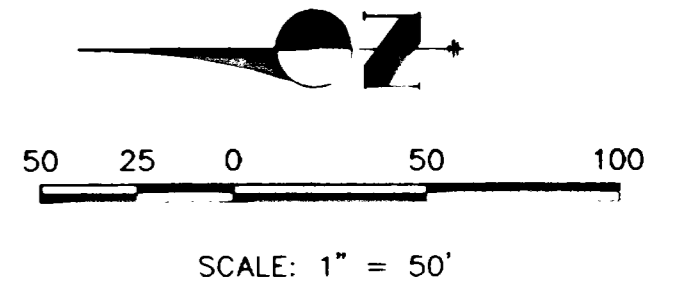


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FINAL PLAT  
**RIGDEN FARM FILING SIX**  
 A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH,  
 RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO  
 APRIL 2004



- NOTE:
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- LEGEND**
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  - A.E. 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
  - ⊠ TYPICAL J.P.A.E.

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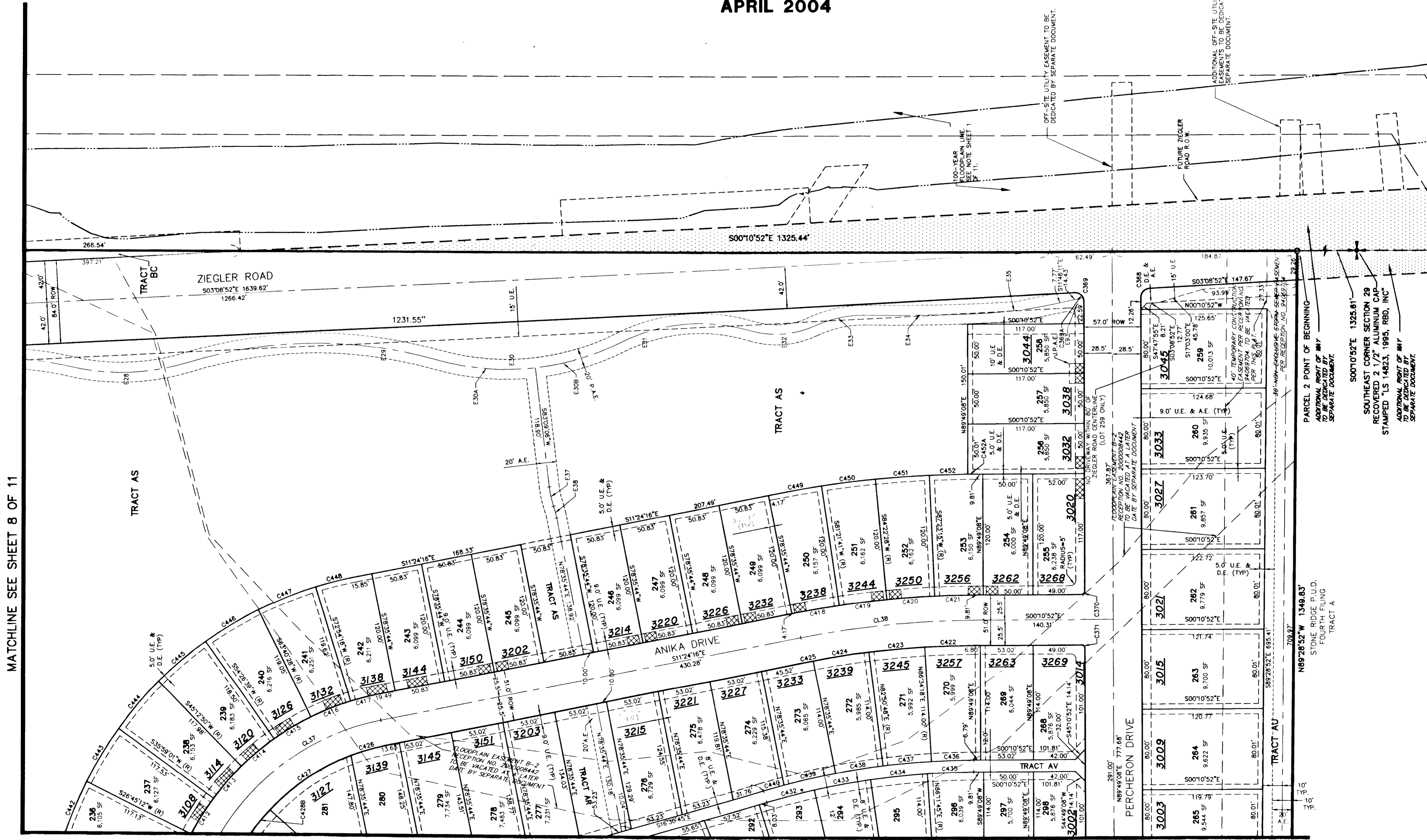
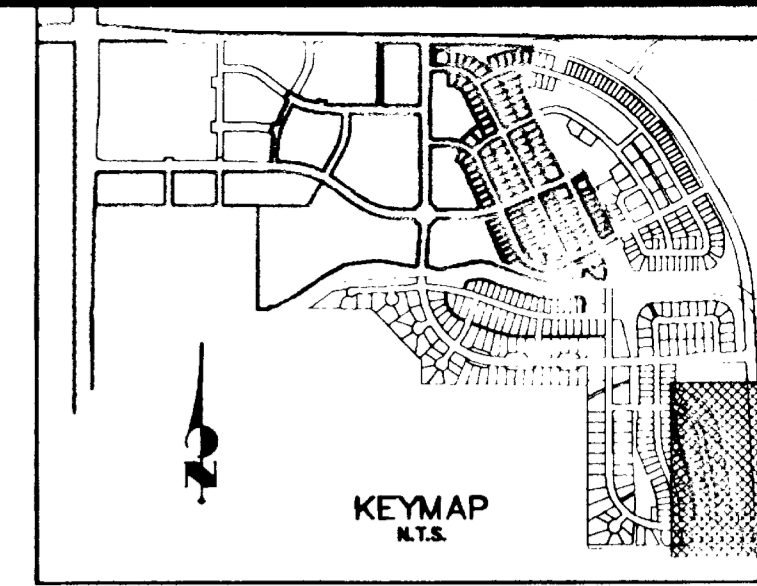
FINAL PLAT  
 RIGDEN FARM FILING SIX  
 JOB NO. 9164.12  
 DATE 4/22/04  
 SHEET 9 OF 11



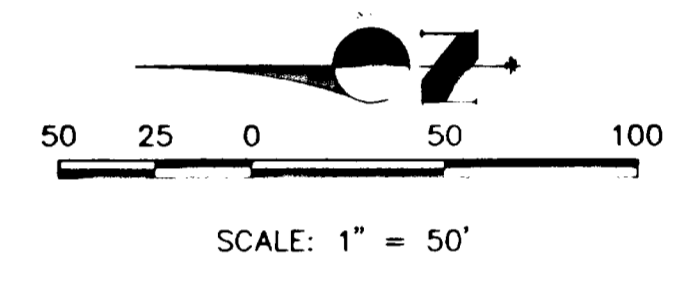
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# FINAL PLAT RIGDEN FARM FILING SIX A TRACT OF LAND LOCATED IN SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO APRIL 2004



- NOTE:
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  - JOINT PRIVATE ACCESS EASEMENTS SHALL BE APPURTENANT TO COMMON LOTS.
  - 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

- 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

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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MATCHLINE SEE SHEET 8 OF 11

MATCHLINE SEE SHEET 9 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

CENTER LINE CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data for center lines.

EASEMENT CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data for easements.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data.

CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data.

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CURVE TABLE

Table with columns: CURVE, RADIUS, LENGTH, CHORD, BEARING, DELTA. Contains curve data.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Contains easement line data.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Contains easement line data.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Contains easement line data.

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EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Contains easement line data.

EASEMENT LINE TABLE

Table with columns: LINE, BEARING, LENGTH. Contains easement line data.

NOTE:
1. CURVES C1 THROUGH C13, C237, C247 AND CL1 THROUGH CL4 HAVE BEEN INTENTIONALLY OMITTED AND ARE NOT A PART OF THIS PLAT.
2. FOR TRACT TABLES, SEE SHEET 3

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



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